City of

Santa Monica

Volume 3: APPENDICES D-K

Miramar Hotel Project

Draft Environmental Impact Report

SCH No. 2013041091

February 2020

Prepared for:

City of Santa Monica
Planning and Community Development Department
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Appendix D

Historical Resources

Appendix D-1

Preservation Plan, Chattel, Inc., October 28, 2019 (Preservation Plan)

Appendix D-2

Memorandum by Chattel, Inc., September 27, 2019 (2019 Memorandum) and *Conformance Report* prepared by Chattel, Inc., April 10, 2018 (2018 Conformance Report)

Appendix D-3

City Landmark Assessment and Evaluation Report prepared by PCR Services Corporation (2012 Landmark Report)

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Historic Resources Assessment Report prepared by Chattel, Inc. (2010 Assessment Report)

ESA

Appendix D1: Preservation Plan, Chattel, Inc., October 28, 2019 (Preservation Plan)

CHATTEL

Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE October 28, 2019

TO Roxanne Tanemori, AICP, Principal Planner
Planning and Community Development Department
City of Santa Monica

FROM Robert Chattel, AIA, President
Olivia White, Associate II
Chattel, Inc.

RE Miramar Santa Monica, 101 Wilshire Boulevard, Santa Monica, California
Preservation Plan

This memorandum is prepared to serve as the Preservation Plan for the proposed redevelopment of the Miramar Santa Monica, 101 Wilshire Boulevard (subject property, proposed project). The subject property is a City-designated Landmark Parcel (project site) which contains two individually City-designated Landmarks: the Palisades Building and the Moreton Bay Fig Tree.

This Preservation Plan is intended to be incorporated as a design feature in the project description of the Environmental Impact Report ("EIR") for the Miramar Hotel Redevelopment. The Preservation Plan is also prepared to establish professional standards by which the preservation aspects of the proposed project will be executed. Additionally, the proposed project is to be evaluated in the EIR for conformance with the *Secretary's Standards for the Treatment of Historic Properties* (*Secretary's Standards*). As the proposed project continues to advance design beyond concept level, the Landmarks Commission will review the project to ensure conformance with the *Secretary's Standards* which is a criterion specified by SMMC § 9.56.140(G) for issuance of Certificate(s) of Appropriateness or equivalent permit(s). Upon issuance of the project's building permit, the applicant will engage a historic preservation architect, structural engineer, arborist and general contractor to execute the work in compliance with this Preservation Plan.

The Preservation Plan has two sections; the first section provides an overview of treatments to the Palisades Building and to the Moreton Bay Fig Tree and the second section describes protections to the City-designated Landmarks during construction and rehabilitation of these features.

Treatment of Palisades Building and Moreton Bay Fig Tree

Palisades Building
The table below lists and describes treatments to features of the Palisades Building and related new construction in the proposed project:

Feature	Treatment
Brick	Brick would be repainted a shade of white.
Terra cotta	Terra cotta would have existing overpaint removed; it would next be repaired and repointed, and then repainted a contrasting color from the white-painted brick.

13417 Ventura Boulevard, Sherman Oaks, CA 91423-3938 Phone 818-788-7954 Fax 818-788-9795 www.chattel.us

Windows & Doors	Existing aluminum windows would be retained. Center windows on short west and short south elevations would be altered to become doors to connect with hyphens. Five first floor windows at the south and west elevations facing the Palisades Garden would be altered to become doors. On the north elevation, a double door exit would be retained. On the east elevation, a service entrance would be retained.
Roof	Existing standing seam metal roof would be retained. A new west-facing rooftop sign would be added.
Grade	The grade would be raised at the Palisades Garden located between the Palisades Building, California Building and Ocean Building.
Hyphens	Two new hyphens would be constructed to connect the Palisades Building with the new buildings constructed as part of the project, one to connect the short west elevation of the Palisades Building to the new California Building and one to connect the short south elevation of the Palisades Building to the new Ocean Building.

Moreton Bay Fig Tree

The Moreton Bay Fig Tree would be preserved and integrated with new landscaping and other work of the proposed project, ensuring incorporation into the new Miramar Gardens as a primary feature of the project site. To ensure the preservation of this tree, the arborist team at ValleyCrest Tree Company (predecessor to Brightview Tree Company) was engaged to develop a Tree Work Plan in 2007 (2007 Tree Work Plan) to establish appropriate pruning and other routine maintenance. The 2007 Tree Work Plan was incorporated into the 2018 Brightview Report prepared by Brightview Tree Company (Attachment A) based on the proposed landscape plan and the Tree Protection Overlay (Attachment B). The table below lists and describes treatments to features of the Moreton Bay Fig Tree in the proposed project:

Feature	**Treatment**
Subsurface	Below grade, the existing basement wall to the east of the Moreton Bay Fig Tree would be retained. Two-foot shoring walls with internal bracing would be constructed (in lieu of inserting intrusive tiebacks) around the tree to avoid damage to the roots or undermining the soil.
At grade	At grade the existing driveway that encircles the tree would be removed. An elliptical-shaped walkway, pedestrian deck and bench would be constructed around the Tree. The pedestrian deck would be supported by micropiles which will allow beneficial airspace flow, nutrients, and water to reach the tree roots. The ring-shaped bench would protect the buttressed tree roots to ensure the long-term health of the tree.
Tree canopy	The tree canopy would be maintained through a pruning and routine maintenance plan as set forth in the 2018 Brightview Report.

Protections During Construction

Pre-Demolition

Once the existing buildings are permanently vacated in preparation for proceeding with the proposed project, the entire project site would be secured to protect against vandalism, including as to the Palisades Building and Moreton Bay Fig Tree, through installation of a maximum legal height plywood perimeter fence. Basement and first floor windows of the Palisades Building would be boarded up from the interior to prevent unauthorized entry.

Effective planning and protective measures to prevent and/or mitigate any damage to the Palisades Building and Moreton Bay Fig tree would be in place before excavation and construction starts. This would include documenting the existing condition of the Palisades Building and Moreton Bay Fig Tree, implementing

protective measures during construction, and monitoring the condition of both of these historic resources for the duration of the construction period.

Palisades Building

During construction, the rehabilitation of the Palisades Building consistent with the Certificate of Appropriateness (or equivalent approval) would be undertaken with the assistance of a qualified historic preservation architect meeting the *Secretary of the Interior's Standards and Guidelines for Historic Preservation, Professional Qualifications Standards*. The historic preservation architect would regularly review the ongoing rehabilitation to ensure that it continues to satisfy conditions of the associated Certificate of Appropriateness (or equivalent approval) issued by the City Landmarks Commission. The historic preservation architect would submit status reports to the City Landmarks Commission Planning Staff Liaison (Historic Preservation Officer) according to a schedule that they may agree upon prior to commencement of rehabilitation.

Pre-Excavation

Prior to any excavation or disturbance on the property, the existing conditions of the Palisades Building will be documented in as-built drawings that have been reviewed and approved by a historic preservation architect and registered structural engineer with a minimum of 5 years of experience in the rehabilitation and restoration of historic buildings. In addition, a historic preservation architect with a minimum of 5 years of experience in the rehabilitation and restoration of historic buildings would thoroughly document the existing conditions of the Palisades Building onsite through field photographs and written descriptions, including documenting the Palisades Building's character-defining features. Excavation and/or soil disturbance adjacent to the Palisades Building would not proceed until the adequacy of the required documentation has been reviewed and approved by the City's Historic Preservation Officer. The Historic Preservation Officer would review such documentation in consultation with other City staff as may be appropriate.

Prior to any excavation or disturbance on the project site, the historic preservation architect would establish and provide a construction employee training program that emphasizes protection of the Palisades Building for all construction workers involved in its protection or rehabilitation. This program would include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the Palisades Building, including storage of materials away from the historic resources. Training would also include information on effective means to reduce dust and vibrations from demolition and construction activities and monitoring and reporting any potential activities that could affect the Palisades Building. A provision for instituting this training program would be incorporated into the proposed project's construction contract.

Protective measures would be taken to anticipate and prevent increased dust, vibration, and fire risk to the historic resources. Sensitive features, if any as determined by the historic preservation architect, would be temporarily removed from the Palisades Building, and features that are not easily removed would be cushioned and buttressed by padded wood supports. The applicant would use *"Temporary Protection, Tech Note No. 3, Protecting a Historic Structure during Adjacent Construction,"* published by the Technical Preservation Services, National Park Service, as its guide to consider, document, and implement such protective measures.

Protection and Monitoring During Construction

The historical preservation architect and structural engineer would monitor the Palisades Building during construction and report any material changes to pre-construction conditions. Monitoring reports would be submitted to the City's Historic Preservation Officer on a periodic basis. The City's Historic Preservation Officer would establish the frequency of monitoring and reporting. The structural engineer would consult with the historic preservation architect, especially if any problems with character-defining features of a historic resource are discovered.

If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to the Palisades Building related to construction activities are encountered during construction, the applicant or applicant's designated representative responsible for construction activities would promptly inform City staff. In this event, the applicant and/or construction contractor would adhere to City staff's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger the Palisades Building. The applicant and/or construction contractor would respond to any claims of damage by inspecting the affected property promptly. Any suspected damage to the Palisades Building would be compared to pre-construction conditions and a determination made as to whether the proposed project caused such damage. If the proposed project is demonstrated to have caused any damage, such damage would be repaired to pre-construction conditions by the applicant. Site visit reports and documents associated with claims processing would be provided to the City's Historic Preservation Officer.

Moreton Bay Fig Tree

During construction, the protection of the Moreton Bay Fig Tree consistent with the Certificate of Appropriateness (or equivalent approval) would be undertaken with the assistance of a qualified arborist. The arborist would regularly review the ongoing work to ensure that it continues to satisfy conditions of the associated Certificate of Appropriateness (or equivalent approval) issued by the City Landmarks Commission. The arborist would submit status reports to the City's Historic Preservation Officer according to a schedule that they may agree upon prior to commencement of rehabilitation.

Pre-Excavation

Prior to commencement of construction activities on the project site, training for employees working around the Moreton Bay Fig Tree will also be provided by a licensed arborist in accordance with Section 8: Protection, Preservation and Maintenance program of the 2018 Brightview Report. This training may either be provided separately or as part of the construction employee training program for the Palisades Building. The training program content will include: identifying the work limits around the Moreton Bay Fig Tree, identifying the required minimum protective systems required at the limits of, and within the drip line, identifying allowable work near the tree and within the drip line, and establishing the protocol for the scheduling and advance notification to the arborist prior to any work in or near the drip line.

Protection and Monitoring During Construction

The Moreton Bay Fig Tree will be protected throughout construction by implementation of the tree protection measures outlined in the 2018 Brightview Report (Attachment A) and the Tree Protection Overlay diagrams (Attachment B) including but not limited to:

1. No subterranean excavation/construction within the tree protection zone for the Moreton Bay Fig Tree. As documented in Section 8: Protection, Preservation and Maintenance program of the 2018 Brightview Report and the proposed project plans, the minimum distances between the subterranean levels and the dripline of the Moreton Bay Fig Tree are as follows:

    a. 12'2" on the east side (to existing basement wall, which will be left in-place to minimize disruption to the Tree),
    b. 24'3" on the north side,
    c. 21'3" on the south side, and
    d. No construction-related excavation on the west side of the Moreton Bay Fig Tree.

2. At all areas of temporary below-grade shoring around the Moreton Bay Fig Tree, internal braces will be used in lieu of tiebacks to avoid damage to the roots or undermining the soil.

3. Drill rigs used to install the below-grade shoring system will be held out of Moreton Bay Fig Tree Protection Zone (tree dripline), which as explained in the 2018 Brightview Report, will be surrounded by a six-foot tall temporary chain fence.

4. Throughout construction of the proposed project, the contractor will implement and monitor all construction protection and mitigation measures in accordance with Section 7 of Brightview Protection, Preservation and Maintenance program.

5. Throughout construction of the proposed project, access shall be provided to the Moreton Bay Fig Tree for ongoing care, maintenance and inspections of the tree in accordance with Section 8: Protection, Preservation and Maintenance program of the 2018 Brightview Report. As explained in the Brightview Protection, Preservation and Maintenance program, irrigation of the Moreton Bay Fig Tree during construction will be accomplished with a temporary drip irrigation system.

6. A licensed arborist shall monitor the Moreton Bay Fig Tree during the course of construction and shall be in regular communication with the general contractor to ensure that the Moreton Bay Fig Tree is not harmed and remains in good health throughout the construction of the proposed project. Inspections by the arborist will be followed by written recommendations where needed as to watering, supplemental mulching, supplemental pruning, and pest or disease control. All arborist's reports, before, during and after construction shall be available to the City's Urban Forester for review upon request.

7. In the event of any unintended damage to the Moreton Bay Fig Tree as a result of construction activity, the arborist shall provide a written report of recommendations to repair or stabilize the damaged part of the Moreton Bay Fig Tree to the City's Urban Forester for review and approval.

Attachment A: 2018 Brightview Report
Attachment B: Tree Protection Overlay diagrams

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Attachment A:
2018 Brightview Report

Miramar Santa Monica
Conformance Report Update

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MORETON BAY FIG TREE

(Ficus macrophylla)

PROTECTION, PRESERVATION

AND

MAINTENANCE PROGRAM

at

Santa Monica Miramar Hotel

Presented to:

Ocean Avenue LLC
Santa Monica, California

February 26, 2018 Tree Report

BrightView

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1. March 2011 ValleyCrest Report
2. Newspaper Article on the Proposed Restoration Program
3. November 16, 2017 Arbor Essence Report
4. April 10, 2013 Arbor Essence Report
5. February 1, 2018 Pelli Clarke Pelli Architects Shade and Shadow Study
6. October 9, 2014 ISA Arborist's Report (Ground-Penetrating Radar)

Preface on Company Name Change

In 1949 ValleyCrest Companies opened its doors in the San Fernando Valley. What followed was a slow but steady rise to become one of the premier landscape services companies in the nation with offices primarily in the southwest and sunbelt states.

In 1939 Brickman Landscape opened its doors in Chicago and followed a similar path of slow and steady growth primarily in the Pacific Northwest, Midwest, Northeast, and Mid-Atlantic states.

In 2015 ValleyCrest Companies and The Brickman Group merged. In the process of merging the combined management teams opted to re-brand the resulting new entity with a new name, logo, and overall new look.

The merger created the BrightView Companies and its various service sector divisions:

- Valley Crest Tree Company became BrightView Tree Company
- ValleyCrest Landscape Development became BrightView Landscape Development
- ValleyCrest Landscape Maintenance became BrightView Landscape Services
- ValleyCrest Golf Maintenance became BrightView Golf Maintenance

In all respects the merger has served to enhance and expand the quality and consistency of the services that Ocean Avenue LLC and the Miramar Hotel have come to expect under the ValleyCrest name. BrightView remains committed to all of the proposed plans and programs described in this document as developed over the twelve years of monitoring and maintenance of the hotel's landmark Moreton Bay Fig.

For the balance of this document all prior references to Valley Crest Tree Company, ValleyCrest Landscape Development, or ValleyCrest Landscape Services have been replaced with the BrightView name style. Exceptions to this are any historical documents referenced in the appendix.

Section 1
PURPOSE OF THIS REPORT

Founded in 1949, as Valley Crest Nurseries, the re-branded BrightView Tree Company, based in Calabasas, California (BVTC), is part of the largest integrated landscape services company in the United States, offering design, installation, maintenance, and tree growing, tree preservation, and tree moving. Working closely with Ocean Avenue LLC (the "Owner"), the owner of the Miramar Hotel in Santa Monica, California (the "Hotel"), BrightView has nurtured and cared for the landmark Moreton Bay Fig Tree (*Ficus macrophylla*) (the "Heritage Tree") at the Hotel since 2006.

The Owner has proposed a comprehensive redevelopment of the Hotel which would feature the Heritage Tree as a key centerpiece. In that regard, BrightView has been asked to prepare a report which will:

- Analyze and Confirm the Tree's Existing Condition
- Assess the Potential Impacts on the Tree from the Proposed Construction
- Propose a Comprehensive Tree Protection Plan and Monitoring Program
- Provide Recommendations for Landscape Treatments Within the Canopy Zone
- Evaluate the Overall Feasibility of the Protection and Preservation Program

The Owner is clearly committed to the preservation of this outstanding landscape feature – and has invested substantial resources to return vigor and strength to the Heritage Tree and improve its longevity.

About BrightView Tree Company

BrightView Tree Company's Specimen Tree Division provides expert tree relocation, storage, and preservation services worldwide. For over 60 years, BVTC has been in the business of relocating, installing, supplying, and caring for an array of mature and one-of-a-kind trees that have been procured and preserved from their original setting.

BVTC's staff represents a cumulative wealth of 400 years of field experience and over 100 years of management experience in this highly specialized realm of horticultural services. As a result, the BVTC team is increasingly called on as *the* expert in tree relocation and tree preservation services. The firm's portfolio of work includes an extensive list of prominent projects in Mediterranean climate zones and the southwest, as well as around the world in places such as United Arab Emirates, where BVTC crews introduced the side-boxing method of tree relocation and preservation in support of a number of significant projects within the region.

BVTC's customers include a demanding and horticulturally astute clientele that routinely rely upon the firm's expertise. Among these customers are:

- The Los Angeles Arboretum
- Descanso Gardens
- The J. Paul Getty Trust
- The Huntington Library, Art Collections, and Botanic Gardens
- Walt Disney Imagineering
- Disneyland Anaheim
- Stanford University
- The Los Angeles Zoo
- The San Diego Zoo
- The Al Ain Wildlife Park and Resort
- Wynn Resorts

Highlights from the company's portfolio include the following:

- The successful relocation of 1,300 mature oaks as part of the Lake Sherwood Golf Course
- The successful relocation of a 100-year old Ficus using a twenty-six foot (26') tree box
- The successful relocation of a 150-year old Oak to preserve it from the path a new road
- The successful relocating a 150-year old Oak to make way for a tennis complex
- Boxing and preserving over 1,000 specimen Acacia and Mesquite trees under extreme desert conditions in the United Arab Emirates as part of the Al Ain Wildlife Park project
- The successful relocation of a 250-year old Oak to preserve it from the path of housing

The BVTC staff includes twelve (12) International Society of Arborists (ISA) Certified Arborists. The management team holds a broad set of degrees in the field of horticulture and plant science. The company and its leadership are active members of the prominent trade and industry associations including:

- International Society of Arboriculture (ISA)
- Western Chapter of the International Society of Arboriculture (WCISA)
- Street Tree Seminar (STS)
- Golf Course Superintendents Association of America (GCSAA)
- California Landscape Contractor's Association (CLCA)
- American Society of Landscape Architects (ASLA)
- California Association of Nurseries and Garden Centers (CANGC)
- The National Association of Landscape Professionals (NALP)

Please do not hesitate to contact our offices should you require additional information or further clarification of the matters discussed in this report.

Section 2
2007 TREE RESTORATION PROGRAM

Since acquiring the Hotel, the Owner has made a concerted effort to learn more about the Heritage Tree, and to solicit opinions from prominent Arborists concerning how the tree should be maintained going forward to ensure its health, vitality, and longevity.

Understanding that the Heritage Tree had significant historical as well as botanical value, Owner contacted BVTC to help develop a long-term management plan.

In March of 2007, BVTC arborist Dave Teuschler, an International Society of Arborists Certified Arborist, inspected the Heritage Tree to determine what steps needed to be taken to preserve, protect, and enhance the tree so that it could continue to thrive for many years to come. In addition, the inspection considered practical issues such as:

- **Public Safety:** Improving the tree to a condition that renders it safe for the many hotel visitors and hotel employees who pass beneath it on foot or in vehicles.
- **Property Damage:** Protecting the surrounding buildings and other landscape assets adjacent to or abutting the tree.

Pruning specifications and work conditions were developed in accordance with International Society of Arboriculture standards that are widely accepted and currently in use.

In this initial report, the following observations were made:

- The current health condition of the tree was found to be good as shown by previous year's growth, leaf size, lack of dead wood in the canopy and overall color and vigor.
- A great deal of over pruning of the tree had taken place in the past. It had been severely "lion-tail" pruned (intermediate side stems pruned off of branches leaving large clusters of foliage at the terminal ends).
- The lion-tailing had put all of the branch weight at the terminal ends of the branches, which resulted in a need to install support cables throughout the canopy as a means of preventing catastrophic limb failure which could severely affect the tree's health and could create a public safety issue.
- The tree is completely surrounded by driveway, building, and sidewalks and is accessible to the general public and vehicles suggesting compacted soils with reduced air and water infiltration into the root zone

- Many of the tree's branches were touching the sides of the existing buildings. This contact created abrasions and rub scars on the tree as well as posing a potential for damaging these structures.

Based upon the foregoing observations, the Owner requested that BrightView prepare a comprehensive restoration program inclusive of recommendations for the ongoing maintenance of the Heritage Tree. BrightView and the Owner made a point of engaging the public and seeking peer review from additional local arborists. A copy of Dave Teuschler's March 2011 report is included as Appendix 1.

Working with the City of Santa Monica

Following our initial inspection and in light of our observations, an on-site meeting was held on Friday, March 14th, 2008 with Mr. Walt Warriner, the former Community Forest & Public Landscape Superintendent for the City of Santa Monica, the Owner and the BVTC arborist team. The purpose of this site meeting was to develop a collaborative assessment of the best short and long-term management plans for preserving the Heritage Tree as a community landmark by enhancing its overall health and vigor.

It was generally observed by all that while the tree was in very good condition for a tree of its age, there was no documented work plan for the tree and little work had been performed in recent times to address some of the tree's basic arboricultural issues including the "lion-tailing". The group agreed upon the key elements of a superior arboricultural management plan. It was agreed that a written plan would be developed and submitted to the City for review, comments, and approval so that the much-needed maintenance work could be started. It was the Owner's critical objective to schedule the work for the optimal benefit of the tree and it was agreed that the work should begin as soon as possible.

2007 Tree Work Plan

The following detailed work plan ("2007 Tree Work Plan") was developed by BVTC and was consistent with the guidance in the City's Urban Forest Master Plan. It demonstrates the high level of expertise which was solicited, and the very specific actions proposed for the work plan. A pre-work meeting was held with all members of the team and the work was supervised at all times by a Certified Arborist.

Note that within the context of the 2007 Tree Work Plan, the use of the word 'shall' indicates a practice that was mandatory. The use of the word 'should' refers to a practice that was highly recommended.

Objectives

Reduce potential hazardous conditions in this *Ficus macrophylla* by initiating a long-term program of crown restoration through selective, incremental pruning to correct structural damage and imbalances resulting from improper or inadequate tree maintenance programs of prior years. The following activities were included in the program to meet this objective:

- Removing dead branches.
- Reducing the weight of branches or stems with included bark.
- Reducing the weight toward the ends of branches that have been lion-tailed during previous pruning.
- Crown thinning of the canopy.
- Removing over-structure branches.
- Removing crossing branches.
- Adjusting and or replacing cables within the canopy of the tree.
- Adjusting canopy lighting attachments.

General Procedures

The 2007 Tree Work Plan recommended the following general procedures:

- Live branches less than 1.5 inches in diameter should not be removed.
- Dead branches greater than 1.5 inches in diameter (measured at the base of the branch) shall be removed from the canopy of the tree.
- No live branches greater than 4 inches in diameter shall be removed from the tree without authorization.
- Remove no more than 20 percent of the live foliage from the tree unless indicated below.

Specific Procedures

The following specific procedures were included as part of the 2007 Tree Work Plan:

- Weight on main scaffold limbs with bark shall be reduced by approximately one-third by removing some secondary branches toward the ends of the limbs and/or by removing the end of the branch using a drop-crotch cut.
- If less than 20 percent of the foliage was removed on a mature tree following the procedures described above, then the canopy was to be thinned to allow more light to reach the ground under the tree and to reduce damage from wind storms. The foliage removed shall be taken primarily from the outer edge of the canopy, not from the interior. Interior branches shall be left on the tree. Water sprouts from the interior of the tree were not to be removed.

- Root zone should be protected during pruning operations.

Pruning Techniques

Pruning cuts shall be in accordance with ANSI A300 pruning standards.

Tools and Equipment Requirements

- Climbing spurs shall not be used when climbing the tree except if needed to expedite the rescue of another tree worker from within the canopy.
- Equipment and work practices that damage bark or cambium should be avoided.
- Rope injury from loading out heavy limbs should be avoided.

General

The tree work is to be supervised by an I.S.A. Certified Arborist. Certification is through the International Society of Arboriculture, Champaign, IL. A Certified Arborist shall be on site at all times during tree work activities.

Safety

All work shall be performed by workers trained in accordance with ANSI Z133.1 safety regulations as required by OSHA.

Public Outreach

Planning for the tree work anticipated that there would be concern from the local community once crews started removing branches from the Heritage Tree. In anticipation of this, the Owner initiated an outreach program to provide background and context to the proposed pruning and to solicit community input prior to commencing work. An informative newspaper article told the story of this historical tree and provided the community with insight into the need for a long-term tree management plan (a copy of this article is included in Appendix 2 to this report).

Subject Tree Before Crown Restoration

Subject Tree After Crown Restoration

Section 3
ONGOING MAINTENANCE PROGRAM

Since BVTC's initial inspection and commencement of the restorative pruning program in 2007, the subject tree has been continuously maintained by trained maintenance gardeners from BrightView Landscape Maintenance and trained tree workers and BVTC Certified Arborists in accordance with the 2007 Tree Work Plan. The ongoing maintenance program has consisted of a broad range of routine and seasonal maintenance operations.

The original March 2007 Arborist's Report outlined the recommended actions to preserve, protect, and enhance the Heritage Tree. Those actions, as described in the prior section, involved pruning and other structural improvements that have been systematically implemented over a period of several years. The work done to date has resulted in the elimination of all of the health concerns outlined in the initial inspection while further improving the health and vigor of the tree. Ongoing work to that end has continued on an annual basis as needed and as directed by a Certified Arborist.

In addition to these actions, routine and seasonal management practices have been implemented for the ongoing care and protection of the tree. These include:

- Weekly management of irrigation
- Monthly observation and reporting of any structural issues to be addressed
- Minimization of under-story planting
- Hardscape placement to minimize impact to the root zone
- Inspection of the tree for any pest, disease, or nutritional needs and implementation of remediation practices as required
- Written reports prepared and submitted to Owner as needed

Section 4
EXISTING CONDITION OF THE TREE

As part of the ongoing management of the Heritage Tree, Ocean Avenue LLC, and BrightView Landscape Services (BVLC) have conducted periodic inspections of the tree to assess its health and structure. In addition to routine inspections by BVLC personnel, the team has engaged the services of an independent Arborist to provide an authoritative second opinion.

The most recent of these Arborist inspections was conducted on November 14, 2017. As with prior site inspections, this most recent review was performed by Mr. Kerry Norman of Arbor Essence. Mr. Norman is an independent ISA Certified Master Arborist (ISA No. WE-3643B). In addition, Mr. Norman is a Registered Consulting Arborist (No. 471) by the American Society of Consulting Arborists (ASCA).

The Arborist inspections are made in order to evaluate the tree's current health and vigor. The November 2017 report is included as Appendix 3. Mr. Norman's previous report was prepared on April 10, 2013, and is attached to this document as Appendix 4.

Both the November 2017 and April 2013 reports describe the tree as being in overall excellent condition:

- Color and vigor is optimal
- No structural issues require immediate attention
- Landscape management practices do not create negative conditions
- Hardscape is appropriately installed and maintained

Note that BrightView's Arborists visit the site each year in conjunction with annual / seasonal tree maintenance activities. The purpose of these visits is to oversee these maintenance activities and to observe the general health and physical condition of the tree. Inspections to date, including the most recent during tree maintenance activities in March of 2017, have observed tree color, structural condition, landscape management practices, and hardscape condition and maintenance practices that are consistent with those set forth above.

Section 5
OBSERVATIONS
BASED UPON 2018 REVISED BUILDING AND SITE PLANS

Following an international design competition involving many of the world's top architects, Ocean Avenue LLC engaged Pelli, Clarke Pelli Architects (PCPA) as the design architect for the Miramar Redevelopment. In order to ensure that the public realm was as special as the building itself, the award-winning firm of Gustafson Guthrie Nichol (GGN) was added to the team as Landscape Design Architect.

In response to a request from the Ocean Avenue LLC, BrightView has reviewed the revised 2018 hotel design and site plan from PCPA and GGN to assess its potential impact upon the Heritage Tree. The following are the results of that horticultural / arboricultural review process.

1. BrightView has reviewed the proposed new schematic design of the open space at the corner of Wilshire Boulevard and Ocean Avenue. It is clear that the design team thoroughly reviewed the original Tree Preservation and Protection Report (December 12, 2013) and carefully followed its recommendations with respect to the Heritage Tree. Indeed, the proposed new plan represents a significant improvement over the earlier HKS Hill Glazier (HKS) master plan from 2013 with respect to the health of the tree.

2. Below grade, the revised parking garage design in the 2018 design has increased the minimum distance between the underground parking garage and the drip line of the tree as follows:
   - From 4'-1" to 12'-2" on the east side
   - From 12'-8" to 24'-3" on the north side
   - From 17'-8" to 21'-3" on the south side
   - No excavation on the west side of the Heritage Tree.

   Based on a review of the new GGN plan and given that basement structures on the east side of the tree already encroach on the drip line, the anticipated shoring and excavation will have no impact on the roots within the tree's drip line and minimal impact outside the drip line and results in a significantly better layout for the tree than the previous HKS concept from 2013.

3. GGN's current design eliminates the existing paved driveway. The driveway encircled the tree and greatly encroached into the tree's drip line and root zone. While the tree has adapted to this condition, the driveway nonetheless created an impervious surface that did not allow for proper irrigation within the root zone. In addition, the impervious surface prevented the exchange of the various atmospheric and root-produced gasses that support healthy plant development.

   By eliminating the hard paved surface the underlying soil is opened up to improved root growth within the drip line area. The removal of the circular driveway pavement resulted in the creation of an open area below the tree. This open area has a wide range of possible programmable uses.

4. GGN's current landscape design provides for a raised deck platform with a continuous bench encircling the Heritage Tree. The deck is supported by micro-piles to protect the exposed roots without requiring additional soil or paving to raise the grade around the tree. This raised deck creates airspace below the deck that allows nutrients and water to reach the tree's roots. By elevating and leveling the walking surface around the tree, the deck greatly improves access to the tree while deterring visitors from climbing upon the buttress roots or compacting the soil within the critical root zone. This creative design solution significantly improves upon the recommendations in our December 12, 2013 report with respect to the treatment of the exposed roots and the area underneath the tree following removal of the existing paving. As a result, BrightView believes GGN's deck concept is superior to the design previously proposed by HKS in 2013.

5. Finally, the proposed pedestrian pathway around the Heritage Tree has been moved outside of the tree's drip line, which will also be an improvement for the long-term health of the tree.

Section 6
POTENTIAL CONSTRUCTION IMPACTS OF THE PROPOSED REDEVELOPMENT PROJECT

The 2018 concept for the redevelopment of the 4.5-acre property is designed around the Heritage Tree, which is intended to be the centerpiece of the new plan for the Miramar. The purpose of this section is to recommend a program that will minimize the impact of the proposed site construction activities upon the health and well-being of the Heritage Tree. This program will analyze potential impacts to the tree's environment as well as potential impacts to the tree's physical being itself.

Environmental Impacts

In considering the health and well-being of the Heritage Tree, we need to consider the physical space that supports and nurtures the tree. This area consists of the "Rhizosphere"; the upper layer of soil where the tree's roots take in moisture and nutrients, exchange various gasses through the pore spaces between soil particles and interact with symbiotic soil microorganisms. The Rhizosphere typically extends out to the "drip line" of the tree (the diameter of the furthest reach of the tree's foliage).

Environmental issues are less obvious to the untrained eyes. Identifying these potential impacts ahead of time and incorporating appropriate policies and procedures for mitigation are the proven and accepted best practice in tree preservation. The greatest potential environmental issues created by demolition and construction activities fall into the following categories:

- Soil compaction from excessive foot traffic or the use of equipment within the drip line
- Overly wet soil resulting from nuisance water from various construction activities
- Overly dry soil resulting from cessation of normal irrigation operations during construction
- Contamination of the soil with common construction materials impacting soil chemistry or the symbiotic soil microorganisms
- Dust landing on foliage impacting air exchange and photosynthesis
- Dust landing on foliage having potential adverse chemical reactions with the leaves
- Fumes from construction equipment having adverse chemical reactions with the leaves

All of the above items are addressed in the Tree Protection Plan outlined in Section 7 and are all manageable through (a) training, (b) procedural requirements, and (c) monitoring for compliance.

Physical Impacts

The risk of direct physical damage to the tree's roots, trunk, branches, and foliage is easily understood and managed by properly trained construction workers and is easily mitigated through physical barriers. The primary forms of physical damage from demolition and construction activities are chipping, gouges, cuts, and abrasions to surface roots, the trunk, lower branches, and perimeter branch tips located near areas of proposed multi-story construction. The necessary preventive training and protective barriers mitigate these risks and are outlined in the Tree Protection Plan as discussed in Section 7.

Tolerance of the Tree to Potential Root Reduction

Ficus trees are relatively robust and exhibit a high tolerance to root reduction. Root reductions outside of the "drip zone" are anticipated to have no impact to the health and vigor of the tree. The health of the tree is further enhanced if the root reduction is done incrementally where only select roots totaling no more than twenty-five percent (25%) of the known perimeter roots are pruned at any one time and a sufficient number of large structural roots are left to anchor the tree against wind loads. Further, root pruning, when required, is best if a period of sixty (60) to ninety (90) days is allowed to lapse between individual root pruning cycles.

Proper root pruning techniques include clean cuts with sharp instruments. Root pruning results in the development of new, smaller, and more fibrous roots at the point of pruning. These smaller "feeder" roots ultimately increase the trees ability to absorb water and nutrients and thereby improve its health.

Tolerance of the Tree to Potential Canopy Reduction

As with root pruning, Ficus species are tolerant of canopy reduction. Evidence of this is the improved general vigor achieved through the incremental restorative pruning and canopy reduction performed on the Heritage Tree since 2007.

Canopy reduction is a widely accepted means of reducing foliage, and therefore transpiration. Transpiration is the release of water vapor from the tree through the leaves as a function of the tree's normal respiration and as a means by which the tree cools its immediate environment during hot weather). Reducing transpiration through foliar pruning is a common practice used to off-set reductions in root mass that accompany the digging and transplanting of mature trees. Ficus are no exception to these biological processes.

As with all tree pruning, the selection of which branches or roots should be cut is best left to trained tree workers and Certified Arborists.

Section 7
PROPOSED TREE PROTECTION PLAN

The primary goal of the tree management program recommended by BVTC is to ensure the long-term health, enhancement, and preservation of this historic tree. Under the existing maintenance plan, the program to manage the canopy and increase the overall health, vigor, and structural needs of the tree have been described and implemented with great success. These recommendations were made with tree preservation in mind and in compliance with the City's Urban Forest Master Plan (Appendix J Tree Care Guidelines). Protection and preservation are very achievable goals for this tree.

Specific Pre-Construction Measures

Construction activities that are contemplated for the property have been evaluated for their potential impacts to the Heritage Tree. Much has been previously undertaken to bring the tree back up to its optimal condition. As a result, the tree is in excellent condition to experience construction activity with no negative impact to its health and longevity. In addition, the proposed redevelopment plan has been carefully redesigned to avoid any significant encroachment of the tree's drip line, whether above or below grade. Physical protective barriers around the tree and targeted construction strategies will provide for a sufficient level of tree protection as discussed in this section. Below are the key tree protection strategies that will be implemented protect and preserve this historic tree:

Preservation and Protection Measures During Construction

Evaluation of Impacts to the Root System

A walk through was performed on-site to make observations which suggest the following likely distribution of the expected reach and depth of the root system:

- The root zone of any tree will be influenced by its surrounding soil structure (relative compaction and pore space) and soil moisture content. The Miramar site exhibits typical urban conditions of compacted soil and a history of shallow surface watering.
- The subject tree has been growing at a site where the surface of the ground is covered by significant areas of paved hardscape, including the main hotel entrance drive.
- The existence of the surface paving has resulted in compacted soils with little opportunity for water infiltration, and less opportunity for the exchange of atmospheric gasses necessary for healthy root growth.
- Under these conditions, the root zone for the Ficus tree will tend to remain close to the surface as evidenced by the tree's root crown flare and buttress roots.

- The general consensus is that the roots of the subject tree will likely be found no deeper than four feet (4') near the tree's drip line and only slightly deeper as one approaches the trunk.
- The lateral expansion of the root zone has been constrained on the north and east sides by the footings and basement walls of the existing buildings.

Based on the above observations it is the opinion of the Project Arborists that the existing root system is likely to be most prevalent on the west and south sides of the tree where it is less constrained by hardscape or structures. In addition, it is only in these areas, which are furthest from the proposed construction activity where one will likely find any roots growing beyond the canopy drip line of the tree.

The City of Santa Monica's **Urban Forest Master Plan** (UFMP) suggests that a Tree Protection Zone (TPZ) be identified beyond the tree's drip line. As a precaution the UFMP recommends for broad canopied trees like the *Ficus macrophylla* that this zone cover an additional ten feet outward from the drip line of the tree.

Both the tree and the site have been reviewed by both BrightView's Certified Arborist and an independent Certified Arborist. It has been the shared judgment of both that, given consideration for the species of tree, the health of the tree, the existing hardscape driveway surrounding the tree, and the layout of the existing and proposed structures (where portions of the basements and structures already encroach into the drip line of the tree), that the existing tree drip line is a sufficient Tree Protection Zone. In our professional opinion, which is backed by six decades of field experience, carefully monitored work by trained personnel with proper precautions can be conducted up to the drip line of the tree with no negative impact to the tree.

The Arborist's opinion is supported by the recent tree preservation work in conjunction with the Palisades Garden Walk project near to the site. On that project, three large *Ficus macrophylla* were boxed and relocated. The tree drip lines were in the range of fifty feet (50') and the trees were boxed in twenty-foot (20') and twenty-two foot (22') boxes. The boxing operation was accompanied by an appropriate program of canopy reduction. The successful transplant of these trees speaks to the Moreton Bay Fig's high degree of tolerance to root reduction.

The construction activity most likely to affect the root system will arise after the demolition of the existing buildings as the contractor installs a shoring system to facilitate the construction of the basement areas of the proposed new hotel. This shoring will need to be eighteen inches (18") to twenty-four inches (24") nearer to the tree than the proposed structures below-grade walls. The proposed basement and parking garage in the current concept design plans provide a minimum clearance of 12'-2" to the tree's drip line on the eastern side of the tree and

at least 21'-3" to the tree's drip line on the other three sides. Based upon this layout, and the fact that the existing basement on the eastern side of the tree encroaches on the drip line in certain locations, there appears to be no impact to the tree's roots inside of the drip line and minimal impact outside the furthest edges of the drip line.

Based upon a conversation with Morley Builders, which has worked with Owner on the construction feasibility of the project, it is anticipated that once installed, the new below-grade structures will be reinforced with diagonal tie-back anchors. It is expected that these anchors will be directionally drilled starting at an elevation that is eight feet (8') below the surface grade and angled downward at approximately twenty-five (25) degrees below horizontal. As a result, it is most likely that the shoring tie-backs will miss all active areas of the root system.

Root Pruning Protocol

Ficus roots are highly tolerant of pruning activity as they are quick to regenerate additional roots when pruned. In fact, it is common for the roots left behind from tree removal to begin sprouting new growth. The following protocol should be followed with respect to any construction activity in the vicinity of the tree:

- At the beginning of construction, the footprint of all construction activity will be marked in the vicinity of the drip line.
- Excavation using hand tools, air spade, or water techniques shall be used to expose all roots abutting demolition or construction work at the drip line.
- All roots shall be gently exposed, and a photographic record made of the exposed roots.
- Based on the number and size of roots found in this area, BVTC shall recommend to Owner a plan that will provide an appropriate sequence of pruning.
- The exposed root zone will be kept hydrated during the examination with a temporary cover of peat moss. At the completion of the examination or pruning process, the roots will be backfilled with a loosely packed organic blend of peat moss and site soil that will favor root development.
- Root pruning, if required, will be limited to non-structural, peripheral roots. No roots greater than two inches (2") in diameter will be pruned or disturbed within the drip line of the tree.
- Root pruning, if required where roots abut construction, will be done incrementally over a period of time. No more than twenty-five percent (25%) of the roots abutting the drip line will be pruned in any sixty (60) day period.
- Where roots are identified to be pruned at a later date, the location of the roots to be pruned in the future shall be marked and recorded prior to backfill so that additional exploratory digging will not be required.

- It is highly likely that roots will have self-grafted into conjoined masses along the basement walls to the south east of the tree trunk. At the recommendation of the Project Arborist, such roots may be candidates for therapeutic pruning. The general recommendation is that these roots be pruned, regardless of size, to allow for the formation of new feeder roots that will take advantage of the expanded landscape areas that will result from the proposed revised hotel footprint. These areas will become available for unimpeded future root growth in the eastern half of the root zone.
- With the exception of the self-grafted / conjoined roots noted above, no roots larger than two inches (2") will be pruned unless no alternate is feasible. Further, no such roots will be cut without first consulting with the Project Arborist.

Overall, the impact to the root system from the construction of the Miramar will fall within the normal and acceptable range for Ficus trees and should have no material impact on its health and longevity. Additionally, the layout for the proposed replacement resort will reduce the amount of pavement within and beyond the drip line of the tree. This reduction in paved hardscape will have the beneficial result of relieving compaction and improving water infiltration and gas exchange within drip line of the tree.

Potential Site Work Impacts

Major underground utilities are not expected to impact the protection area of the tree. A review of the current civil engineering drawings did not reveal any underground utilities routed through the root zone. Any landscape utilities such as irrigation sprinklers, site lighting, or other similar items installed within the root zone of the tree shall be routed in the least invasive location and hand dug and backfilled as approved by the Project Arborist and the project's Landscape Architect.

Impacts from Construction Vibration

Trees typically respond to vibration by building what is referred to as "reaction wood" where the woody tissue of the tree builds additional girth. This is the concept behind the theory that young trees should not be staked or guyed so that their response to movement, such as wind, will encourage the development of a stronger trunk structure over time. This process is slow and typically occurs without our noticing. We see no negative impact and suggest that there will be no visible signs, symptoms, or physical manifestations resulting from construction-induced vibration over the course of the construction schedule

It is BVTC's opinion that, with the implementation of the Tree Protection Plan's strategies set forth in this section, there will be minimal impact to the Heritage Tree as a result of the proposed construction activity.

Potential Canopy Pruning Impacts to the Moreton Bay Fig

Ficus, as a tree species, is highly tolerant of pruning of both above and below ground woody elements such as branches and roots. Over the last six years, in order to achieve crown restoration for improved safety and structural appearance, the tree has undergone strategic crown pruning under the supervision of an ISA Certified Arborist. The results of this work have been very successful and are now part of the ongoing long-term management plan for the tree. New growth is apparent throughout the crown and the overall health, structure, and aesthetics of the tree have been improved dramatically.

The underground roots of the tree are expected to respond in a similar favorable manner with respect to any pruning as they will quickly begin to regenerate new roots in the impact zone when pruning cuts are made in accordance with the protocols outline above.

Tree Protection Measures

1. Prior to pavement demolition, the trunk of the tree should be equipped with "trunk armor" consisting of 2" x 4" wood planking set at 10" apart around the circumference of the tree. Planking is to be padded where it touches the bark of the tree and held in place with metal strapping. This armor may be removed after completion of demolition activities provided that the following steps are taken:
    a. Upon the completion of pavement demolition, the entire soil surface area within the drip line is to be covered with a protective layer of four to six inches (4" – 6") of bark mulch to reduce compaction and hold moisture.
    b. A six foot (6') tall temporary chain link fence is to be erected around the drip line to keep equipment and personnel out of the critical root zone. This fence shall include an access gate to allow for inspection within the drip line during construction. The fence shall feature posted signs indicating "Tree Protection Zone – Keep Out"
2. Existing vehicular and pedestrian hardscape covering a majority of the area within the drip line will be scored by saw-cutting to allow for a controlled breaking and removal operations. Where feasible, the breaking and removal of the perimeter hardscape will be by hand or will utilize low-ground pressure (LGP), tracked mini-excavators reaching inward from outside the drip line. Such equipment operations will only proceed if there is sufficient clearance beneath the branches to operate the excavator's boom. Demolition and removal of hardscape beyond the reach of these pieces of equipment will be by hand with an air spade if necessary.
3. Should access be necessary within the drip line, the existing grade will be covered with double, overlapping sheets of one inch (1") thick plywood or eight inches (8") of wood mulch to distribute the weight of the equipment and minimize compaction and rutting. Plywood and / or mulch shall not be used as a bridging material for driving over exposed

tree roots. A Certified Arborist shall review and approve access and driving surfaces prior to use.

4. Extreme care, hand labor, or low ground pressure (LGP) equipment is to be used for the preparation of any sub-grade structures for the limited new pavement within the drip line.
5. Hand trenching or pot-hole excavation and directional boring equipment should be used in lieu of open-cut machine trenching for conduit, piping, or other underground wet or dry utilities within the drip line of the tree.
    a. Where feasible, any piping or conduits are to go either over or under roots encountered while trenching within the drip line.
    b. Where a drainage pipe flow gradient is to be maintained and piping cannot be shifted above or below to avoid roots, re-routing of the pipe shall be the first option considered. Where rerouting cannot be accomplished, root pruning may be considered after inspection and consultation by a Certified Arborist. All such pruning shall be performed by trained pruning personnel under the supervision of a Certified Arborist.
    c. Note that the present plans do not foresee any significant drain lines or other utilities being routed through the drip line.
6. During demolition and construction activity, the following practices should be followed:
    a. Dust control measures should be in place and there should be a periodic washing of accumulated dust from the foliage of the tree as needed.
    b. Washing of the foliage, when needed, will be conducted during off-hours to not impact other construction operations, or encourage the adhesion of additional dust to wet leaves.
    c. Items that could cause damage to the tree if they fall from areas above the tree crown will be secured.
    d. Any damage to the tree that occurs as a result of construction activity will be reported to the Project Arborist who will then provide a written report of recommendations to repair or stabilize the damaged part of the tree and provide the report to the City's Community Forester.
    e. Proper safety perimeters will be maintained around any welding operations where sparks may damage tree foliage.
    f. Absolutely no discharge of paints, solvents, or other wash-out activities will be permitted on the site and especially not within the protected drip line of the tree.
    g. No equipment, materials, supplies, fill soil, or aggregate materials shall be stockpiled in the drip line.

7. Irrigation of the tree during the construction operation will be accomplished with a temporary drip irrigation system. The timing of irrigation will be determined from readings taken from a soil moisture gauge supplemented by periodic visual inspections of soil collected with a soil probe.

Section 8
PROPOSED TREE PROTECTION TRAINING PROGRAM

Critical to the success of this tree protection and preservation program will be sensitizing all on-site personnel to the importance of the Moreton Bay Fig as a unique horticultural specimen, a beloved community landmark, and as an irreplaceable visual / environmental asset to the resort itself. While such sensitivity is ingrained in the Owner, the City, and the Landscape Professionals involved in the project, it may not be evident to the Civil Engineering or General Building Construction teams that will ultimately dominate the site.

Subscribing to the belief that education and communication are the keys to the project's success, BVTC has proposed a comprehensive Tree Protection **Training Program**. Participation in this Tree Protection Training Program will be mandatory for **ALL** personnel that will be working on site.

The Tree Protection Training Program consists of the following elements:

1. Prior to the commencement of construction activities on site, the Owner will conduct a series of training sessions focusing on the critical elements of the Tree Protection, Preservation, and Maintenance Program. Each training session will cover the same material but will be offered several times to keep class sizes manageable yet inclusive of all the key project trades as they are brought on to the construction team.
2. Classes will be conducted by the Owner's Project Arborists. The Community Forester will be advised in advance of course times and will be invited to review the curriculum and observe the inaugural class at his / her discretion.
3. Course content will cover all aspects of the following:
    a. Identifying the work limits around the tree
    b. Identifying the required minimum protective systems required at the limits of, and within the drip line.
    c. Identifying allowable work near the tree and within the drip line.
    d. Establishing the absolute authority of the Project Arborist to shut down any / all operations that may damage or defeat the protective systems or violate the allowable work in or near the drip line.
    e. Establishing the protocol for the scheduling and advance notification to the Project Arborist prior to any work in or near the drip line.

f. Establishing the “zero-tolerance” criticality of the Protection, Preservation, and Maintenance Program and the penalties for work in violation of the work limits or allowable work inside or near the drip line.

4. At the discretion of the Instructor Arborist, the course participants may be required to participate in a question-and-answer session to assess the retention of critical information by the class.

5. Upon satisfactory completion of the course, each participant will be entered into a log and will receive a decal to place on their hard hat. No personnel will be allowed into the work area of the project without the Tree Protection Training decal on their hard hat. Exceptions will be made for inspectors, vendor representatives, or other incidental personnel provided that they only enter the work area if they are accompanied by an approved escort who does have the necessary decal on his / her hard hat.

6. The courses will be video taped and course content made available for use as subsequent construction personnel are brought onto the project team during later stages of work.

Section 9
PROPOSED TREE MONITORING PROGRAM

Construction Monitoring Program

The Heritage Tree will require routine, periodic inspections during construction to monitor soil moisture level and to determine if construction work has resulted in detrimental stress to the tree. Inspections should be followed by written recommendations where needed as to watering, supplemental mulching, supplemental pruning, pest, or disease control.

Post-Construction Monitoring and Maintenance

After the completion of construction, the current program of landscape maintenance under the canopy of the tree and the strategies to continuously work to improve the overall health, structure, and longevity of the tree as described in the current maintenance plan should resume. An annual review by an ISA Certified Arborist of these practices should be done to update any additional practices that should be implemented.

All Arborist's reports, before, during, and after construction should be available to the City of Santa Monica for review upon request.

Section 10
POTENTIAL IMPACTS ON THE TREE FROM SHADOWS OF NEW BUILDINGS

The orientation of the new structures and their relationship to the Heritage Tree is favorable to sun exposure. A Shade and Shadow Study of the 2018 design, completed by Pelli Clarke Pelli Architects dated February 1, 2018 shows minimal amounts of tree canopy in shadow for periods of over three (3) hours as measured at the Spring, Summer, Fall and Winter Solstices. A copy of the Shade and Shadow Study is included as Appendix 5. The study illustrates that the balance of the tree will still receive a good amount of afternoon sun based on the footprint of the new building which is of a similar height of the existing Ocean Tower. The height and setbacks of the new buildings from the Ficus tree allows the tree to continue to have access to sunlight.

Additionally, it should be noted that leaves that function in full sun develop a different internal architecture than leaves in continual shade. As such, leaves that exhibiting “high-light” architecture, when placed into deep shade, will eventually fall from the tree, and be replaced by leaves that adjust to the new light levels by means of modified internal “low-light” architecture. Such low-light architecture leaves are typically larger in size to provide more exposed surface area, and thinner in cross-section to allow for greater light penetration into the leaf to reach the photosynthetic chloroplasts located therein.

Given that the construction of the building will occur over time and the change in light levels will be neither dramatic nor sudden, it is most likely that within any areas that may be in partial shade, the leaf drop will be minimal, piecemeal, and gradual with some small number of high-light leaves falling off and being incrementally replaced over an extended period of time. By the time the buildings are completed, and the shade and shadow patterns set, the tree should have made all necessary internal adaptation so as to show no visible sign of any negative impact.

Section 11
RECOMMENDATIONS FOR LANDSCAPE TREATMENTS WITHIN THE TREE CANOPY ZONE

During the last several years, important improvements have been made in the landscape beneath the tree to improve the relationship between the tree's requirements and the general landscape. Currently there is strategic, yet non-intrusive, landscaping in place under the canopy and among the open areas of the root zone of the tree.

Added Open Surface Area

A clear benefit of the proposed development plan as currently designed is the elimination of the existing impervious vehicular hardscape pavement at the *porte cochere and the new raised deck platform to enhance access to the tree and protect the exposed roots of the tree*. This pavement presently covers a significant percentage of the ground area within the tree's drip line. The removal of this pavement will accomplish several very significant horticultural improvements for the tree:

- Reduce compaction of the soil below the tree
- Provide an extensive area for irrigation water infiltration
- Provide for improved atmospheric gas exchange within the Rhizosphere

The above environmental improvements within the tree's root zone are more than sufficient to offset any negative impact from select perimeter root pruning that may be required to accommodate the new construction.

New Drainage, Irrigation, Lighting, and Planting Guidelines

New irrigation, landscape lighting, and planting in the area within the drip line shall follow the same guidelines as are currently in place along with the following:

- Drainage lines, if required, shall be designed to avoid roots to the maximum extent possible. Where installed, drain lines shall be placed in as shallow an excavation as possible. Further, all such excavation shall be by hand and / or air spade.
- If a drain pipe's flow line gradient intersects a root, every effort shall be made to route the pipe under the root if feasible. If it becomes necessary to prune the root, all pruning shall be made under the supervision and advisement of a Certified Arborist.
- Lighting, where required, shall be low-voltage with wiring routed in flexible plastic conduit, on grade, and in spaces between surface roots and hidden within the mulch layer.

- Irrigation mainlines, control valves, and quick-coupling valves shall be located outside of the tree's drip line. Lateral lines serving irrigation systems within the drip line shall be generally limited to drip irrigation installed as above grade tubing hidden within the mulch layer.
- Where irrigation piping may be required to be installed below grade, all trench excavation shall be by hand with piping run over or under roots as dictated by the individual situation. No root pruning is anticipated to facilitate irrigation installation.
- Planting shall be limited to strategic zones of select, non-invasive planting limited to interstitial spaces between major roots. Plants shall be selected to share a common watering requirement to the Ficus tree (hydro-zone compatibility) to allow for uniform irrigation application within the overall planter area.
- Unplanted areas shall make extensive use of organic surface mulch, decorative stone, or other protective treatments

Hardscape Guidelines

The 2018 conceptual design contemplates a pedestrian sidewalk around the Heritage Tree outside of the tree's drip line which is a significant improvement from the existing condition and an improvement from the previous 2013 HKS plan. These areas of pavement will still be constructed with a shallow structural cross-section so as to avoid or minimize any sub-grade preparation that might damage near-surface roots outside of the drip line of the tree.

Section 12
CONCLUSION

By all accounts, the preservation of the Heritage Tree is feasible for the following summarized reasons:

- The tree is in overall excellent health
- The tree is a relatively hardy species tolerant of minor impacts or encroachments
- Remedial and restorative pruning has effectively improved the tree's health and tolerance
- The proposed new 2018 schematic landscape design is a thoughtful approach to highlighting the natural beauty of the Heritage Tree for all to enjoy, while ensuring its long-term health and vitality.
- As described above, the anticipated shoring and excavation in the new 2018 design will have no impact on the roots within the tree's drip line and minimal impact outside the drip line.
- When construction of the elevated wood deck surrounding the tree begins, the placement of the micro-piles should be approved by the Project Arborist.
- The spacing of the structural wood support members for the elevated wood deck should be developed in consultation with the Project Arborist.
- The system for watering the tree root zone area below the wood deck should be developed in consultation with the Project Arborist.
- The proposed 2018 design removes existing pavement around the tree to improve the root zone environment
- The proposed 2018 design expands the available area for future root development
- The proposed 2018 design respects the drip line and avoids root damage
- Pavement areas are outside the drip line of the tree and will be minimally invasive, so as to avoid or minimize any sub-grade preparation that might damage near-surface roots.
- A full GPR map of the root zone has been generated to guide delicate perimeter work
- Perimeter work should be by hand or shall use minimally invasive equipment and techniques
- Monitoring and maintenance shall be conducted throughout the demolition and construction
- All personnel working on the tree should be trained horticulturalists or arborists
- Construction personnel working near the tree will receive instruction regarding tree protection protocols and drip zone limits and bounds.

- No roots larger than two inches (2”) in diameter should be cut within the drip line of the tree (except as noted in Section 11).
- Outside the drip line of the tree, roots larger than 2” in diameter may be cut under the supervision of the Project Arborist.

The conclusion of the Arborists and horticulturalists involved in the development of the program that with the above measures, this tree will survive the construction process and will continue to thrive as the centerpiece of the proposed hotel and will ensure the health and longevity of the Heritage Tree for many years to come.

Section 13
SUPPLEMENTAL INFORMATION
REGARDING THE GROUND PENETRATING RADAR SURVEY

At BrightView's suggestion, Ocean Avenue LLC engaged **Arborist On-Site** to provide a tree **Root Radar Scanning Report**. A detailed scanning of critical areas of concern was conducted using Ground-Penetrating Radar (GPR). GPR is commonly used for this type of investigation and is acknowledged as the most reliable, non-invasive tool for assessing root depth and approximate sizes.

It should be noted that there are no practitioners of GPR in the Southern California area. It was necessary to retain **Arborist On-Site** of San Jose, California to perform this GPR survey. The additional information revealed about the status of the tree is of significant importance and serves as further evidence of Ocean Avenue LLC's on-going commitment to work with BrightView's tree protection team in developing the optimal plan to protect the Heritage Tree.

The Arborist On-Site report, (a copy of which is attached as Appendix 6 **- ISA Arborist's Report** [Ground-Penetrating Radar]) confirmed many of the assumptions that BrightView made in its December 12, 2013 analysis of the status of the Heritage Tree:

1. A majority of the tree's roots are located on the south side of the tree and have grown toward Wilshire Boulevard. This growth pattern takes advantage of the larger area of open space with greater access to soil moisture and air the absence of underground basements.
2. The majority of the tree's roots are located between a depth of 30-35" with little to no surface roots outside of the exposed roots within the tree's drip line. Root growth in this range is the result two forces:
   a) The tree's natural geotropism (tendency for the roots to grown downward) where soil texture and compaction levels allow.
   b) The limited ability for atmospheric gasses and water to penetrate lower strata of the site soils tends to preclude root growth at greater depths

.

Conclusions

The information revealed by the GPR Root Radar Scanning Report provides accurate data as to the depth and size of roots along critical drip line interfaces with the proposed construction. Access to this information in the simple graphic form provided in the report accomplishes the following:

1. The data demonstrates a reduced likelihood of clashes between construction and roots.
2. Where potential clashes are identified but unavoidable, the availability of the top view and profile view data reduces the need for detrimental “pot-holing” of to locate roots that may require selective pruning.
3. No roots larger than two inches (2”) in diameter should be cut within the drip line of the tree.
4. Outside the drip line of the tree, roots larger than 2” in diameter may be cut under the supervision of the Project Arborist.

Section 14 APPENDIX

The following documents are included as attachments to this Tree Report

1. Valley Crest Tree Care Services: *Ficus macrophyllum*
   Moreton Bay Fig, Santa Monica Miramar Hotel & Bungalows — March 2011
2. Time for a Trim, Santa Monica Daily Press, Article — Date Unknown
3. Arbor Essence: Evaluation of Landmark Ficus — November 16, 2017
4. Arbor Essence: Health Assessment of Moreton Bay Fig — April 10, 2013
5. Shade and Shadow Study by Pelli Clarke Pelli Architects — February 1, 2018
6. ISA Arborist's Report (Ground-Penetrating Radar) — October 9, 2014

Appendix 1

ValleyCrest
Tree Care Services

Ficus Macrophyllum
Moreton Bay Fig
Santa Monica Miramar Hotel & Bungalows

March 2011

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D. 2011 Phase 3 Maintenance and Pruning Program; Arborist's Update Report

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A. History and Background

In June 1976, the Landmarks Commission of the City of Santa Monica initiated proceedings for the designation of the Moreton Bay Fig tree (the "Ficus") at the Miramar Hotel (the "Hotel") as a landmark and in August of the same year approved the designation based on the following findings:

1. The Ficus is identified with an historical personage of local, state, and national history in that it was planted by members of Senator J.P. Jones' family.
2. It symbolizes elements of the cultural, social, economic, and political history of the city in that it is located on the former estate of Senator Jones, one of the founders of the City of Santa Monica.
3. It has aesthetic interest and value in that it is a fine botanical example of its species.

It is estimated that the Ficus was planted sometime around 1879, making it approximately 132 years old. The tree currently measures approximately 60 feet in height, 110 feet in spread, and has a diameter at breast height (DBH) of approximately 72 feet. Other examples of this species can be found in Los Angeles, San Diego, Santa Paula, and Santa Barbara where the tree is considered to be the largest known specimen in the continental United States.

The Ficus is named after Moreton Bay in southern Queensland, although it is found elsewhere. An evergreen tree that can reach heights of 200 feet, its trunk can be massive, with thick, prominent buttressing roots, and reach a diameter of 8 feet. The rough bark is grey-brown.

Since acquiring the Hotel, MSD Capital, L.P. (the "Owner") has made a concerted effort to learn more about the Ficus, and to solicit opinions from prominent arborists concerning how the tree should be maintained going forward.

Understanding that the Ficus had significant historical as well as botanical value, the Owners began to develop a long term management program for the tree and in the winter of 2006 contacted Valley Crest Tree Company, Calabasas, California to provide input into the planning process.

B. 2007 Arborist's Report and Work Plan

1. The Initial Report

In March of 2007, Valley Crest Tree Company arborist Dave Teuschler, an International Society of Arborists Certified Arborist, inspected the Ficus for the purpose of determining what steps need to be taken to preserve, protect, and enhance the tree so that it will continue to thrive for many years to come. In addition, the review considered public safety to make sure that the Ficus is in a condition that is safe for the many Hotel visitors who pass beneath it and protection of the property and buildings on this site. Pruning specifications and work conditions were then developed and assembled in accordance with International Society of Arboriculture standards that are widely accepted and currently in use.

In Mr. Teuschler's initial report, the following observation and recommendations were made:

Observations

- The Ficus has not undergone any significant maintenance in years. Nevertheless, the tree is in moderately good health, as shown by previous years' growth, leaf size, lack of dead wood in the canopy and overall color and vigor.

- A great deal of over pruning of this tree has taken place in the past. It has been lion tailed severely. This practice of removing all of the interior branches forces the tree to produce new foliage and the extreme branch ends.

- The result of lion tailing has put all of the branch weight out at the ends of the branches which required installation of support cables in the canopy in the past as a means of preventing catastrophic limb failure.

- This tree is completely surrounded by driveway, building, and sidewalks and is accessible to the general public and vehicles.

- Many of the tree branches touch the existing buildings and abrasions and rub scars exist which indicate these branches have been striking the building and pose a potential risk for property damage.

Recommendations

- End weight needs to be removed from this tree to make it safer for those who pass beneath it. You will see that large limbs have fallen in the past as shown by large open wounds which are in the process of compartmentalization. This is traditionally why tree branches are cabled. This tree currently has a system of cabling installed. Removing some end weight off of the end of the branches reduces that potential risk of another branch falling.

- All pruning should be done with the highest regard for the historical importance of this heritage tree and in compliance with ISA standards

- It is recommended that the pruning of this tree should be undertaken in several phases. In the first phase, all pruning will be limited to approximately one-half of the final crown reduction and will focus reducing end weight by approximately 30% as well as over structure branching.

- This pruning should take place in the warmer months of the year when the tree is actively growing. This would be considered April through October in Santa Monica.

- All pruning should be supervised by and ISA certified arborist and should be in accordance with all tree maintenance regulations set forth by the City of Santa Monica

2. Working with the City of Santa Monica

Following this initial inspection an on site meeting was held with Mr. Walt Warriner, Community Forest & Public Landscape Superintendent, City of Santa Monica, the Owners, and the arborist team from Valley Crest Tree Company. This was a walk through discussion regarding the short- and long-term management for the Ficus with the intent on developing a collaborative assessment of the best way forward for preserving this tree as a community landmark and enhancing its overall health and vigor in the year to come.

It was generally observed by all that while the tree was in very good condition for a tree of its age, there was no documented work plan for the tree and little work had been performed in recent times to address some basic arboricultural issues. Discussions amongst the group led to agreement of the elements of good arboricultural management effort. From that point, it was agreed that a written plan would be developed by the Owner and submitted to the City for review, comments, and approval so that much needed deferred maintenance could be started. As owners, it was important to time the work for the optimal benefit of the tree and it was agreed that the work should begin as soon as possible.

3. The Work Plan

The following detailed work plan was developed and approved by the City to be implemented in a series of phases over a period of years to ensure the long term health of the tree. It demonstrates the high level of expertise which was solicited and the very specific actions that were to take place during execution of the work plan. A pre-work meeting was held with all members of the team and the work was supervised at all times by a Certified Arborist. The purpose of this report is to describe the phased work and maintenance program as implemented for the tree since our initial review in 2007. This

program has improved the tree's previous moderately good health to its current excellent condition.

Pruning Specifications for Ficus Macrophylla at the Miramar Hotel in the City of Santa Monica

by Dave Teuschler
I.S.A. Certified Arborist # WE – 4177A
Valley Crest Tree Company, Specimen Tree Division, Los Angeles, California

Background Information

- This is a heritage Ficus macrophylla. It was planted in 1879.
- This tree is the focal point of the Miramar Hotel in Santa Monica. The current vehicle entry and turn around encircles three fourths of the area beneath the canopy of the tree.
- Although the tree has been infrequently and improperly pruned in the past, its current health appears to be good.
- There are signs of prior limb failures within the canopy of this tree (figure1).
- It appears that this tree has been overly thinned in the past. This thinning eliminated interior foliage and pushed all new growth towards the extreme ends of the branches. A practice that is called "lion tailing".

The word 'shall' indicates a practice that is mandatory. The word 'should' refers to a practice that is highly recommended.

Objectives

Reduce potential hazardous conditions in this Ficus macrophyllya, begin correcting improper pruning that has taken place in the past and improve tree structure by:

- Removing dead branches.
- Reducing the weight of branches or stems with included bark.
- Reducing the weight toward the ends of branches that have been lion tailed during previous pruning (figure 2).
- Crown thinning of the canopy (figure 3).
- Removing over-structure branches (figures 4, 5).
- Removing crossing branches (figure 6).
- Adjusting and or replacing cables within the canopy of the tree (figure 7).
- Adjusting canopy lighting attachments (figure 8).

General Procedures

- Live branches less than 1.5 inches diameter should not be removed.

- Dead branches greater than 1.5 inches in diameter (measured at the base of the branch) shall be removed from the canopy of the tree.
- No live branches greater than 4 inches diameter shall be removed from the tree without authorization.
- Remove no more than 20 percent of live foliage from the tree unless indicated below.

Specific Procedures

1. Weight on main scaffold limbs with included bark shall be reduced by approximately one-third by removing some secondary branches toward the ends of the limbs and/or by removing the end of the branch using a drop-crotch cut.
2. If less than 20 percent of the foliage was removed on a mature tree following procedures 1 above, thin the canopy to allow more light to reach the ground under the tree and to reduce damage from wind storms. The foliage removed shall be taken primarily from the outer edge of the canopy, not from the interior (figure 9). Interior branches shall be left on the tree. Do not remove water sprouts from the interior of the tree.
3. Root zone shall be protected during pruning operations.

Pruning techniques

Pruning cuts shall be in accordance with ANSI A300 pruning standards. See attached documents.

Tools and equipment

- Climbing spurs shall not be used when climbing trees, except to climb a tree to be removed or to perform an aerial rescue of an injured worker.
- Equipment and work practices that damage bark or cambium should be avoided.
- Rope injury from loading out heavy limbs should be avoided.

General

Work will be supervised by an I.S.A. certified arborist. Certification is through the International Society of Arboriculture, Champaign, IL. A certified arborist shall be on site at all times during work activities.

Safety

All work shall be performed by workers trained in accordance with ANSI Z133.1 safety regulations as required by OSHA. See attached documents.

Exclusions

Only the Ficus macrophylla is to be pruned. All other trees at this location will require a separate pruning specification if they are to be pruned.

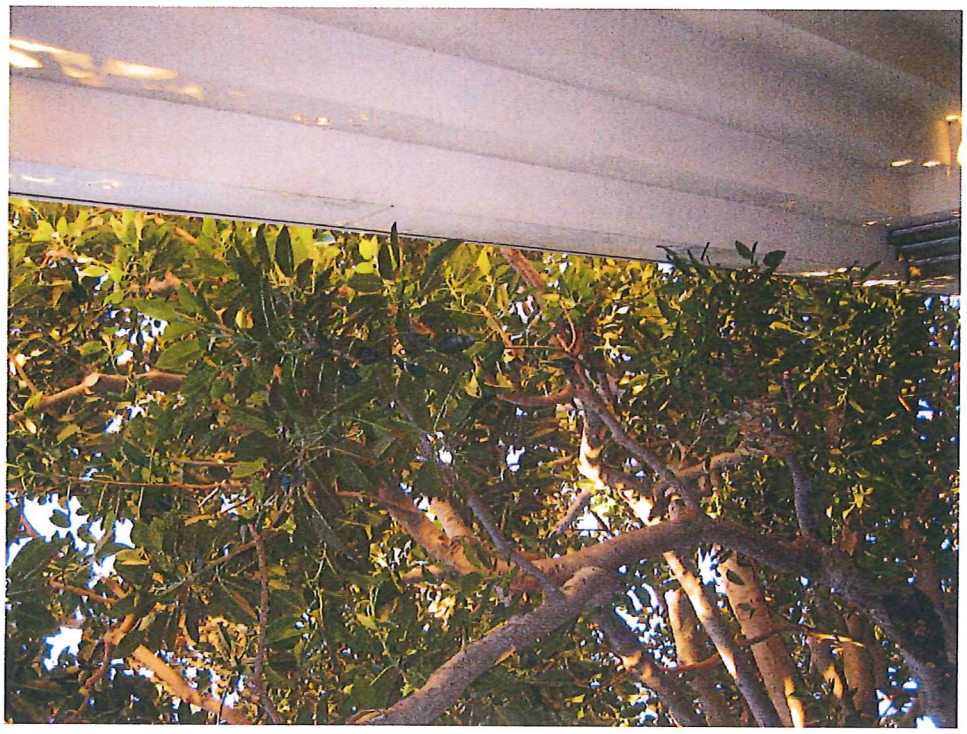
Additional Requirements

All debris and equipment shall be removed from the site by the end of each workday and public area shall be kept in a clean condition.

Examples of Work to be Performed

Canopy of tree impacting structure needs to be reduced

Extremely long branches carrying excessive weight are a hazard

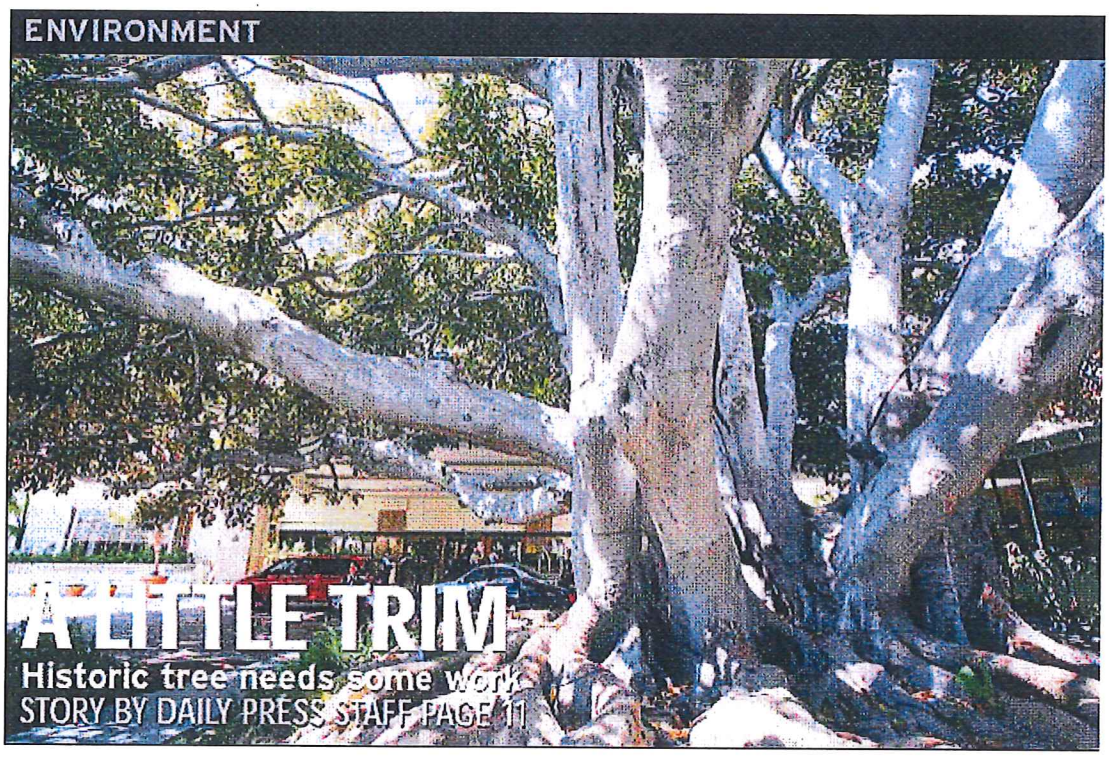


Branches growing inside of roofline need to be rebalanced

Selective pruning is needed to reduce the encroachment

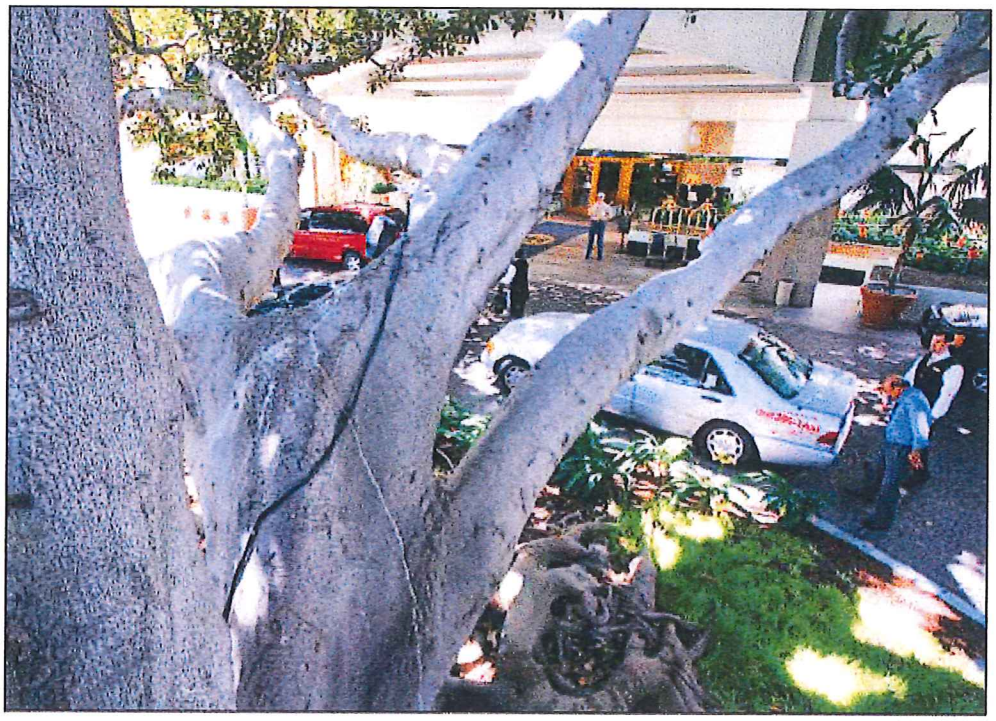
4. Community Outreach

As part of the planning for commencing much needed work on the Ficus, outreach to the community was initiated to provide background for the work and to solicit any input before commencing work. A newspaper article told the story of this historical tree and provided the community with insight into the need for a long-term plan for this botanical specimen.



Brandon Wise brandonw@smdp.com

LANDMARK NEEDS MAINTENANCE: With its branches stretching out over the Fairmont Miramar Hotel driveway, the landmarked Moretor Bay fig tree is the second largest found in California. Hotel management plans to do some much-needed pruning in May.



Brandon Wise brandonw@smdp.com

IMPORTANT PROJECT: Officials at the Fairmont Miramar Hotel are making plans to trim the historic Moreton Bay fig tree.

Time for a trim

Historic Moreton Bay fig tree to receive some maintenance

BY DAILY PRESS STAFF

DOWNTOWN Standing just inside the gates of The Fairmont Miramar Hotel, the impressive Moreton Bay fig tree has been welcoming guests and visitors from around the world for more than a century.

While it hasn't been that long since the historic landmark was last trimmed, the tree has seen better days and those at the hotel are planning to give it some tender loving care in the next few weeks to ensure it stays around for another 100 years.

"There are certain areas of the tree that are carrying an awful lot of weight and some of those branches are so heavy and fragile that it has become a safety issue," said Ellis O'Connor, general manager of the Fairmont.

"We just want to get the word out and let people know what we are planning to do because the tree is one of the focal points of Santa Monica," O'Connor added. "Everyone is proud of it and we want them to know we are doing this for the right reasons, for the best interest of the tree."

Ever since City Hall decided to remove dozens of ficus trees on Second and Fourth streets residents have been paying closer attention to Santa Monica's urban forest. A group of residents known as Santa Monica Treesavers formed to fight the removal of the ficus trees. The removal, which was part of a more than $8 million streetscape improvement project, has been put on hold pending a court decision.

O'Connor said the Fairmont has been working with City Hall and professional arborists to come up with the best plan to preserve and strengthen the fig, which could include using cables to support some of the larger limbs. Fairmont is awaiting approval from the Landmarks Commission and hopes to start trimming May 1.

"We have done extensive reports about the effects of possible over trimming to see how much should be taken off of it," O'Connor said. "We have been in close communication with the city of Santa Monica and their tree department."

The company that will perform the work is ValleyCrest. The job should take anywhere from five to 10 days, O'Connor said.

The Fairmont's fig has a rich history. Dating back more than 100 years ago, an unknown sailor from Australia is believed to have carried the original sapling off his ship into a local Santa Monica watering hole. Unable to pay for his drinks, he gave the sapling to the bartender as payment. The bartender, having no use for the sapling, gave it to the wife of Nevada's Sen. John P. Jones, who founded Santa Monica in 1885 and who built the original Miramar as a family mansion in 1889. The Jones' gardener, a man by the name of W.H. Lee, planted it in the garden amongst some rare and exotic plants, some of which are still thriving today.

The Jones family sold their home shortly before the senator died in 1912 and it was converted into the Miramar Hotel in 1921. By this time, the original sapling had already grown to an impressive size and was widely recognized as the "Jones Family Tree." Although a modern building replaced the Jones' residence in 1938, the tree continued to serve as a focal point for outdoor meetings and local festivities, a tradition that is still followed today.

In 1969, the Santa Monica chapter of the Daughters of the American Revolution held a special ceremony commemorating the planting of the tree and issued a memorial plaque which is now affixed to the tree's base among the flowers near the sidewalk path. The Santa Monica Landmark's Commission during the United States bicentennial year in 1976 declared the tree an historic landmark.

news@smdp.com

5. Results of Owner's Management Plan

Before management was begun

Phase One Completed

C. 2010 Phase 2 Maintenance and Pruning Program

In March of 2010, ValleyCrest implemented Phase 2 of the maintenance and pruning program for the tree. These activities included the following:

- Crown reduction with an emphasis on an overall smaller canopy to reduce the risk of limb failures
- Crown thin per ANSI standards of 25% of the entire canopy
- Pruned the end weight of lateral branches throughout the canopy to reduce chances of limb failures
- Pruned back the lateral branches over structures for building clearance
- Inspected and made minor adjustments to the existing cabling system to ensure proper support for the lateral limbs

D. 2011 Phase 3 Maintenance and Pruning Program; Arborist's Update Report and

In February of 2011, ValleyCrest implemented Phase 3 of the maintenance and pruning program, which included the following work:

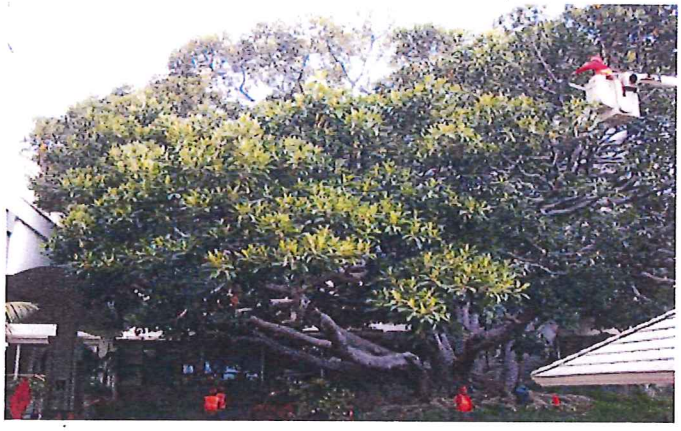
- Crown reduction of approximately 4' to 5'
- Crown thin per ANSI standards of 25% of the entire canopy
- Pruned the end weight of the lateral branches throughout the canopy to help reduce end weight to reduce the chances of limb failure
- Pruned back lateral branches over structure for building clearance
- Inspected and made minor adjustments to the existing cabling system supporting the larger lateral limbs for proper support

In accordance with the original 2007 work plan, the current overall health condition of the tree appears to be excellent. Overall, the tree is showing good uniformity, healthy growth and healthy leaf size, color and vigor. Shown below are several before and after pictures from the start of the maintenance project through the February 2011 Phase 3 pruning.

March 8, 2011

Before picture of first trimming over structure for building clearance. 2008

After picture of last trimming for building clearance completed Feb 22, 2011



Side view picture of before crown thinning of 25% . 2008

Side view picture of after crown thinning of 25% Completed Feb 22, 2011

Front view picture before Crown reduction. 2008

Front view picture after crown reduction. Completed Feb 22, 2011

There is, however, a section on the back side of the tree (see photos #1 and #2 below) that does *not* show the same positive appearance. In this area, there is visual evidence of stunted growth, dwarfed leaf size, thinning canopy, lack of color and vigor.

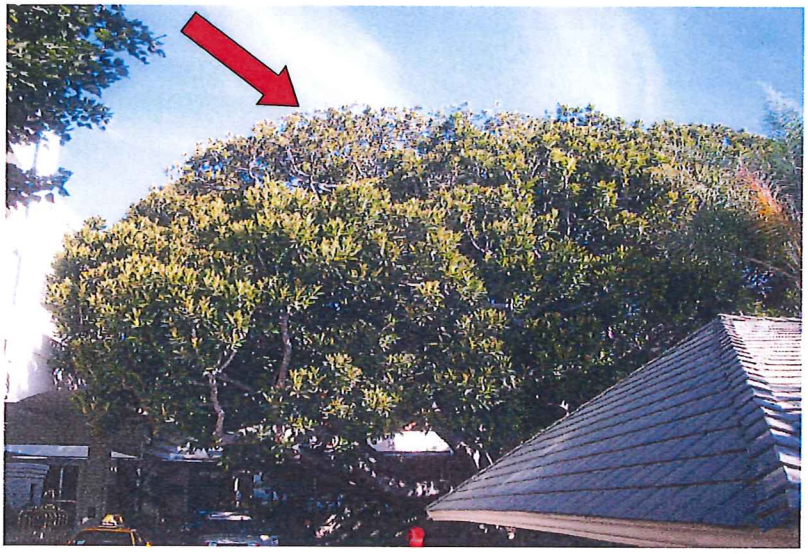


Photo #1

Photo 2

The area of decline is isolated to one main large "parent leader." There are five points where cabling hardware has been installed for the purpose of support as shown in photo #3 and #4.

Cabling systems are installed in the tree limbs to increase the weight each limb can hold, thus a larger-sized canopy is created. With a larger canopy, the cables help to limit limb breakage and the potential threat to property or people below. However, when hardware is installed in a tree, a wound is created in the vascular system at the point of entry. A developmental process unique to trees is the ability of the tissue surrounding the cable at the point of entry to compartmentalize around the wound. When this reaction is triggered the tree forms boundaries around the wounded area.

The limb shown in photo #3 has too many wounds in a confined area, restricting the proper function/flow of the vascular system. The compartmentalized tissue creates an abnormal "maze" like effect to the vascular system thus reducing the flow of nutrients. Therefore, the nutrients are not readily able to reach the upper canopy resulting in a poor performing or struggling upper canopy.

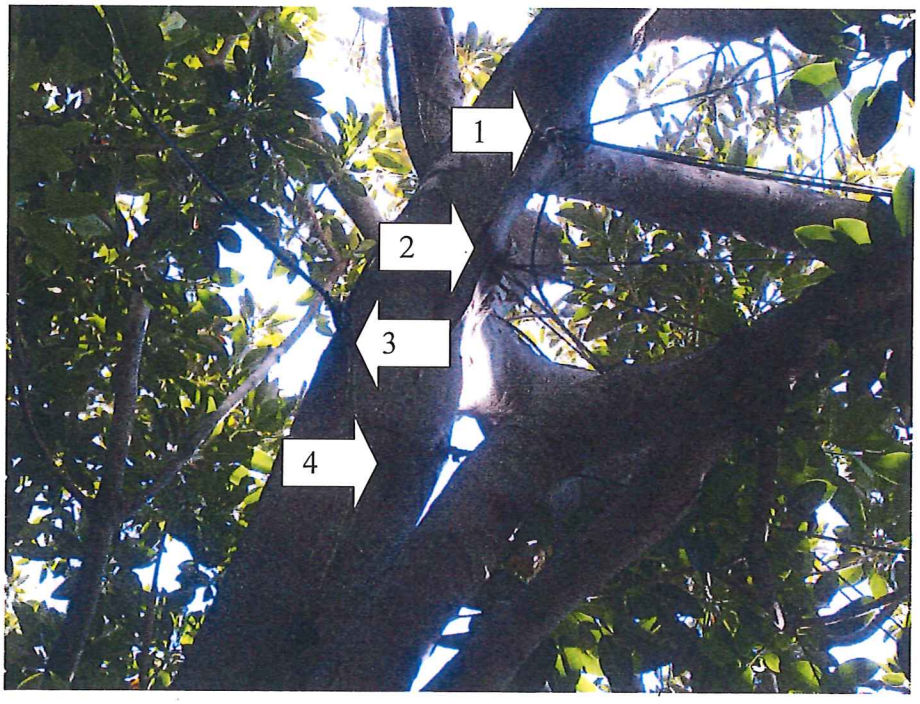


Photo #3

Another likely contributing factor to the poor performance of the limb is the large wound shown in photo #4 along the trunk caused from a previous broken lateral limb.

Photo #4

The last item of concern is a crossing lateral branch indicated on Photo #5 that is rubbing and exerting pressure again the main struggling parent limb.

Photo #5

Recommendation

We are strategically allowing lateral limbs to grow and mask the stunted parent limb shown in photos #1 and #2. Ultimately, the lateral limbs will grow to help maintain the shape of the canopy. The stunted parent limb will not be removed because the existing cables, shown in photo #3 and 4 are supporting other structurally important limbs.

In conclusion, any added stress should be avoided to help prolong the life span of this majestic tree such as the following:

1. Avoid new plantings that will disturb the soil. This will prevent root hair loss which is essential for nutrient uptake.

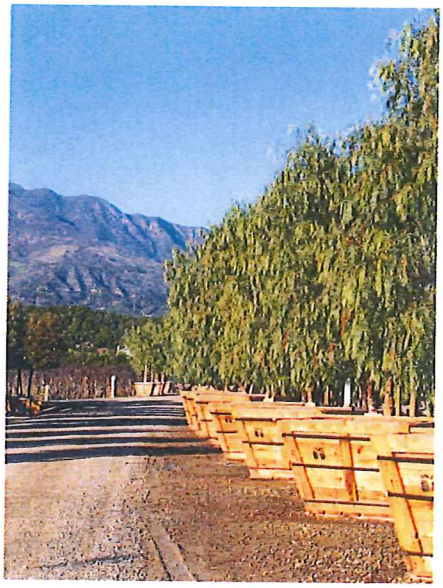
2. Avoid installing lighting that will require additional holes to be drilled into the bark. Use the existing anchor points where possible.

E. Long-Term Hotel Revitalization Plan

We understand that the Owner is in the process of considering various long-term Hotel revitalization scenarios, and that preservation of the Ficus is central to each alternative. Valley Crest Tree Company will work with the Owner to develop a tree protection plan that ensures the long-term health and vitality of the Ficus, in accordance with applicable City of Santa Monica ordinances and good arboreal practice.

F. About Valley Crest Tree Company

As the largest producer of containerized specimen trees in the West, Valley Crest Tree Company offers an unparalleled variety of high quality trees to landscape contractors, architects and developers seeking to create mature and distinctive landscapes. With 800 acres of state-of-the-art growing grounds in northern and southern California, the Nursery Division's standing inventory of 15 gallon through 72 inch boxes includes a broad cross-section of shrubs and trees. The Specimen Division offers expert tree relocation, storage and preservation services worldwide and an array of mature and one of kind mature trees that have been procured and preserved from their original setting.



Appendix 2

Santa Monica Daily Press

Visit us online at smdp.com

Brandon Wise brandonw@smdp.com

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news@smdp.com

Appendix 3

Arbor Essence

November 16, 2017

Mr. Dustin Peterson
Fairmont Mira mar Hotel
Santa Monica, CA

Regarding: Evaluation of Landmark Ficus
Fairmont Mira Mar Hotel
Santa Monica, CA

Dear Mr. Peterson,

At your request I visited the referenced site November 14, 2017. I was asked to evaluate the current health condition of the Landmark Morton Bay Fig tree in front of the hotel.

My visual inspection was performed from ground level and did not involve any invasive or advanced diagnostics. The tree was visually examined to assess its current state of health and to identify any apparent pest or structural problems. The lower trunk area was sounded using a rubber mallet to check for any indication of internal cavities or decay, and the crown of the tree was inspected using binoculars.

The tree appears very healthy with good foliage color and strong seasonal shoot growth. No signs of stress or decline were observed in the tree. The south side of the crown is not quite as full as the north, but I simply attribute this to exposure.

Compared to photos of the tree taken in 2013, the tree generally appears to be healthier, foliage color has improved, and crown density has also increased.

There are several support cables installed in the tree, some of which are very slack. I also question the workmanship of the cable installation and suggest having the cables check by a reputable company, and adjusted or modified as needed.

It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence

Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board-Certified Master Arborist #WE-3643B
ISA Tree Risk Assessor Qualification

Arbor Essence

Appendix 4

April 10, 2013

Mr. Robert Crudup
Valley Crest Tree Company
24151 Ventura Boulevard
Calabasas, California 91302

Regarding: Health Assessment of Morton Bay Fig
Miramar Hotel
101 Wilshire Blvd.
Santa Monica, CA

Dear Mr. Crudup,

At your request I visited the above referenced site April 9, 2013. The purpose of this visit was to inspect a landmark Morton Bay Fig (*Ficus macrophylla*), to evaluate its current condition.

My inspection of the tree was performed from ground level and did not include any extensive or invasive diagnostics. The tree was inspected to assess its overall health and structural condition, and to identify any signs or symptoms of insect pest or disease problems.

The subject tree is located growing in a large planter outside the main entry to the hotel. The tree is massive in size with several large stems and an immense canopy.

Overall the tree appears to be in healthy stable condition. The tree displays good foliage color, and healthy new shoot growth throughout its entire crown. The tree does not display any stress or decline symptoms. No significant insect pest or disease problems were observed in the tree, nor were any major structural defects identified.

In preparation for proposed construction and hotel renovations the tree has progressively been pruned for crown reduction over the pat few years. This approach has enabled the crown to be significantly reduced without impacting tree health, vigor and structure.

Only a few minor structural defects were observed in the tree, which include two distinct wounds in the lower portion in two of the main stems. Currently it appears that decay is minimal and there is enough sound healthy wood to reasonably support the stems with little risk.

I did note the extraordinary number of cables installed in the crown of the tree. Some of the cables appears to be very old having been installed many years ago, and others look as though they were installed more recently. Many of the cables appear to be redundant and probably can be removed, while others were simply installed incorrectly and need to be replaced, modified or adjusted. It is recommended that cables in trees be inspected annually and adjusted as needed.

I also observed a large birds nest on the upper north side of the crown; we must be mindful to protect and nests when working in the tree.

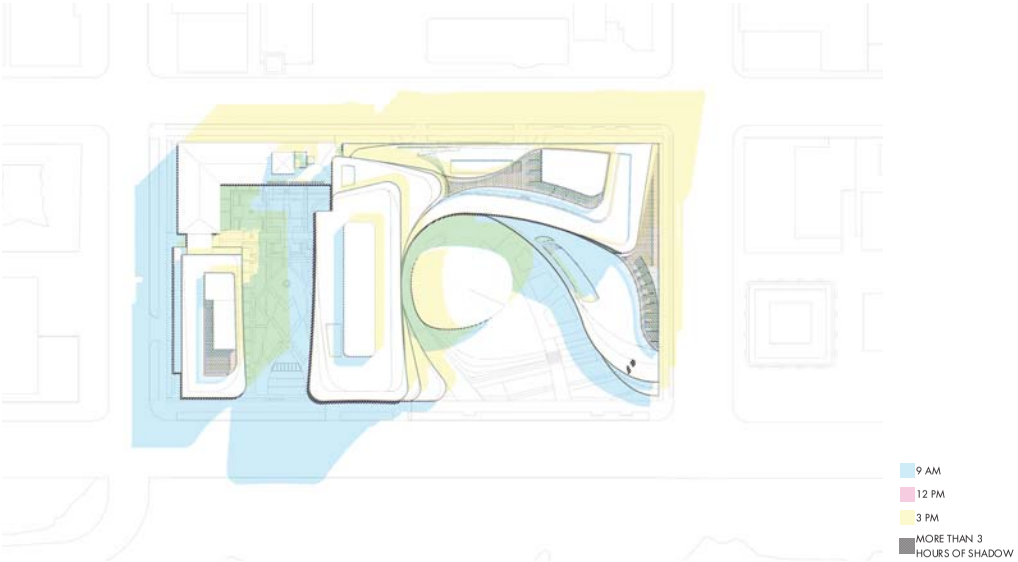
It should be noted that the study of trees is not an exact science. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence

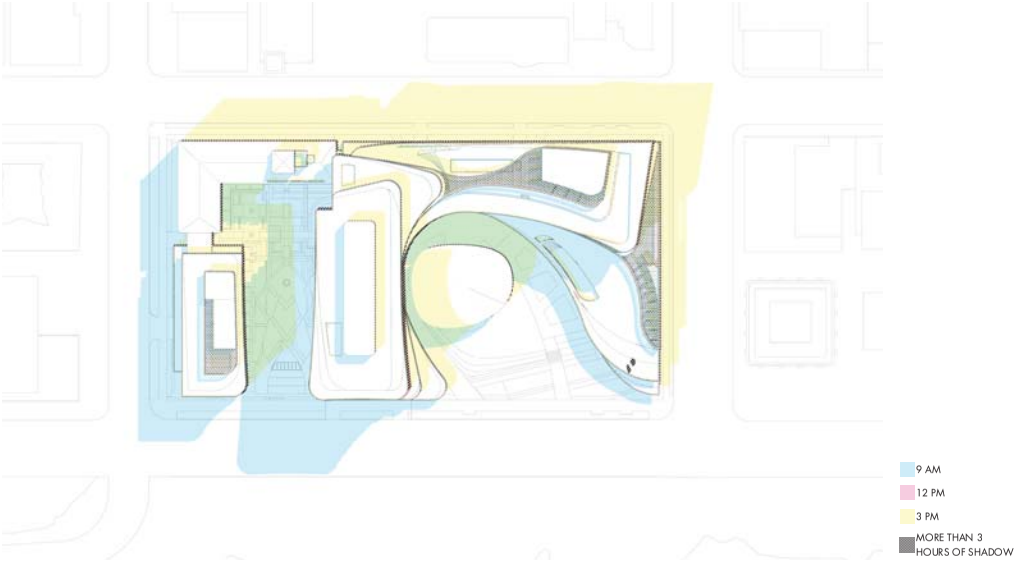
Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board-Certified Master Arborist #WE-3643B
PNW-ISA Certified Tree Risk Assessor, CTRA #1034

Appendix 5



SPRING EQUINOX (MARCH 21)

SUMMER SOLSTICE (JUNE 21)



FALL EQUINOX (SEPTEMBER 21)

WINTER SOLSTICE (DECEMBER 21)

MIRAMAR HOTEL & RESIDENCES REDEVELOPMENT FEBRUARY 01, 2018	APPLICANT	PROJECT ADDRESS	DEVELOPER	ARCHITECT	LANDSCAPE ARCHITECT	DESIGN CONSULTANTS	SHEET NAME	SHEET NUMBER
	OCEAN AVENUE, LLC 100 WILSHIRE BOULEVARD SUITE 1700 SANTA MONICA, CA 90401 310.458.3600	1133 OCEAN AVENUE (101 WILSHIRE BOULEVARD) SANTA MONICA, CA 310.899.4184	THE ATHENS GROUP 101 WILSHIRE BOULEVARD SUITE 101 SANTA MONICA, CA 310.899.4184	PCPA 322 EIGHTH AVENUE FLOOR 11 NEW YORK, NY 10001 212.417.9496	GGN 1932 1ST AVENUE SUITE 700 SEATTLE, WA 98101 206.903.6802	STRUCTURAL: THORNTON TOMASETTI MEP/ENVIRONMENTAL: SYSKA HENNESSY GROUP CIVIL: FUSCOE ENGINEERING HISTORIC PRESERVATION: CHATTEL LEED: ZINNER CONSULTANTS PARKING: WALKER CONSULTANTS	SHADE AND SHADOW STUDY	APP-01

Arborist OnSite®

Horticultural Consulting Inc.

130 San Ramon Drive San Jose, California 95111
Direct 408/ 226-3427 Fax 408/ 227-9901
Robert@arboristonsite.com

Appendix 6

ISA Certified Arborist Report

Submitted To:

Ocean Avenue, LLC
100 Wilshire Blvd., Suite 1700
Santa Monica CA 90401

Project Location:

The Fairmont Miramar Hotel
101 Wilshire Blvd.
Santa Monica, California 90401

Submitted By:

Robert Booty, Registered Member # 487
The American Society of Consulting Arborists
ISA Certified Arborist WC-4286

October 9, 2014

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Assignment

Ocean Avenue, LLC, the owner of the Fairmont Miramar Hotel in Santa Monica, California, is planning a comprehensive redevelopment of the site that will include an underground parking structure. Their heritage tree, a Moreton bay fig (*Ficus macrophylla*) (the "Heritage Tree"), is located in the center of the site and will remain a focal point of the redeveloped hotel.

Ocean Avenue LLC previously engaged Valley Crest Tree Company to provide a comprehensive tree protection, preservation and maintenance plan to protect the Heritage Tree. At Valley Crest's suggestion, Ocean Avenue LLC requested my services to utilize ground penetrating radar to locate the tree roots within the proposed construction area and to provide specific information as to root location, density and depth in order to provide as much information as possible to ensure the on-going health and vitality of the Heritage Tree during and after construction.

Observations

I visited the site on September 7, 2014. The Heritage Tree is located in the center of a round-about driveway at the entrance to the hotel. Traffic circles around the tree on a stone mosaic drive way. The tree is surrounded on three sides by buildings. The Heritage Tree is about 80 feet tall and appears to be in excellent health. I am very impressed with the quality in which it is being pruned and cared for.

Discussion / Conclusions

I completed a total of seventeen individual line scans around the tree; all, with the exception of one were next to the buildings that are proposed to be removed as part of the redevelopment plan. Sixteen of the scans utilized the 400MHz antenna and only identified structural roots one inch in diameter or greater. I did one scan (#17) along the entrance to the hotel itself with the 900MHz antenna in order to identify the smaller absorbing roots (i.e., those that are a quarter inch in diameter or greater).

As you evaluate the larger structural roots found on pages 13-30 and begin actual construction, those smaller roots are present in the soil although they are not identified in these 16 scans. The shallowest roots are about two inches below the surface and the deepest roots are at a depth of forty inches, with the majority of the structural roots being consistently found at 30-35 inches in depth.

The site map on page 8 shows the actual scanning locations and the virtual trench plots shown on pages 13-30 are very helpful in understanding root density near the buildings that will be removed as part of the redevelopment plan.

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Methodology

How does it work?

Ground-Penetrating Radar (GPR) is an established technique that has been used worldwide for over 65 years. Radar is an object-detection system that uses *electromagnetic waves* – specifically *radio waves* – to identify the range, altitude, direction, or speed of both moving and fixed objects. When an electromagnetic wave[1] emitted from a small surface transmit antenna / receiver encounters a boundary between objects with different electromagnetic properties, it will reflect, refract, and or diffract from the boundary in a predictable manner. Radar waves or signals are reflected especially well by materials of considerable *electrical conductivity*.

The radar signals that are reflected back towards the antenna are the desirable ones that create the image and make radar work. An air-filled tree trunk (*with a decayed hollow*) or a partially air-filled incipient (early stage) decay zone inside a cell wall within a tree are excellent reflectors for detection by GPR systems. Use of GPR instrumentation for internal tree trunk decay detection and below ground root locating is one of its latest uses in the field of tree risk assessment.

GPR uses today seem endless. When you look at the weather report, you are looking at a Doppler weather radar scan; it will tell you where the heaviest amounts of rain will fall in your area. It works like this, the radar signal, as it passes through the clouds is reflected back to a transmit receiver antenna that measures the density of the moisture in them and the speed they are traveling. You can then determine approximately when it will start raining and how much rain will fall in a given area. Radar is used in aviation, automobiles, law enforcement and locating objects below ground.

[1] Daniels, D.J. 1996, Surface-Penetrating Radar. The Institute of Electrical Engineers, ISBN 0-85296-0.

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Root Mapping

An Introduction to Below-Ground Tree Root Mapping using
Ground – Penetrating Radar (GPR)

Ground-Penetrating Radar used as a method of mapping tree roots has several of the following advantages over other methods of root locating,

It is capable of scanning the root systems of multiple trees under field conditions in a short time.

1. It is completely non-invasive and does not disturb the soils or damage the trees being examined, and causes no harm to the environment.
2. Being non-invasive, it allows repeated measurements that will reveal long-term root system development.
3. It allows observation of root distribution beneath hard surfaces (concrete, asphalt, and bricks) roads and buildings.

Its accuracy is sufficient to locate structural roots with diameters from less than 1 cm (0.4 in.) to 3 cm (1.2 in.) or more. It can characterize roots at both the individual tree and stand levels, facilitating

There were two different radar antennas utilized for this project. The 900MHz antenna begins identifying roots that are a quarter inch in diameter and larger and has a depth penetration of thirty-nine inches. The 400MHz antenna identifies roots that are one inch in diameter and larger and will penetrate down through the soil to twelve feet. These two different antennas are specifically used to identify the smaller absorbing roots and then the deeper and larger structural roots of trees.

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Analysis Results

Top Down View

There are two ways to view the data obtained from the use of Ground Penetrating Radar. Both are designed to provide better understanding of existing root depth, pattern, and density. The first method we utilized is the top down view; this is an aerial view looking down on the property. This is how the radar looks at the existing roots. As the antenna is moved along the ground every 2/10ths of an inch, a radar signal is released into the ground at a predetermined depth.

As this signal encounters a root, it is reflected off its top and back to a receiver inside the antenna. This returned signal is displayed as an x in the final report and indicates the presence of a root. The colored x indicates the depth of the root. The advantage of the top down view is that it displays all roots found at all depths on one map and this will allow you to see the density of the roots around a given tree.

Secondly, one can observe all roots within a given soil profile depth. On the following pages, you will notice three soil profiles depicted. When looking at the top down view of the scans, keep in mind that each x marks the presence of a root. These roots are connected to the tree from the root flare as they grow into the soil and then grow outward in all directions; roots that have no obstructions and can travel laterally twice the height of the tree. This is what gives the tree stability.

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Markers for Fairmont Hotel

Markers Scan #1

1. start

Markers Scan #2

1. start
2. Entering exposed root zone
3. passing center of tree
4. Exiting exposed root zone

Markers Scan #3

1. start
2. Entering exposed root zone
3. passing center of tree

Markers Scan #4

1. start
2. passing center of tree
3. Exiting exposed root zone

Markers Scan #5

1. start

Markers Scan #6

1.start
2. passing center of tree

Markers Scan #7

1. start

Markers Scan #8

1. start
2. passing center of tree

Markers Scan #9

1. start

Markers Scan #10

1. start
2. Entering exposed root zone
3. passing center of tree

Markers Scan #11

1. start
2. passing center of tree
3. Exiting exposed root

Markers Scan #12

1. start
2. Exiting exposed root zone

Markers Scan #13

1. start

Markers Scan #14

1. start

Markers Scan #15

1. start

Markers Scan #16

1. start

Markers Scan #17

1. start
2. Entering exposed root zone
3. passing center of tree
4. Exiting exposed root zone

Pink markers are used during the scan to identify physical objects above ground during the root scan. These markers will help to compare above ground locations verses root density under the stone drive way.

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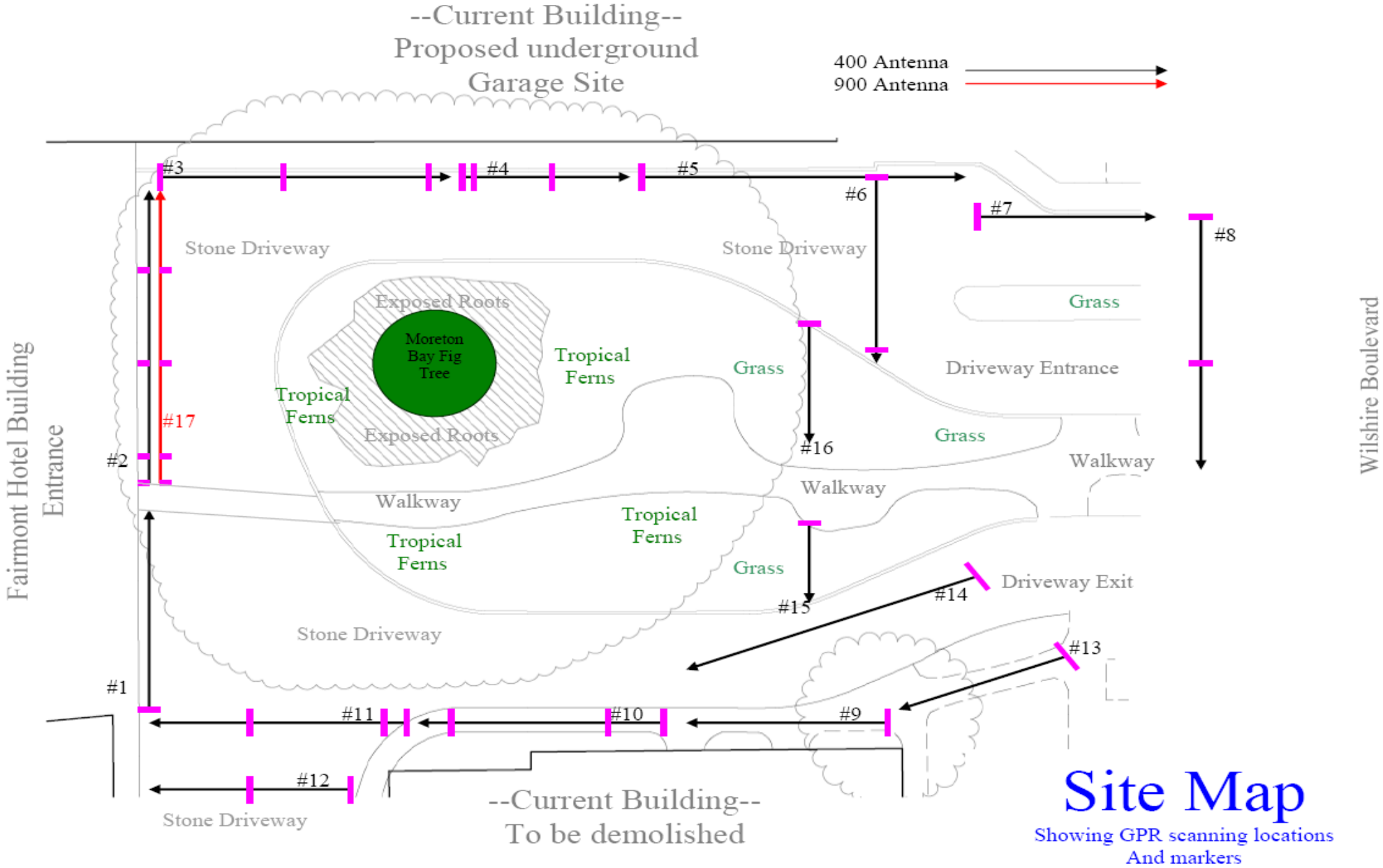

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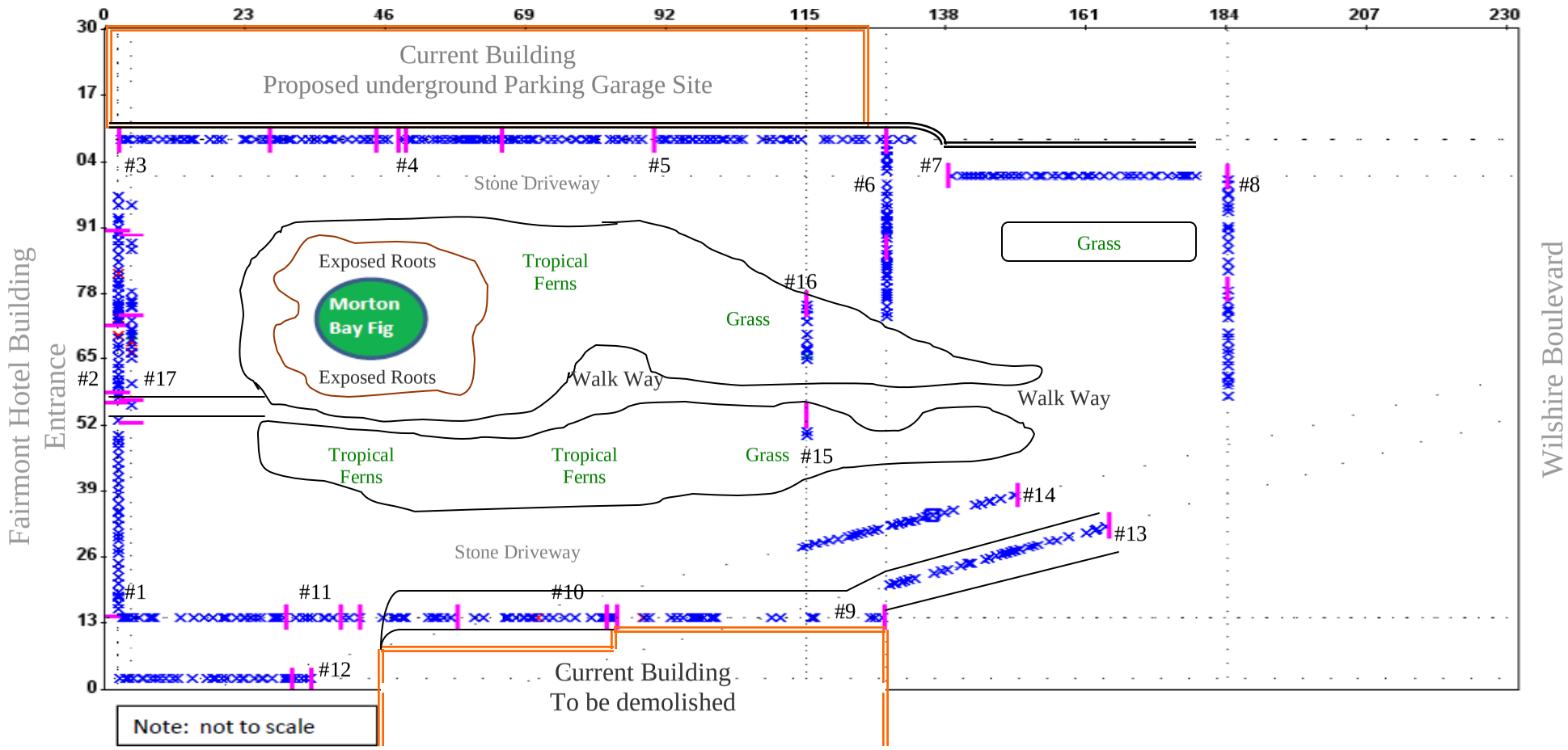
Top-Down View

All Roots Found Down to 55.5 inches in Depth



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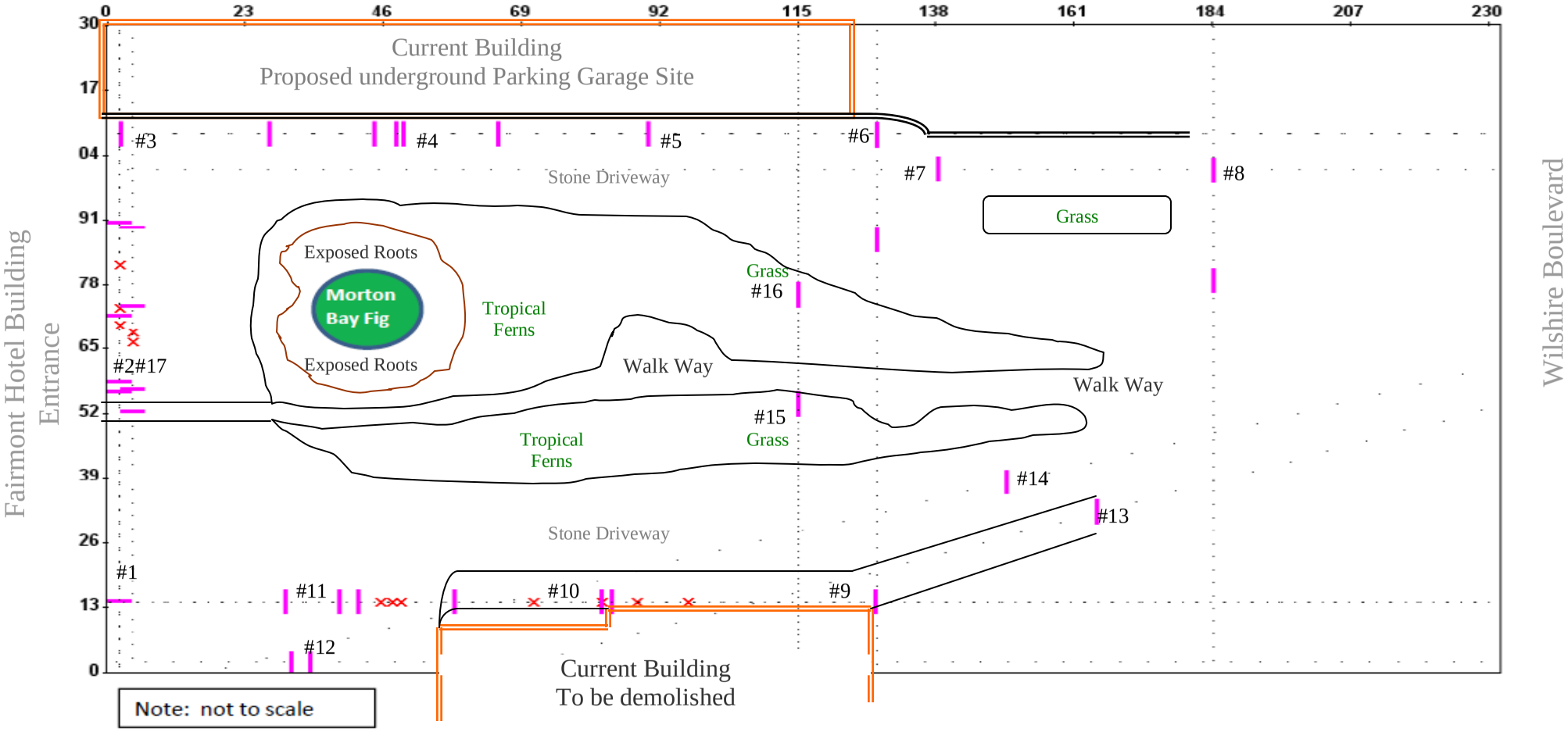
Top-Down View

All Roots Found from 0.0 to 8.0 inches in Depth



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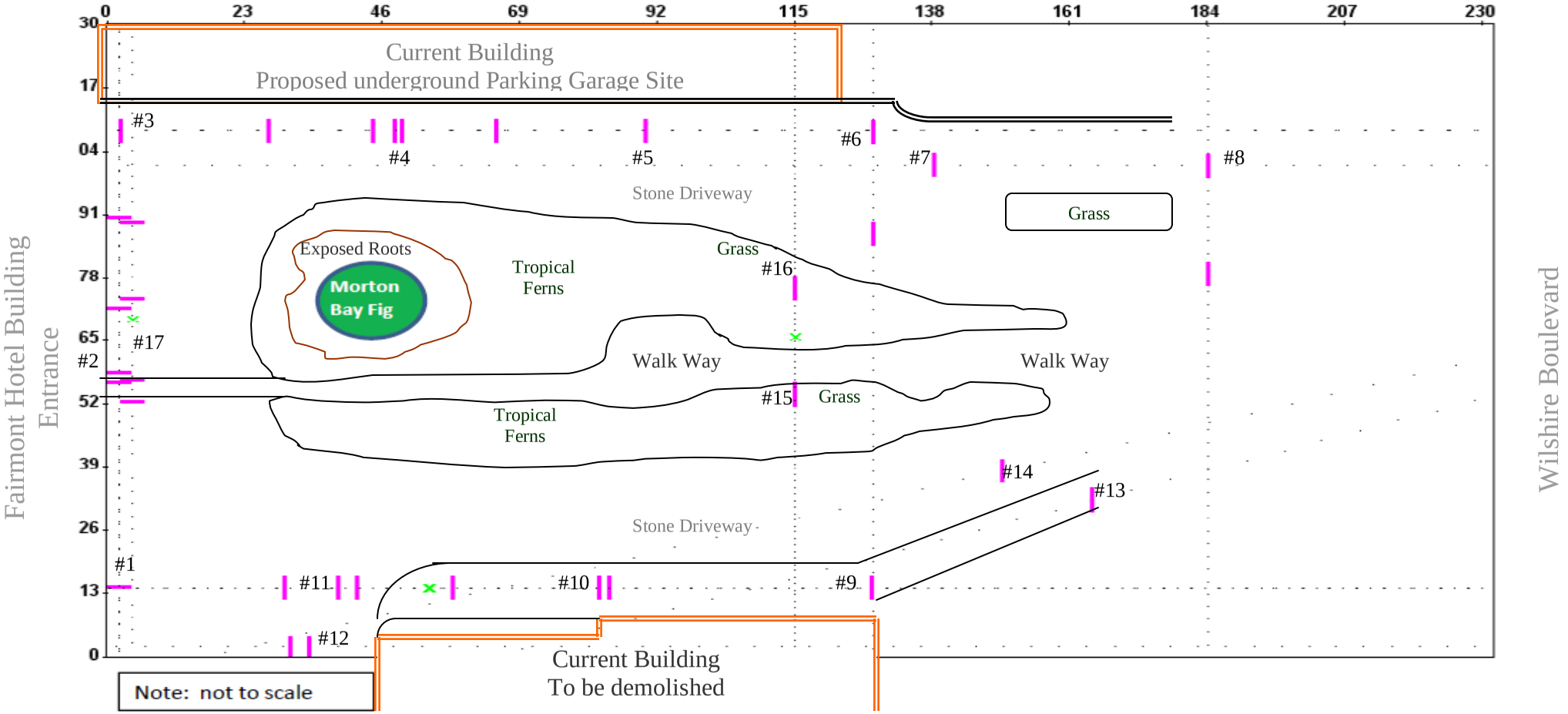
Top-Down View

All Roots Found from 8.0 – 16.0 inches in Depth



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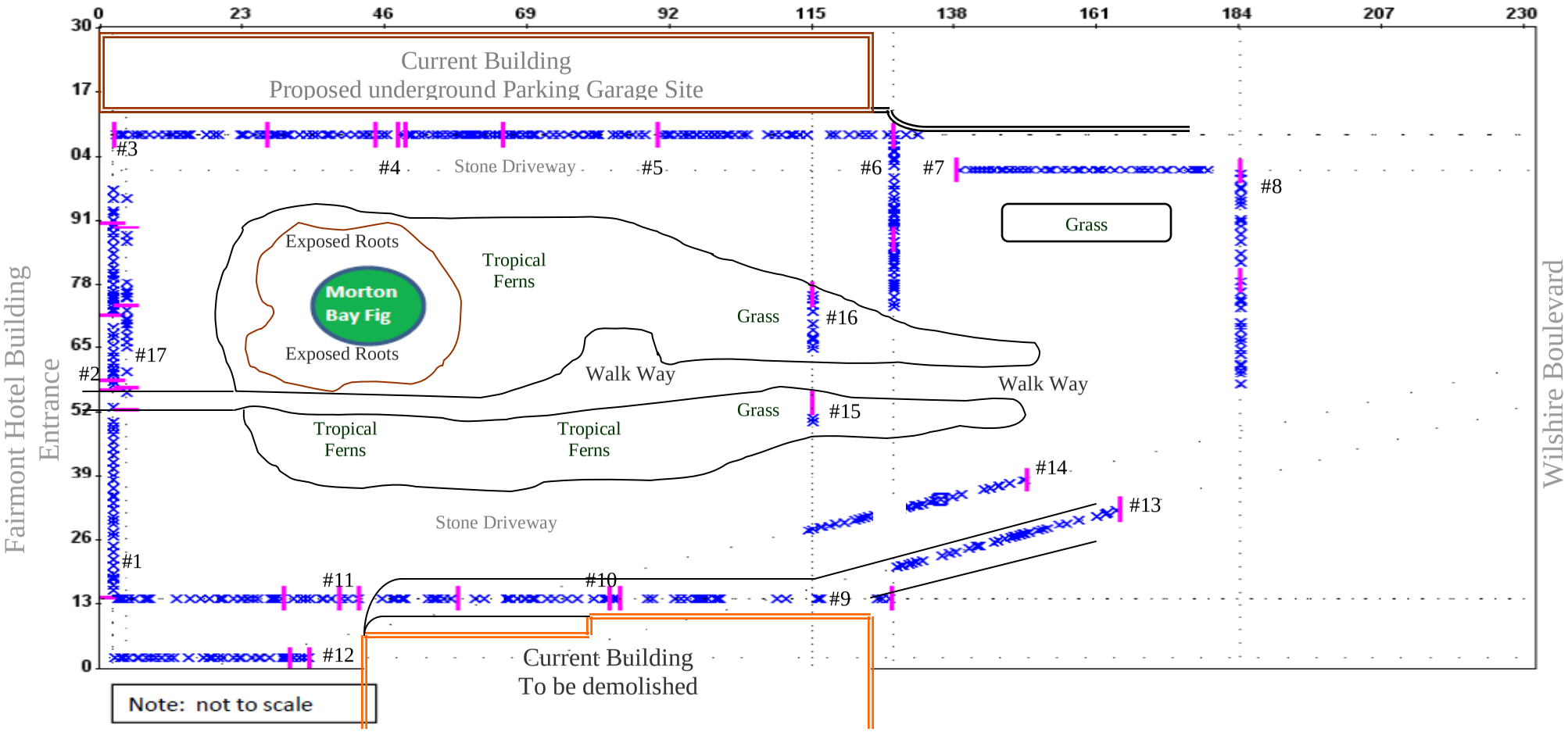
Top-Down View

All Roots Found from 16.0 – 55.5 inches in Depth



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Analysis Results

Virtual Trench View

Another way of viewing the root data is as a virtual trench. The following panels represent each of the seventeen individual radar line scans from the site as if they were the walls of a trench. Think of this as if you were excavating a deep trench with a back-hoe. As you dig, tree roots will be encountered at various levels in the soil profile. After you have completed your trench, you then are able to walk down and stand in the bottom.

Looking up at the earthen wall, you are able to see the severed tree roots protruding from the soil at the various depths of your trench. As you look at the following 17 virtual trench scans, each x on the wall represents a severed root. Each colored x represents a different depth where the root is located.

One advantage of the trench view over the top down view is that allows you to look at individual roots within their three represented depth zones to see the actual depth of each individual root.

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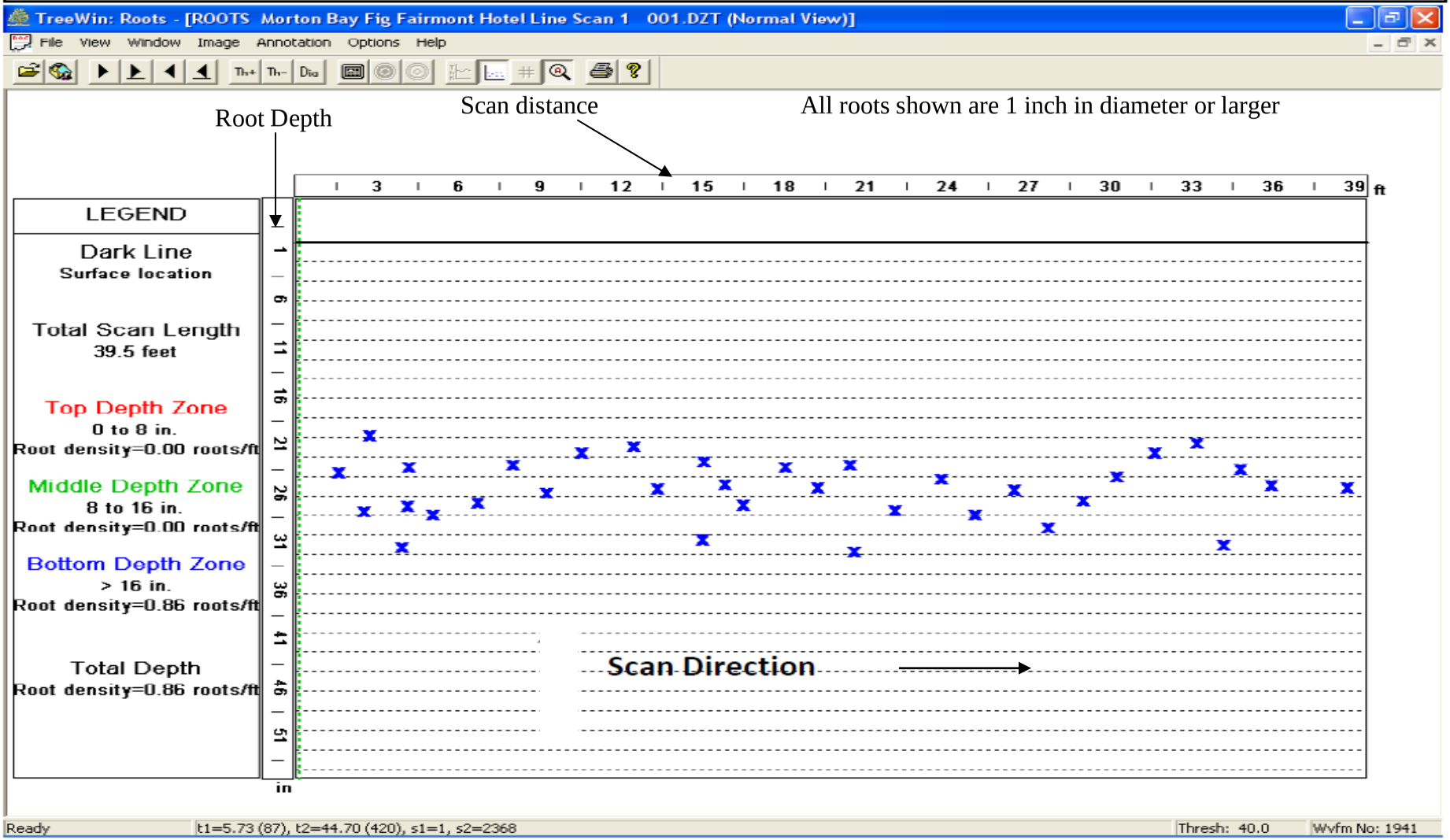
Fairmont Hotel-Morton Bay Fig - Scan # 1 - Length = 39.5ft - 8 Sep 2014



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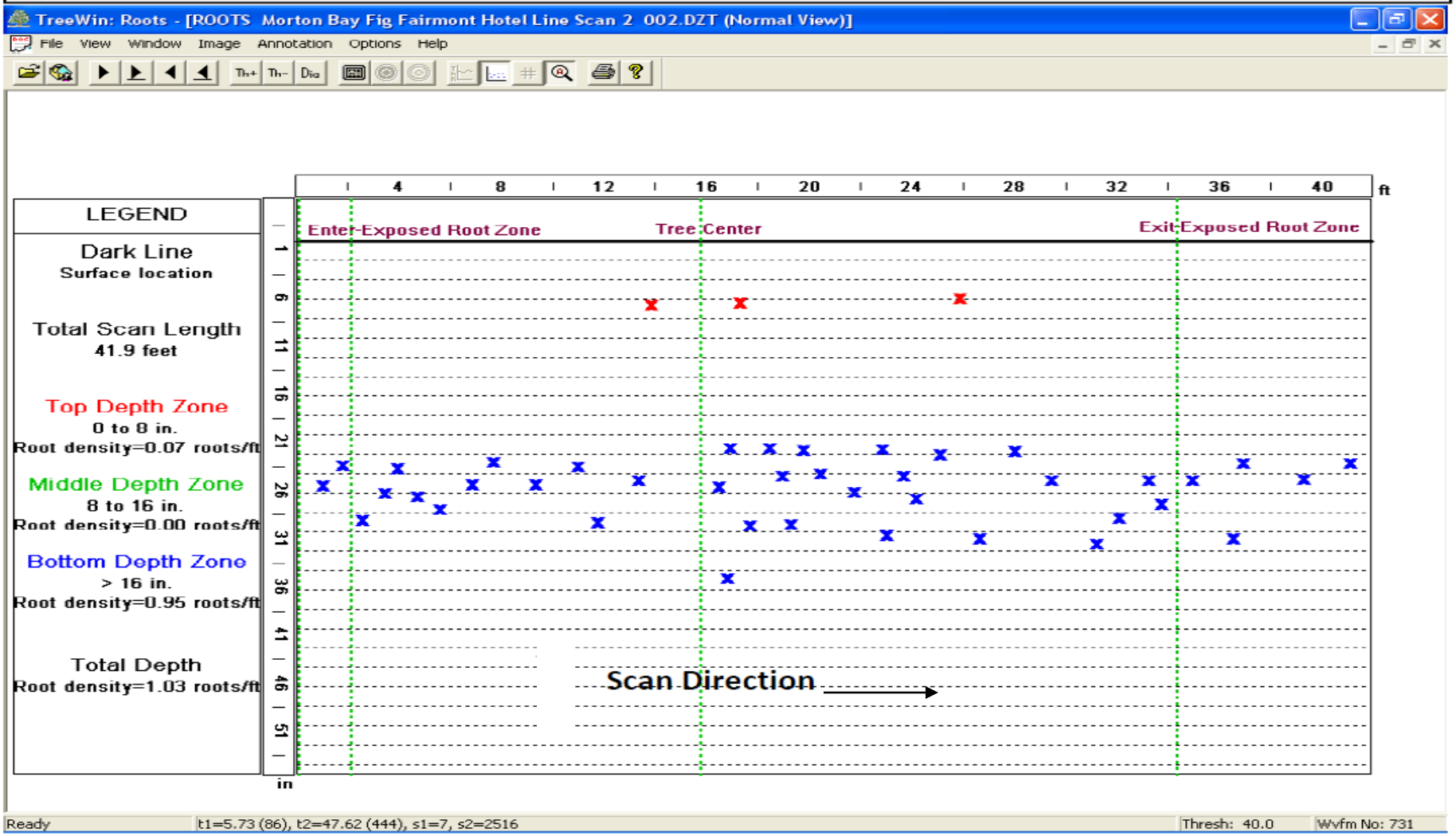
Fairmont Hotel-Morton Bay Fig - Scan # 2 - Length = 41.9ft - 8 Sep 2014



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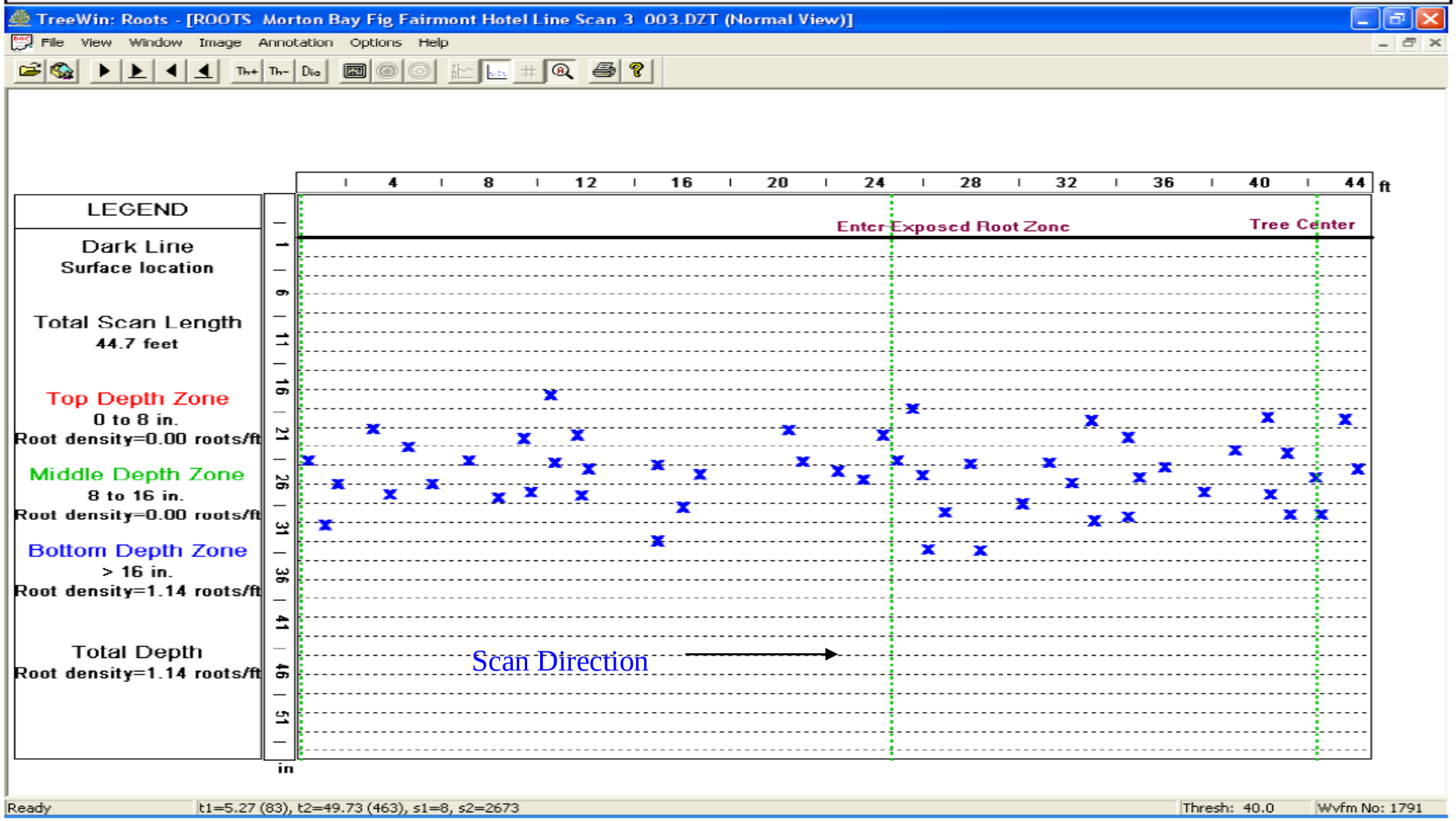
Fairmont Hotel-Morton Bay Fig - Scan # 3 - Length = 44.7ft - 8 Sep 2014



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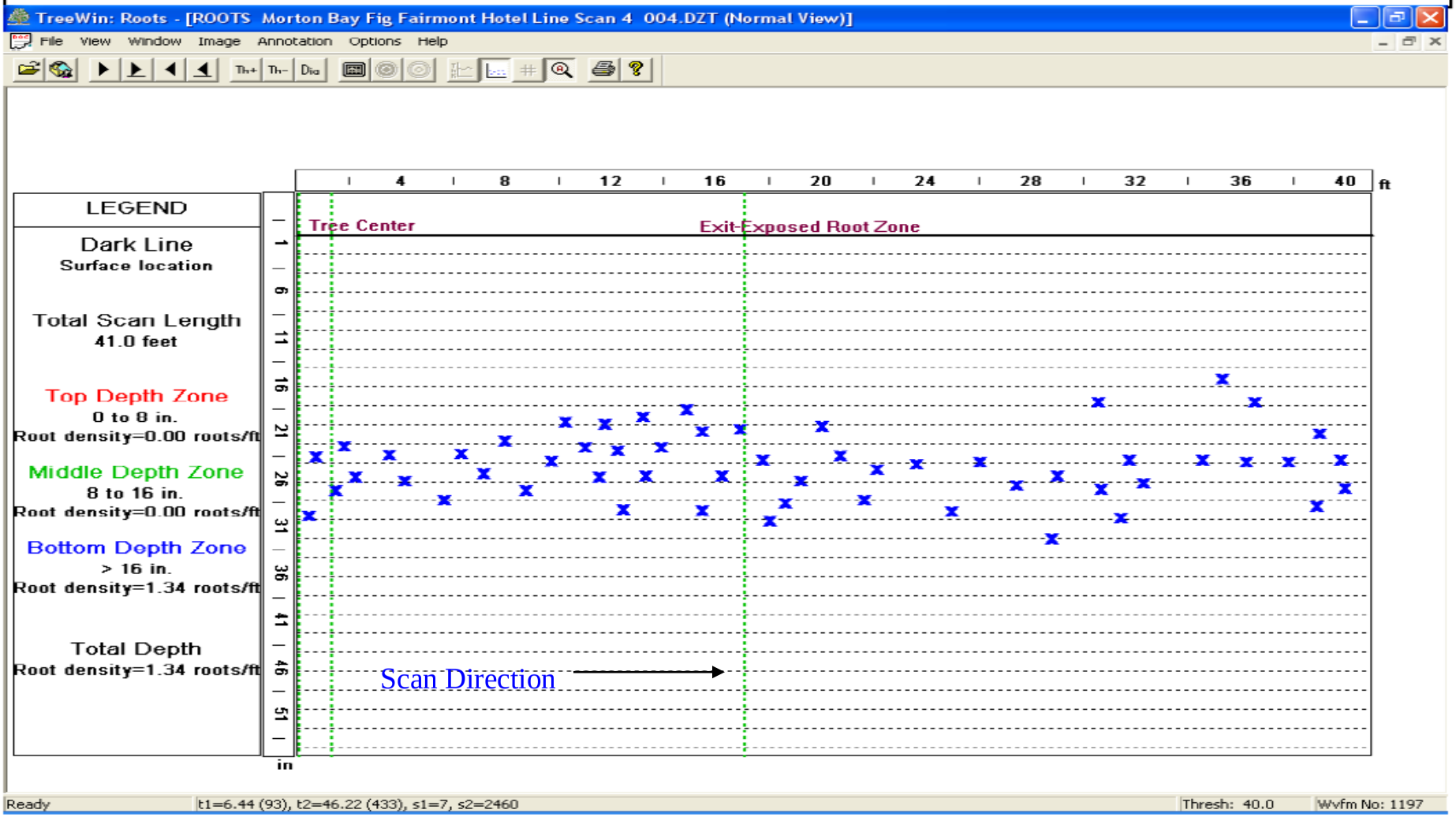
Fairmont Hotel-Morton Bay Fig - Scan # 4 - Length = 41.0ft - 8 Sep 2014



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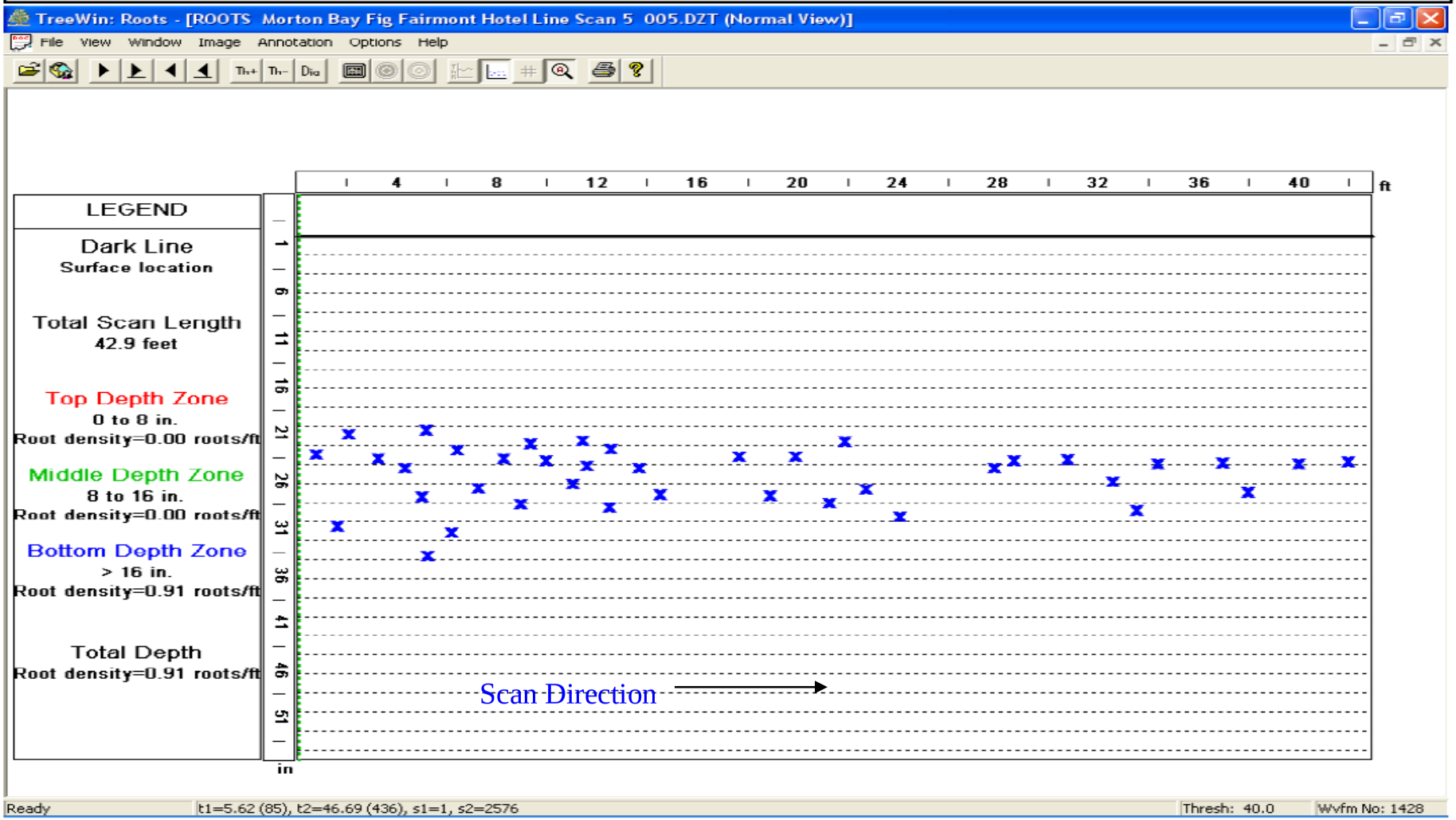
Fairmont Hotel-Morton Bay Fig - Scan # 5 - Length = 42.9ft - 8 Sep 2014



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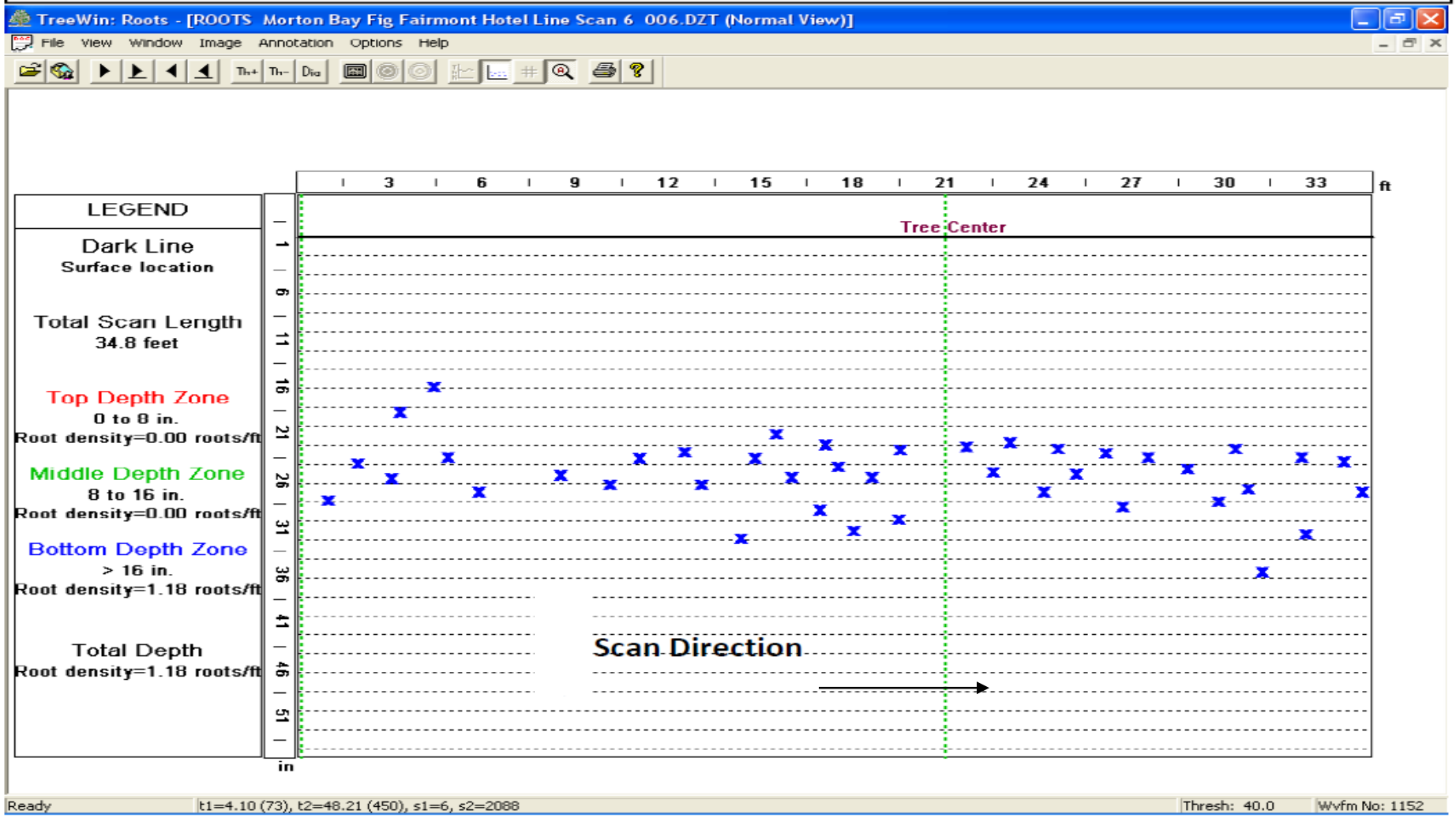
Fairmont Hotel-Morton Bay Fig - Scan # 6 - Length = 34.8ft - 8 Sep 2014



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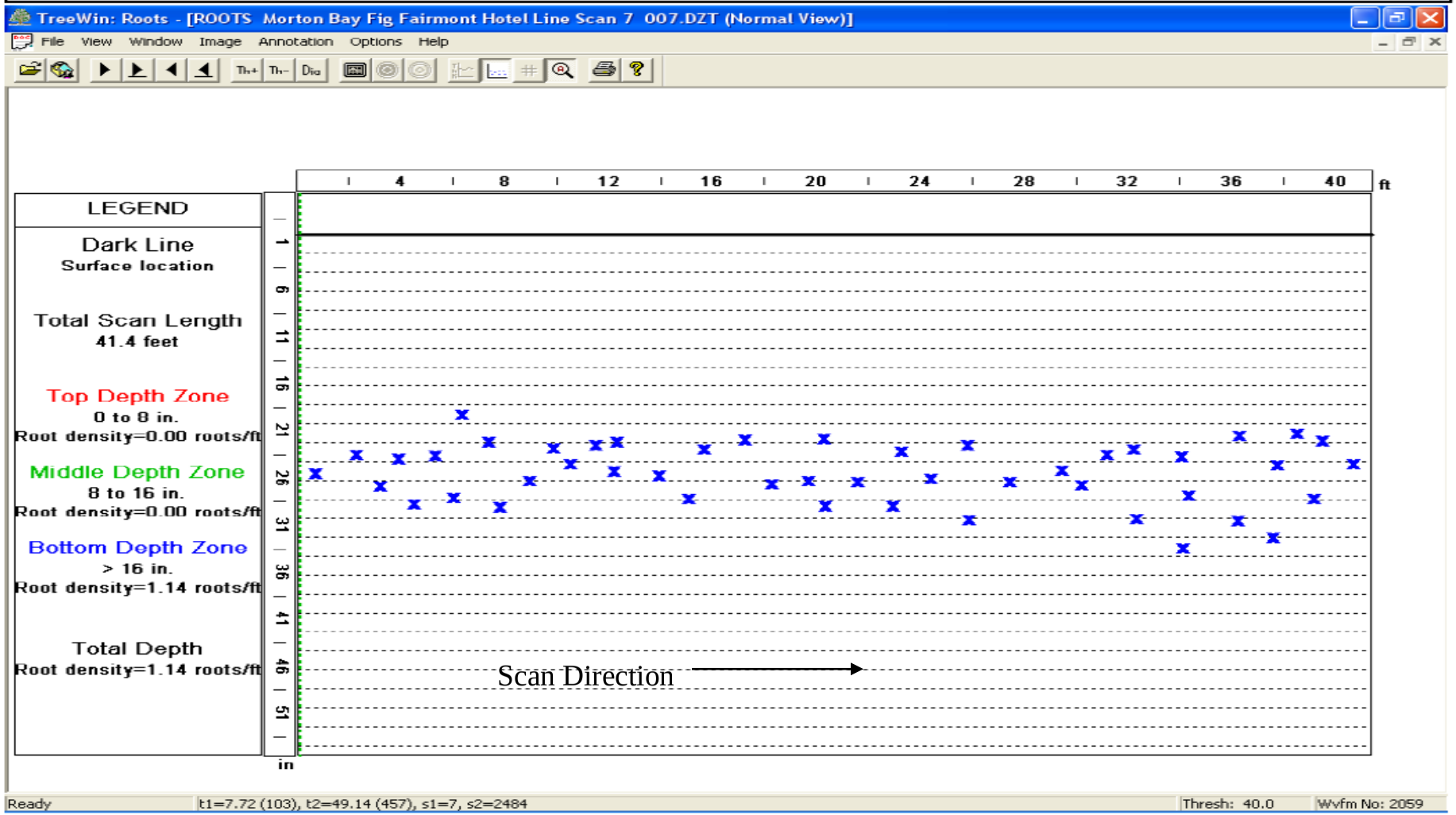
Fairmont Hotel-Morton Bay Fig - Scan # 7 - Length = 41.4ft - 8 Sep 2014



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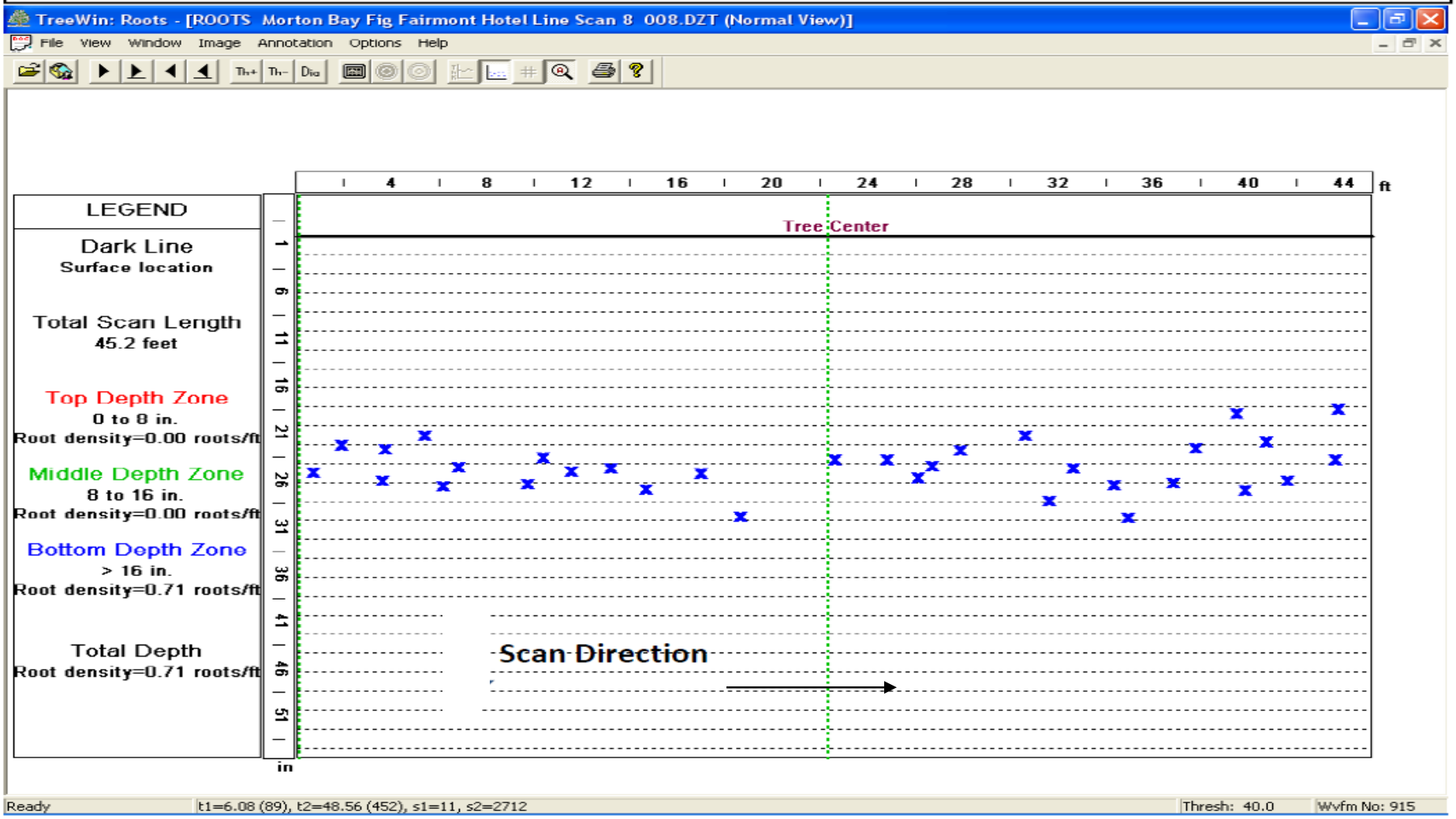
Fairmont Hotel-Morton Bay Fig - Scan # 8 - Length = 45.2ft - 8 Sep 2014



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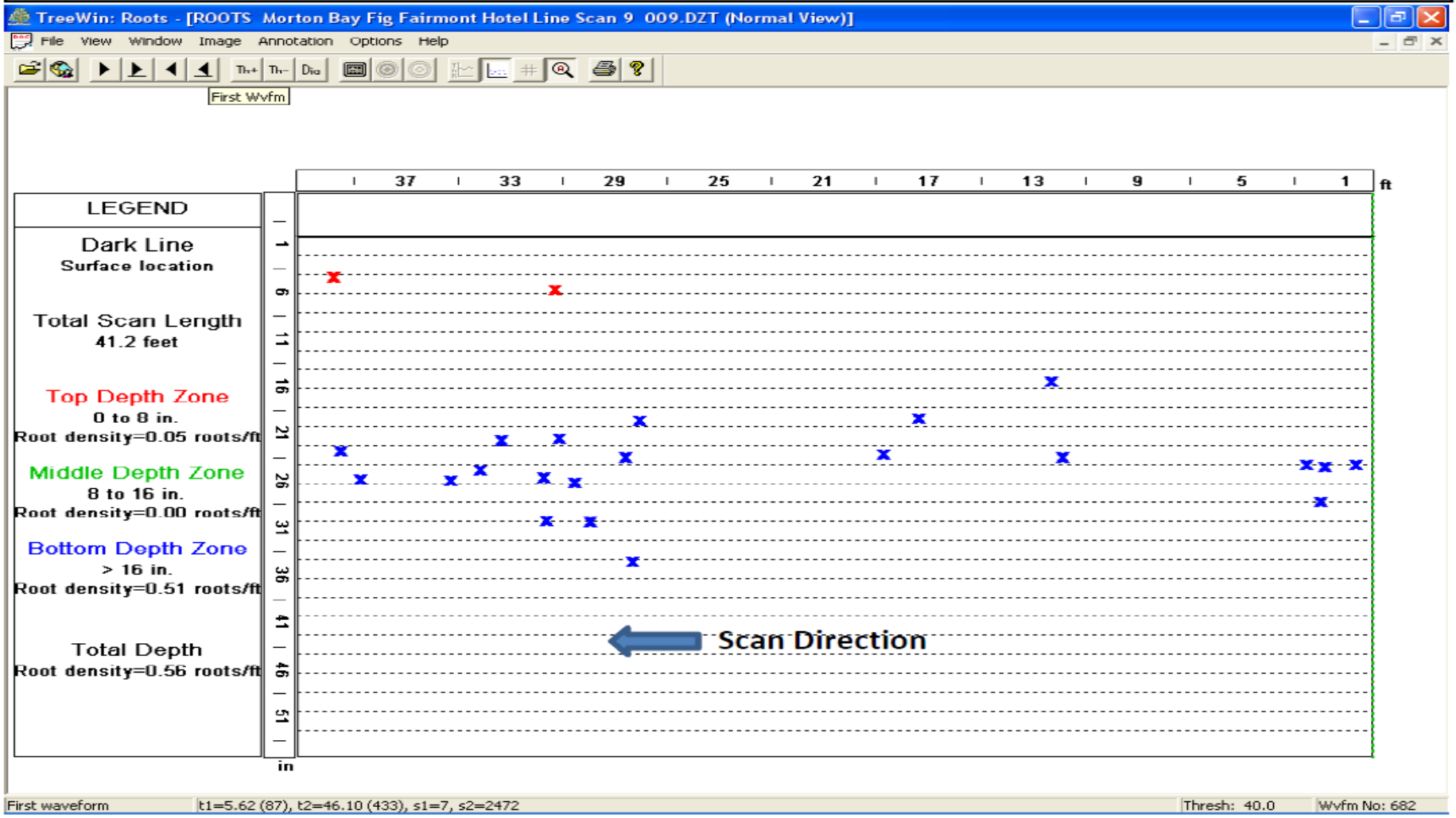
Fairmont Hotel-Morton Bay Fig - Scan # 9 - Length = 41.2ft - 8 Sep 2014



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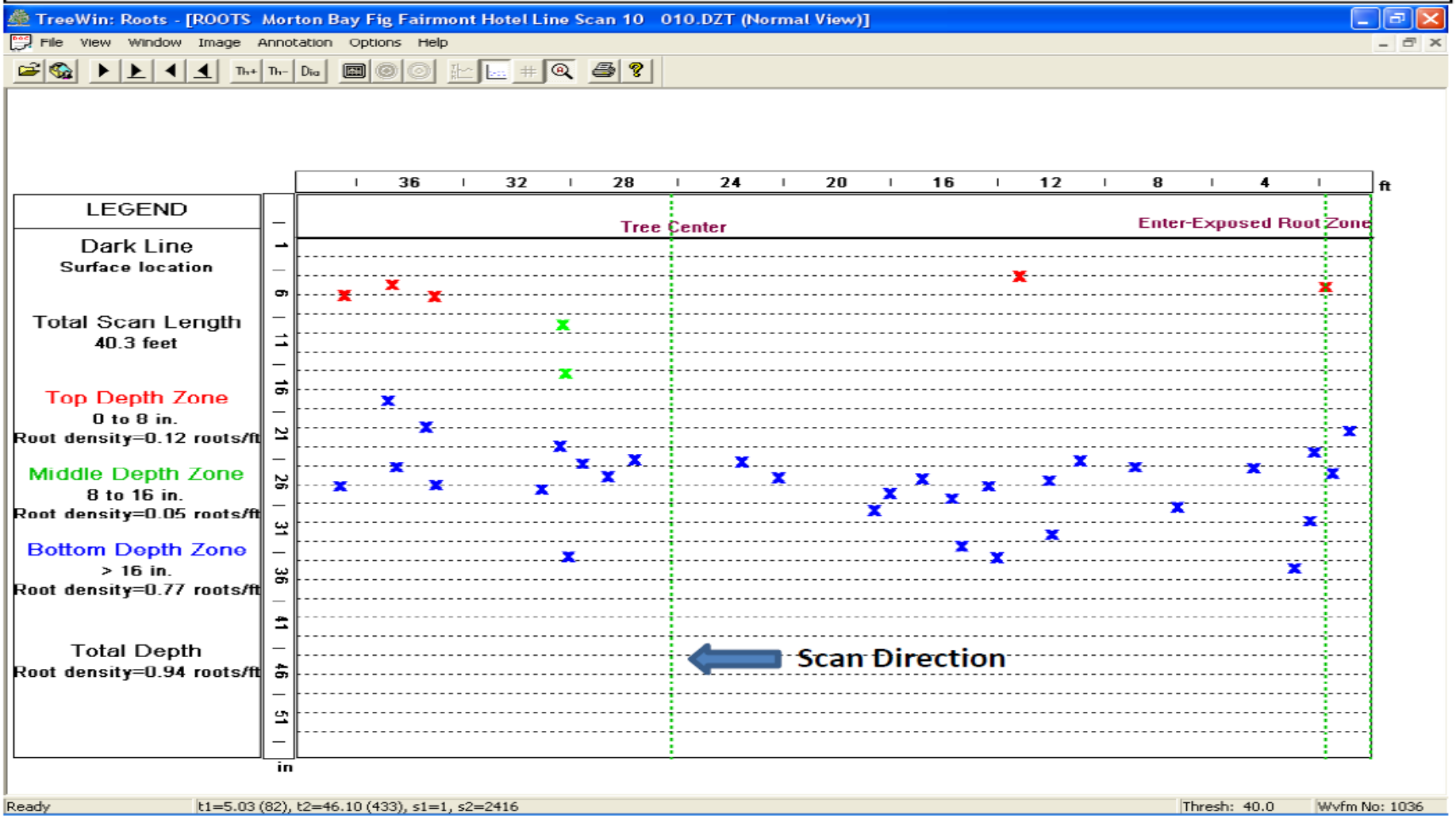
Fairmont Hotel-Morton Bay Fig - Scan # 10 - Length = ft - 8 Sep 2014



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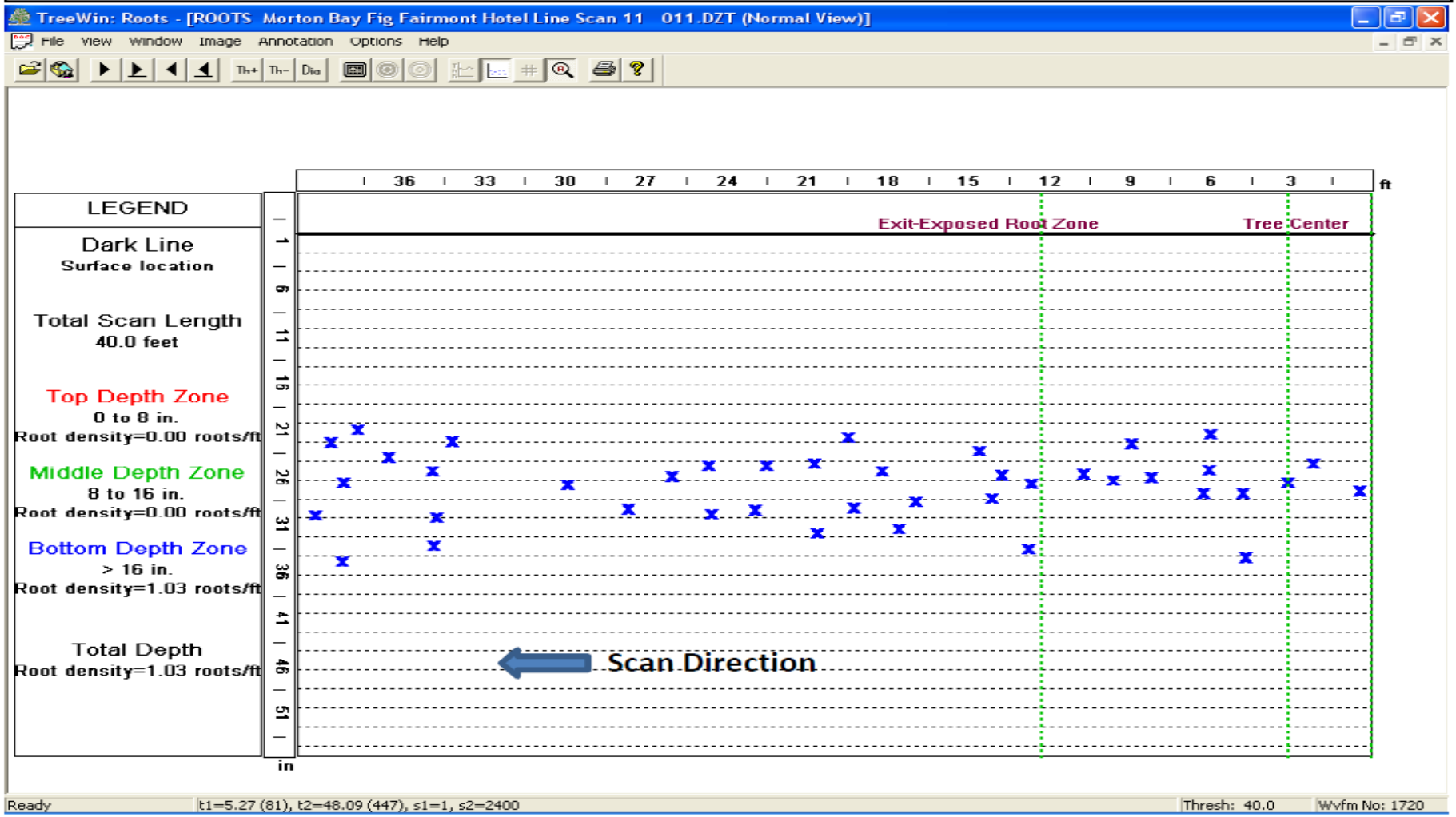
Fairmont Hotel-Morton Bay Fig - Scan # 11 - Length = 40.0ft - 8 Sep 2014



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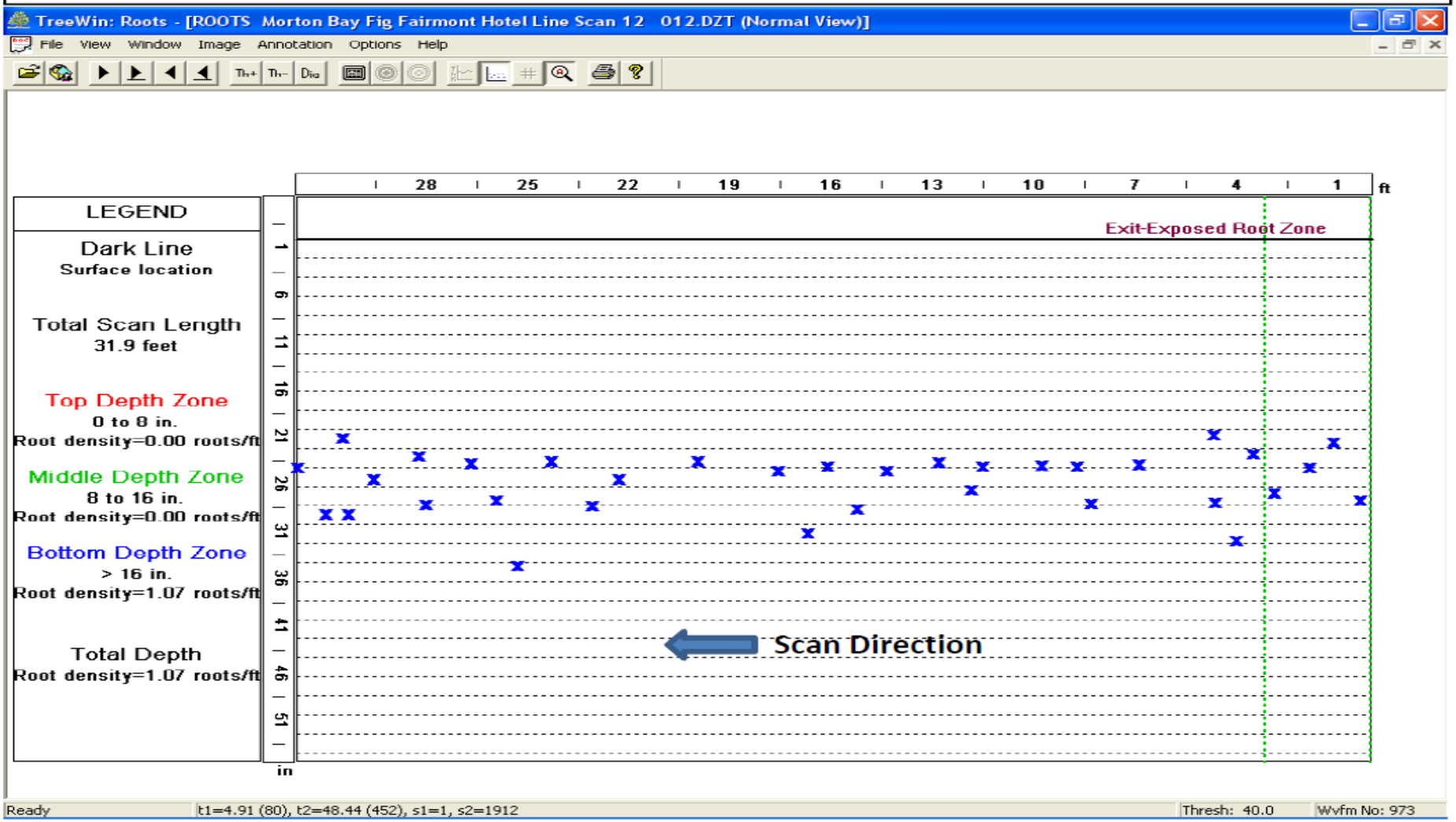
Fairmont Hotel-Morton Bay Fig - Scan # 12 - Length = 31.9ft - 8 Sep 2014



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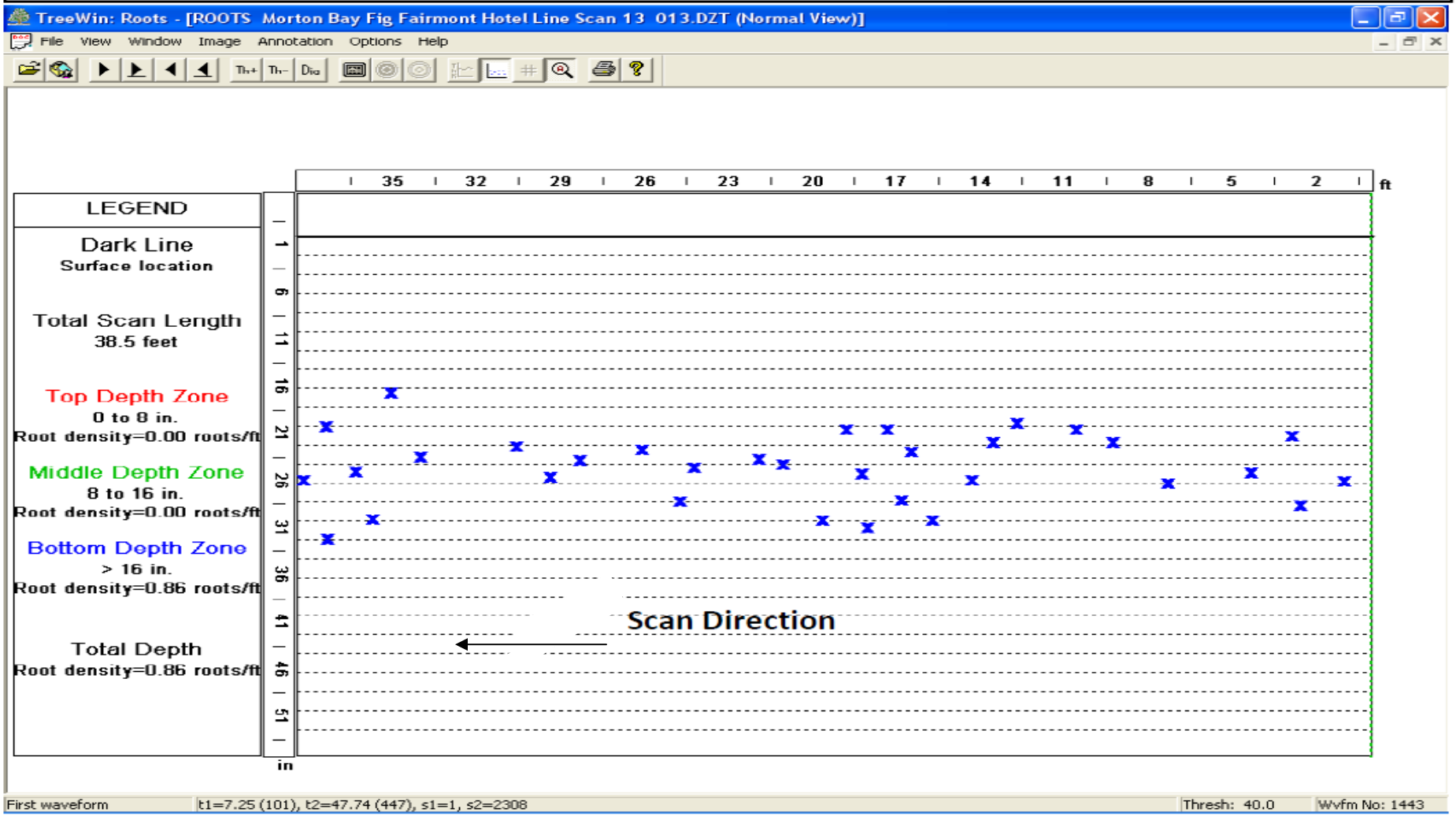
Fairmont Hotel-Morton Bay Fig - Scan # 13 - Length = 38.5ft - 8 Sep 2014



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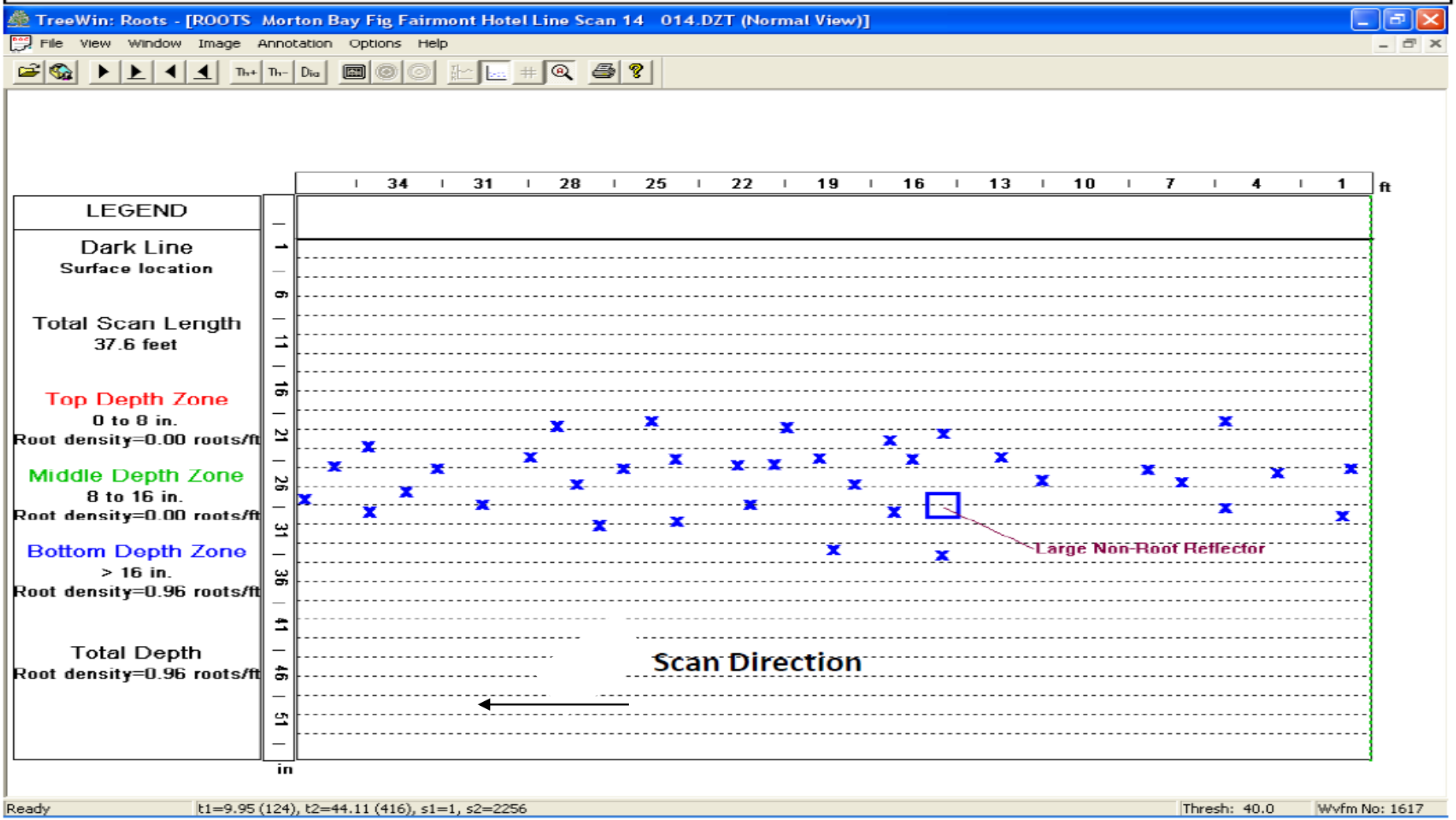
Fairmont Hotel-Morton Bay Fig - Scan # 14 - Length = 37.6ft - 8 Sep 2014



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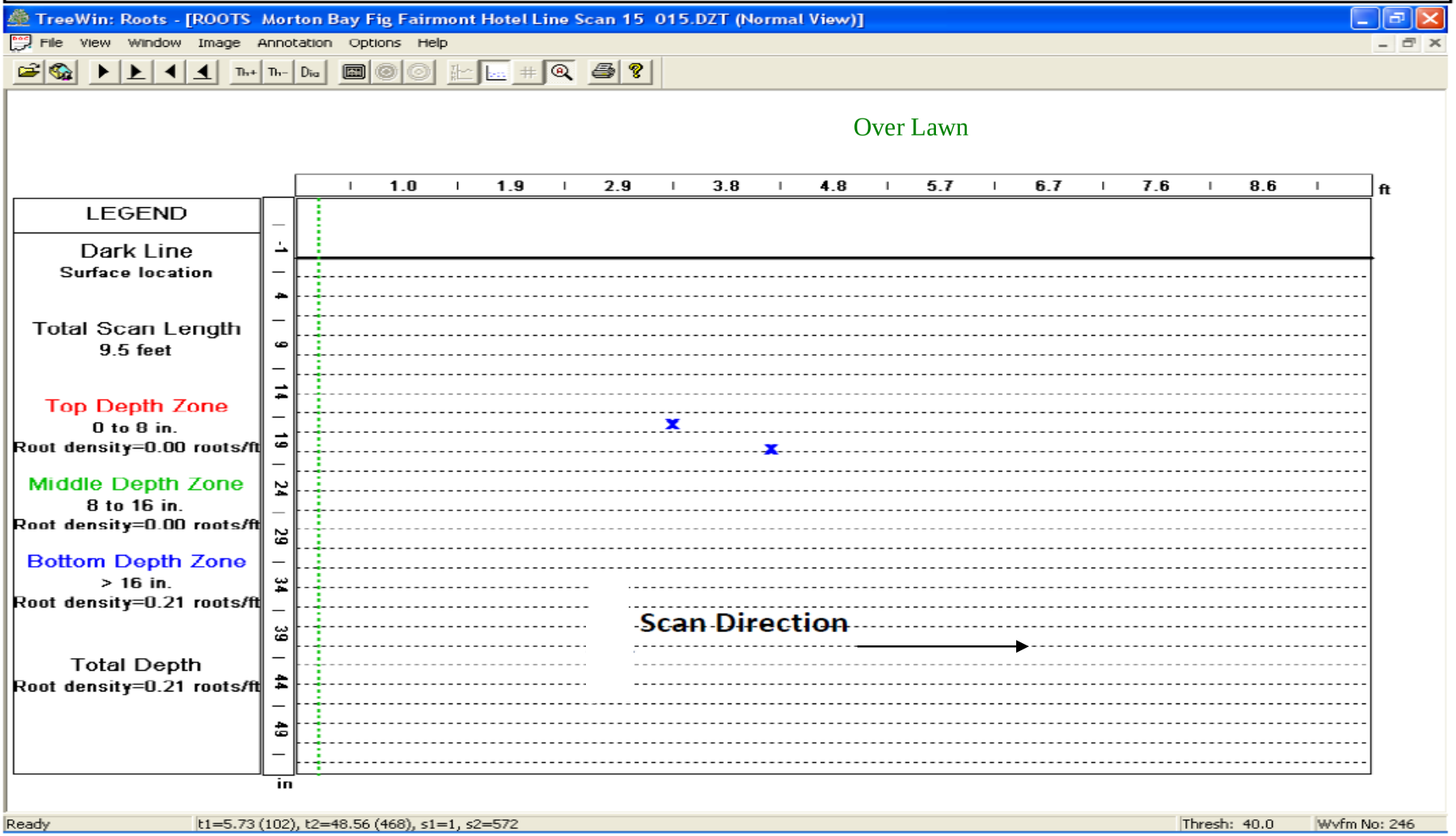
Fairmont Hotel-Morton Bay Fig - Scan # 15 - Length = 9.5ft - 8 Sep 2014



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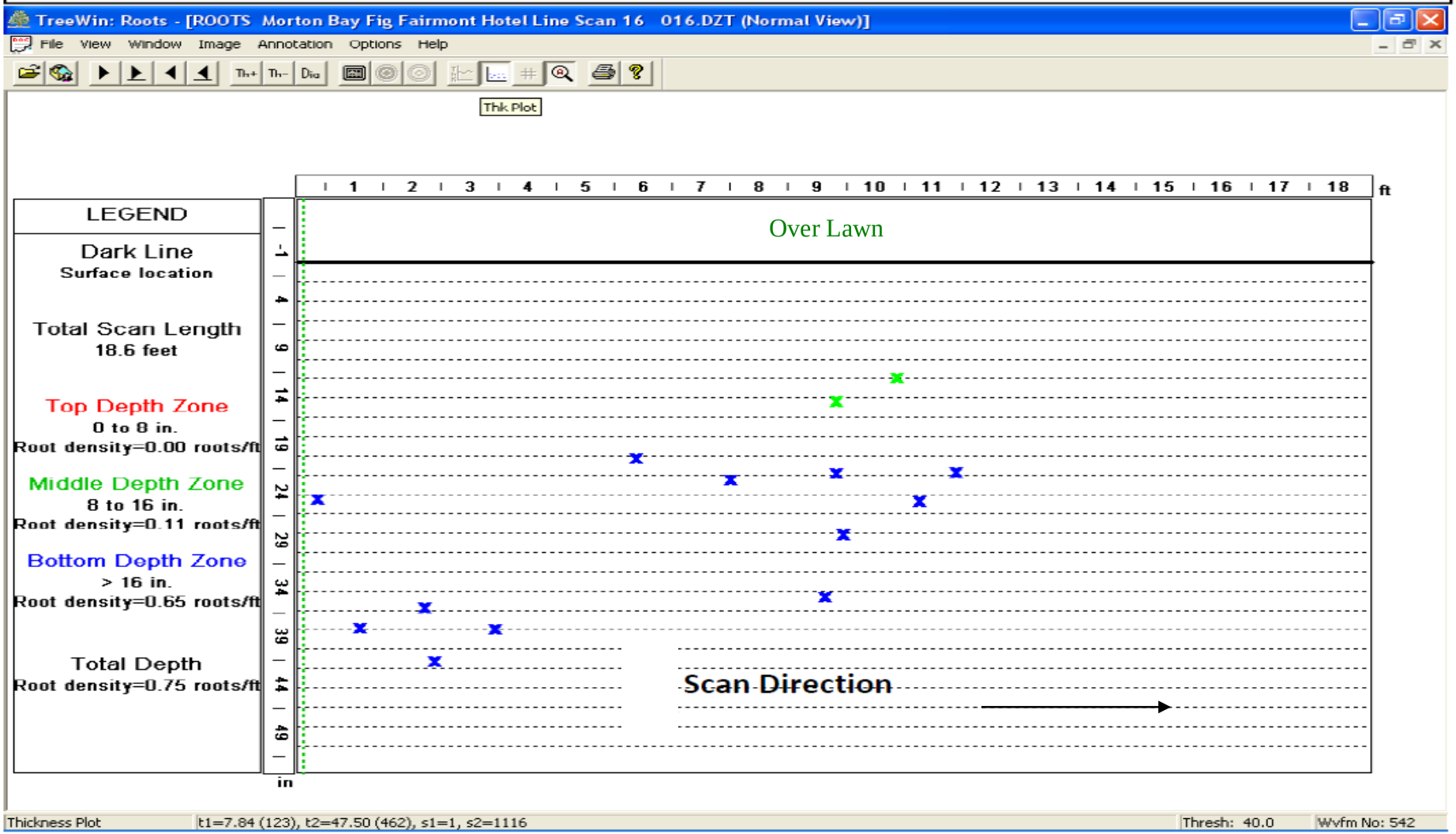
Fairmont Hotel-Morton Bay Fig - Scan # 16 - Length = 18.6ft - 8 Sep 2014



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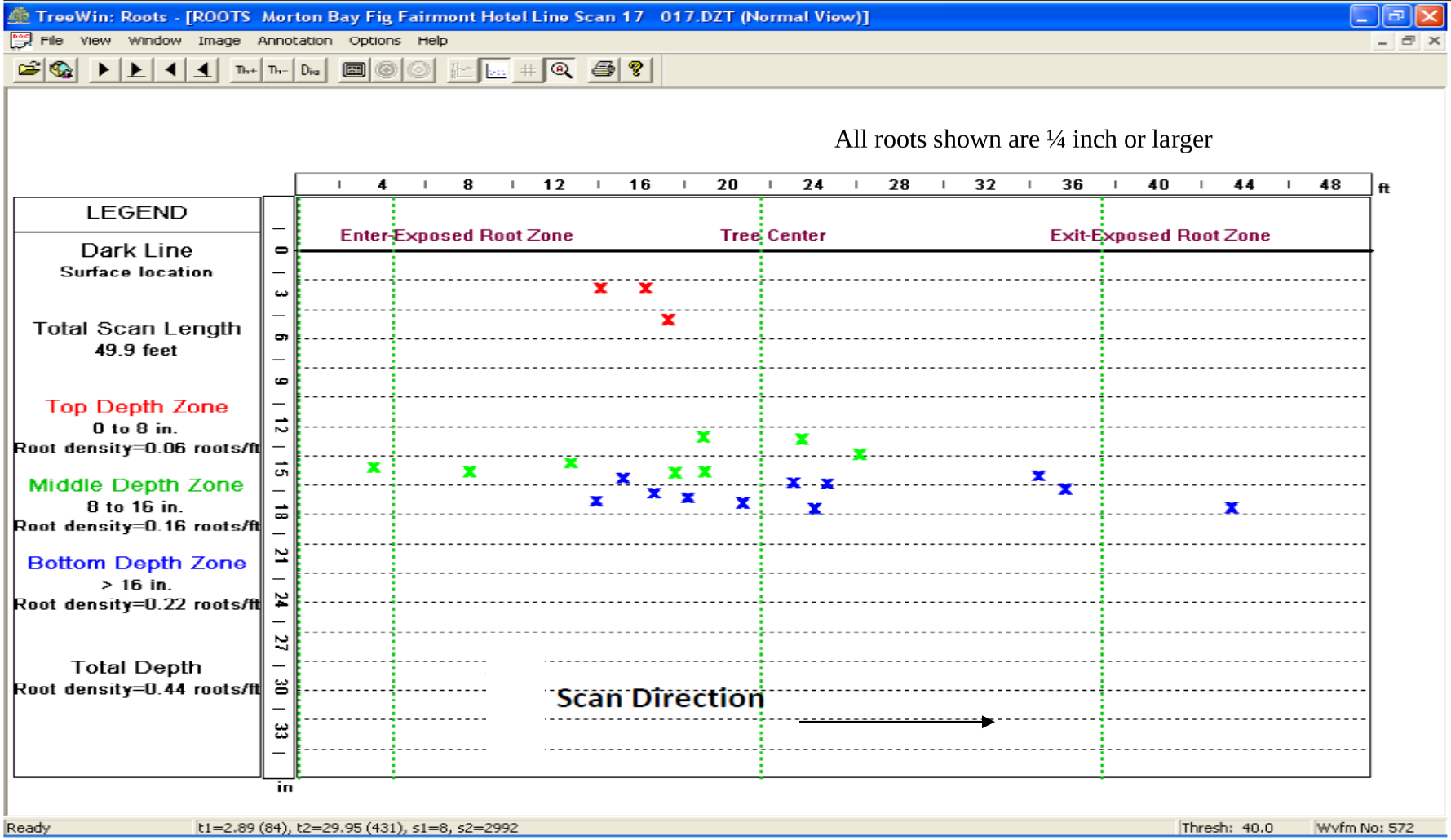
Fairmont Hotel-Morton Bay Fig - Scan # 17 - Length = 49.9ft - 8 Sep 2014



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Appendix B

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TreeRadar / Arborist OnSite Disclaimer

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Dispute Resolution. These terms shall be governed by and construed in accordance with the laws of the State of California, excluding its choice of law provisions. You agree that any dispute between you and TreeRadar or Arborist OnSite hereunder (other than as to payment of amounts owed) shall be submitted for binding arbitration before the American Arbitration Association conducted in accordance with its commercial dispute resolution rules in the State of California., with the arbitrator's decision to be enforceable in any court of competent jurisdiction. Each party shall bear its own legal and other fees and expenses.

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3. The appraiser or consultant shall not be required to give testimony or to attend court by reason of this appraisal or consultation/reports unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal or report/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the persons(s) to whom it is addressed without written consent of this appraiser or consultant.
6. This report and the values expressed herein represent the opinion of the appraiser or consultant, and the appraiser's or consultants fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, ect., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. No tree described in this report was climbed, unless otherwise stated. Arborist OnSite® cannot assume responsibility for any defects which could only have been discovered by climbing. A full root collar or root crown inspection, consisting of excavating the soil around the tree to uncover hidden defects or disease involving the root collar and major buttress roots, was not performed, unless otherwise stated. Arborist OnSite® cannot accept responsibility for any root defects which could only have been discovered by such an inspection.

Consulting Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

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Certification of Performance

I, Robert Booty, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and or appraisal is stated in the attached report and the terms and conditions;

- That I have no current interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;

- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Member of the American Society of Consulting Arborists, and I am an International Society of Arboriculture Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 45 years.

Signed:_____

Date: October 18, 2014

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Attachment B:
Tree Protection Overlay Diagrams

Miramar Santa Monica
Conformance Report Update

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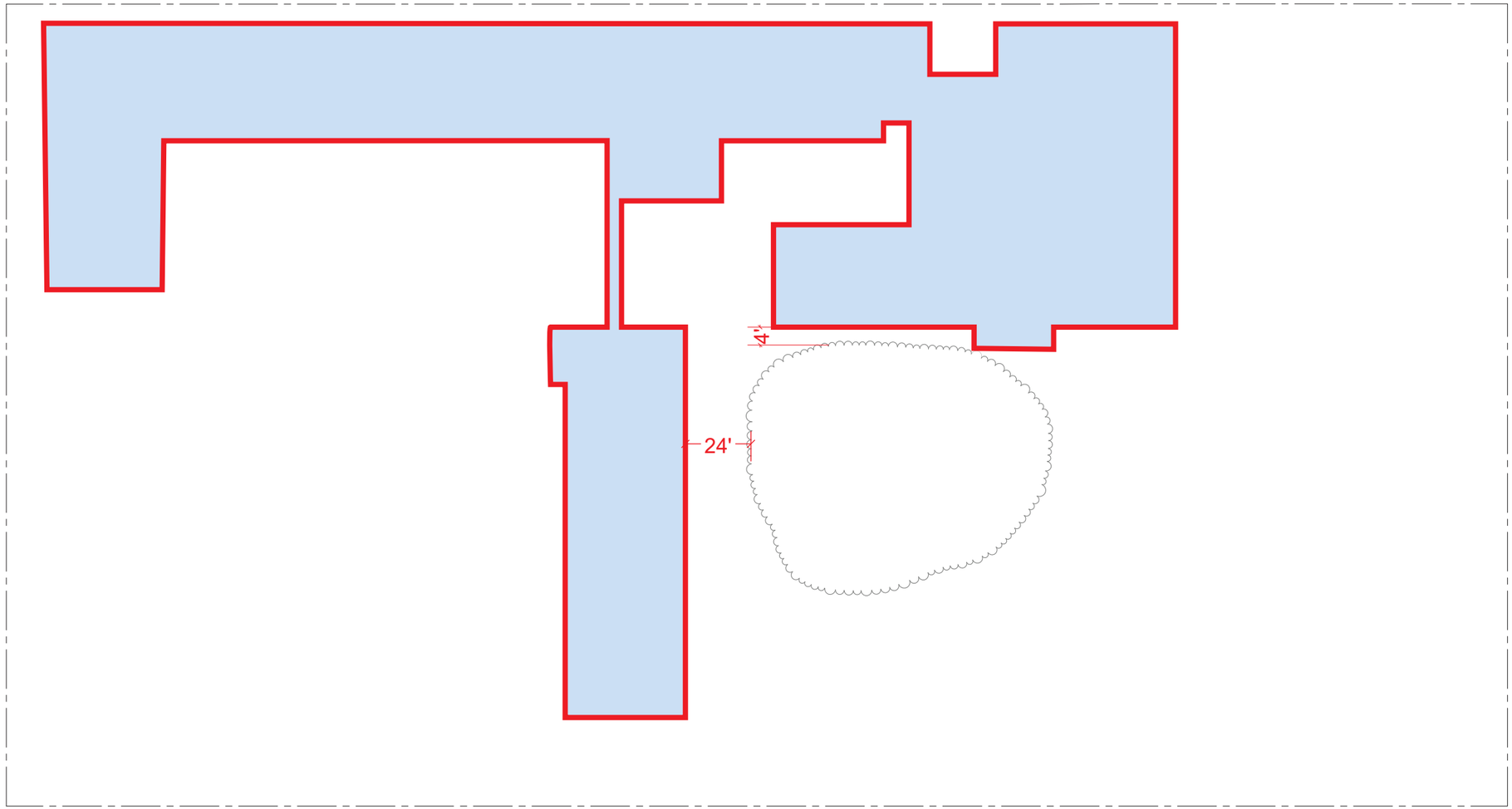

EXISTING BUILDING

THE MIRAMAR SANTA MONICA

OCEAN AVENUE, LLC

EXISTING

SCALE: 1" =50'

0 50' 100'

19 FEB 2019

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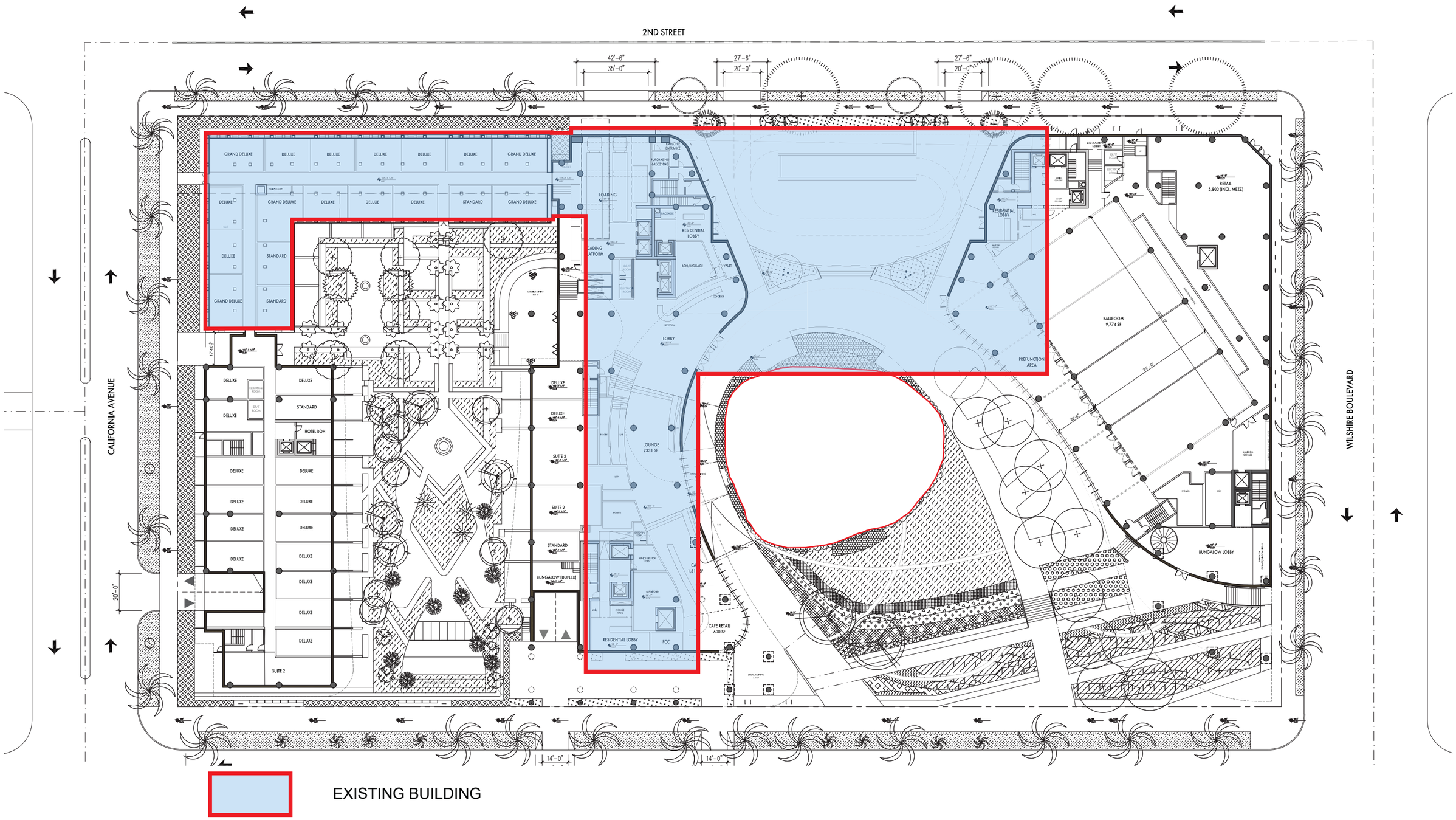

THE MIRAMAR SANTA MONICA

OCEAN AVENUE, LLC

GROUND FLOOR

SCALE: 1" =50' 0 50' 100'

19 FEB 2019

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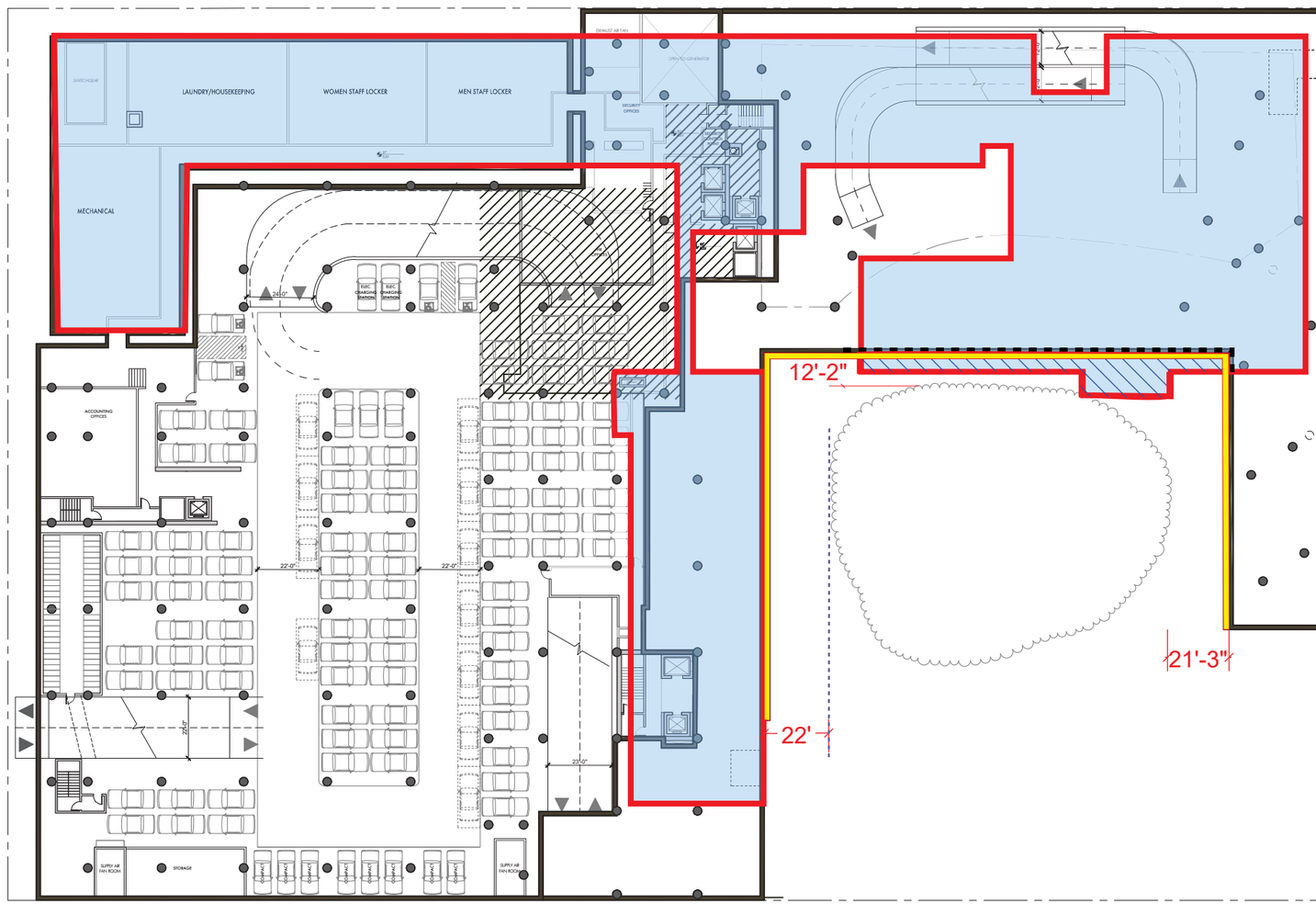

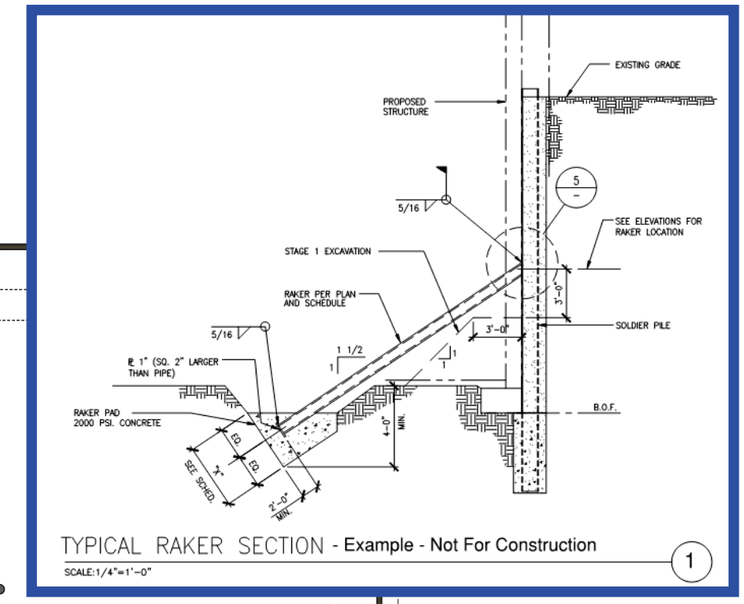

TYPICAL RAKER SECTION - Example - Not For Construction

SCALE: 1/4"=1'-0"

1

EXISTING BUILDING

PORTION OF EXISTING BUILDING TO REMAIN TO AVOID DISTURBANCE TO THE ROOTZONE

2' SHORING WALLS* WITH INTERNAL BRACING IN LIEU OF TIE_BACKS PER DETAIL 1

*DISTANCE IS DECREASED TO DRIP LINE ON FOLLOWING WALLS FOR SHORING:

NORTH: 22'-0" TO 20'-0"
EAST: 12'-2" TO 10'-2"
SOUTH: 21'-3" TO 19'-3"

Morley Builders Construction Notes:

1. At all areas of temporary below grade shoring adjacent to the Fig tree, internal braces will be used (per detail 1) in lieu of tie-backs under the tree to avoid damage to the roots or undermining the soil.

2. Due to the close proximity of the fig tree, the existing below grade wall to the East of fig tree will be left in place to minimize disruption to the tree.

3. Drill rigs used to install below grade shoring system will be held out of tree protection zone.

4. Throughout construction of the project, Morley will implement and monitor all construction protection and mitigation measures in accordance with section 7 of Brightview Protection, Preservation and Maintenance program dated 2.26.18.

5. Throughout construction of the project, access shall be provided to the tree for ongoing maintenance and inspections of the tree in accordance with Brightview Protection, Preservation and Maintenance program dated 2.26.18.

6. Throughout construction of the project, Morley will implement tree protection training program to all employees working around the tree in accordance with section 8 of Brightview Protection, Preservation and Maintenance program dated 2.26.18.

THE MIRAMAR SANTA MONICA

OCEAN AVENUE, LLC

LOWER LEVEL 1
+92

SCALE: 1" =50' 0 50' 100'

19 FEB 2019

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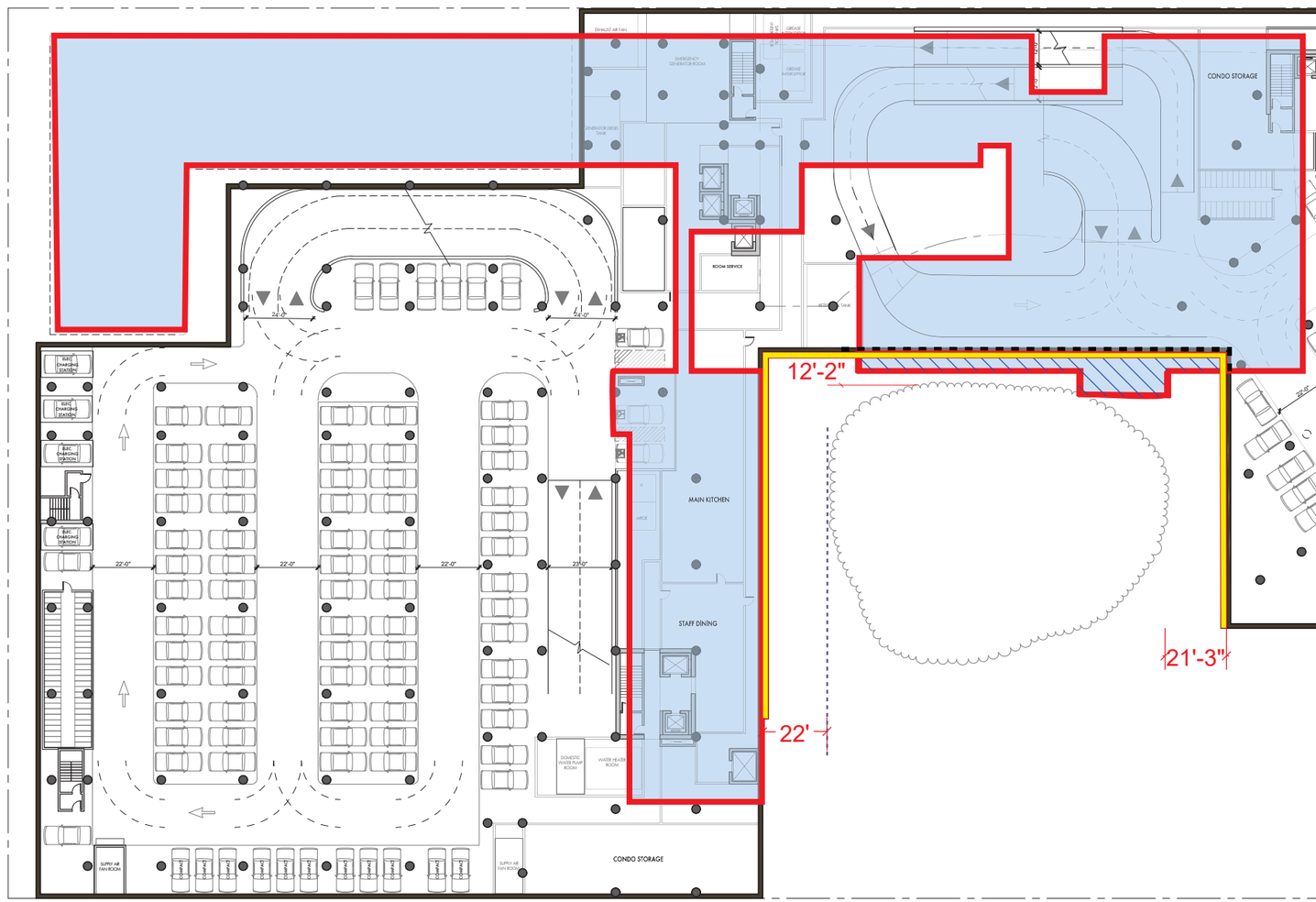

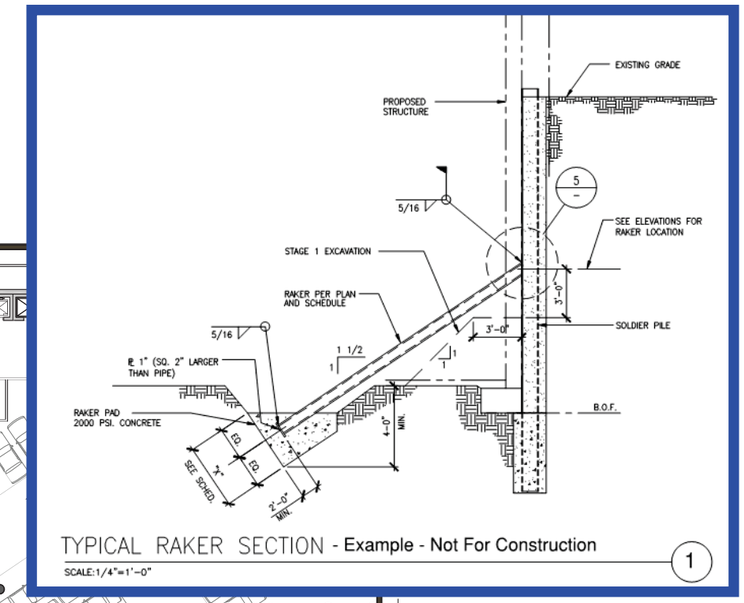

TYPICAL RAKER SECTION - Example - Not For Construction

SCALE: 1/4"=1'-0"

1

EXISTING BUILDING

PORTION OF EXISTING BUILDING TO REMAIN TO AVOID DISTURBANCE TO THE ROOTZONE

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*DISTANCE IS DECREASED TO DRIP LINE ON FOLLOWING WALLS FOR SHORING:

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6. Throughout construction of the project, Morley will implement tree protection training program to all employees working around the tree in accordance with section 8 of Brightview Protection, Preservation and Maintenance program dated 2.26.18.

THE MIRAMAR SANTA MONICA

OCEAN AVENUE, LLC

LOWER LEVEL 2
+82'

SCALE: 1" =50' 0 50' 100'

19 FEB 2019

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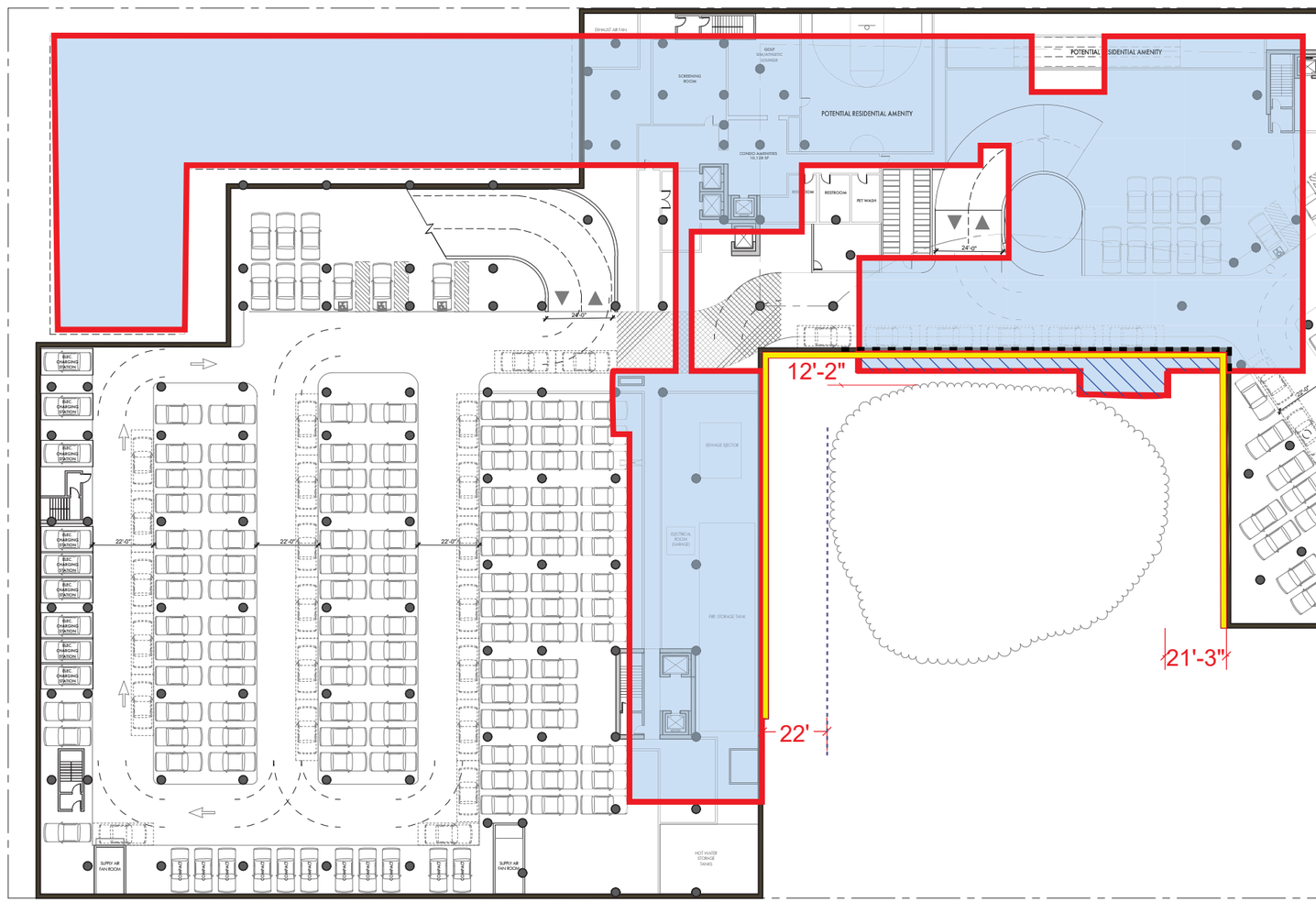

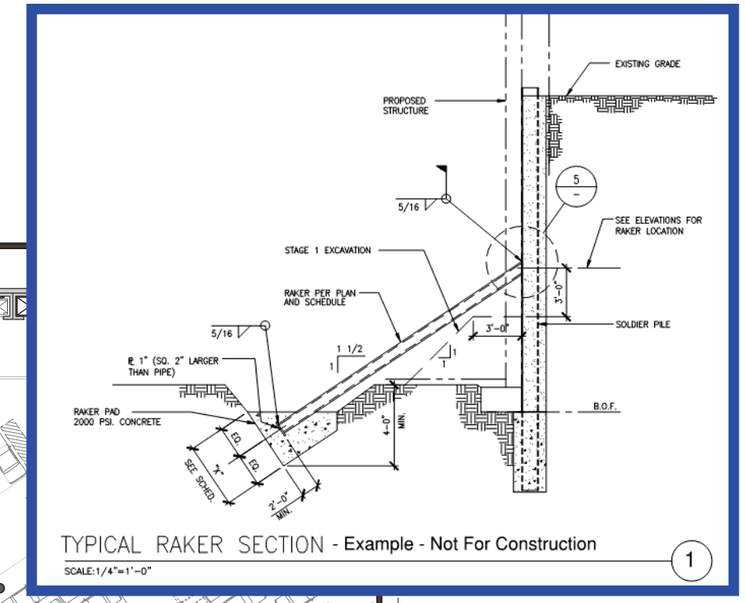

TYPICAL RAKER SECTION - Example - Not For Construction

SCALE: 1/4"=1'-0"

1

EXISTING BUILDING

PORTION OF EXISTING BUILDING TO REMAIN TO AVOID DISTURBANCE TO THE ROOTZONE

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6. Throughout construction of the project, Morley will implement tree protection training program to all employees working around the tree in accordance with section 8 of Brightview Protection, Preservation and Maintenance program dated 2.26.18.

THE MIRAMAR SANTA MONICA

OCEAN AVENUE, LLC

LOWER LEVEL 3
+70

SCALE: 1" =50' 0 50' 100'

19 FEB 2019

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Appendix D-2: Memorandum by Chattel, Inc., September 27, 2019 (2019 Memorandum) and Conformance Report prepared by Chattel, Inc., April 10, 2018 (2018 Conformance Report)

CHATTEL

Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE: September 27, 2019

TO: Roxanne Tanemori, AICP, Principal Planner
Planning and Community Development Department
City of Santa Monica

FROM: Robert Chattel, AIA, President
Olivia White, Associate II
Chattel, Inc.

RE: Miramar Santa Monica, 101 Wilshire Boulevard, Santa Monica, California
Conformance Report Update

This memorandum is an update to the Conformance Report for the Miramar Santa Monica, 101 Wilshire Boulevard (subject property) prepared by Chattel, Inc. (Chattel) dated April 10, 2018 (Conformance Report, Attachment A). The Conformance Report was based on design drawings for the redevelopment of the Miramar Santa Monica (proposed project) on a full-block parcel (Landmark Parcel) designed by Pelli Clark Pelli Architects (PCPA) and Gustafson Guthrie Nichol (GGN) dated February 15, 2018 (original submittal). This memorandum describes modifications to the proposed project included in the Miramar Concept Design Addendum Package designed by PCPA and GGN dated August 29, 2019 (revised package).

The revised package prepared for the proposed project is the result of ongoing collaboration between Chattel and PCPA, as well as feedback received from the City of Santa Monica (City), and the City's environmental review and historic preservation consultant, Environmental Sciences Associates (ESA), who is preparing the Environmental Impact Report (EIR) for the proposed project. The revised package for the proposed project is also based on feedback received from the Landmarks Commission and Architectural Review Board at courtesy presentations in 2019. The purpose of this memorandum is to describe design changes included in the revised package as well as to clarify certain design aspects included in the original submittal.

PROPOSED WORK

As described in the Conformance Report, the proposed project includes rehabilitation of the City-designated Landmark Palisades Building (Palisades Building), demolition of all non-contributing buildings, construction of two new buildings for hotel and residential use, and new landscaping.

Palisades Building Design Clarifications

In future stages of design development, more detailed drawings documenting treatment to the Palisades Building would be brought to the Landmarks Commission for a Certificate of Appropriateness. The Landmark Commission should review with close attention to the following items as part of the proposed rehabilitation scope of work; painting the brick and terra cotta, windows and doors, rooftop sign, and raising the grade at the open space on west side of the Palisades Building.

13417 Ventura Boulevard, Sherman Oaks, CA 91423-3938 Phone 818-788-7954 Fax 818-788-9795 www.chattel.us

Rehabilitation of Palisades Building

The Conformance Report includes a period of significance of 1924-1958 for the Landmark Parcel and an identified period of significance for the Palisades Building of 1940-1958. During the period of significance, the Palisades Building had white painted brick exterior walls and unpainted architectural terra cotta, hung windows with divided light upper sashes, a sans serif open-face rooftop sign, and a Mission tile roof. The period of significance of the Palisades Building has guided proposed rehabilitation scope of work. The proposed rehabilitation scope of work includes painting the currently unpainted brick exterior, removing paint from the overpainted first floor terra cotta cladding, and repointing and repainting it, and constructing a new rooftop sign.

The project team engaged Rosa Lowinger Associates (RLA) to evaluate both the condition of the brick and terra cotta and the appropriateness of proposed treatments.

Painting brick exterior

From the 1924 date of construction until approximately 1940, the brick exterior of the Palisades Building was unpainted. A circa 1940 historic photograph shows the brick exterior painted a white or off-white color, which remained as the treatment until some point between 1974 and 1992 when the paint was removed from the brick by sandblasting and it was repointed with flush mortar.

The brick remains unpainted today. Previous repointing was done inconsistently, making the appearance of the mortar joints unsightly. The proposed project would involve painting the brick exterior in colors similar to those during the 1940-1958 period of significance.

RLA investigated the condition of the brick and provided treatment recommendations, the results of which are included in a brick testing and conservation consultation report dated July 10, 2019 (brick report, Attachment B). The goal of the investigation was to determine whether it would be safe to paint the brick in terms of material conservation, and whether, if painted, the paint could safely be removed in the future without causing further damage.

First, RLA tested the porosity and water absorption of the brick through RILEM testing in 10 locations. Results showed that brick was absorbing minimal amounts of water. Based on this testing, RLA determined that the brick could be painted safely, and that painting the brick could help protect it from additional weathering due to the salinity of the marine environment, and from sun and thermal effects. If the building is not painted, RLA recommends applying a clear protective coat to protect the brick from additional weathering and deterioration. Prior to painting the building, RLA has recommended the brick be cleaned, and a paint “stack” should be selected and subjected to removal tests prior to wholesale application.

Therefore, painting the building, as proposed in the original submittal and revised package is not only an appropriate restoration treatment because it returns the appearance of the building to its period of significance, it is also a treatment which will protect the bricks from the effects of weathering and prevent long term deterioration. Painting the building also improves the aesthetics of the building by disguising inconsistent mortar repairs and the rough texture of the sandblasted brick. Should the new paint be removed in the future, RLA has noted that there are several industry-tested removal methods and that the array of methods will only continue to grow and improve. It recommends not using a chemical method (which is currently restricted by law in California).

Removing paint and repointing terra cotta

The terra cotta decorative elements of the building were originally unpainted. Currently they exhibit various degrees of overpainting, with more paint layers at the ground floor than at upper floor window sills and cornices.

RLA investigated the condition of the terra cotta decorative elements and conducted paint stripping tests, the results of which are included in Report #2 Results of Paint Stripping Tests, dated July 28, 2019 (terra cotta report, Attachment C). The terra cotta decorative elements, which includes walls, sills, and other door and window enframements, have multiple layers of paint. The cornice exhibits more paint coatings that are generally more well adhered than the window sills and friezes. RLA tested five products in two locations at the first-floor frieze.

Each product was successful in removing extant coatings to varying levels of efficacy. RLA recommends the Savogran Strypeeze® Semi-Paste Strippper, a gel stripper removed with water. No adverse effects to the material were noted during testing, indicating that paint removal could be done to the terra cotta safely. Therefore, removal of paint from terra cotta can be achieved in a safe and effective manner with one of a few different paint stripping products.

Following paint removal, damaged terra cotta would be repointed. Repointing the terra cotta, where necessary, would follow National Park Service publication *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. RLA has recommended two different Edison Coatings, Inc. products for patching any locations of material loss and for raking and repointing the joints.

Following any repairs and repointing, the terra cotta would be repainted a gray or contrasting color. As noted by RLA, the terra cotta exhibits varying degrees of material and glaze spalling, disaggregation, and biological growth, which it suggests has been caused in part by the current coating system. RLA advises against applying a new coating system to the terra cotta following repointing because a coating system could trap moisture and cause further deterioration, as evidenced today. However, it notes that there may be mineral-based paints which would offer the level of breathability and reversibility required for painting the terra cotta to be an appropriate treatment.

Paint removal of the terra cotta would allow for repointing to occur which is particularly important at the ground floor were terra cotta exhibits various degrees of cracking and earthquake damage. While repainting the terra cotta is the chosen treatment in the proposed project, the project team will continue to study whether this is the most appropriate treatment considering the recommendations made by RLA and may be more informed once the paint is removed from the terra cotta and the extent of the damage is known.

Windows & Doors
The proposed project includes retention of the fenestration pattern and existing windows and single-light glazing. However, during the period of significance, the building had hung windows with divided light upper sashes. The original submittal and revised drawings both include retention of the existing windows and single-light glazing. In future design development the project team will consider and evaluate replacing the windows.

In the proposed project, five ground floor windows on the south and west courtyard elevations facing the Palisades Garden would be altered to become doors to private guestroom terraces. Windows would be replaced with doors on all floors of the Palisades Building at the connection on the short south elevation with the hyphen to the Ocean Building and at the connection on the short west elevation with the hyphen to the California Building. On the north elevation, a double door exit would remain. On the east elevation, a service entrance would remain.

Roof and new rooftop sign
The building originally had a mission tile roof. Currently the building has a replacement standing seam metal roof. Proposed project does not include any change to the existing roof.

The proposed project would install a new rooftop sign, proposed for the Palisades Building at the location of a non-extant, historic roof sign as evidenced by historic photographs. While the new signage program for the Miramar Santa Monica has not been fully developed, the renderings in the original submittal and revised drawings provide estimations for how the new rooftop sign could appear.

The non-extant rooftop sign was constructed on a steel frame at the westward slope of the roof. As evidenced by historic photographs, the sign was constructed circa 1940 to read “HOTEL MIRAMAR” in sans-serif block typeface and was removed at some point between 1950 and 1969.
While the new rooftop sign would be a reconstruction, the typeface is proposed to take inspiration from the historic, non-extant main entry neon sign which had a script-style typeface (see Attachment C, Image 24), rather than reconstructing the sans-serif block typeface that existed on the historic rooftop sign. Since the project signage package is much further out in the design process, the design team will collaborate on the appropriate solution for the rooftop sign. In future design development the project team will consider designing a sign more compatible with the sign present during the 1940s, specifically being sans serif block letters on an open armature.

A new rooftop sign would further restore the building to its period of significance and increase the visibility of the City-designated building.

Raising the grade
As part of the proposed project, the grade would be raised at the Palisades Garden located between the Palisades Building and Ocean Building. Currently the grade is lower at the entrance to the Palisades Building, where steps provide access to the building. Consistent in the original submittal and revised package, the grade would be raised to improve accessibility to Palisades Building and across the site, creating a level transition between the California, Palisades, and Ocean Buildings and the Palisades and Miramar Gardens. Raising the grade also helps to reestablish the entry to the Palisades Building on the west elevation as the primary access point and further integrates the Palisades Building into the new Palisades Garden open space. This scope of work would reestablish the historic grade of the building and improves accessibility to the building and across the site.

Construction of new hotel and residential buildings
The proposed project would involve construction of two new buildings with mixed hotel and residential uses—the Ocean Building and the California Building—which would connect to the Palisades Building via recessed hyphens.

<u>Ocean Building</u>
The new Ocean Building is proposed to be roughly L-shape in plan, located on the southern two-thirds of the parcel around the City-designated Moreton Bay Fig Tree, with ten floors and accessible roofs above grade. The Ocean Building would physically connect to the short south elevation of the Palisades Building via a hyphen at the north elevation and would have a wide passageway at the first and second floors to accommodate a new porte-cochere entry from Second Street (Second). The lobby of the Ocean Building would connect both the Miramar Gardens and Palisades Gardens, with a two-story glass exterior and several doors that provide a view toward the Palisades Building.

In the revised package, two of the elevations of the Ocean Building have been modified, the east elevation on Second and the south elevation on Wilshire. The hyphen connecting with the short south elevation of the Palisades Building has also been modified.

South elevation
In the original submittal, the first-floor podium exterior wall was primarily solid. At the west portion of the elevation, there was a glass corner at the west end adjacent to a pathway leading to the

proposed Miramar Gardens. At the corner of Wilshire and Second, the corner retail space had four bays of curtain glass walls the full height of the first-floor podium.

In the revised package, the primarily solid massing of the first floor has been divided through the addition of one large window, and a curtain glass window condition at the corner retail space with pilasters between windows. Clerestory windows at the upper portion of first floor podium further distinguish the division of bays and break up the previous solid massing of the elevation. At the west corner, the first-floor walls are now curved glass and have been brought back, increasing visibility of the Miramar Gardens from Second and Wilshire. A 'Hotel Miramar' sign has been added in the center of the first floor on this elevation.

East elevation
In the original submittal the first-floor curtain glass wall from the south elevation continued for two bays and north of those two bays was a primarily solid wall until the opening of the porte-cochere. At the upper floors there were continuous balconies across the length of the elevation on all floors.

In the revised package, at the first floor the curtain glass wall that continued for two bays is divided by pilasters and continues for two additional bays to the north. Clerestory windows at the upper portion of the first-floor podium wrap the corner at Wilshire and Second. At the upper floors, the mass of the continuous balconies has been separated by removing the balconies for a portion in two sections along with a reduction to the interior building spaces along this elevation.

Hyphen
In the original submittal, the hyphen was wide, and upper floor walls of the Ocean Building met at an angle and disguised much of the short, south elevation of the Palisades Building.

In the revised package, the hyphen between the Ocean Building and Palisades Building has become narrower, and the upper floor walls have become curved and have been pulled back slightly, which improves visibility of the short south elevation of the Palisades Building.

<u>California Building</u>
The California Building is proposed to be rectangular in shape, similar in size to the Palisades Building and located on the western corner of the northern one-third of the parcel. A hyphen at the east elevation of the California Building would connect to the west elevation of the Palisades Building. Similar to the Ocean Building, the California Building would have a recess at the first floor, north elevation to accommodate a driveway that leads to new subterranean parking for employees.

In the revised package, all elevations of the California Building have been modified. In the original submittal the elevations had curved walls at the corner, mimicking the curves of the Ocean Building. In the revised package, the elevations meet at corners. In the original submittal, solid balconies spanned the length of the north, west, and south elevations. In the revised package, the balconies are divided. On the north and south elevations, the balconies span two bays and are divided by solid wall between each, creating a vertical emphasis and a relationship to both the vertical and horizontal architectural features and rhythm of the Palisades Building. At the sixth floor, the balcony is removed, and the seventh floor is set back. The removal of the sixth-floor balcony and set back of the seventh floor removes some of the massing at the upper floors. On the west elevation, the balconies have been divided in one place. On the east elevation the walls now step back to improve visibility of the short, west elevation of the Palisades Building.

The hyphen between the California Building and the Palisades Building has become narrower, exposing two windows of the short west elevation of the Palisades Building on either side of the hyphen, increasing visibility in these locations.

Conclusion

The revised package provides several design modifications that are the result of ongoing design collaboration which seek to address feedback received. Revised package includes further study of proposed treatments to the Palisades Building and refines several design features of both the Ocean and California Buildings which are all improvements to the proposed project. Specific areas have been identified for continued study and discussions for the Landmarks Commission to focus on in their Certificate of Appropriateness process for the proposed project.

Attachment A: Chattel Conformance Report
Attachment B: Brick Testing and Conservation Consultation Report
Attachment C: Report #2 Results of Paint Stripping Tests

Attachment A:
Chattel Conformance Report

Miramar Santa Monica
Conformance Report Update

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CHATTEL

Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE: April 10, 2018

TO: Roxanne Tanemori, AICP, Principal Planner
Planning and Community Development Department
City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401

FROM: Robert Chattel, AIA, President
Brian Matuk, Associate III
Chattel, Inc.

RE: Miramar Santa Monica, 101 Wilshire Boulevard, Santa Monica, California
Conformance with the *Secretary's Standards*

This conformance report evaluates proposed changes to the Miramar Hotel at 101 Wilshire Boulevard (subject property or Miramar) as presented in the Miramar Santa Monica concept design package by Pelli Clark Pelli Architects (PCPA) and Gustafson Guthrie Nichol (GGN) dated February 15, 2018 (Drawing Set). The Miramar is a designated Santa Monica Landmark Parcel (Landmark Parcel) consisting of the designated Santa Monica Landmark (Landmark) Moreton Bay Fig Tree (contributor), the Palisades Wing (Palisades Building; contributor), the Ocean Tower (non-contributor), Administration Building (non-contributor), six bungalows (non-contributors), and verdant and lush (lush) landscape (contributor). This memorandum provides background on the subject property, describes the proposed work, and evaluates the proposed project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* (*Rehabilitation Standards*).

The proposed project thoughtfully incorporates the historic features on the Landmark Parcel: the Landmark Moreton Bay Fig Tree, the Palisades Building, and the lush landscape character into the redevelopment of the Landmark Parcel. Out of a collaboration with Pelli Clarke Pelli Architects and Gustafson Guthrie Nichol, the key preservation elements have been integrated into the overall design process, and the project as a whole has been designed to be in conformance with the *Rehabilitation Standards*.

Background

The subject property is situated on a Landmark Parcel that is significant in the history of Santa Monica for its association with the founder of the City, for its role in beachfront tourism in the early to mid-19th century, and for significant Renaissance Revival architecture as represented by the Palisades Building. An Historic Resource Assessment (HRA) on the subject property was prepared by Chattel Architecture, Planning & Preservation, Inc. (now, Chattel, Inc.) and dated June 10, 2010 (2010 Chattel HRA; Attachment A). The 2010 Chattel HRA provides a relevant historic context, the history of the subject property, building and landscape descriptions that continue to reflect existing conditions at the subject property, and statements of significance for the parcel as a whole, existing buildings, and landscape.

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The subject property occupies a full-block parcel, which, as further described below, was designated a local Landmark Parcel by the Santa Monica Landmarks Commission following public hearings in 2013, and has not once been subdivided. While no period of significance for the Landmark Parcel was identified in the nomination or Findings and Determinations of the designation by the Landmarks Commission, independent research by Chattel identified a period of significance of 1924 to 1958.[1] Additional information is provided in the 2010 Chattel HRA (Attachment A).

As described above, the period of significance for the Landmark Parcel is identified as 1924-1958, however, the proposed project seeks to, in many respects, restore the Palisades Building to the most important period of significance 1940-1958, as well as rehabilitate and improve the Landmark Parcel with new buildings and landscaping. This major, narrowed period of significance is the result of recent research conducted since the 2013 designation and represents the heyday of the Miramar Hotel. During these years, the Palisades Building had a main garden entry marked by columns and entablature that was highly visible, however, additional buildings and changes to hardscape and landscape have partially obscured view of this embellished entry. Additionally, the lush landscape from this period has gained significance and is a contributing feature to the Landmark Parcel.

The subject property has suffered a long history of incomplete conceptual planning and piecemeal additions and alterations. As the hotel component of the site approaches one hundred years of age, there is an opportunity to redevelop the parcel in an appropriate manner that respects the valued history of the site, with new and contemporary architecture and landscape that fits into the historic context and ensures the Miramar Santa Monica remains a landmark destination for years to come.

For the past two years, Chattel has been advising the project team on developing an appropriate scope of work that both honors the contributing features of the Landmark Parcel while striving to achieve project goals. The proposed project demonstrates this balance, as it is oriented toward Ocean Avenue, Palisades Park, and the Pacific Ocean beyond, with the designated Moreton Bay Fig Tree as the focal point of the redevelopment. While the subject property is currently concealed by perimeter walls, the proposed project intends to provide the public with the opportunity to enjoy the Landmark Parcel and all historic and contemporary features within it.

Rehabilitation Standards

The *Rehabilitation Standards* are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change while retaining historic building fabric to the maximum extent feasible. Their interpretation requires exercise of professional judgment, taking into account various opportunities and constraints of any given project based on use, materials retention and treatment, and compatibility of new construction. Not every standard necessarily applies to every aspect of a project, nor is it necessary to comply with every standard to achieve conformance.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* contain four treatments: preservation, rehabilitation, restoration, and reconstruction. The appropriate treatment for this project is rehabilitation, which utilizes the *Rehabilitation Standards*:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

[1] Ocean Tower was constructed in 1958, which signals the end of the period of significance. This date was identified because the construction of Ocean Tower and subsequent alterations to the landscaping resulted in dramatic changes to landscape character.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed Work

The proposed project celebrates the Moreton Bay Fig Tree, embraces the rehabilitation and restoration of the Palisades Building, demolishes all non-contributing buildings including the Ocean Tower, the Administration Building, and the six bungalows, involves construction of two new buildings for hotel and residential operations, and revisits the landscaping, inspired by the history of the site to return the garden identity to the Miramar. The project architecture and landscape preserve and feature the Moreton Bay Fig Tree as the focal point of the proposed project and significantly enhance public access to the historic tree.

<u>Rehabilitation of Palisades Building</u>

The selected period of 1940-1958 provides the design team with the opportunity to reintroduce historic elements to the Palisades Building from a more defined span of time, with areas of restoration supported by historic photographs and other documentation from that period. The rehabilitation scope of work includes painting the brick exterior, removing paint from the overpainted first-floor terra cotta cladding, and constructing a new rooftop sign.

Painting brick exterior

From the 1924 date of construction until approximately 1940, the brick exterior of the Palisades Building was unpainted. A historic photograph from circa 1940 shows the brick exterior painted a white or off-white color, which remained as the exterior treatment until some point between 1974 and 1992 when the paint was removed from the exterior and was repointed with mortar flush with the brick.[2] Sandblasting was completed in 1982 and, although it is unclear if this work included the entire

[2] Original brick that has since been covered reveals that the mortar was likely tuck pointed, which would have likely been removed with the sandblasting in 1982.

building exterior, it is likely the paint was removed during this work. Sandblasting is not an appropriate treatment for the brick, and the project team now has the opportunity to determine the appropriate preservation treatment for the brick exterior. Conservator John Griswold Associates (JGA) was engaged to investigate the condition of the brick and provide recommendations, the results of which are in a conservator report dated February 20, 2015 (2015 JGA report; Attachment B).

The brick exterior of the Palisades Building remains unpainted today. The proposed project would involve painting the brick exterior in colors similar to those during the 1940-1958 selected period, as evidenced by historic photographs.

Removing paint and repointing terra cotta
In 2014, JGA was engaged to study the existing condition of the terra cotta decorative elements, including walls, sills, and other door and window enframements. The 2015 JGA report recommended that all paint coatings "be removed from all terra cotta surfaces," additionally stating that the terra cotta is expected to be "largely in good condition, with some damages and previous repairs requiring expert repair or replacement with replica pieces if losses are extensive to particular units." As JGA could only investigate a sample area of the terra cotta, a more extensive investigation is necessary to assess the condition of the terra cotta to determine if repair, in-kind replacement of damaged areas, or repainting is the appropriate treatment.

In accordance with this recommendation, the paint would be removed from the overpainted terra cotta utilizing the following treatment, as recommended by the conservator:

> *Paint removal may be accomplished with a combination of medium pressurized water blasting and poultice stripping. Dumond Peelaway 1 with the special Peelaway paper applied to the fresh paste is recommended, but field testing of large areas is recommended before full specifications can be developed.*

Repointing the terra cotta, where necessary, would follow National Park Service publication *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, as recommended in the 2015 JGA report.

New rooftop sign
The proposed project would involve installation of a new rooftop sign, proposed for the Palisades Building at the location of an non-extant, historic roof sign as evidenced by historic photographs compiled in a 2017 Chattel memorandum (2017 Chattel memo; Attachment C, Image 10). While the new signage program for the Miramar Hotel and Residences has not been fully developed, the renderings in the Drawing Set provide estimations for how the new rooftop sign could appear.

The non-extant rooftop sign was constructed on a steel frame at the westward slope of the roof of the Palisades Building, visible to passersby along Ocean Avenue and Palisades Park. As evidenced by historic photographs, the sign was constructed circa 1940 to read "HOTEL MIRAMAR" in sans-serif block typeface and was removed at some point between 1950 and 1969.

While the new rooftop sign would be a reconstruction, the typeface is proposed to take inspiration from the historic, non-extant main entry neon sign which had a script-style typeface (see Attachment C, Image 24), rather than reconstructing the sans-serif block typeface that existed on the historic rooftop sign. Since the project signage package is much further out in the design process, the design team will collaborate on the appropriate solution for the rooftop sign.

Protection of Landmark Moreton Bay Fig Tree
The designated Moreton Bay Fig Tree is the focal point of the proposed project and has literally shaped the new construction and landscape plan around it. The design of the new buildings both honors the tree, and proudly displays it to viewers along Ocean Avenue and Palisades Park. The proposed project lays out other substantial measures to ensure long-term protection of the tree, which are described in detail in the Brightview Tree Company reported dated February 26, 2018 (the 2018 Brightview Report) and summarized in other subsections of the project description below.

Demolition of non-contributing buildings
The proposed project would involve demolition of nine non-contributing buildings, including the Administration Building, the Ocean Tower, and the six bungalows.

Construction of new hotel and residential buildings
The proposed project would involve construction of two new buildings with mixed hotel and residential uses—the Ocean Building and the California Building—which would connect to the Palisades Building via recessed hyphens.

The Ocean Building is proposed to be roughly L-shape in plan, situated on the southern two-thirds of the parcel around the Moreton Bay Fig Tree, with ten stories and accessible roofs above grade. The Ocean Building would connect to the short south elevation of the Palisades Building via a hyphen at the north elevation and would have a wide passageway at the first and second levels to accommodate a new circular driveway accessible from Second Street. The lobby of the Ocean Building serves to connect both the Miramar Gardens and Palisades Gardens (described below), with a two-story glass exterior and several doors that provide a dramatic view toward the contributing Palisades Building.

The California Building is proposed to be a rectangular-shape building similar in size to the Palisades Building and located on the western corner of the northern one-third of the parcel. There would be a hyphen at the east elevation of the California Building which would connect to the short west elevation of the Palisades Building. Similar to the Ocean Building, the California Building would have a recess at the first level, north elevation to accommodate a driveway that leads to new subterranean parking for employees.

The exteriors of both the new Ocean Building and new California Building are proposed to be contemporary in design and materials, and would be defined by a series of sweeping, curved terraces that serve as balconies or shared outdoor decks. The two hyphens would serve as a continuation of the Palisades Building corridors connecting both new buildings. The hyphens are proposed to have glassy exterior materials, would be located along, and would be set back from the prevailing elevations of the Palisades Building, Ocean Building, and California Building. In particular the hyphen proposed for the short south elevation of the Palisades Building would replace the non-contributing elevator tower and would allow for more of the short south elevation of the Palisades Building exterior to be exposed.

Construction of new subterranean parking
The proposed project would involve construction of three levels of subterranean parking on site.[3] This subterranean parking is organized around the root system of the Landmark Moreton Bay Fig Tree, with perimeter walls that would not encroach on the tree drip line.

New landscape
The proposed project includes a new landscape plan, which was developed to return the hotel

[3] Some of the subterranean space is shared by rooms for back-of-house operations.

garden identity to the Landmark Parcel. Decades of piecemeal changes to the landscape have resulted in a loss of a defined landscape character despite reintroducing the significant lush planting. Changes that did not align with the historic character of the property include addition of the vehicular driveway and entrance gates at the southern end of the property at Wilshire Boulevard, perimeter wall along the western parcel boundary along Ocean Avenue and southern parcel boundary at Wilshire Boulevard, surface parking lot at the southern one-sixth of the parcel, redesign of the pool and pool area north of the Ocean Tower, as well as gradual changes in pedestrian circulation and other landscape features. The new landscape plan focuses on two new, distinct garden areas—the Miramar Gardens to the south and the Palisades Gardens to the north—both of which incorporate landscape terraces, as shown on drawing sheet 84.

Miramar Gardens
The shape of the new Miramar Gardens is proposed to be a partial ellipse which, when drawn in full, reaches across Ocean Avenue to Palisades Park to collect a Senator John Percival Jones monument. This ellipse concept was developed to link the two physical features that convey a significant association with Senator Jones: the Moreton Bay Fig Tree, which was planted by Jones' second wife Georgina Frances prior to 1900; and, a monument and bench dedicated to Senator Jones in Palisades Park, at the location where Jones frequently watched the sunset. The Moreton Bay Fig Tree is proposed to be the iconic focal point of the Miramar Gardens to both celebrate the tree and provide appropriate features that encourage public access and enjoyment.

The Moreton Bay Fig Tree is a designated Landmark and, as such, is proposed to be preserved through new landscaping and other work in the proposed project. To ensure the preservation of this tree, the arborist team at ValleyCrest Tree Company (predecessor to Brightview Tree Company) was engaged to develop a Tree Work Plan in 2007 to establish appropriate pruning and other routine maintenance. Brightview Tree Company then prepared the 2018 Brightview Report based on the proposed landscape plan.

The Miramar Gardens landscape plan also proposes an elliptical-shape pedestrian walkway from the Ocean Avenue sidewalk around the Moreton Bay Fig Tree, as well as a pedestrian deck and bench design for the area immediately surrounding the tree. The proposed work includes demolition of the existing driveway (constructed circa 1975) that encircles the tree, and construction of a new pedestrian deck that allows up-close public viewing, while being supported by micropiles to allow airspace flow, nutrients, and water to reach the tree roots. This strategy is coupled with the construction of a new ring-shape bench intended to keep the public off the buttressed tree roots and, according to the 2018 Brightview Report, to enhance the long-term health of the tree. The bench would also permit the public to sit under the tree, while discouraging physical interaction with the tree roots or trunk.

The foliage of the new Miramar Gardens would generally consist of a low-water plant palette, suitable for a southern California coastal climate zone, along with more lush foliage including Cardboard Palm (Zamia floridana) and Sword Fern (Nephrolepis cordifolia) (see drawing sheet 82). Various mature palm trees have been studied for salvage during construction of subterranean parking and are intended to be replanted on site to retain the lush character of the landscape. At the southern end of the ellipse, the new Miramar Gardens is proposed to incorporate extremely thin or shallow water features into the pedestrian walkway, referred to in the Drawing Set as "scrims". These water features are one-quarter inch deep sheets of water that adults and children may walk through without concern.

Palisades Gardens
The Palisades Gardens would be bound by the proposed new California Building to the north, the Palisades Building to the north and east, and the new Ocean Building to the south. This concept was

developed to celebrate the Palisades Building and reintroduce a single garden identity to an area that has been disfigured by piecemeal changes over several decades. The Palisades Gardens would be constructed on structure.

The new Palisades Gardens identity is proposed to be distinct from the Miramar Gardens in design and symbolism. The landscape plan for these gardens intends to reintroduce the historic garden entry at the west elevation of the Palisades Building with a linear pedestrian walkway entry marked by columns and entablature. Additionally, this landscape plan would reverse the disrupted linear relationships resulting from construction and redesign of the pool area, additional buildings, and other alterations to the general spatial arrangement of this landscaped area. The Palisades Gardens design responds to the rhythm and hierarchy of the building façade and creates a central axis with the building's historic entry. Additionally, installation of a central fountain and other water features ensures a lush landscape feeling is retained. Similar to what is proposed for the Miramar Gardens, the new Palisades Gardens would consist of a low-water plant palette, along with ferns and palms, and the replanting of several mature palm trees after construction of the subterranean parking.

At various areas within the new Palisades Gardens, there would be terraces for visitors to enjoy the outdoor landscape and direct views of the contributing Palisades Building. Along the interior perimeters of the new California Building, Palisades Building, and new Ocean Building, private unit patios are proposed to extend from all three buildings and engage the Palisades Gardens. The elevation of the Palisades Gardens would be raised to more closely align with the first floor of the Palisades Building, improving accessibility at the historic entry.

Compatibility of Proposed Work

The subject property experienced several major alterations since it was first used as a residential estate. While many alterations to the subject property have become significant in their own right, several buildings and features were found to not be significant, or have lost integrity to the point of being unable to convey significance, as described in the 2010 Chattel HRA and established in a 2013 Statement of Official Action (STOA) by the Landmarks Commission for the designation of the Landmark Parcel (2013 STOA – Attachment B). Each item in the proposed scope of work is detailed below, along with a statement on how each item conforms to the *Rehabilitation Standards*.

<u>Rehabilitation of Palisades Building</u>

The rehabilitation of the Palisades Building conforms with the *Rehabilitation Standards*. The individual scope of work items are listed below, along with an evaluation of their conformance with the *Rehabilitation Standards*.

Painting brick exterior

Photographic evidence shows the Palisades Building with exposed, unpainted brick from the time of construction in 1924 until circa 1940 when it was painted a white or off-white. The Palisades Building remained painted until likely 1982, when the paint was removed from the brick exterior by sandblasting, as evidenced by photographs and building permit records. Repainting the brick exterior would return the Palisades Building to its appearance during the most important period of significance 1940-1958 and, therefore, would be in conformance with Standard 4.

The 2015 JGA report does not recommend repainting the brick, as "eventual future removal of the new paint would result in further damage to the historic fabric." While this reasoning is sound, there is no intention to remove the paint from the exterior in the future, as any removal of exterior paint would be incompatible with the historic character of the property and not in conformance with Standards 2 and 5. Therefore, as paint removal—and not painting—has the potential to cause damage to historic fabric, the proposed scope of work for painting the brick exterior is in

conformance with the *Rehabilitation Standards*. Repainting would also reduce the visual impact of inappropriate sandblasting and repointing that had been carried out previously.

Removing paint and repointing terra cotta
The glazed terra cotta at the first-floor exterior was originally unpainted. While photographic evidence has been inconclusive on the date the material was overpainted, the terra cotta appears unpainted as late as 1959 (see Attachment C, Image 27). It is likely that the terra cotta was damaged in the 1994 Northridge Earthquake, prompting ownership to paint the material to conceal any damaged areas.

The existing paint is proposed to be removed from the terra cotta following recommendations provided in the 2015 JGA report, as mentioned above. This scope utilizes gentlest means possible so as not to cause damage to historic materials and, thus, is in conformance with Standard 7. As the terra cotta was originally unpainted and appears to have remained unpainted through the period of significance, removing the paint would be in conformance with Standards 2 and 5. Additional evaluation of the terra cotta after paint removal would determine if any further treatment, including repair, in-kind spot replacement, or repainting of the terra cotta, is necessary.

New rooftop sign
The new rooftop sign is proposed to be evocative of the rooftop sign that was historically on the Palisades Building and no longer extant, specifically in terms of location on west roof slope, general size and shape. The original rooftop sign had sans-serif block letters before its removal at some point between 1950-1969.

The typeface for the new rooftop sign is still to be determined but is currently proposed to be a script typeface inspired by the street level neon sign at the curved main entry to the subject property that was extant from circa 1946 to circa 1958 (Attachment C, Images 24 and 25).

As shown in the Drawing Set, the proposed new rooftop sign does not appear to fully conform with Standards 3 and 6. Reconstructing an historic feature that is no longer extant should be carried out to closely match the historic feature in size, shape, and design to avoid creating a false sense of history. In referencing the historic main entry neon sign, the new typeface could lead some to interpret the typeface (and, thus, the sign) as being historic. We recommend the applicant consider recreating the block typeface evidenced by historic photographs or selecting a typeface that takes inspiration from the curved main entry, but one which is undoubtedly contemporary. The signage and branding program for the proposed project overall is still in development and, therefore, the new typeface is subject to change until the program is finalized and the team can collaborate on the appropriate solution to be presented for subsequent review.

<u>Demolition of non-contributing buildings</u>
The nine buildings proposed for demolition are as follows: Administration Building, Ocean Tower, and the six bungalows. Based on the 2010 Chattel HRA and the 2013 Landmarks Commission STOA, these buildings do not appear to be significant under any Santa Monica Landmark Ordinance criteria and are non-contributing buildings to the Landmark Parcel. As the proposed demolition is of non-contributing buildings only, and does not adversely impact contributing improvements, this scope of work is in conformance with the *Rehabilitation Standards*.

<u>Construction of new hotel and residential buildings</u>
The proposed new Ocean Building and new California Building are designed with particular attention to the Moreton Bay Fig Tree and the Palisades Building, and appear to be in conformance with the *Rehabilitation Standards*.

Ocean Building
The new Ocean Building would be roughly L-shape in plan to celebrate, and ensure there would be an uninhibited view of, the Moreton Bay Fig Tree for passersby on Ocean Avenue and adds visibility to the tree from Second Street. Additionally, the Ocean Building would not encroach on the drip line of the Moreton Bay Fig Tree.

The Ocean Building is proposed to be connected to the south elevation of the Palisades Building by a simple, inset hyphen. The hyphen would connect to a secondary elevation of the Palisades Building and, due to its recess, would minimally impact historic fabric. Additionally, the contemporary design and materials differentiates the Ocean Building from the Palisades Building. While the Ocean Building does not reflect the massing, size, or scale of the Palisades Building, it would replace the existing Ocean Tower, which is of similar height. Therefore, there would be no significant change in building height at the subject property.

The Palisades Building was constructed in 1924 as a subordinate wing of a larger, unrealized, grand hotel design that included two additional wings totaling 800 rooms.[4] This larger hotel design was never constructed. Once the Ocean Tower was constructed in 1959, the Palisades Building became—and remains—a subordinate building.

The new Ocean Building would not destroy historic fabric, would be connected to a secondary elevation of the Palisades Building via a hyphen, would not overwhelm the historic building in massing, size, scale, or design, and would preserve the historic character, form, significant materials, and features of the Palisades Building. Additionally, the Ocean Building would be shaped to appropriately accommodate and honor the Moreton Bay Fig Tree. In all, the design of the Ocean Building is in conformance with the *Rehabilitation Standards* as it relates to new construction adjacent to the historic building and tree.

California Building
The new California Building would be rectangular in plan and similar in scale to the Palisades Building, located near the northwest corner of the parcel. The new California Building is proposed to be connected to the west elevation of the contributing Palisades Building by a simple, recessed hyphen. The hyphen would connect to a secondary elevation of the Palisades Building and, due to its recess, would minimally impact historic fabric. Additionally, the contemporary design and materials differentiates the California Building from the Palisades Building. The California Building is proposed to be similar in scale to the Palisades Building—so that its massing, size, or scale does not overwhelm the historic building.

The new California Building would not destroy historic fabric, would be connected to a secondary elevation of the Palisades Building via a hyphen, and would not overwhelm the Palisades Building in massing, size, scale, or design. Additionally, the design of the California Building would preserve the historic character, form, significant materials, and features of the Palisades Building. In all, the design of the California Building is in conformance with the *Rehabilitation Standards* as it relates to new construction adjacent to the historic building.

<u>Construction of new subterranean parking</u>
The design of the new subterranean parking takes steps to avoid contact with the Palisades Building and the root system or drip line of the Landmark Moreton Bay Fig Tree. The perimeter walls of the subterranean parking would not extend into the drip line of the tree and would only connect to the foundation of the Palisades Building in two locations at lower level 1, where the Palisades Building

[4] "One of the Show Places in California is Santa Monica's Miramar Hotel," *Los Angeles Times*, 1 January 1924.

allows pedestrian entry to the subterranean parking. The subterranean parking would not destroy historic materials at the Palisades Building, would not encroach on the Moreton Bay Fig Tree drip line, and would not be visible above grade, thus, it is in conformance with the *Rehabilitation Standards*.

New landscape

The new landscape plan aims to celebrate and encourage public enjoyment of the Landmark Moreton Bay Fig Tree and would return the hotel garden identity to the Landmark Parcel, which had diminished as a result of several decades of changes to the landscape.

The landscape plan incorporates recommendations from the 2018 Brightview Report to ensure that the Moreton Bay Fig Tree is protected, enhances the health of the tree and implements design cues to allow visitors to view the Moreton Bay Fig Tree up-close while discouraging climbing on the buttressed root system. The new landscaping would remove existing paving around the tree and replace it with a raised deck supported by micropiles. This proposed new raised deck would protect the exposed roots and would not require additional soil or paving to raise the grade around the tree creating a significantly improved environment for the tree. Additionally, the exact placement of the micropiles would be determined by ground-penetrating radar to avoid damage to the subterranean root system. The raised deck is also designed to accommodate a bench around the perimeter of the tree to both encourage visitor access, yet subtly deter visitors from climbing on the tree roots. This scope of work ensures the protection of the tree and its root system, both exposed and subterranean, and does not introduce additional features or materials that might visually detract from the Landmark tree. All proposed changes related to the tree appear to be in conformance with Standards 1 and 2.

While the proposed new planting would generally consist of a low-water plant palette, along with some lush palms and ferns, various mature palm trees have been studied for salvage during construction of subterranean parking and are intended for replanting on site to retain the lush character of the landscape, in conformance with Standard 2.

As the new landscaping honors the Landmark Moreton Bay Fig Tree and the Palisades Building, and does not detract from the historic character nor damage historic materials of either feature or the subject property as a whole, the new landscape plan is in conformance with the *Rehabilitation Standards*.

Recommendations

The new rooftop sign at the Palisades Building, as proposed in the Drawing Set, does not yet appear to fully conform to Standards 3 and 6. Further study and information will be performed and gathered to make sure it is consistent with the *Rehabilitation Standards*, as the signage program for the entire project is still in development. Based on the new rooftop sign as proposed in the Drawing Set, we recommend further study of the new typeface as part of the overall project signage package to either be (i) more compatible with the original, or (ii) distinctly more contemporary.

Conclusion

The project team has been collaboratively working on a revised design for the Miramar Santa Monica for the last two years. This effort has been a great example of how a collaborative design process should work, where landscape design, architectural design, and preservation elements are integrated into the overall design process. The proposed project thoughtfully incorporates the historic features on the Landmark Parcel: the Landmark Moreton Bay Fig Tree, the Palisades Building, and lush landscape character into a redevelopment of the Landmark Parcel.

The proposed project has crafted a balanced approach that introduces contemporary features while celebrating the historic character of the subject property and its contributing features. The Palisades Building rehabilitation would return the brick exterior to a painted finish and would remove overpaint. Paint would be removed from the overpainted terra cotta and, upon additional investigation of its condition, further treatment would be identified and carried out, if necessary. No contributing buildings are proposed to be demolished, and demolition of the nine non-contributing buildings would not impact the historic character or significance of the Landmark Parcel. Additionally, the overall design of the new Ocean Building and new California Building is compatible and limits intervention with the Palisades Building. The signage program is still in development and would be subject to subsequent review. As a whole, the proposed project appears to be in conformance with the *Rehabilitation Standards*.

Attachments
Attachment A: 2010 Chattel HRA
Attachment B: 2015 JGA Report
Attachment C: 2017 Chattel Memo – Historic Photographs of Palisades Building
Attachment D: 2013 Landmarks STOA

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Attachment B:
Brick Testing and Conservation Consultation Report
Rosa Lowinger Associates

Miramar Santa Monica
Conformance Report Update

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TESTING AND CONSERVATION CONSULTATION REPORT
MIRAMAR SANTA MONICA RENOVATION

Prepared for:	Robert Jay Chattel, AIA, President Chattel, Inc. | Historic Preservation Consultants 13417 Ventura Blvd Sherman Oaks, CA 91423-3938 office: 818-788-7954 x3 mobile: 818-421-7167 robert@chattel.us
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Date of Testing and Investigation:	June 17th, 2019
Date of Report:	July 10th, 2019

RLA Conservation is pleased to submit the following report for testing and materials consultation to Chattel, Inc. Historic Preservation Consultants, for the Palisades Building of the Fairmont Miramar Hotel located at 101 Wilshire Blvd. Santa Monica, CA 90401.

Title:	Palisades Building
Date:	1924
Materials:	Brick, Terracotta
Style:	Renaissance Revival

DESCRIPTION:
The Palisades Building is a component of Santa Monica's historic Miramar Hotel. Originally constructed in the Renaissance Revival style in 1924, this historic brick and terracotta building is currently attached to a newer building that serves as the primary wing of the hotel via a stair and elevator tower. The ground floor of the Palisades Building is clad in a light pink terracotta that has been coated with a beige paint system of unknown composition. It is presumed to have several coats of paint on it. The upper stories are clad in exposed red brick pointed with grey mortar. Historic photographs indicate

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that the brick was unpainted from 1924 to approximately 1940; then it was painted.

CONDITION:
Structurally, the Palisades building is purported to be in good condition. Despite multiple renovations to the property as a whole, the Palisades Building retains integrity in terms of form and function. The most apparent alteration is the exposure of the raw brick by sandblasting (1980s), the application of thick, unraked, pointing mortar between the bricks, and the coating of the terracotta.

BRICKS: The brickwork was likely exposed in the early 80s via sandblasting. This likely removed most, if not all, of the protective exterior skin formed on the bricks during the kiln firing process. The bricks currently appear visibly rough in texture. The pointing mortar varies in color and finish throughout. The predominant pointing is a grey Portland cement-based material that was likely added during the 1980s renovation. It was not raked back as it was in the original, and in places it looks unsightly, smeared over the edges of the joints. Overall the pointing mortar is in stable condition, but aesthetically it deviates greatly from the original appearance as seen in photographs.

TERRACOTTA: The condition of the terracotta is unknown, as it is coated with an unidentified paint system. There are locations of apparent terracotta deterioration where the masonry can be seen to be actively delaminating and breaking through the paint layer. The paint layer appears generally well adhered. Locations of paint layer deterioration are concentrated at undercut ornamental motifs surrounding doorways. The testing of the terracotta will be in a separate report.

GOAL OF TESTING: RLA was brought on board to work with Chattel, Inc. to determine certain conditions related to the building's brick and terracotta elements and how best to conserve and restore them during the renovation phases. Among the questions to consider are:

For Terracotta:

1. Study removing the paint and not having a painted finish.
2. What is the overall condition of the terracotta?
3. If the terracotta needs to be painted, what type of paint is recommended?

For Brick:

1. Is it safe to paint the brick to achieve a uniform appearance?
2. Should the joints be raked back?

This first phase report specifically addresses questions related to the brick.

The key question related to the brick is whether painting the brick would be an irreversible process. One of the key ways of determining reversibility is to look into the porosity of the brick. To determine that, RLA conducted RILEM tests in select areas throughout the building. RILEM is an acronym for *Reunion Internationale des Laboratoires d'Essals et de Recherches sur les Materiaux et des Constructions*

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(International Union of Testing and Research Laboratories for Materials and Structures) France's version of the ASTM (American Society for Testing and Materials). RILEM tests measure the deterioration and porosity of masonry materials (brick, stone, and concrete), utilizing tubes that are affixed to a masonry surface and measure the absorption of water into a pore structure. In the case of the Palisades Building, the RILEM testing was used to provide a relative measure of how easily a liquid material, i.e. paint, would absorb into the pore structure of the brick. For more information on RILEM, please see the following:

https://www.constructionspecifier.com/testing-the-test-water-absorption-with-rilem-tubes/

https://www.m-testco.com/files/pages/Rilem%20Test.pdf

In addition to the RILEM Tests, RLA extracted specimens of terracotta and brick to perform additional testing in the studio.

TESTING PERFORMED:

1. Specimen Extraction
    a. Terracotta specimens were extracted from locations of spalling on a 3rd floor sill accessed via fire escape.
    b. A brick specimen was extracted from the buildings hyphen.
        i. Extraction location was accessed via a hole cut in the drywall of the stairwell.
2. RILEM Tube testing on designated locations of the brickwork.
    a. Two (2) tests were performed on each façade, excluding the façade acting as a hyphen to the elevator tower.
    b. RILEM tests locations were accessed via fire escape and windows in designated rooms on the 2nd and 6th floors.

SPECIMEN EXTRACTION:

Terracotta specimens were extracted from an existing spall on the 3rd floor. The specimen will be used to produce restoration mortars for the restoration phase of the project.

A loose brick was extracted from the original buildings southeast facing wall. The specimen is coated in an insulating material. RLA is currently performing investigations to determine if the historic paint is still present on the brick beneath the insulation.

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RILEM TESTING RESULTS:

Testing involved the application of a vertical RILEM tube to a brick surface. The purpose of RILEM testing is to assess the substrate's rate of water absorption over a period of time. It should be noted that there is currently no ASTM standard for RILEM testing although it is widely accepted as a reliable testing method, as such the data from RLA's testing should be interpreted within the context of the testing parameters and data set.

Testing locations were free of pointing mortar or any defect that may skew absorption results. The surface was dusted to remove loose debris before the RILEM tube base was adhered with Chavant™ Sulfur-Free Plasteline modeling clay. 5 mL of distilled water was added to the tube and monitored for 20 minutes as absorption of the water was recorded at multiple intervals.

Fig. 1: RILEM Tube Testing

TESTING LOCATION:	ABSORPTION AT 5 MINUTES (ML)	ABSORPTION AT 10 MINUTES (ML)	ABSORPTION AT 20 MINUTES (ML)
Northwest Façade 2nd Floor	0.0	0.0	0.0
Northwest Façade 6th Floor	0.0	0.0	0.4
Northeast Façade 2nd Floor	0.0	0.0	0.0
Northeast Façade 6th Floor	0.0	0.2	0.5
Southwest Façade 2nd Floor	0.0	0.0	0.0
Southwest Façade 6th Floor	0.0	0.5	0.7
Southeast Façade 2nd Floor	0.0	0.0	0.0
Southeast Façade 6th Floor	0.0	0.0	0.2
Fire escape Façade 2nd Floor	0.0	0.0	0.0
Fire escape Façade 6th Floor	0.0	0.3	0.4

The absorption rates identified in this report show minimal absorption of water. Based on these absorption rates at the test locations, it is reasonable to assume that there is minimal moisture flow

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through the masonry assembly. The test locations at the upper levels exhibited higher rates of absorption that can likely be attributed to greater sun exposure.

During investigative probes into the interior of the walls at the test locations there was no visible moisture, associated staining or deterioration noted. This further supports the theory that moisture migration throughout the masonry assembly is minimal.

DISCUSSION:

The testing data and investigative probes demonstrate minimal liquid absorption into the brick at the lower levels, and only slightly higher porosity at upper levels of the brick masonry. This suggests to us that paint finish could be applied to the brick masonry in such a manner that poses minimal risk of irreversibility to the hydraulic performance of the historic masonry assembly. We understand the concerns about reversibility of the paint given the last aggressive campaign to remove such a coating. The following are additional key issues related to this discussion:

1. If done correctly, using appropriate barriers to increase reversibility, painting the brick could also help protect it from additional weathering due to exposure to salinity and thermal effects of high sun and heat.
2. Prior to painting the brick, the building should be cleaned thoroughly to remove dirt and salts. Though porosity was deemed to be very low, soluble salts accumulate on a regular basis, and a program for insuring that there are no salts trapped by paint will need to be implemented.
3. If a paint system is not applied, we recommend evaluating the use of a clear water repellant or consolidant at the upper levels of the building to prevent additional exposure to sun and salinity. A key consideration would be finding a proper vapor permeable barrier layer to apply to the bricks as a base coat.
4. If the building is painted, we recommend selecting a paint "stack" that is subjected to removal tests prior to wholesale application.
5. Removal methods continue to improve in the field of materials conservation and there are presently several safe mechanical and chemical methods for removing paint from masonry surfaces that do not involve aggressive methods such as sandblasting. Among these are combinations of dry ice blasting, IBIX® Systems, and Sponge Jet® systems. We cannot recommend one method over another without testing, but we have personally achieved excellent results at paint removal from delicate masonry finishes with a number of these methods. It stands to reason that these methods would only continue to improve over time, making removal (if desired) safely possible in 20 or 50 years. That said, California continues to restrict chemical methods, which means that certain methods may be prohibited. We recommend testing methods that are not chemical in nature.
6. If the brick is not painted, the unsightliness of the current pointing mortar will need to be addressed. In most cases such methods are likely to be invasive, time consuming, and costly.

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CONCLUSIONS:

The aforementioned considerations allow us to conclude that painting the brick is a reasonable option. The "Cons" are self-evident: removal of the paint can pose reversibility problems and we strongly recommend testing this prior to wholesale application. The "Pros" have been outlined above. Our initial recommendation is to employ a vapor-permeable silicate masonry coating system to paint the brick. Such systems include:

- Restauro-Lasur Pigmented Mineral Stain, Keim, Inc.
- Everkote 300 Mineral Coating System, Edison Coatings, Inc.

Finally, if the brick is not going to be painted, we recommend evaluating the use of a clear coat to provide resistance to salinity and thermal effects that are subjecting the upper reaches to minor, though apparent, deterioration. As climate change impacts heat and salinity of coastal regions throughout the world, we can expect the effects of sun and salt to increase on a brick surface of this nature.

Thank you for the opportunity to participate in this important project. Please do not hesitate to contact us with any further questions.

Prepared by:

David Espinosa, Associate Conservator

Approved by:

Rosa Lowinger, Principal Conservator

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ROSA LOWINGER

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PERSONAL INFORMATION

Born: 28 September 1956, Havana, Cuba
Citizenship: USA
Languages: English, Spanish, Italian, Hebrew, French

EDUCATION

1982 M.A. Institute of Fine Arts, New York University
Art History; Certificate, Art Conservation

1978 B.A. Brandeis University, Fine Arts, Summa Cum Laude

WORK EXPERIENCE

2008- **Principal and Chief Conservator,** RLA Conservation of Art + Architecture, Inc.**,** Miami, Los Angeles

Founder of a bicoastal conservation firm that provides planning and implementation services for restoration and preservation of buildings, monuments, archeological sites, public art, sculpture, and three-dimensional artworks. Specializing in tropical, marine, and desert clients, with special expertise in disaster planning and recovery. Serving as consultant conservators to several dozen municipal and statewide public art programs and historic preservation offices.

2011-2015 **Associate Editor,** *Change Over Time: An International Journal of Conservation and the Built Environment* University of Pennsylvania Press

Book Review Editor for international peer-reviewed journal on conservation of built heritage. Editor of Volume 5.1 on Vandalism.

1988-2008 **Founder and Principal Conservator,** Sculpture Conservation Studio, Los Angeles

Founder of L.A.'s oldest architectural conservation practice. Served as President and Chief Conservator from 1988-2000 then, Senior Conservator for postwar, modern and contemporary projects. Extensive architectural project list. Major projects include Simon Rodia Watts Towers (1925-58), WPA mural by artist Helen Lundeberg in Inglewood, CA (1940), Otto Piene's 1970 light sculptures in the Hawaii State Capitol (1969), Bullock's Wilshire (1929), the Robinson's May Building (1883), the Desmond Building (1917), Eastern Columbia Building (1930), Adamson House (1929), and post-earthquake survey of a dozen 18th century Missions along the California Coast.

1986-88 **Private Conservator: Charleston, South Carolina.** Specialty: Historic Southern

architecture, archeological sites, including wood frame houses.

1985-86 **Conservation Fellow: The Los Angeles County Museum of Art, Los Angeles, CA.** Specialty: Modern and Contemporary Sculpture.

1982-85 Private Conservator: Philadelphia, Pennsylvania.

1983 **Consultant: Albright Institute of Archaeological Research, East Jerusalem.** Archeological Sites and Ceramics.

1980-82 **Fellow: University Museum, University of Pennsylvania, Philadelphia, PA.** Archaeological Sites, Objects, and Ethnographic Artifacts.

1979-80 **Conservation Intern: Metropolitan Museum of Art, New York, New York.** American Wing Conservation of works by John Lafarge, Augustus St. Gaudens, Tiffany, and Hiram Powers.

ARCHEOLOGICAL FIELDWORK

2018 **St. George Village Botanical Garden, St. Croix, USVI:** Survey of 18th century sugar plantation buildings and ruins.

2011-14 **San Ysidro Plantation, Trinidad, Cuba:** Consultant on stabilization of painted decorative plaster finishes.

1985-88 **Archeological Project at the Spanish settlement at St. Catherine's Island, GA. American Museum of Natural History**: Project conservator.

1979-84 **Expedition to the Coastal Plain of Israel (Tel Michal and Tel Gerisa): A joint project of the University of Pennsylvania and Tel Aviv University.** Project Conservator for four seasons.

AWARDS AND HONORS

2019 **Preservation Houston - Good Brick Award**
For relocation and restoration of the Extending Arms of Christ mosaic at the Houston Methodist Hospital in the Texas Medical Center.

2014 **Getty Foundation- Keeping it Modern Initiative**
For development of conservation protocols for the Miami Marine Stadium.

2012 **American Institute for Conservation-Service Award**
For coordination of Cuba travel program.

2011 **Smithsonian Institution, Haiti Cultural Recovery Center- Achievement Award**
For Stabilization and Removal of Murals at Holy Trinity Cathedral, Port-Au-Prince.

Association for Preservation Technology- Achievement Award for Service
For Creation of Cuba Travel Program.

2009 **International Conservation Center in Rome (ICCROM)- Fellow**

American Academy in Rome - Booth Family Rome Prize in Conservation '08-09
Project: A Comprehensive History of Art Vandalism

2008 **Los Angeles Conservancy- Preservation Award**
For *History of Transportation* (1940), by H. Lundeberg, Inglewood, CA

2005 **Amistad Foundation, New York, NY- Cross-Cultural Understanding Award**
For *Tropicana Nights: The Life and Times of the Legendary Cuban Nightclub*.

2001 **Los Angeles Conservancy-Preservation Award**
For Conservation of "Vanishing Race," a 1930 cast-stone WPA sculpture.

2000 **Getty Preserve L.A. Award**
For Assessment of Damage to "History of Transportation" mural.

1998 **California Preservation Foundation**
For conservation of "Portal of the Folded Wings" 1926 cast stone and ceramic tile aviation monument in Burbank, CA restored after Northridge Earthquake.

1997 **Los Angeles Conservancy - Preservation Award**:
For conservation of "Portal of the Folded Wings," a 1926 cast stone and mosaic monument in Burbank. CA.

TEACHING EXPERIENCE

2014 **Architectural Metal Finishes,** Association for Preservation Technology Finishes Workshop, University of Denver, Denver, CO.

2013 **Architectural Metal Finishes,** Association for Preservation Technology Finishes Workshop, Taliesin, Spring Green, Wisconsin, June.

Modern Architectural Metal Finishes, Co-coordinator of pre-conference workshop for the Technical Committee for Modern Heritage, APT, New York, October.

2012 **Public Art: Legal Status, Maintenance, and Conservation,** Institut National du Patrimoine, Paris, France, March.

2011 **Conservation of Collections in Tropical Climates,** Museum Studies, (Debbye Kirschtel-Taylor Instructor), Florida International University, Miami, FL

2006 **Conservation of Wooden Ethnographic Painted Objects,** UCLA-Getty Conservation Institute Graduate Program in Conservation, Los Angeles, CA

2000 **Post Hurricane De-salination of earthen buildings with painted finishes,** Office of the Conservator, Trinidad, Cuba, July-August.

1995 **Conservation of Spanish Cannons and Military Fortifications,** Instituto Hondureño de Anthropologia USIS Technical Specialist Program, Omoa, Honduras, October.

1994 **Conservation of Cemetery Monuments and Statuary-Marble, Bronze and Granite,** Centro Nacional de Conservación, Restauración y Museologia (CENCREM) Havana, Cuba, June.

TECHNICAL PRESENTATIONS AND PUBLICATIONS (since 2000)

2019 ***"Report on the State of Painted Outdoor Sculpture: Discussion on New Trends and Discoveries in the Field of Conservation",*** paper presented to the Florida Association of Public Art Professionals Meeting. Ft. Lauderdale, 10 May.

"***Collecting the Uncollectable: Conservation of 20th and 21st Century Works of Land Art,"*** symposium panelist at the Frick Art Museum, New York, 23 May.

(with K. Ciociola), "***Creating an Emergency Plan for Collections of Monumental Public Art,"*** Public Art Network, Americans for the Arts Annual Conference. Minneapolis, MN, 14 June.

2017 ***"Saving Public Art: Preparation and Recovery,"*** paper presented to the American Society of Appraisers Conference, Houston, October 8, 2017

2016 (with J.A. Fidler and K. Ciociola), ***"Don't Destroy History! A Testing Program to Remove Layers of Graffiti at the Miami Marine Stadium,"*** paper presented to the Association for Preservation Technology Annual Conference, San Antonio, 1 November.

2015 (with J.A. Fidler, C.C. Ferraro, J.Hernandez, and M.M. Lynch),***"Concrete Conclusions: Surface Treatment Trials for Conserving the Miami Marine Stadium,"*** paper presented to the American Institute for Conservation 43rd Annual Meeting, Miami, 15 May.

(with C. Varvi), ***"One Piece at a Time – The repair of Felt-Based Sheet Flooring at Johnny Cash's Boyhood Home in Dyess, Arkansas,"*** paper presented to the American Institute for Conservation 43rd Annual Meeting, Miami, FL, 16 May.

"Layers of Understanding: Graffiti & the Miami Marine Stadium," panelist at Miami Center for Architecture and Design, 11 May.

(Editor), **Change Over Time, Vandalism Issue.** University of Pennsylvania, V. 5.1., Spring, 2015.

"Vandalism Miami Style: Graffiti as a Tool in Preserving the Miami Marine Stadium," *Change Over Time- Vandalism Issue,* V. 5.1., Spring, 2015, pp.

(Editor, with K. Normandin), **APT Bulletin: The Journal of the Association for Preservation Technology, Special Issue on Modern Metal Finishes,** V. 46, No. 1, 2015.

2014 ***"Savoir Faire: Bridging the Gap Between Tradition and Technology,"*** presented to the Metissage Workshop, Association for Preservation Technology Annual Conference, Quebec, Canada, 25 October.

"Coral Rock: Preserving, Restoring, Maintaining Coral Gables Coral Rock Homes," presented to the Historic Preservation Association of Coral Gables, 23 September.

"Strategies for Pest Control in Museums," presented to the Florida Association of Museums Conference, Jacksonville, 9 September.

"Some Like it Hot- Miami Graffiti," panelist at History Miami Museum, Miami, 19 April.

"The Ultimate Modern Metal- Aluminum in Contemporary Art," keynote address presented to

Aluminum 2014 Conference co-sponsored by FAIC, ICOM-CC Metals Group, National Air and Space Museum, and the Lunder Conservation Center, 8 April.

2013 **"*What Makes Original Architecture Original?"*** paper presented to the Florida Trust for Historic Preservation Meeting, St. Augustine, May.

(with M.C. Schmitt), **"Literature Review-Nostalgia,"** in *Change Over Time- Nostalgia Issue*, J.D. Hunt (ed.), V. 2.2, Spring, 2013.

"***Vandalism and its Role in the Fabric of Cities,"*** paper presented to the Association for Preservation Technology Annual Conference, New York, 13 October.

2012 "***An Ounce of Prevention: The Case For Pre-Fabrication Conservation Review of New Public Art Commissions,"*** paper presented to the Florida Association of Public Art Professionals Conference, Ft. Myers, FL, 4 May.

"***Cuban Modernism and its Preservation",*** public lecture presented at the University of Arizona School of Architecture, Tucson, AZ, 18 April.

2011 (with V. Dominguez), ***"Conservation in the Time of Cholera: Stabilization and Removal of Murals at St. Trinité Cathedral in Port-Au-Prince Haiti,"*** paper presented to the Association for Preservation Technology Annual Conference, Victoria, B.C., 14 October.

(with V. Dominguez), **"The Stabilization and Removal of Three Wall Paintings at Holy Trinity Episcopal Cathedral,"** in R. Kurin, (ed), *Saving Haiti's Heritage: Cultural Recovery After the Earthquake,* Washington, D.C.: Smithsonian Press.

"Literature Review-Repair and Reparations," in *Change Over Time-Repair Issue,* F.G. Matero, (ed.), V. 1, No. 1, Fall.

"Conserving Otto Piene's Kinetic Light Sculptures in the Hawaii State Capitol," *APT Bulletin: The Journal of the Association for Preservation Technology, Special Issue on Modern Heritage,* V. 42, No. 2/3, pp. 39-43.

2010 (Panelist), *"**Finishing Touches: Conserving Wall Paintings and Other Architectural Surfaces,"*** The Getty Conservation Institute, 15 April.

2009 ***"A Moveable Feat: The Conservation of Sun and Moon, Kinetic Light Sculptures in the Hawaii State Capitol,"*** paper presented to the Association for Preservation Technology Annual Conference, Los Angeles, 5 November.

"Art + Vandalism = Art," Acton Miscellany Lecture Series, Villa La Pietra, New York University, Florence, Italy, 8 February.

(with A. Morse), ***"The Conservation of Helen Lundeberg's "History of Transportation" Mural in Inglewood, CA,"*** International Institute for Conservation, Abstracts of the 22nd Biennial Congress, London, UK.

2006 Lowinger, R. **"Views, Voices, and Visitors,"** keynote address presented to the Hawaii Museums Conference, Maui, HI, 12 May.

Lowinger, R. **"Conservation of Public Sculpture in Tropical Climates,"** paper presented to the Hawaii Museums Conference, Maui, HI, 13 May.

2005 Lowinger, R., Morse, A. and Lucero, T. **"Mega Documentation Problems for a Monumental 240' WPA Project: Helen Lundeberg's 'History of Transportation' Petrachrome Mural,"** American Institute for Conservation of Historic and Artistic Works (AIC) -Abstracts of the 33rd Annual Meeting, Minneapolis, MN.

LITERARY (NON-ACADEMIC) PUBLICATIONS

2019 (with F. Luca) ***Promising Paradise: Cuban Allure, American Seduction,*** *Florida International University Press: Miami, June.*

2018 **"Empress of the Waves,"** in (W. Guerra and L. Padura, Ed.) *Una Isla en Luz,* Trapublishing: Miami, pp. 15-17.

2016 (with Ofelia Fox), ***Tropicana Nights: The Life and Times of the Legendary Cuban Nightclub. (10th Anniversary Edition),*** In Situ Press: Los Angeles, CA.

2008 **"Havana: The All-Night City,"** *In Cuba*: *Art and History from 1868 to Today.* Montreal Museum of Fine Arts Press: Montreal, Canada.

"Piedra Jaimanitas," in (Ruth Behar, Ed.) *Bridges Revisited,* University of Michigan Press, Ann Arbor, MI.

2007 **"The Object as Protagonist: An Interview with Los Carpinteros,"** in (G. Harper, ed.). *Conversations on Sculpture*. International Sculpture Center: Washington, DC.

The Elements of Migration: Reflections on the work of KCHO, (artist catalogue), New York: Marlborough Gallery.

2005 ***Tropicana Nights: The Life and Times of the Legendary Cuban Nightclub.*** NY: Harcourt.

2004 **"Repairing Things",** in (M.Finn, Ed.) *Cuba in Mind*, New York: Random House.

2002 **"The Encanto File,"** in (J. Miles, Ed.) *Rowing to America and Sixteen Other Short Plays*, New York: The Women's Project and Productions.

2000 **"Off the Bench,"** In (P. Stine, Ed.) *Sports in America*, Ann Arbor: Witness Press.

MAGAZINES, NEWSPAPERS, ONLINE

2017 **"In Defense of Decorative Finishes: Cuban Architectural Conservation in the 21st Century,"** in *Conservation Perspectives, the Getty Conservation Institute Newsletter,* Fall 2017.

2008-2011 Contributing blogger (as SanSuzie/ The Art Nurse) www.c-monster.net

2008 **"Rosa Lowinger on Cuba Before Castro"** Truthdig.com October, 2008
http://www.truthdig.com/arts_culture/page2/20081010_rosa_lowinger_on_cuba_before_castro/

2007 ***"*Tijuana Rising,"** *Tu Vida Magazine.* New York: Hearst Publications, March.

2006 **"Cuba's Past, Future, as Seen in Buildings,"** *Philadelphia Inquirer,* Aug. 16, 2006.

"In Biloxi, the Swetman House Rises out of the Rubble," *National Trust for Historic Preservation Online*, April. http://www.nationaltrust.org/hurricane/swetman.html

2001 **"Francisco and I: An Interview with Fernando Rodriguez."** *Sculpture Magazine,* Nov, 2001

2000 Cover Story**, "Cuban Missives—KCHO Makes the Mainstream."** *ArtNews,* June, 2000
"Peace, Beauty, Butter, Oxtail: An Interview with Tony Labat." *Sculpture Magazine,* Sept., 2001, pp. xxx

1997 **"Old Havana Reborn."** *Preservation***,** Sept, 1997

PROFESSIONAL AFFILIATIONS

• Association for Preservation Technology (Member since 2005),Technical Committee for Modern Heritage (2012)

• American Institute for Conservation (Member since 1983, Professional Associate-1988, Fellow-2012.Membership Committee (2014-17)

• International Institute for Conservation (Member since 1990)

• ICOM-CC (Member since 2017)

• ArtTable (Los Angeles Chapter, 2005) (Miami Chapter, 2009)

BOARD SERVICE

Vincent Price Art Museum at East Los Angeles College (2009-2015)

Florida Association of Museums (2011-)

Florida Association of Public Art Professionals (2014-)

Cuban Heritage Collection-University of Miami Libraries (2018-)

DAVID ESPINOSA

Professional Associate, AIC

PROFESSIONAL EXPERIENCE

Rosa Lowinger & Associates, *Los Angeles, California*
Associate Conservator, April 2018 - Present

- Responsible for project management of Los Angeles and national-based projects.
- Conducts condition assessments, develops treatment protocols, implementation of treatments, management of technicians and sub-contractors, and preparation of treatment reports.
- *Selected Projects:*
    - KING KAMEHAMEHA I, *KAPA'AU, HAWAII*, 2018: Re-painting of historic painted bronze sculpture.
    - FEDERAL COURTHOUSE, *LOS ANGELES, CALIFORNIA*, 2018: Glazed terra cotta patching and in-painting. Mitigation of mineral deposits on polished granite.
    - DINOSAUR TOPIARIES, *SANTA MONICA, CALIFORNIA*, 2018: Corrosion mitigation, patination, and application of protective wax coating on copper and bronze sheet elements of six (6) large-scale sculptures.
    - PETER SHELTON CANNONBOTTLES, *LOS ANGELES, CALIFORNIA,* 2018: Corrosion mitigation, re-patination, and protective wax coating on cast bronze sculptures.

Lorton Stone LLC, *Springfield, Virginia*
Project Manager & Conservator, February, 2017 – March 2018

- Conducted condition assessments, research, field investigation, testing, treatment design, and technical implementation. Wrote and edited various work plans and contract documents.
- Performed detailed photo-documentation and created treatment-tracking documents. Managed project details, including planning project priorities, ordering supplies, organizing and directing masons, site administration, equipment rental, scheduling and liaising with clients.
- *Selected Projects*:
    - United States Capitol Building, *Washington, DC*, 2017-2018
    - Russell Senate Office Building, *Washington, DC*, 2017-2018
    - Washington Monument, *Washington, DC, 2018*
    - Lockkeeper's House, Constitution Gardens*, Washington, DC, 2017-2018*

Conservation Solutions, Inc., *Forestville, Maryland*
Assistant Conservator, June 2014 – January 2017

- Conducted condition assessments, implemented treatments, managed technicians and sub-contractors, and prepared treatment reports.
- Maintained and operated Class IV Nd:YAG Laser system. Trained staff in application and operation of laser equipment.
- *Selected Projects:*
    - United States Capitol Building, *Washington, DC*, 2016-2017
    - Andrew W. Mellon Memorial Fountain, National Gallery of Art, *Washington, DC*, 2016
    - Cast Iron Rotunda Capitals, University of Virginia, *Charlottesville, Virginia*, 2016
    - Cast Zinc Civil War Soldier Statue, *Bethlehem, Pennsylvania*, 2016
    - The Aviator, University of Virginia, *Charlottesville, Virginia*, 2016
    - Henry Moore's *Reclining Figure*, Columbia University, *New York, New York*, 2016
    - Various memorials, Arlington Cemetery, *Arlington, Virginia*, 2015
    - Masonic Temple Bronze Night Doors, *Washington, DC*, 2015

University of Oregon Graduate Program, *Eugene, Oregon*
Selected Projects:

- **Eugene Masonic Cemetery, *Eugene, Oregon*, 2012**
    - Conservation maintenance and restoration of 35 grave markers and the Egyptian Revival Mausoleum.
- **Mill Street Neighborhood Architectural Survey, *Eugene, Oregon*, 2012**
    - Surveyed and documented historic residences of Eugene.
- **Frenchglen Sod House, *Frenchglen, Oregon*, August 2012**

- Foundation stabilization and window restoration.

EDUCATION

University of Oregon, Eugene, Oregon **September 2012 - June 2014**
Master of Science in Historic Preservation, GPA 4.0/4.0
Thesis: "Eugene Masonic Cemetery Restoration and Maintenance"

University of Oregon, Eugene, Oregon **September 2007 - June 2011**
Bachelor of Arts, Art History GPA 3.85/4.0

MEMBERSHIPS

- Professional Associate - American Institute for Conservation (AIC)
- Member - Association for Preservation Technology International (APTI)
- Member – Washington Conservation Guild

PRESENTATIONS AND SPEECHES

- "Artistry and Technology in the Conservation Treatment of the Andrew W. Mellon Memorial Fountain", Washington Conservation Guild, Washington, DC, January 2017.

PROFESSIONAL TRAINING

- OSHA 30-hour Construction Industry
- Certified Jahn Mortar Installer
- Class IV Nd:YAG Laser Training

TECHNICAL SKILLS

Adobe Photoshop, Microsoft Office, Spanish, Italian, German

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Attachment C:
Report #2 Results of Paint Stripping Tests
Rosa Lowinger Associates

Miramar Santa Monica
Conformance Report Update

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MIRAMAR SANTA MONICA RENOVATION – Report #2

RESULTS OF PAINT STRIPPING TESTS REVISION 1

Prepared for:	Robert Jay Chattel, AIA, President Chattel, Inc. | Historic Preservation Consultants 13417 Ventura Blvd Sherman Oaks, CA 91423-3938 office: 818-788-7954 x3 mobile: 818-421-7167 robert@chattel.us
Conservators:	David Espinosa, Associate Conservator despinosa@rosalowinger.com Christina Varvi, Principal Conservator cvarvi@rosalowinger.com Rosa Lowinger, Chief Conservator rlowinger@rosalowinger.com
Date of Testing and Investigation:	July 21st, 2019
Date of Report:	July 28th, 2019

RLA Conservation is pleased to submit the following report for paint stripping testing to Chattel, Inc. Historic Preservation Consultants, for the Palisades Building of the Fairmont Miramar Hotel located at 101 Wilshire Blvd. Santa Monica, CA 90401. This is the second report that addresses strategies for conservation and restoration of the Palisades Building.

Digital photographs were taken during testing. To access the Dropbox folder containing all photos please copy and paste the following link into your web browser:

https://www.dropbox.com/sh/h9koohvlwnsh9ll/AACOboj0GE5ILqxyVWVNgIY9a?dl=0

Title:	Palisades Building
Date:	1924
Materials:	Brick, Terracotta
Style:	Renaissance Revival

DESCRIPTION:

The terra cotta elements of the Palisades building exhibit multiple coats of paint in varying condition.

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The decorative cornice components exhibit more recent paint coatings that are generally more well adhered than those coatings exhibited on the window sills and friezes. These coatings have not been analyzed by cross section; however, most are expected to be commercial paints in either oil or latex form that were applied to the surface over the years. In general, approximately 2-3 coats of paint were observed on the surface prior to testing. The observed coats of paint varied in color from off-white to grey. The terra cotta surface was observed as minimally porous, having a smooth texture and glaze. Weather conditions during testing were mild with no direct sunlight on the test area.

GOAL OF TESTING:

RLA applied multiple paint strippers to the terra cotta architrave located at the 2nd floor fire escape landing. Paint stripping tests are intended to inform future treatment protocols, which will include complete paint removal as a means of exposing original finishes. The goal of this testing was to find the most effective, safe, and efficient method for removing multiple layers of paint. The materials selected for testing below are all approved materials for use in the State of California.

MATERIALS TESTED:

1. Savogran Strypeeze® Semi-Paste Stripper
2. Jasco® Non-Methylene Chloride Formula Premium Paint & Epoxy Remover
3. Citristrip® Paint & Varnish Stripping Gel
4. Prosoco Enviro Klean® Safety Peel 1
5. Dumond™ Smart Strip Advanced Paint Stripper

TESTING METHODOLOGY:

1. All of the surfaces were treated in a similar manner. Sections measuring approximately 8” x 24” were selected at the cornice located at the 2nd floor fire escape landing. Each stripper was applied in once test location spanning smooth surfaces and dimensional decorative surfaces.
2. Each area was photographed before, during, and after testing.
3. Areas were brushed off to remove dust and particulate dirt.
4. Paint strippers were applied using a commercially available 2” chip brush and plastic spatulas to vertical and horizontal sections of the terra cotta cornice located at the 2nd floor fire escape landing.
    a. Test areas extended from the drip edge to the top of the fascia board.
    b. Application protocols were determined by individual product specifications.
        i. Each stripper was applied in a single coat application and allowed to dwell for 15-20 minutes (depending on individual product specifications).
        ii. Test areas were left uncovered and monitored over the duration of their dwell periods.
5. Paint strippers and targeted coatings were removed with plastic scrapers and nylon bristle brushes after completion of individual dwell cycles.
6. Target locations were cleared of residual stripper with cotton rags soaked in acetone.

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Testing location 2 prior to stripper application

Testing location 1 prior to stripper application

Testing location 1 during application

Testing location 2 during application

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Testing location 2 after removal

Testing location 1 after removal

PAINT STRIPPING TEST RESULTS:

Stripping tests were successful in removing extant coatings with varying levels of efficacy. The most effective stripping agent was Savogran Strypeeze® Semi-Paste Stripper. This material is a proprietary gel stripper that can be removed with water. One application was successful in removing all observed coatings (2-3) after a 15-minute dwell time and agitation with nylon-bristle detail brushes. The test area was successfully cleared with acetone, leaving no residual stripper in any material pores or texture. No damage or adverse effects to the terra cotta were noted during testing. Intact terra cotta surfaces exposed during testing were observed to be sound and retained the original glaze.

Jasco® Non-Methylene Chloride Formula Premium Paint & Epoxy Remover was successful in removing the majority of the observed coatings but failed to produce results as consistent as Savogran Strypeeze® Semi-Paste Stripper.

Citristrip® Paint & Varnish Stripping Gel was successful in removing all observed layers of paint but unsuccessful in producing consistent results within a 20-minute dwell period. Prosoco Enviro Klean® Safety Peel 1 and Dumond™ Smart Strip Advanced Paint Stripper were only successful in removing the most recent paint coating within a 20-minute dwell period.

RLA's testing suggests that Savogran Strypeeze® Semi-Paste Stripper would be the most efficient means of coating removal from terra cotta elements during future restoration operations.

TERRA COTTA RESTORATION:

After the successful removal of paint coatings from the terra cotta elements is complete restoration activities can begin.

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RESTORATION ACTIVITIES INCLUDE:

- Restoration mortar patching
    - RLA recommends patching locations of material loss with Edison Coatings, Inc. Custom System 45 Latex Modified Restoration Mortar.
- Repointing
    - RLA recommends raking and repointing terra cotta joints with a custom mix of Edison Coatings, Inc. Spec Joint 46 Masonry Mortar.
- Crack Injection
    - RLA recommends applying Cathedral Stone Micro Crack Injection Grout (M30/M35/M40) to crack locations.

RECOMMENDATIONS FOR FUTURE TREATMENT OF THE TERRA COTTA:

The terra cotta exhibits material and glaze spalling, disaggregation, and biological growth. These are visible through the paint system, but once the paint was removed these conditions could be more appropriately assessed. It is our opinion that the terra cotta's deleterious conditions are associated with the current coating system. Of greatest concern is that the current coating system covers mortar joints which are intended to serve to draw moisture out and away from the terra cotta elements. As a direct result of the coating, moisture is inhibited from leaving the masonry system. The observed spalling and biological growth are exacerbated, if not directly produced by, moisture entrapment.

Based on paint stripping tests and assessment of the historic terra cotta it is RLA's opinion that the terra cotta would best function without an extraneous coating. We believe that recoating the terracotta is not a recommended approach to preservation. Instead, we recommend removing the paint, cleaning surfaces, making appropriate repairs to spalling, then repointing the joints and leaving these areas uncoated.

If it is desirable to paint the terracotta, we would recommend judicious testing to make sure only non-film forming agents are used. Though we stand behind the idea of not painting the terracotta, certain mineral-based paints might offer breathability, maintainability, and most importantly reversibility.

We understand that we have previously posed no objection to painting the brick. The reason why we do not recommend this for the terracotta is because we are not observing the same types of damage on the brick as on the terracotta. Moreover, the availability of aesthetically consistent replacement brick is much higher than that of the terra cotta. RLA recommends strict scrutiny of the proposed coating system for the terra cotta, but acknowledges that a lesser level of scrutiny is required for the brick's coating system.

Thank you for the opportunity to participate in this important project. Please do not hesitate to contact us with any further questions.

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Appendix D-3: City Landmark Assessment and Evaluation Report prepared by PCR Services Corporation (2012 Landmark Report)

City Landmark Assessment and Evaluation Report

Miramar Hotel
101 Wilshire Boulevard/1133 Ocean Avenue (APN: 4292-028-001)
Santa Monica, California

Prepared for

City of Santa Monica
Planning Division

Prepared by

Margarita Wuellner, Ph.D.
Amanda Kainer, M.S.
Jon Wilson, M.A., M.Arch.

PCR Services Corporation
Santa Monica, California

December 2012

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Environmental Setting

The Miramar Hotel located at 101 Wilshire Boulevard, and also identified by the address of 1133 Ocean Avenue, occupies an entire block, 600 by 300 feet in size, bounded by Ocean Avenue to the West, 2nd Street to the east, Wilshire Boulevard to the south, and California Avenue to the north. The legal description of the subject property is Block 98 of the Town of Santa Monica Tract.

Regulatory Setting

In June 1976, the Landmarks Commission of the City of Santa Monica initiated proceedings for the designation of the Moreton Bay fig tree (the "Ficus") at the Miramar Hotel (the "Hotel") as a landmark, and in August of the same year approved the designation based on the following findings: "the Ficus is identified with an historical personage of local, state, and national history in that it was planted by members of Senator J.P. Jones' family; it symbolizes elements of the cultural, social, economic, and political history of the city in that it is located on the former estate of Senator Jones, one of the founders of the City of Santa Monica; and it has aesthetic interest and value in that it is a fine botanical example of its species." The subject property has been identified and assessed under the City's ongoing survey process on multiple occasions. 101 Wilshire Boulevard, the Miramar Hotel, was first surveyed in 1985-1986 during Phases 1 and 2 of the City's Historical Resources Inventory and assigned a 5 status code, "appears to be individually eligible for local designation." During the 2006-07, Citywide Historic Resources Inventory Update, 1133 Ocean Avenue was resurveyed and the status code was changed to the California Historical Resources Status Code 5S1, which indicates the individual property is listed or designated locally.

Previous Reports

PCR Services reviewed both the previous Landmark Application for the Moreton Bay Fig and the Historic Resources Assessment report on the Miramar Hotel prepared by Chattel Architecture, Planning & Preservation, Inc., June 10, 2010. Other relevant reports reviewed included the Embassy Apartment Hotel, 1001 3rd Street, Landmark Assessment and Evaluation Report (September 2003); Palisades Park Landmark Assessment and Evaluation Report (August 2007); Ficus Trees, Fourth Street between Colorado Avenue and Wilshire Boulevard, Landmark Assessment and Evaluation Report (November 2007); Ficus Trees on 2nd and 4th Streets between Colorado Avenue and Wilshire Boulevard Supplemental Information Memorandum (January 2008); and Shangri-La Hotel Landmark Assessment and Evaluation Report (October 2009).

Historical Context

The landmark application requested that both the Palisades wing and the Site (full city block parcel) be added to the existing Moreton Bay Fig Tree Landmark Designation. In accordance with federal and state guidelines for evaluating resources, PCR evaluated the property as a whole to fully evaluate the property's eligibility and identified which contributing features of the site are character-defining and should be included in the

Landmark Designation Amendment. PCR determined that the Moreton Bay fig tree, an aesthetically interesting botanical specimen planted by the Senator Jones family, should remain a contributor to the Landmark, situated on the former estate of Senator Jones, one of the founders of the City of Santa Monica. The property boundaries of the estate, which remain unchanged, and the Palisades wing along with palms remaining from the historic period (Jones occupation and Apartment Hotel landscape) should be added to the Landmark Designation Amendment. While the Apartment Hotel landscape has been altered and the Destination Hotel landscape has been compromised by the remodeling of the Ocean Tower and removal of much of the landscape features, the existing Palisades wing and the existing palms adjacent to the corner of California Avenue and Ocean Avenue, are an established and familiar visual feature of the City and should be included in the Landmark Designation Amendment. The below context provides historic background for the Moreton Bay fig tree, the Palisades wing and its associated landscape features, and the remaining landscape features associated with the Resort Hotel era.

1. Early Settlement in Santa Monica

The area that includes the property at 101 Wilshire Boulevard, the Miramar Hotel, was part of the original town of Santa Monica. In 1875, the original townsite of Santa Monica was surveyed, including all the land extending from Colorado Street on the south to Montana on the north, and from 26th Street on the east to the Pacific Ocean on the west. The original townsite, belonging to two ranchos, San Vincente and San Vicente y Santa Monica, was sold to Senator John P. Jones and Colonel Robert S. Baker in 1872 by Jose del Carmen Sepulveda.[1] In 1875, the town was platted by Jones and Baker. Blocks were originally 320 by 600 feet in size and lots were 150 by 50 feet. The long strip along the palisades was reserved as open space for Linda Vista Park (Palisades Park). Ocean Avenue was made wider than the other streets for a promenade, and a public plaza was planned for 7th Street and California Avenue (now Christine Emerson Reed Park). J. W. Scott, builder of the Arcadia Hotel, contributed the funds for the planting of rows of eucalyptus and cypress trees bordering Ocean Avenue along the park. Jones and Baker even reserved the block of the current Miramar Hotel for hotel use, as noted on the original platting map, but instead Senator John P. Jones constructed his private residence there.[2]

Between 1893 and the 1920s, the community operated as a tourist attraction, visited mostly by wealthy patrons. Those areas located just outside of the incorporated city limits were semi-rural in setting and populated with scattered residences. Following the widespread acceptance of the automobile in the 1920s, Santa Monica experienced a significant building boom, with homes being constructed in the tracts north of Montana and east of Seventh Street for year-round residents. Commercial buildings, primarily one- or two-story in height, were initially concentrated along Second and Third Streets between Colorado Avenue and Wilshire Boulevard. The open area of land on the western edge of the City offered

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1 Luther Ingersoll, *Ingersoll's Century History, the Santa Monica Bay Cities* (Los Angeles: Luter A. Ingersoll, 1908): 142.

2 Luther Ingersoll, 147.

picturesque views of the Pacific Ocean and played a major role in the recreational life of the community.

Ocean Avenue

Ocean Avenue was once a eucalyptus-lined street of late nineteenth and early twentieth century residences which faced Linda Vista Park, later known as Palisades Park, and the Pacific Ocean. It was dominated near its southern end by the Arcadia Hotel, opened in 1887 at the height of the Los Angeles "boom" and promoted Santa Monica as a seaside resort. Numerous prominent citizens made their homes in houses they built on Ocean Avenue, including Senator Jones, whose home, Miramar, occupied the site of the present Miramar Hotel; Frederick Rindge, a real estate baron with interests in oil, electricity, and insurance; A. W. Keller, whose business block erected in 1892 still stands at Third and Broadway; and Roy P. Jones, the Senator's son, whose residence has been moved to Heritage Square.

John Percival Jones (1829-1912)

Born in 1829, John Percival Jones was an American politician who served as a Republican United States Senator from Nevada for a 30-year period. He was born in Herefordshire, England, and his parents immigrated to the United States shortly thereafter. The family settled in Cleveland, Ohio, where Jones spent his childhood. In 1849 he moved to California to participate in the Gold rush, and settled in Trinity County where he mined and farmed and eventually served as a county sheriff. He became a member of the California state senate from 1863-1867. A year later, Jones moved to Gold Hill Nevada where he continued mining. In 1873, he was elected by the state legislature to the United States Senate, where he served five terms, from 1873 to 1903. The first section of the Palisades Park, located south of Montana, was a gift to the City from Senator Jones and Arcadia De Baker in 1892. Jones continued to oversee his business and retired to his home, Miramar, on the subject property in Santa Monica and died in 1912 in Los Angeles, California.

2. Miramar Residence (1888-1924)

Miramar, the stately two-and-one-half-story Shingle style residence of one of the City's founders, Nevada Senator John P. Jones, was constructed in 1888 on a parcel occupying the majority of the block between Ocean Avenue, 2nd Street, Nevada Avenue (now Wilshire Boulevard), and California Avenue. A hedge fence divided the block into two parts. The Sanborn Map from 1894 shows the Miramar residence centered in the southern half of the lot facing Nevada Avenue (Wilshire Boulevard) with a rear tennis court near 2nd Street. The property had an expansive grass lawn, a rear arbor, and "rustic summer house" or pergola. The northern half of the lot was occupied by a residence and ancillary domestic structures and was bounded by a hedge. Miramar is a place name of Portuguese and Spanish origin, meaning "sea-view" or "sea sight", from mira ("to view") and mar ("the sea").

The historic appearance of the property setting at the time was typical of a Victorian style residential landscape characterized by open carpet grass lawns, exotic trees and collections of plants, a greenhouse, and outdoor garden sculptures. Shrubs were important to Victorian

landscapes and clumps or groupings would have been spaced intermittently along the property boundary or along a walkway, with specimens occasionally planted in the lawn. Historic photographs show the landscape was planted with a variety of shrubs, trees, and tropical plants, including *Washingtonia robusta* palms, which still remain extant on the property. The Moreton Bay fig tree was planted before 1900 by Senator John P. Jones' second wife, Georgina Frances Sullivan, and is known as one of the earliest tree plantings in the City of Santa Monica. The Ficus is named after Moreton Bay in southern Queensland, although it is found elsewhere.

King Gillette, the inventor of the Gillette Safety Razor, and his wife Atlanta, purchased the property from Senator John P. Jones in 1912. The Miramar residence was among a number of properties Gillette purchased upon retiring to California in 1913. During Gillette's ownership, he renovated the Miramar residence, constructed a twelve-room residence for his brother, and added landscape improvements.

In 1915, J.C.H. Ivins, hotelier and real estate developer, traded his Irvins Apartments property, located at the northeast corner of Tenth and Figueroa Streets, for the Miramar mansion. The *Los Angeles Times* reported on July 1, 1915, "The apartment was valued at three hundred thousand dollars in the transaction, and the seaside holding at about half that figure, the difference being paid in cash."[3] Irvin owned the property for approximately six years and sold the property to Gilbert F. Stevenson, a Los Angeles Millionaire, who would construct the Palisades wing in 1924.

3. Renaissance Revival Style (1918-1935)

The Palisades wing was designed in the Renaissance Revival style in 1924 by William Ache. The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Renaissance Revival style was a common architectural style for prestigious public and commercial buildings throughout Southern California. The highly ornate Renaissance Revival buildings were usually designed by architects or master builders. The Renaissance Revival style is an important architectural movement associated with the identity of Southern California as Mediterranean. Closely associated with the Spanish Colonial Revival style, the Renaissance Revival style is a derivative, ultimately of renaissance-era domestic *palazzo* architecture and it differs from Spanish-inspired designs in several identifiable ways. Renaissance Revival commercial buildings were characterized by their arched Palladian door and window apertures, rusticated or ashlar stone ground floor (or applied stone veneer or scored stucco made to look like stone); corner quoins; classical cornices above the ground floor and at the roof level; hipped roof covered with tile and wide eaves with brackets.

The Palisades wing has many character-defining features of the Renaissance style, including a low-pitched hipped roof; arches above doors; entrance area accentuated by small classical

[3] "Over Million Dollars in Real Estate Deals: Santa Monica Mansion Exchanged for Los Angeles Apartments," Los Angeles Times (July 1, 1915): p. II1.

columns; symmetrical and tripartite elevations; and Renaissance Revival architectural detailing.

4. Apartment Hotel Property Type and Landscape

The six-story Renaissance Revival-style Palisades wing, designed by architect William Ache, was constructed in 1924 and originally functioned as an apartment hotel, "Miramar Hotel and Apartments." The Palisades wing forms an L-shape along the northeast portion of the block along California Avenue and 2nd Street. At the time of construction, Gilbert F. Stevenson was the property owner.

The Palisades wing was described in a *Los Angeles Times* article date April 18, 1926,

> *Gilbert F. Stevenson, president of the Miramar Hotel company, plans additional units which will make the Miramar Hotel, situated on Ocean Avenue between California and Wilshire, one of the finest hosteries on the Coast. The first unit, already completed, stands at the northeasterly corner of the entire block being developed by the company and the new units will extend south along Second Street to Wilshire Boulevard, where an "L" will extend toward the ocean a distance of 130 feet.*
>
> *The completed Miramar Hotel will have central unit ten stories high, with adjoining unites of eight and six stories. There will be 330 rooms and the plans call for preservation of the beautiful grounds along Ocean Avenue. All units will front on spacious lawns, and across the avenue is Palisades Park, Santa Monica's most famous beauty spot. The view of the ocean and coastline from the hotel will be superb and the site is said to be unexpected for beauty by any on the coast.*
>
> *Plans for the structure have been drawn by a Los Angeles architect, W.W. Ache, and steel for the new units has been ordered, according to the announcement. Mr. Stevenson has declared that he intends to give Santa Monica a hotel of the highest class.*[4]

The Palisades wing is an example of the Apartment Hotel property type, a property type popular in Los Angeles and Santa Monica during the 1920s. Apartment Hotels could accommodate seasonal visitors and year-round visitors. This residential building type reached its peak during the late 1920s. In most cases, the buildings were designed in one of the popular revival styles or later, in the Moderne style. This architectural trend was mostly found in beach resort towns such as Long Beach and Santa Monica and in neighborhoods west of downtown Los Angeles. In Santa Monica there are several extant examples of this property type, including the Embassy, El Cortez, Charmont, Sovereign, Georgian, and Shangri-La (a later example). This particular building type is no longer prevalent within the City of Santa Monica.[5]

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4 "Santa Monica Hotels Boom," *Los Angeles Times* (April 18, 1926), p. E 9.

5 PCR Services, Embassy Apartment Hotel, 1001 3rd Street, Landmark Assessment and Evaluation Report (September 2003).

The character-defining features of the Apartment Hotel are its medium scale height of four to five stories; reinforced concrete construction; early to mid-twentieth century architectural styles, including Mediterranean/Spanish Colonial, Tudor, Renaissance, Classical revival, and Moderne styles; and ornate architectural detailing on the primary facades. Often Apartment Hotels have the following features: courtyards, fountains, basements, gracious lobbies, and facilities associated with maid service.[6]

The landscape setting originally associated with the Palisades wing included wide expansive lawns with walkways and few plantings. Some palms were planted as part of the landscape design and a few existing palms were incorporated. The design was intended to connect the Palisades wing lawns to the lawns of the Palisades Park across Ocean Avenue, thereby making a seamless open space. This approach to landscape design was common in pre-WWII urban design, where private projects were connected to public spaces. Another example of this approach in Santa Monica is the Casa Del Mar where the Hotel was designed to incorporate the public beach into its program. Furthermore, in this approach to architecture and landscape, the design of the building and the landscape are separate design entities. The architecture of the Palisades wing and its associated landscape are not a unitary design as in later Modern architectural design; on the contrary, the Palisades wing landscape was intended to extend the Palisades Park to the door of the Hotel. While views of the landscape and ocean were important design considerations for the Palisades wing, ultimately the Hotel architecture and views experienced within the Hotel had no design connection to the landscape.

5. Destination Hotel Architecture and Landscape

In 1938, eight one-story bungalows designed by Kirby B. Ferguson were placed along the periphery of the landscape along California Avenue and Ocean Avenue.[7] There were six identical three-room bungalows and two identical five-room bungalows. The six three-room bungalows were grouped in pairs and the two five-room bungalows were placed in the northwest and southwest corners of the parcel. The bungalows had hipped roofs, brick chimneys, smooth stucco surfaces, double hung multi-light over single light wood frame windows, wood shutters flanking the windows, wood panel doors, metal awnings above the doors with delicate decorative metal supports, and three concrete stairs faced with brick leading to entrance. These bungalows altered the landscape somewhat, but because they were single-story and there was significant open space between them, the landscape remained connected to the Palisades Park.

In 1946, new owner Thomas Hull altered the Miramar property to make the hotel a Destination or Resort Hotel. Destination Hotels were themed hotels where the hotel and its landscape were integrated to function as a continuous space, and visitors spent their leisure time experiencing the amenities of the hotel. Mid-Century Modern Destination Hotels tended to have architecture with a seamless indoor-outdoor design. Glazed ground floor

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[6] Chattel Architecture Planning & Preservation, Inc, *Historic Resources Assessment: Miramar Hotel, 101 Wilshire Boulevard, Santa Monica, CA*, Prepared for Ken Kutcher of Harding, Larmore, Kutcher & Kozal, Inc (June 10, 2010): 15.

[7] City of Santa Monica Building Permit, #s 6729-6736, August 5, 1938.

walls were used to visually connect the landscape and the hotel interior. Balconies, lanais, and outdoor restaurants also helped highlight the role of the landscape in Destination Hotels. By placing two new one-story bungalows directly adjacent to the west elevation of the Palisades wing and connecting the existing bungalows into two continuous buildings, the Hotel landscape was physically and visually cut off from the park. Furthermore, Hull commissioned a poolside dance floor and pool screen in the lawn area, and he replaced the original swimming pool (measuring 26 by 66 feet) with a larger one (measuring 35 by 70 feet) in the same oval shape. These changes to the landscape and the idea of a Destination Hotel apart from the public Palisades Park changed the identity of the Hotel.

The ten-story Ocean Tower was commissioned in 1959 by the owner Joseph Massaglia, Jr, who owned the Miramar property between 1949 and 1968.[8] The Ocean Tower furthered the idea of the destination hotel. The Ocean Tower with its balconies, glazed ground-floor walls opening onto the landscape, and its tropical-themed interiors helped create the architectural connection and Modern-style design connection between the Hotel and its associated landscape. The construction of the Ocean Tower visually separated the bungalows and separated them into the north and south bungalows.

In 1991, the northern bungalows were remodeled by the architecture firm of Solberg & Lowe. Second stories were added to the northern bungalows and the building permit notes "50% of existing exterior and/or bearing walls to remain."

Architectural and Landscape Description

1. Palisades Wing

The Renaissance Revival-style Palisades wing was designed by architect William Ache in 1924. The Palisades wing retains its Renaissance Revival-style exterior, while the interior has been remodeled and rooms reconfigured at various times throughout its history, with only the circulation paths being original. The Palisades wing is connected to the Administration Building by the elevator tower on its south elevation at 2nd Street. The building is concrete frame with a brick veneer and cast stucco ornamentation.

The exterior of the Palisades wing is organized using the design principles of classical architecture with its base, recessed central section, and topped with a cornice. The ground floor of the Palisades wing is cast stone and decorative cast stucco. Like the organization of the exterior as a whole, the ground floor is organized classically with a base, scored cast stone walls, decorative belt course above the windows, and topped with a cornice. There are two formal entrances into to the Palisades wing located on the ground floor. The entranceway on the north elevation (California Avenue) is set between two pilasters that rise to a classical entablature. The pilasters have decorative plasterwork of urns and a figure. Above the pilasters, the frieze is decorated with cast plaster *fleur-de-lis*. Above the entranceway on the second floor, a smaller version of very similar decorative plasterwork is used as a window surround. The other formal entranceway of the Palisades wing is located

[8] City of Santa Monica Building Permit, #23091, June 1, 1959.

on the west elevation opening out to the courtyard. Like the entranceway on the north elevation, the door is set between two pilasters that rise to a classical entablature. These pilasters are fluted and there is a decorative arch above the entrance door with a cast plaster scroll keystone. Above the pilasters, the frieze is decorated with cast plaster *fleur-de-lis*. Above the entranceway on the second floor, a smaller version of very similar decorative plasterwork is used as a window surround.

The recessed central section of the Palisades wing includes the second to the fifth floors. These floors have a brick surface divided by the hotel room window openings. Between the fifth and sixth floors, there is a cast stucco stringcourse meant to visually separate the recessed central section of the Palisades wing from the cornice section of the building. At the roofline, another stringcourse signifies the top of the cornice section.

Alterations

Like most hotels, the interior of the Palisades wing has been remodeled to adapt to both economic and cultural changes. Furthermore, as the Hotel was expanded, some elements of the program, including the main lobby, were moved to the Ocean Tower. However, the exterior of the Palisades wing retains integrity. The primary change to the exterior was the replacement of the original windows. The surface and decorative plasterwork are extant and in good condition. However, by placing the new bungalows directly adjacent to the west elevation of the Palisades wing and connecting the existing bungalows into two continuous buildings, the Hotel landscape was physically and visually cut off from the park, and therefore, the Palisades wing's associated landscape setting was significantly altered by this change in design conception as well as the material alterations to the landscape by construction of the bungalows.

2. Bungalows

The north bungalows are highly altered and do not contribute to the significance of the property. The north bungalows in the landscape were originally constructed in 1938. Kirby B. Ferguson designed eight one-story bungalows placed along the periphery of the landscape along California Avenue and Ocean Avenue.[9] The two five-room bungalows were placed in the northwest and southwest corners of the parcel and had H-plans. The six three-room bungalows were grouped in pairs and had modified T-plans. There were six identical three-room bungalows and two identical five-room bungalows. The bungalows had hipped roofs, brick chimneys, smooth stucco surfaces, double hung multi-light over single light wood frame windows, wood shutters flanking the windows, wood panel doors, metal awnings above doors with delicate decorative metal supports, and three concrete stairs faced with brick leading to entrance.

In 1946, architect Frank W. Green was hired to adjoin the bungalows and created two buildings out of the eight.[10] The four bungalows in the northwest corner were connected and

[9] City of Santa Monica Building Permit, #s 6729-6736, August 5, 1938.
[10] City of Santa Monica Building Permit, #s 9883-9884, March 19, 1946.

the three bungalows in the southwest corner were connected. Also in 1946, two one-story bungalows were constructed adjacent to the west elevation of the Palisades Wing.[11] These two one-story bungalows were later connected in 1989.

In 1959, the construction of the Ocean Tower visually separated the bungalows and separated them into the north and south bungalows.

In 1991, the northern bungalows were remodeled by the architecture firm of Solberg & Lowe.[12] Second stories were added to the northern bungalows and the building permit notes "50% of existing exterior and/or bearing walls to remain." Later alterations to the bungalows included new windows, doors, roofing, exterior surfaces. No original doors or windows are extant.

South of the Ocean Tower, a small one story bungalow is located along Ocean Avenue north of the parking lot. The south bungalow is less altered than the north bungalows; however, it was originally constructed to open onto the landscape before the addition of the existing parking lots, and therefore its context is no longer extant. The south bungalow does not contribute to the significance of the property.

3. Administration Building

The Administration Building, constructed in 1939 with additions in 1946 and 1959, is located along 2nd Street on the southeastern section of the parcel, and has an irregular plan due to its history of additions and alterations. Historically used as an administration building, the Administration Building is connected to the Palisades Wing by an elevator tower. The highly altered building has northwest and south additions. Current uses of the Administration Building include banquet and meeting rooms, a spa, and other hotel guest services.

The east elevation of the Administration Building is broken up into two architecturally distinct sections. The north wing of the east elevation has a ground floor entrance into the hotel with a pink terrazzo floor. Just south of the entrance a wide bay window with a hipped red-clay-tile roof extends outward from the exterior wall. The bay window is connected to a thin canopy, also roofed with red-clay-tile, above a row of windows. The exterior surface is smooth stucco and the roof of the north section of the east elevation has the same red-clay-tile roofing. The south section of the east elevation has a smooth stucco surface divided by expansion joints and a flat roof. The west elevation of the Administration Building is very similar to the east elevation and has two architecturally diverse sections. The north section has an enclosed walkway with a largely glazed wall above a low wall. The walkway has a red-clay-tile-roof. The exterior surface is smooth stucco and the roof of the north section of the west elevation has red-clay-tile roofing. The south section of the east elevation is smooth stucco divided with expansion joints with a flat roof. The walkway along the south section is on the exterior with a canopy supported by thin posts. The south elevation is smooth stucco

[11] City of Santa Monica Building Permit, # 9885, March 20, 1946.
[12] City of Santa Monica Building Permit, # 6198, February 6, 1991.

divided with expansion joints. The northwest addition houses the spa in the two story section and the Fig Restaurant in the pool-fronting one-story section. The two-story section has a stucco surface and a hipped roof with a front-gable dormer, and the one-story section has a largely glazed wall fronting the pool.

Alterations

An advertisement for the Miramar Hotel circa 1924 shows an L-shaped building directly to the south of the Palisades Wing. In 1939, there is a building permit for a one-story Administration Building, designed by architect Kirby B. Ferguson, who also designed the eight bungalows.[13] Constructed in 1939, the one-story Administration building had a rectangular plan, hipped tile roof, multi-light gabled dormers, attic vents, and a covered porch extending along the west elevation. The swimming pool was located in front of the west elevation and an asphalt parking was located in front of the south elevation. Soon after the construction a second-story was added.

After Hotelier Thomas E. Hull purchased the property in 1940 he updated the hotel grounds and added amenities such as on-site restaurants and in-house services. Thus, the Administration Building was enlarged to accommodate more guest service amenities. Architect Frank W. Green was hired in 1946 to alter and design an addition to the Administration Building.[14] The 1950 Sanborn map and historical aerials show the roof dormers were removed and an addition was added to the west elevation that included a semi-circular room to the north for the bar. The swimming pool was relocated into the northern bungalow courtyard. In 1951, the architect Wayne McAllister designed a poolside restaurant.[15]

In 1959, the Administration Building was again enlarged and a two-story addition for banquet rooms and ballrooms (Wedgewood Room and Satellite Ballroom (Starlight Ballroom) was constructed off the south elevation in the former parking lot. The Administration Building was connected by a corridor to the new ten-story Ocean Tower also constructed in 1959.[16] The "Town Club" was added to the basement and the Second Street entrance was renovated for the club in 1961.[17] During the 1960s, Tiki Jo Restaurant occupied the Administration Building. In 1967, the lobby area was remodeled into a coffee shop and a new porch with concrete stairs was added.[18]

An eight-story elevator tower was added between the Palisades Wing and Administration building in 1989.[19] In 1992, the Administration Building was further altered by the

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[13] City of Santa Monica Building Permit, September 28, 1938.
[14] City of Santa Monica Building Permit, #9887, March 20, 1947.
[15] City of Santa Monica Building Permit, #9454, June 4, 1951.
[16] City of Santa Monica Building Permit, #23091, June 1, 1959.
[17] City of Santa Monica Building Permit, #27336, January 20, 1960.
City of Santa Monica Building Permit, #30081, 1961.
[18] City of Santa Monica Building Permit, #39104, April 17, 1967.
[19] City of Santa Monica Building Permit, #60753, May 25. 1989.

architecture firm of Solberg & Lowe.[20] The existing lounge was renovated, a new health club was added, and the arcade was remodeled.

4. Ocean Tower

The Ocean Tower is located in the central portion of the property and has a rectangular site plan. The 1st floor contains the lobby, while the 2nd through 9th floors contain hotel rooms. The building has a flat roof with a low parapet. The north and south elevations are similar with hotel room balconies, windows, and sliding glass doors angled to frame views of the Pacific Ocean (the angled doors are later alterations). The north and south elevations each have eight bays with rows of projecting cantilevered balconies. Originally similar concrete balconies with decorative punched concrete decorative motifs, the present balcony balustrades use different designs and materials as the elevation increases (altered). Lower balconies have horizontal concrete handrails and guardrails, while the upper floor balustrades are metal with a glass guard. The north elevation fronts the pool and landscape and the south elevation opens up to the automobile court and entrance off Wilshire Boulevard. The elevator tower is on the east elevation and is roughly two stories taller than the roof of the Ocean Tower. The elevator tower surface includes scored smooth stucco surface organized in a geometric pattern, tinted glass windows, and surface-mounted decorative glass and green concrete panels. The west elevation has a covered entrance with a pair of double rectangular support columns with a marble veneer. The walls beneath the canopy are also marble veneer. The three bay elevation, like the north and south elevations, has a decorative pattern that changes as the elevation increases. The lower portion of the elevation has a smooth stucco surface with a decorative stepped smooth stucco middle bay with the hotel room balconies on each side. The upper floors have tinted glass and smooth green panels in the middle bay between balconies with metal balusters and glass guards. Primary entrances are on the west and south elevations.

Alterations

The exterior of the Ocean Tower has been highly altered. The original punched concrete balconies were replaced with a series of metal and glass railings in 1989. Also in 1989, the elevator tower was heightened, altering the scale and proportion of the Tower. The addition of prominent entrance canopies on elevations facing Ocean Avenue and Wilshire Boulevard have also significantly altered the building's appearance. In particular, replacement of the original single pier Ocean Avenue entrance canopy with a heavy, double metal and stone canopy significantly changed the historic appearance of the west elevation. The interiors of the Ocean Tower have been remodeled several times since its original design. The ground-floor walls opening onto the landscape and its tropical-themed interiors are no longer extant. Furthermore, the pool and many of the landscape planting have been removed.

[20] City of Santa Monica Building Permit, #61968, February 6, 1991.

5. Existing Landscape

The existing elements of the landscape include plantings from all three of the Hotel's historic periods: the Miramar Residence; the Apartment Hotel era; and the Destination Hotel era. The Landmarked Moreton Bay fig tree is the primary landscape feature and dates to the Senator Jones ownership of the property. According to an arborist report, at least three existing palms might also date from before the construction of the Palisades wing. Palms along California Avenue and Ocean Avenue appear to date from the Apartment Hotel period. Finally, the enclosed landscape space and possibly some of the plantings including the large Bird-of-paradise plantings date to the Destination Hotel era.

The Miramar landscape is highly altered and while parts of it from each historic era are extant, the landscape does not meet the threshold of integrity to be eligible for designation as an example of early Santa Monica residential landscape, Apartment Hotel landscape, or Destination Hotel landscape.

Is The Structure Representative Of A Style In The City That Is No Longer Prevalent?

The Palisades wing was designed in the Renaissance Revival style in 1924 by William Ache. The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Renaissance Revival style was a common architectural style for prestigious public and commercial buildings throughout Southern California. The Palisades wing retains its Renaissance Revival-style exterior, while the interior has been remodeled and rooms reconfigured at various times throughout its history. The exterior of the Palisades wing is organized using the design principles of classical architecture with its base, recessed central section, and topped with a cornice. The Palisades wing has many character-defining features of the Renaissance style, including a low-pitched hipped roof: arches above doors; entrance area accentuated by small classical columns; symmetrical and tripartite elevations.

Destination Architecture is a style in the city that is no longer prevalent, however, the Ocean Tower and associated improvements does not meet the threshold of integrity to be eligible for Landmark designation.

Does The Structure Contribute To A Potential Historic District?

The structure does not contribute to a potential historic district, although it is located immediately adjacent to the Potential Central Business District.

Conclusion

PCR recommends that the Moreton Bay Fig Tree should remain a contributor and the Palisades wing should be added to the Landmark Designation Amendment under Criteria 1 and 4. Furthermore, while the Apartment Hotel landscape has been altered and the Destination Hotel landscape has been compromised by the remodeling of the Ocean Tower and its landscaped largely removed, the Moreton Bay Fig Tree and existing landscape plantings, particularly the palms, have both an aesthetic or artistic interest or value and are

established and familiar visual feature of the City and should be included in the Landmark Designation Amendment under Criteria 2 and 6. Since the site is eligible for its association with Senator Jones under Criterion 3, the boundaries for the amended Landmark should include the entire site as both the Jones era and the Miramar Hotel era included the site as a whole.

The bungalows and the Administration Building do not meet the threshold of significance or integrity, and the Ocean Tower does not meet the threshold of integrity, to be considered contributors to the City Landmark.

The bungalows were originally constructed in 1938 to create more occupancy on the site by using the edges of the large lawn fronting the Palisades Wing. The architecture of the bungalows was typical to 1930s single-family residential architecture and was not architecturally connected to the Palisades Wing or any other significant architectural movement. While the bungalows have a long association with the history of the hotel, they lack integrity through multiple alterations and remodels, to be considered contributors to the larger significance of the hotel.

The administration building was a typical Period-Revival style building that has seen multiple additions, remodeling, and modifications, that there are only minor elements remaining from its original design.

The northwest wing designed by Wayne McAlister has also been remodeled and modified many times, so that his original pool-side restaurant is no longer extant.

The Ocean Tower, before its remodeling, was a good example of a Destination Hotel. However, its remodeling in 1989 removed most of its character-defining features and the Ocean Tower is no longer retains the design elements of a Destination Hotel.

Landmark Criteria

The property was evaluated according to statutory criteria as follows:

9.36.100(a) (1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

The Palisades wing is an example of the Apartment Hotel property type, a property type popular in Los Angeles and Santa Monica during the 1920s. Apartment Hotels could accommodate seasonal visitors and year-round visitors. This residential building type reached its peak during the late 1920s. In most cases, the buildings were designed in one of the popular revival styles or later, in the moderne style. This architectural trend was mostly found in beach resort towns such as Long Beach and Santa Monica and in neighborhoods west of downtown Los Angeles. In Santa Monica there are only a few extant examples of this property type, including the Embassy, El Cortez, Charmont, Sovereign, Georgian, and

Shangri-La (a later example). This particular building type is no longer prevalent within the City of Santa Monica.[21] The subject property appears to satisfy this criterion.

9.36.100(a) (2) It has aesthetic or artistic interest or value, or other noteworthy interest or value.

The Moreton Bay Fig is a historic botanical specimen tree which has aesthetic interest or value. Furthermore, the palms remaining from the historic period have aesthetic and noteworthy historic interest because they still manifest vestiges of the connection between the Jones Estate/Palisades wing and Palisades Park. The property appears to meet this criterion.

9.36.100(a) (3) It is identified with historic personages or with important events in local, state or national history.

The property appears to meet this criterion. The subject property comprises the former Miramar estate of Senator John P. Jones, founder of Santa Monica. The boundaries of the subject property are intact from the Jones Estate. The Moreton Bay Fig was planted by the Senator Jones family during the period the Senator resided at the property. Several existing palms may also date from the period of Jones's residency.

9.36.100(a) (4) It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.

The Palisades wing was designed in the Renaissance Revival style in 1924 by William Ache. The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Renaissance Revival style was a common architectural style for public and commercial buildings throughout Southern California. Renaissance Revival commercial buildings were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The Palisades wing retains its Renaissance Revival-style exterior, while the interior has been remodeled and rooms reconfigured at various times throughout its history. The exterior of the Palisades wing is organized using the design principles of classical architecture with its base, recessed central section, and topped with a cornice. The Palisades wing has many character-defining features of the Renaissance style, including a low-pitched hipped roof: arches above doors; entrance area accentuated by small classical columns; symmetrical and tripartite elevations. The Palisades wing and associated historic property setting including the palms appears eligible under Criterion 4 as a rare example of a Renaissance Revival style historical type in Santa Monica.

9.36.100(a) (5) It is a significant or a representative example of the work or product of a notable builder, designer or architect.

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[21] PCR Services, Embassy Apartment Hotel, 1001 3rd Street, Landmark Assessment and Evaluation Report (September 2003).

The Palisades wing was designed by Architect William Ache. William Ache (1885 or 1886-1957) was a Los Angeles based architect who designed in a broad range of building types. He moved to the Los Angeles area in 1905 and designed several residential projects in Santa Monica, including 1837, 2116, and 2407 La Mesa Drive (1924-1925). 2407 La Mesa, a Spanish Colonial Revival Residence, was identified with a 3B and 5D status code in the Citywide Survey Update 2010. He was best-known for the design of citrus packing houses, as he designed 60 packing houses throughout the Southwest including at Indio, Santa Barbara, and Lindsay in California, as well as Phoenix and Yuma in Arizona. He also designed the Moravian Church in Downey. While Ache was a respected and competent practitioner, his career does not rise to the threshold of significance for eligibility under this criterion.

9.36.100(a) (6) It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Palisades wing and the palms along California Avenue, Ocean Avenue, and in the Miramar enclosed destination hotel landscape appear to satisfy this criterion. The Palisades wing and the tall palms in the Miramar landscape have historically served as a visual and physical connection to Palisades Park and later became a visual entranceway into the city from the California Incline. As a result, the Palisades wing and the tall palms in the Miramar landscape are an established and familiar visual feature of the neighborhood.

Recommendations

The Miramar Hotel property is recommended eligible under Criteria 1, 2, 3, 4 and 6. It is recommended that the Moreton Bay Fig Tree remain individually eligible and also be considered a contributor to the historic property, and that the Palisades wing be added to the Landmark designation as both individually eligible and a contributing resource. The existing mature landscape plantings, particularly the palms, have an aesthetic or artistic interest or value and are established and familiar visual feature of the City. The site appears eligible for its association with Senator Jones and the boundaries of the property remain unchanged from the time of his ownership. It is therefore recommended that the Landmark designation include the existing property boundaries and existing individual and contributing resources within the property including the Moreton Bay Fig Tree, Palisades wing, and mature landscape plantings, particularly the palms, as well as the spatial and visual relationships between the historic property and Palisades Park which still provides an intact historically associated setting for the property.

There are two periods of significance identified with the property. The first is 1888-1912, the era during which Senator John P. Jones constructed the Miramar residence and resided at the property. The existing Moreton Bay fig tree in the entrance court of the Miramar Hotel driveway was planted before 1900 by Jones's second wife, Georgina Frances Sullivan and is one of the earliest tree plantings in the City. The second period of significance is 1924, the year in which the Renaissance Revival-style Palisades wing designed by architect William Ache was completed.

While the property appears to have attained additional significance during the destination hotel era beginning in 1938 with the construction of the bungalows and ending in 1959 with the erection of the Ocean Tower, the architecture associated with these improvements has undergone substantial change due to later alterations and no longer retains sufficient integrity to merit eligibility.

The existing landscape setting reflects the various elements and characteristics of each historic era including the Miramar Residence, the Apartment Hotel era, and the Destination Hotel era, and as such contributes to the eligibility of the property as a whole; however, the landscape individually does not meet the threshold of integrity to be eligible for designation as an example of early Santa Monica residential landscape, Apartment Hotel landscape, or Destination Hotel landscape.

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APPENDIX

Current Photographs

Sanborn Map 1891

Sanborn Map 1902 (sheets 11 and 12)

Sanborn Map 1909 (sheets 15 and 16)

Sanborn Map 1918 (sheets 11 and 12)

Sanborn Map, Paste-up 1950 (sheets 11 and 12)

Historic Photographs

Certificate of Appropriateness Exemptions Letter

Current Photographs

Palisades Wing, East Elevation, View West (PCR 2012)

Palisades Wing, West Elevation, View Northeast (PCR 2012)

Palisades Wing, North Elevation, View South (PCR 2012)

North Bungalows Along California Avenue, South Elevation, View North (PCR 2012)

North Bungalows Along Ocean Avenue, East Elevation, View West (PCR 2012)

North Bungalows in Front of Palisades Wing, West Elevation, View East (PCR 2012)

South Bungalow, East Elevation, View Northwest (PCR 2012)

Administration Building, West Elevation, View East (PCR 2012)

Administration Building, West Elevation, View Northeast (PCR 2012)

Administration Building, South Elevation, View North (PCR 2012)

Administration Building, East Elevation, View West (PCR 2012)

Administration Building, East Elevation, View Southwest (PCR 2012)

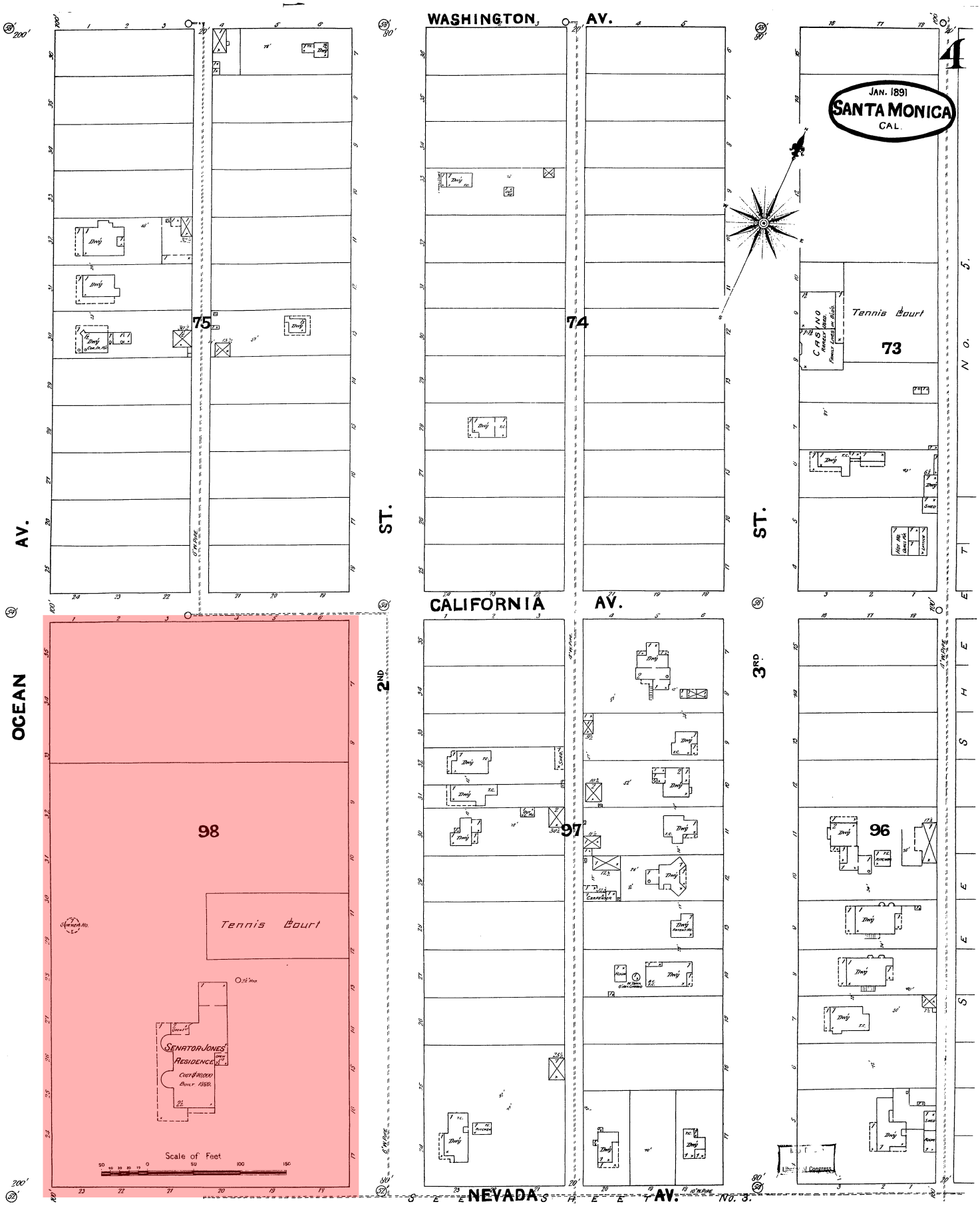
Administration Building, East Elevation, Pool and Courtyard, View Southeast (PCR 2012)

Ocean Tower, South and West Elevation, View Southeast (PCR 2012)

Ocean Tower, South Elevation, View North (PCR 2012)

Ocean Tower, East Elevation, View Southwest (PCR 2012)

Sanborn Map 1891



JAN. 1891
SANTA MONICA
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WASHINGTON AV.
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SEE SHEET NO. 3.
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97
96
Tennis Court
Tennis Court
CASINO
SENATOR JONES' RESIDENCE
Scale of Feet

Sanborn Map 1902 (sheets 11 and 12)

JULY, 1902
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Nursery Garden

73

LAWN TENNIS COURT

"The CASINO" Club Ho.

"EXOTIC NURSERY."

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WASHINGTON

2ND

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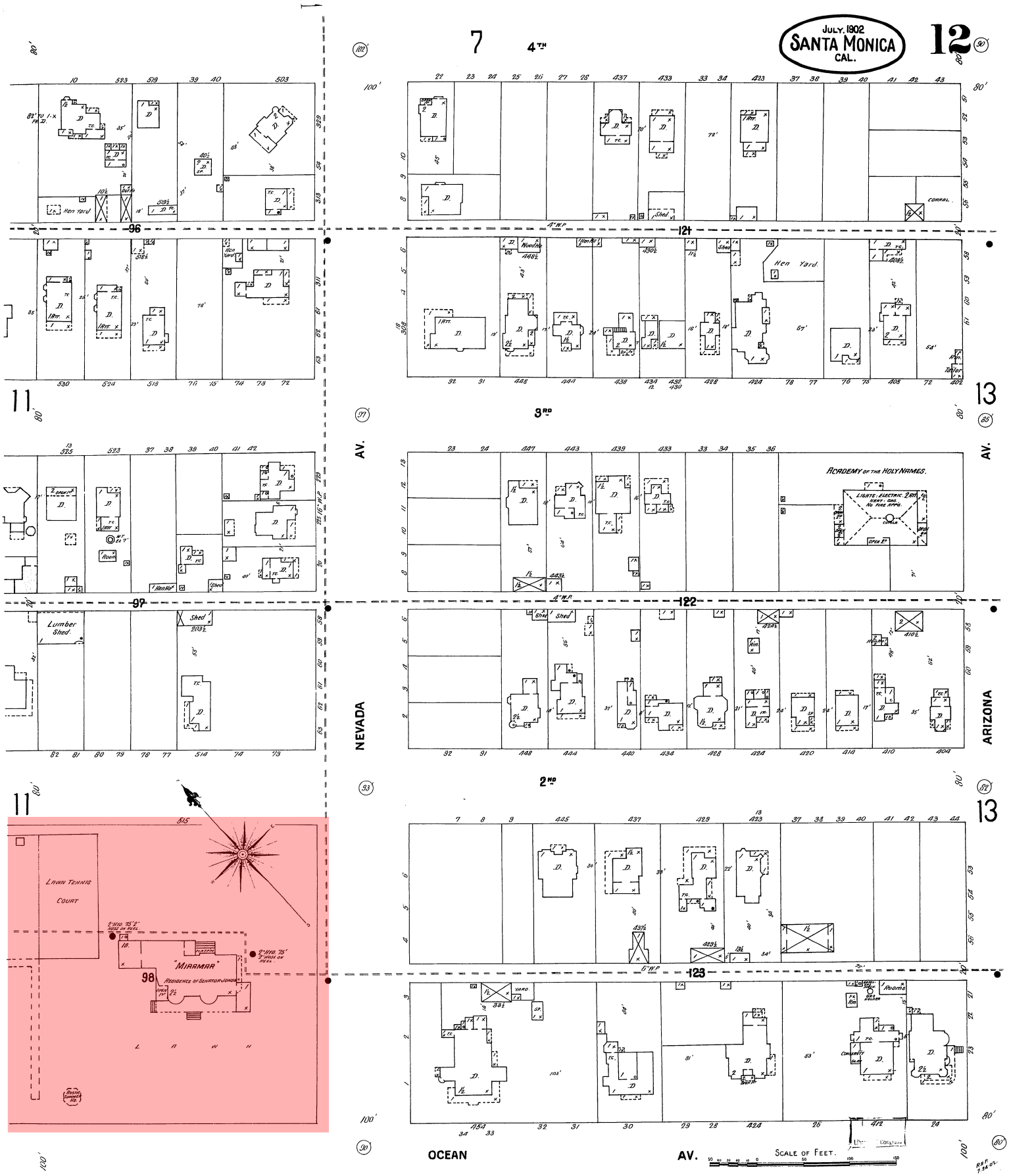
HEDGE FENCE

AV.

SCALE OF FEET.

Congress


JULY, 1902
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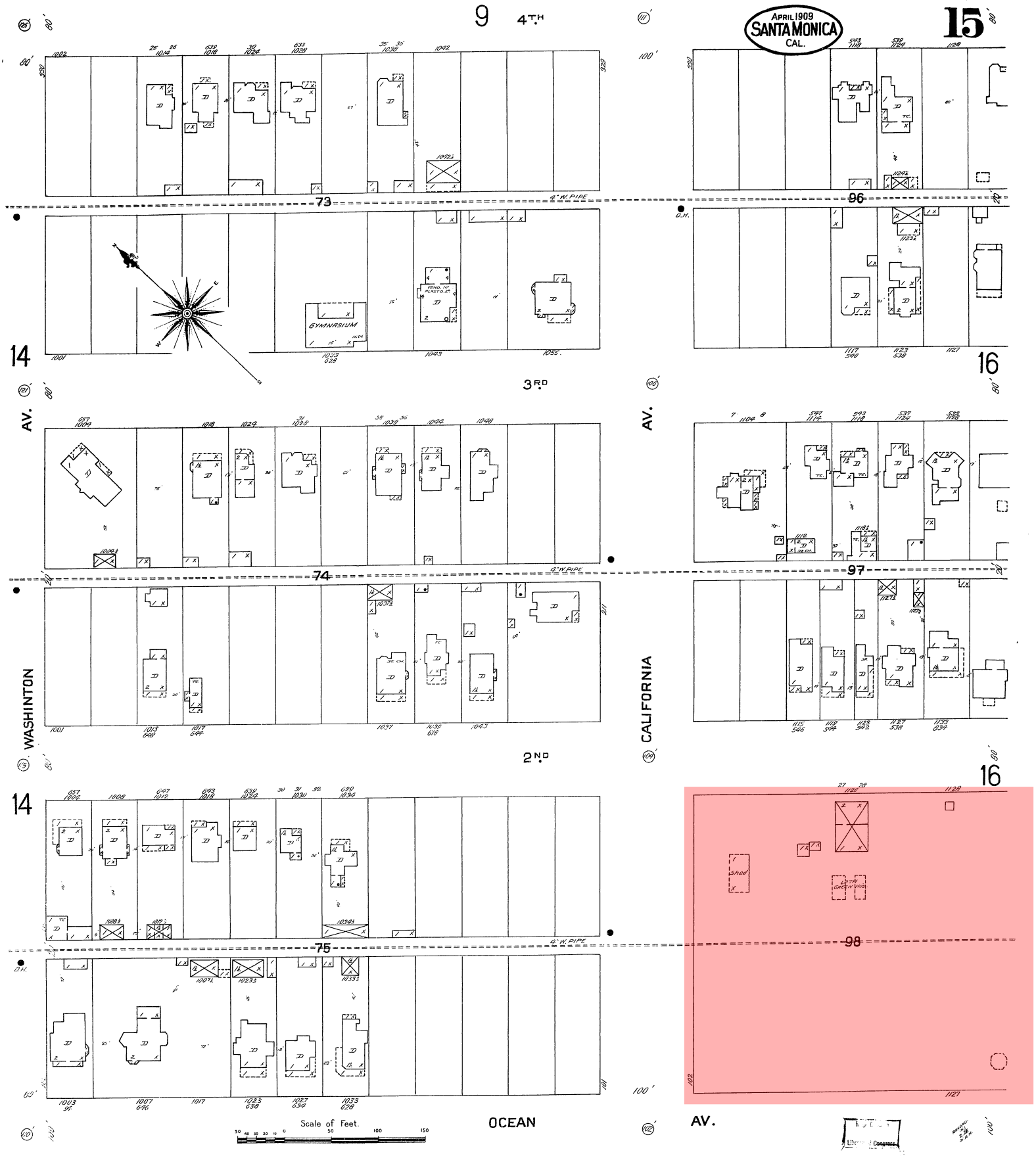
ACADEMY OF THE HOLY NAMES.
Hen Yard
Lumber Shed
Shed
LAWN TENNIS COURT
"MIRAMAR"
RESIDENCE OF SENATOR JONES
SCALE OF FEET.

Sanborn Map 1909 (sheets 15 and 16)



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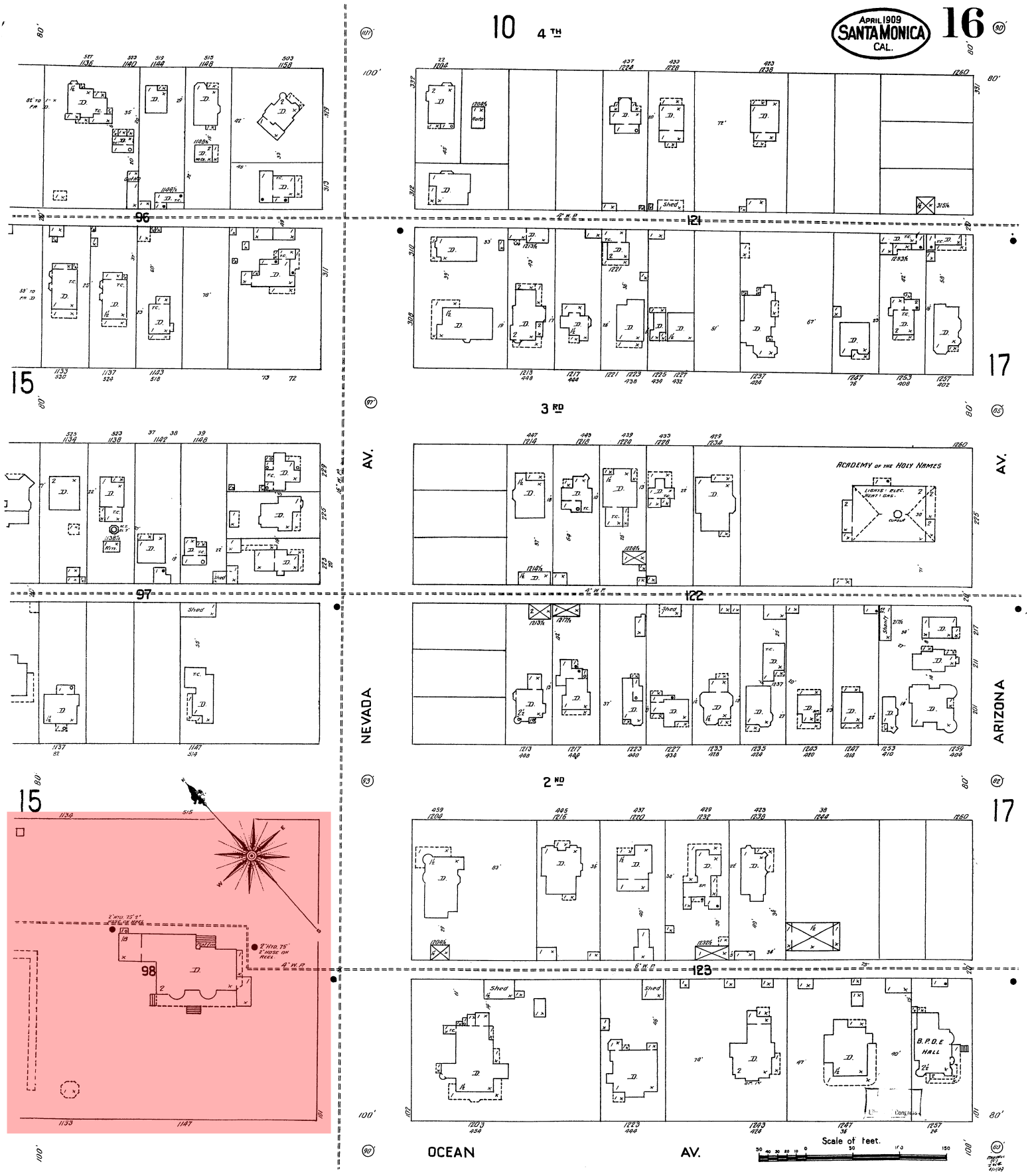
Scale of Feet.


APRIL 1909
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NEVADA
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ACADEMY OF THE HOLY NAMES
B.P.O.E HALL
OCEAN
AV.
Scale of feet.

Sanborn Map 1918 (sheets 11 and 12)

SANTA MONICA, CAL.

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4TH 35 ST.

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WASHINGTON AV.

CALIFORNIA AV.

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2ND ST.

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WESTLAKE MILITARY SCHOOL

OCEAN AV.

LINDA VISTA PARK

OPPOSITE

Scale of Feet.

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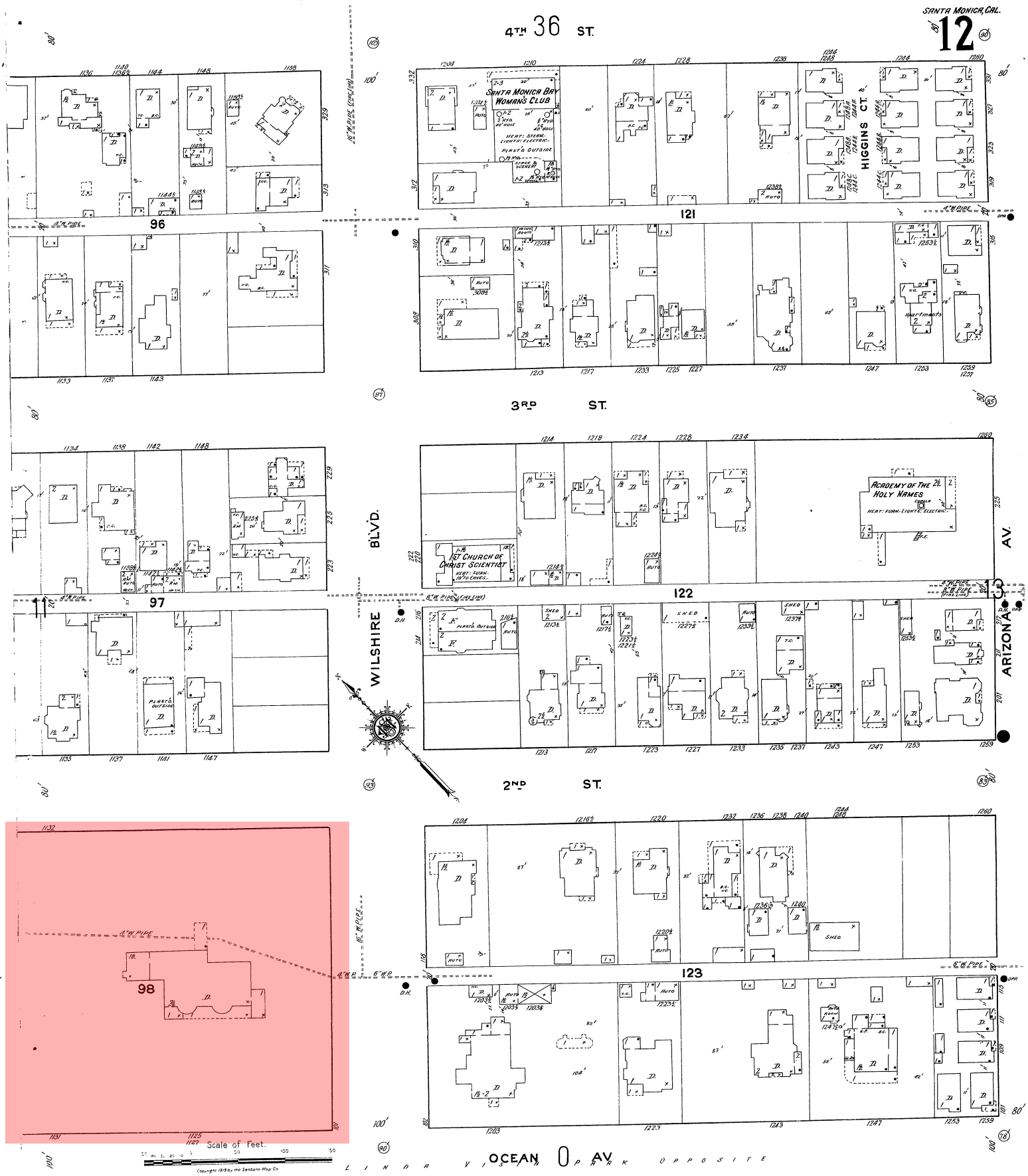
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4TH 36 ST.
3RD ST.
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OCEAN AV
WILSHIRE BLVD.
ARIZONA AV.
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SANTA MONICA BAY WOMAN'S CLUB
ACADEMY OF THE HOLY NAMES
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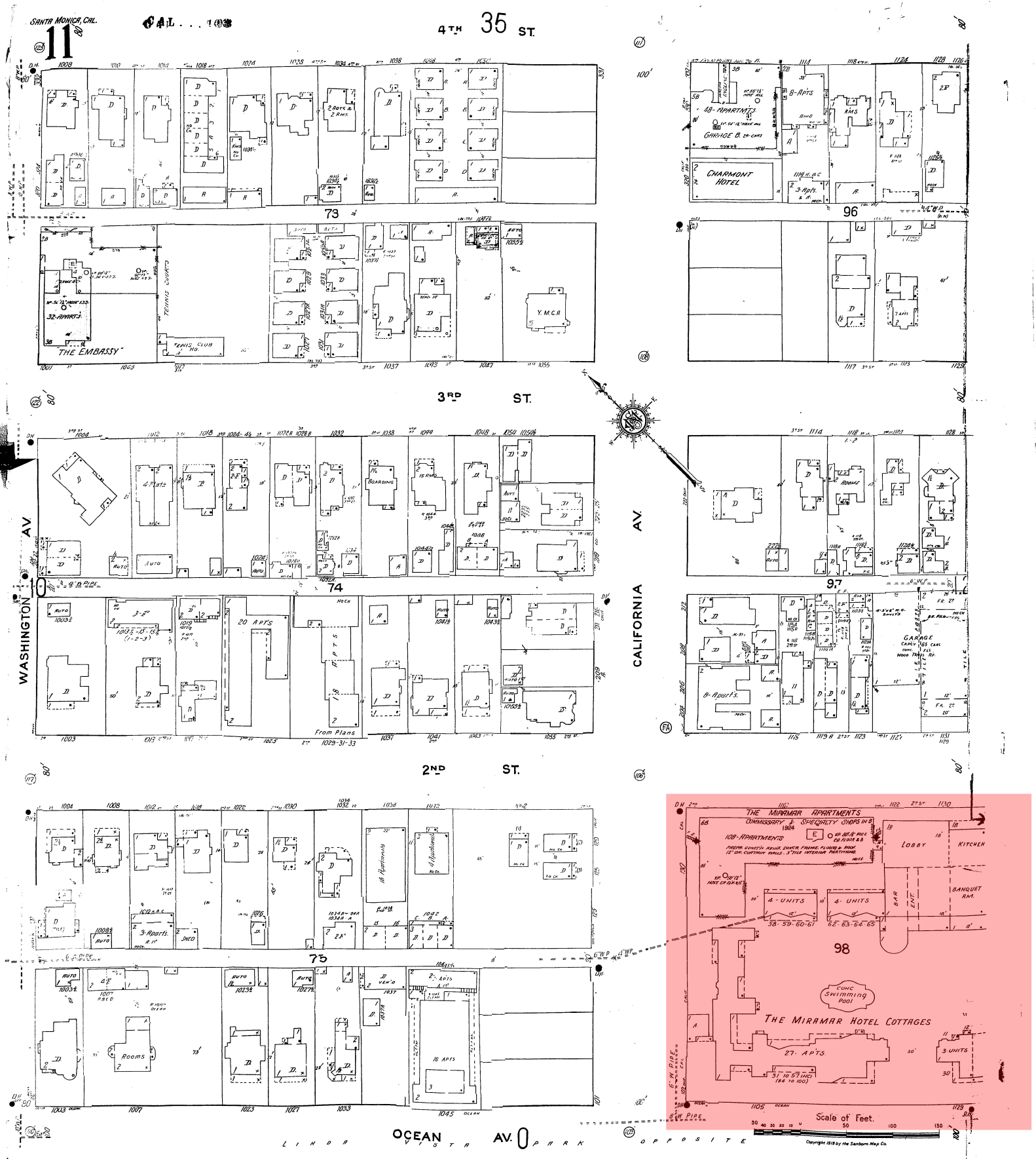
Scale of Feet.
Copyright 1919 by the Sanborn Map Co.
LINDA VISTA PARK OPPOSITE

Sanborn Map, Paste-up 1950 (sheets 11 and 12)



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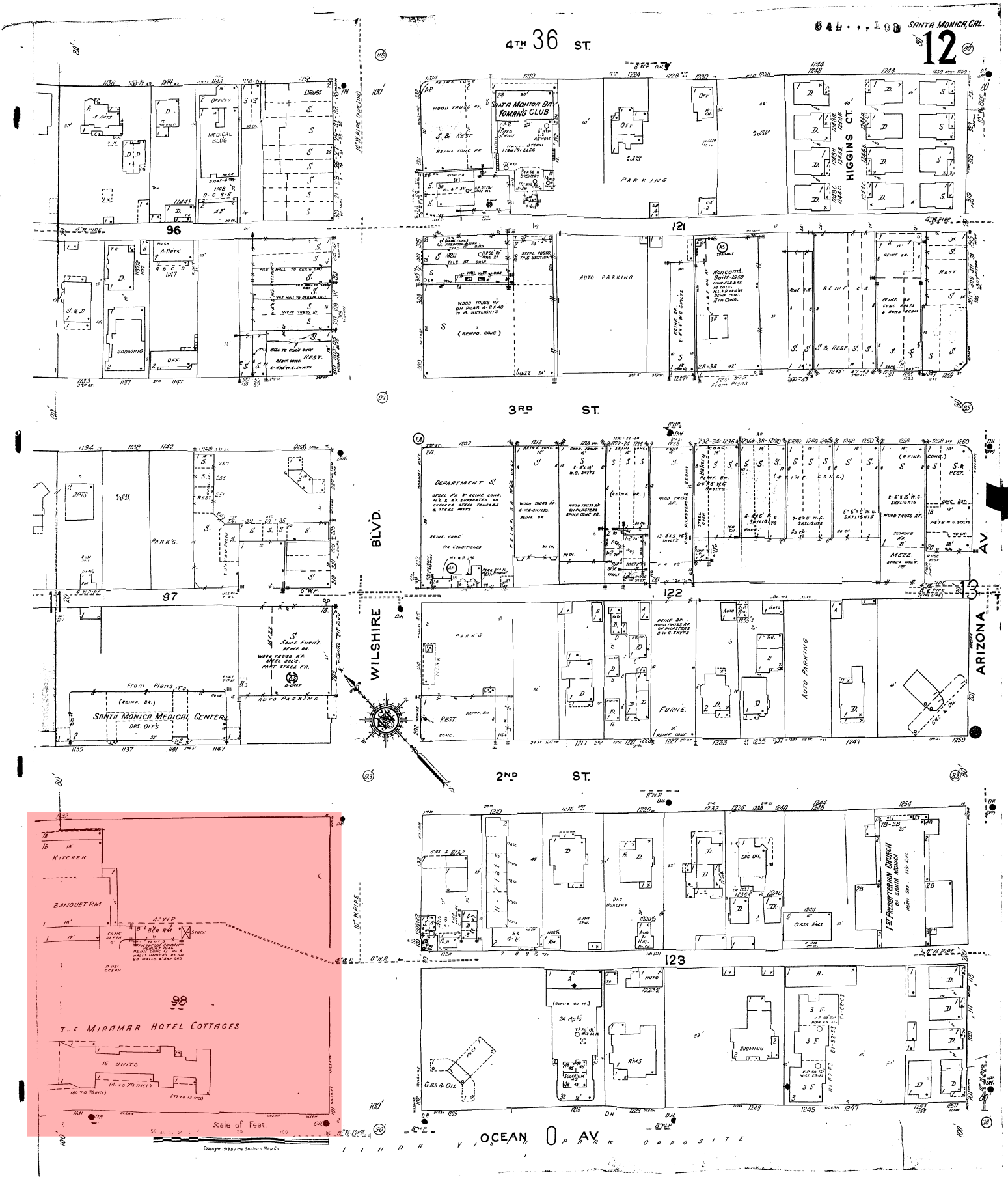
SANTA MONICA, CAL.
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HIGGINS CT.
SANTA MONICA BAY WOMAN'S CLUB
PARKING
AUTO PARKING
DEPARTMENT S.
SANTA MONICA MEDICAL CENTER
DRS. OFFS.
1ST PRESBYTERIAN CHURCH OF SANTA MONICA
KITCHEN
BANQUET RM
THE MIRAMAR HOTEL COTTAGES
16 UNITS
Scale of Feet.
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Historic Photographs

Miramar, Residence of Senator John P. Jones, Circa 1897 (Santa Monica Public Library)

Ocean Avenue and the walkway in front of Miramar, circa 1895 (Santa Monica Public Library)

Grounds at Miramar, Residence of Senator John P. Jones, circa 1900 (Santa Monica Public Library)

Historic Aerial of Miramar Parcel, 1922 (The Benjamin and Gladys Thomas Air Photo Archives, Spence Collection)

Miramar Hotel Advertisement, 1924 (Miramar Archives)

Historic Aerial Photo Showing Bungalows and Administration Building, View East, 1939 (The Benjamin and Gladys Thomas Air Photo Archives, Spence Collection)

Cottages, View from Dining Terrace, View North West (Bison Archives)

Administration Building, View East, 1939 (Miramar Archives)

Main Entrance to Miramar Hotel from Ocean Avenue, View Northeast, Showing Administration Building and Palisades Wing, c. 1940s (Santa Monica Public Library)

Aerial Photo Showing Bungalow Conversion After 1946 and Before Construction of Ocean Tower in 1958, View East (The Benjamin and Gladys Thomas Air Photo Archives, Spence Collection)

Miramar Hotel, circa 1955 (Postcard from Ebay)

Miramar Hotel, date unknown (Postcard from Ebay)

Ocean Tower, View Southwest, Circa 1963 (Santa Monica Public Library)

Aerial Photo, 1969 (The Benjamin and Gladys Thomas Air Photo Archives, Spence Collection)

Northeast corner of Palisades Wing, View southeast, Circa 1992 (Santa Monica Public Library)

December 3, 2012

Scott Albright, Senior Planner
CITY OF SANTA MONICA
1685 Main Street, Room 212
Santa Monica, CA 90401

Re: CERTIFICATE OF APPROPRIATENESS EXEMPTIONS FOR THE MIRAMAR HOTEL, 101 WILSHIRE BOULEVARD, SANTA MONICA

Dear Mr. Albright:

At the request of City staff, PCR has compiled recommended Certificate of Appropriateness exemptions to supplement the Miramar Hotel landmark application. Alterations and common maintenance are routine for the ongoing operation of contemporary hotels to maintain hotel standards to current cultural tastes and economic conditions. In general, only changes impacting character-defining features of the Miramar Hotel property defined below would require a Certificate of Appropriateness. Additions and adjacent new construction will need to avoid substantial adverse changes to the historic property and be compatible with the historic features and character of the property and its setting. Additions and adjacent new construction would require a Certificate of Appropriateness to comply with the *Secretary of the Interior's Standards for the* Treatment *of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties* (Standards).

CHARACTER-DEFINING FEATURES

- The Palisades Wing: Character-defining features include the building footprint, streetscape views, low-pitched hipped roof, tripartite and symmetrical organization of exterior elevations, exterior elevation materials including the cast stone, decorative cast stucco surfaces, and brick veneer, window and door openings,[1] and interior circulation patterns.

CERTIFICATE OF APPROPRIATENESS EXEMPTIONS

- Routine Maintenance that is exempt from Certificate of Appropriateness Review might include changes to a specific use of an interior room and space, new finishes to

[1] All original windows and doors have been replaced. If windows and doors are replaced in the future, replacements should be compatible in design and would require a Certificate of Appropriateness.

interior rooms and spaces, new built-in furniture to interior rooms and spaces, plumbing upgrades including fixtures, electrical upgrades, changes to the plan of a room or space, and replacing interior doors in rooms and spaces.

Sincerely,
PCR SERVICES CORPORATION

Jon L. Wilson, MA, M.Arch, LEED AP
Senior Architectural Historian

Appendix D-4: Historic Resources Assessment Report prepared by Chattel, Inc. (2010 Assessment Report)

CHATTEL

Chattel Architecture Planning & Preservation, Inc.

June 10, 2010

Mr. Ken Kutcher
Harding Larmore Kutcher & Kozal, LLP
1250 6th St, #200
Santa Monica, CA 90401-1602

Re: Historic Resource Assessment
Miramar Hotel, 101 Wilshire Boulevard, Santa Monica, CA

Dear Ken,

Chattel Architecture has been asked to provide a historic resource assessment for the Miramar Hotel located at 101 Wilshire Boulevard in the City of Santa Monica (subject property) in connection with a proposed rehabilitation of the hotel. The subject property occupies an entire block, 600 by 320 feet in size, bounded by Ocean Avenue to the west, 2nd Street to the east, Wilshire Boulevard to the south and California Avenue to the north (Attachment A, fig. 1). In addition, a parcel located between 1111 and 1137 2nd Street across from this block is associated with the subject property (2nd Street parcel). This report summarizes the history of the property and identifies its contributing elements including character-defining features, and makes recommendations for potential redevelopment scenarios that would be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*.

Executive Summary

The Miramar Hotel has a varied history as a seaside residence and tourist destination. The subject property has changed significantly over time, evolving over the course of the twentieth century from the residence of Santa Monica founder Senator John P. Jones into a resort destination. Each owner's desire to appeal to the public's expectations and aesthetics led to the modification of all buildings on the subject property.

This report constitutes the first comprehensive historic resource assessment of the subject property. The Moreton Bay fig tree was designated a City of Santa Monica Landmark in 1976. The Palisades Wing was surveyed in 1986 and was found eligible for local designation. Thus, these two features of the subject property have presumptive significance under the California Environmental Quality Act (CEQA) historical resources statute.[1]

[1] CEQA statute §21084.1 provides for presumptive significance for historical resources listed in a local register or deemed significant in a survey entered into the Historical Property Data File.

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Based on our research and analysis, the Miramar Hotel was not found significant under any of the four National or California Register criteria. While the property was used as a United States Army Air Force (AAF) Redistribution Center during World War II (WWII), it does not sufficiently illustrate this facet of WWII history to be found significant (criterion A/1). The potential significance of the Palisades Wing as an early twentieth century apartment hotel is outweighed by insufficient integrity. While the subject property was associated with significant historical figures (criterion B/2), inadequate physical characteristics remain from the period of association of each figure with the property.

As most buildings on the subject property are highly altered, the subject property does not possess sufficient integrity or distinctive architectural characteristics (criterion C/3). Finally, the subject property is unlikely to yield information important in history or prehistory (criterion D/4).

Based on our research and analysis, the subject property as a whole (as distinct from its improvements) was found significant under Santa Monica Landmark Ordinance criteria 1 and 6 (see Attachment B, fig. 1). To summarize reasons for this positive finding of local significance, the subject property's relationship to early town planning and contribution to Santa Monica's identity as a resort and leisure destination appear to make it significant for its association with local history (criterion 1). The subject property's physical characteristics of location and block size appear significant under criterion 6.

Only the Palisades Wing appears locally significant as an individual building, with significance as an early twentieth century apartment hotel (criterion 1) and as an example of the Renaissance Revival style (criterion 4). Due to extensive alterations, the Ocean Tower (1959), Administration Building (1938), and bungalows (1938 and 1946) have a low level of integrity, or physical characteristics from an early period. The Palisades Wing (1924) has fewer alterations and a moderate level of integrity.

The Miramar Hotel's landscape is an important component of its identity. Because the Moreton Bay fig tree has been locally designated, it has not been reevaluated. Mature trees and shrubs contribute to the cultivated, garden-like quality of the landscape and appear significant for their lush, abundant quality.

Any redevelopment of the site should include retention of the Palisades Wing, Moreton Bay fig tree and landscape character. It is our professional opinion that a redevelopment plan that recognized a balanced approach would not materially compromise the historic significance of the subject property.

Reference table of findings
Following is a table that briefly summarizes the subject property's significance under National Register of Historic Places (National Register) and local eligibility criteria.

Context or theme	**Eligible building or element**	**Signficant under National or California Register (NR/CR) or Santa Monica Landmark (SML) eligibility criteria?**
Early Santa Monica townsite & formation	Property as whole, including mature landscape elements	SML: criteria 1 & 6
Tourism and leisure	Property as whole, including mature landscape elements	SML: criterion 1
Pattern of development: apartment hotel	Palisades Wing	SML: criterion 1
Architecture: Renaissance Revival style	Palisades Wing	SML: criterion 4
Architecture: Hawaiian high rise resort	Ocean Tower	Not significant
WWII Redistribution Center	Palisades Wing	Not significant
Notable personages	Palisades Wing, Administration Building, bungalows	Not significant

Based on our research outlined below, we recommend the following features be retained or improved in the subject property's rehabilitation as a luxury hotel/resort:

- Retain the subject property's single block-sized parcel rather than subdividing into smaller parcels for redevelopment, consistent with its prior history and subdivider's original intent;
- Retain Moreton Bay fig tree;
- Retain the Palisades Wing, constructed in 1924;
- Retain and enhance visual relationship between subject property and Pacific Ocean;
- Reintroduce openness of subject property towards Palisades Park and Ocean Avenue;
- Provide lushly landscaped grounds incorporating mature landscape features, consistent with subject property's long-standing appearance.

Background

Chattel Architecture, Planning & Preservation, Inc. is a full service historic preservation-consulting firm with statewide practice. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61, Appendix A) in architectural history and historic architecture, the firm offers professional services including historic resources evaluation and project effects analysis, and consultation on Federal, state and local historic preservation statutes and regulations.

Research conducted as part of this analysis was a multi-pronged effort by Chattel Architecture as well as by The Athens Group and your firm. Research on the subject property included an official request for a chain of title from First American Title Corporation. Documentation located at the subject property was consulted and includes original drawings, photographs, and negatives of the hotel. Other resources consulted include Santa Monica Public Library Image Archives, Santa Monica Public Library Outlook archives, Santa Monica City Directories, original building permits from the Santa Monica Building Department, Bison Archives, Benjamin and Gladys Thomas Air Photo Archive at UCLA, Los Angeles Public Library Photo Collection, as well as the *Los Angeles Times*. In addition to archival research, site visits were performed by qualified staff of Chattel Architecture on October 29, 2009 and January 28, 2010.

Review of the Santa Monica Historic Resources Inventory indicates a portion of the subject property has previously been surveyed and identified as a potential local landmark. The Palisades Wing was evaluated in 1986 and given the status code of 5* (equivalent to current California Historical Resource Status Code 5S2), meaning it appears individually eligible for local designation.[2] In addition, the Moreton Bay fig tree on the subject property is a designated City of Santa Monica Landmark.

Regulatory Setting[3]

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's official list of historic and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior.

As defined in National Register Bulletin #15, "How to Apply the National Register Criteria for Evaluation," resources are eligible for the National Register if they:

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[2] Johnson Heumann Research Associates, "Santa Monica Historical Resources Inventory Final Report" (Phase 1), 1986, 10, and Leslie Heumann & Associates, "Santa Monica Historical Resources Inventory Final Report, Phase 3," 1994, 34.

[3] The California Environmental Quality Act (CEQA) is triggered by proposed discretionary alterations of historical resources. Such analysis has not been performed as part of this assessment report since no application has yet been prepared or filed.

A) are associated with events that have made a significant contribution to the broad patterns of our history; or
B) are associated with the lives of significant persons in or past; or
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) have yielded or may be likely to yield, information important in history or prehistory.

California Register of Historical Resources
The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (PRC §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria; if the resource:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2) Is associated with the lives of persons important in our past.
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c).)

In addition to meeting one of the four above criteria, California Register-eligible properties must also retain sufficient integrity to convey historic significance. California Register regulations contained in Title 14, Division 3, Chapter 11.5, §4852 (c), provide, "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." The California Office of Historic Preservation (OHP) has consistently interpreted this to mean that a property eligible for listing in the California Register must retain "substantial" integrity.

The California Register also includes properties which: have been formally *determined eligible for listing in*, or are *listed in* the National Register of Historic Places (National Register); are registered State Historical Landmark Number 770, and all consecutively numbered landmarks after Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with California Register criteria). (PRC §5024.1(d).)

City of Santa Monica Landmarks Ordinance
The City of Santa Monica Landmarks Ordinance permits the Landmarks Commission to designate a landmark if the structure under consideration meets one or more of the following criteria:

(1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the City.
(2) It has aesthetic or artistic interest or value, or other noteworthy interest or value.
(3) It is identified with historic personages or with important events in local, state or national history.
(4) It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail, or historical type to such a study.
(5) It is a significant or a representative example of the work or product of a notable builder, designer, or architect.
(6) It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City. (SMMC §9.36.100(a).)

Site and Building Descriptions

The subject property is comprised of a full city block bounded by Wilshire Boulevard, California Avenue, Ocean Avenue, and 2nd Street (Attachment B, fig. 2).[4] In addition, the subject property includes a parcel located on the east side of 2nd Street across the street from the subject property (Attachment A, fig. 2; unless otherwise noted, figures refer to Attachment A). The southern portion of the site contains a large asphalt parking lot along Wilshire Boulevard bisected by a main driveway leading to the hotel entrance. This driveway encircles a large Moreton Bay Fig tree (*Ficus macrophylla*) before doubling back to Wilshire Boulevard. A low, one story bungalow is located to the west of the driveway, while to the east is a two story building that runs along 2nd Street north of the parking lot. The Ocean Tower dominates the northern portion of the property. Just north of the tower is a manicured lawn and pool area separated from the street by the Palisades Wing to the east and a series of one and two story bungalows to the north and west. The 2nd Street parcel is an asphalt paved parking lot.

Immediately recognized when touring the subject property is the relatively seamless interior transitions between buildings where they connect, regardless of their construction date. While the Palisades Wing, Ocean Tower, and Administration Building reflect three distinct periods and architectural styles, it is difficult to detect where one building ends and another begins on the interior due to the additions of elevator towers and construction of interior corridors between these buildings.

Palisades Wing
The six story Palisades Wing, built in 1924, forms an L-shape along the northeast portion of the block, lining California Avenue and 2nd Street (figs. 3-8). The Palisades Wing connects to the Administration Building via the elevator tower on its south elevation at 2nd Street (fig. 9). At slightly over six stories, the elevator tower rises higher than the Palisades Wing, with an exterior treatment similar in materials to the Ocean Tower elevator addition.

The reinforced concrete frame building is clad in red brick with a standing seam, metal-clad hipped roof. Aside from the portion of the south elevation which joins the elevator tower, most

[4] Unless otherwise noted, figures will refer to Attachment A, Figures.

elevations of the Palisades Wing are relatively uniform. The building was designed in the Renaissance Revival style, and all elevations consist of simple classical elements of base, shaft, and capital divided by stringcourses. The base corresponds to the 1st floor, which features a simple pattern of over-painted glazed *terra cotta*. Between the 1st and 2nd floors, a decorative string course runs around the entire perimeter of the building and contains a repeating pattern of sculpted floral and cross elements. The 2nd to 5th floors comprise the shaft of the building, and are clad in red brick. Between the 5th and 6th floors, a simple denticulated stringcourse separates the shaft from the 6th floor to form the bottom of the capital. The 6th floor has red brick capped at the roofline with a slightly wider denticulated stringcourse.

Each elevation has a regular pattern of steel horizontal sliding windows of varying shapes and sizes. The treatment of window openings is largely uniform with *terra cotta* sills. While most windows are unadorned, some windows contain a simple metal balustrade.

Entrances to the building are nominal, as the current circulation pattern for the hotel property does not include a main entrance to this building. What was once the main entrance for the Palisades Wing is located on the west elevation of the portion of the building located on 2nd Street, which now opens to the manicured lawn and pool. The entrance features a simple arched terra cotta door enframement embellished on the top with a decorative keystone in a volute shape (fig. 10). Terra cotta reliefs of winged cherubs adorn both sides of the arch. Engaged ionic columns enclose the doorway and support an entablature decorated with fleur-de-lis and swords. This entabulature is topped with a protruding decorative element located at the level of the stringcourse separating the 1st and 2nd floors. Above this entrance, the 2nd floor window is flanked on the sides by decorative terra cotta Corinthian pilasters supporting an entablature with a decorative frieze (fig. 11). Above the 2nd floor window entablature rests a segmental broken pediment with a central cartouche containing the initials, “GFS.” A decorated secondary entrance along California Avenue contains a door enframement of terra cotta pilasters supporting a large entablature (fig. 12). The decorative detailing continues to the 2nd story above this entrance, where the window is flanked by pilasters and topped with a smaller entablature. A cloth canopied employee entrance is located along the 2nd Street elevation that leads directly to the basement (fig. 13).

The interior of the Palisades Wing consists of double loaded corridors lined with hotel rooms. The corridors have dark wood paneling on the lower half of walls, with decorative wood door frames (figs. 14-15). Hotel rooms are uniformly decorated with baseboard and cornice moldings, and all include bathrooms (fig. 16). An elevator is located in the center of the 2nd Street portion (fig. 17). There are two discontinuous stairs with landings located in the corridors: one located near the inside corner of the L shaped layout and one on at the south end of the building (fig. 18). The basement contains service areas with linoleum floors and baseboard and chair rail moldings (fig. 19). An attic space at the 6th floor level reveals exposed board formed concrete and retains original hollow clay tile interior walls (not present on lower floors) (fig. 20).

Alterations:
The Palisades Wing has a moderate level of integrity on its exterior. Original windows visible in historic photographs have been replaced with sliding metal windows. The hazy, pock-marked surface of the masonry suggests the building was sand-blasted.[5] While terra cotta detailing at

[5] It is known that white paint on the Palisades Wing façade was removed some time between 1974 and 1992 based on comparison of historic photographs. Sandblasting was completed in 1982, though it is unclear if this work included entire building façade (Permit A3435).

entrances remains, both this detailing and window sills have been over-painted. The roof has been replaced. The Palisades Wing has been significantly altered on its interior. The hotel rooms have been reconfigured several times, and wood paneling in corridors was installed in recent renovations. The lobby is no longer extant. However, corridors and stairs retain their original layout.

Administration Building

The two story building, built in 1939 with an addition in 1959, was historically used as an administration building. It currently contains banquet rooms, spa and other guest services (fig. 21). The building is bounded by the parking lot to the south, 2nd Street to the east, the main driveway to the west, and an elevator tower to the north, which connects to the Palisades Wing. The Administration Building connects to the Ocean Tower along its west elevation.

The building is relatively simple in form, with a flat roof interrupted only by decorative sloped red tile skirt roofs adorning the east and west elevations of the building's 1939 northern portion (fig. 22). This parapet above is covered in light stucco. Along the 2nd Street elevation, a large curved dark canopy demarcates the guest entrance connecting to the main hotel lobby (fig. 23). A pink terrazzo sidewalk is located in front of this entrance (fig. 24). South of this are a series of fixed steel windows and a small stepped platform shaded by a decorative red tile overhang at the 1st floor level. The south portion of the building (1959 addition) is a block-like concrete structure decorated with horizontal painted stripes. A service entrance is located in this portion along the east elevation (fig. 25). The south elevation of the building is a simple painted concrete wall decorated with darker horizontal stripes (fig. 26). A red brick retaining wall covers the southwest corner of the building (fig. 27). The painted concrete wall continues along the west elevation, flanked by a covered walkway leading to the Ocean Tower (figs. 28-29).

While the north elevation of this building terminates at the elevator tower, additions to the Administration Building extend west of the Palisades Wing into the pool area. This section is comprised of two connecting parts: a two story building with a hipped-roof and central dormer wrapped on the second-story level by a metal balcony, and a one-story, enclosed patio extension with full height windows and glass doors which contains the hotel restaurant edging the pool (fig. 30). On the interior of the Administration Building, the Wedgewood and Starlight Rooms (previously the Satellite Room) are located in the 1959 addition (figs. 31-32). Corridors connect the building's various sections (figs. 33-38), and a covered glass breezeway connects the Administration Building to the Ocean Tower (fig. 39).

Alterations:

The Administration Building has been substantially altered on both its exterior and interior since its construction in 1938. While historic photographs showing the building's east elevation only show the canopied entrance, it can be assumed that only the east elevation bears any resemblance to the building's earlier appearance. The Administration Building began as a one story French colonial structure (fig. 40), but gained a half story by 1939 and became Spanish colonial in style after 1946. Additions to the north (elevator tower, poolside additions including two story building and covered patio extension), south (1959 addition) and west (glass breezeway) have completely changed the nature of the building. The open gallery located along the building's west elevation was filled in to create the glass breezeway connecting to the Ocean Tower. Casement windows visible in historic photographs have been in-filled. The enclosed patio and two story addition on the building's north elevation have greatly altered the Administration Building's footprint and relationship to its surroundings.

On the interior, only the hallway running east-west from the 2nd Street entrance appears to be in its original configuration. The large lobby (fig. 41) has been reconfigured, as has the original dining room (fig. 42). Both the 1959 Wedgwood Room and Satellite Ballroom (now the Starlight Ballroom) have been renovated numerous times and have lost significant original features, including curvilinear ceiling contours (fig. 43).

Ocean Tower

The Ocean Tower sits roughly in the center of the lot, bisecting the subject property between north and south. The building was designed in the Corporate Modern style, with elements of Hawaiian high rise resort architecture. The Ocean Tower is rectangular in shape, with the narrow sides parallel to Ocean Avenue. The 1st floor contains the lobby, while the 2nd through 9th floors contain hotel rooms.

The west elevation along Ocean Avenue contains a large covered canopy over a small curved driveway from the street (figs. 44-45). The canopy roof is supported on each side by two square, polished, stone clad columns (fig. 46). The west elevation features two balcony bays flanking a wide paneled pier. The lower balcony balustrades are defined by three horizontal concrete bands, and the upper balconies and central pier are covered with bands of green metal panels and horizontal tinted glass.

The north and south elevations are eight bays wide, with rows of balconies projecting from the main building envelope (figs. 47-48). The different materials utilized for balcony balustrades create a diagonal pattern along these elevations (fig. 49). Towards the bottom of the building to the east, balcony balustrades consist of a series of white horizontal beams. Moving up the elevations, the number of balconies with this concrete pattern is incrementally reduced from the west and is replaced with a pattern of tinted glass and painted metal balustrades. Balconies are identically composed with steel frame windows and full height sliding doors placed on a diagonal to the balustrade.

While the north elevation opens to the pool and manicured lawn, the south elevation contains the main entrance from Wilshire Boulevard. The entrance is covered by a large white, metal clad canopy spanning the width of the elevation (fig. 50). The central portion of the canopy extends further than the rest and terminates with a large curved arch. Three wood double doors open to the lobby, flanked on the sides by wide concrete pilasters (fig. 51).

The entire width of the east elevation is occupied by a large elevator tower (fig. 52). This elevator tower rises significantly higher than the roof line of the Ocean Tower to encompass elevator assemblies. The exterior treatment of the elevator tower is similar to the west elevation, with a geometric pattern of tinted glass windows and dark green panels in smooth concrete fascia.

On the interior, the lobby's large, open space is supported by six square, stone-clad columns (fig. 53). The floors consist of polished, inlaid stone. A conference room and hotel offices are located in the west half of the 1st floor adjacent to the lobby. Two banks of elevators are located on the east end of the Ocean Tower, adjacent to the corridor leading to the Administration Building. A stairway is located near elevators in the building's southeast corner (fig. 54). In the Ocean Tower's upper floors, corridors feature simple base and crown moldings and recessed

lighting (fig. 55). Hotel rooms are relatively unadorned, with wall-to-wall windows accessing small balconies (figs. 56-58).

Alterations:
Examination of historic photographs reveals that the exterior of the Ocean Tower has been extensively altered. The original punched concrete balconies (fig. 59) were replaced with a series of metal and glass railings in 1989. Alterations to the elevator tower on the east elevation (also in 1989) further disrupted the original pattern of vertical piers (fig. 60), and added to the elevator tower's already significant height in relation to the Ocean Tower.[6] The height of the elevator tower, towering above the Ocean Tower's ten stories, gives the Ocean Tower a more monumental appearance than it originally possessed. The addition of prominent entrance canopies on elevations facing Ocean Avenue and Wilshire Boulevard has also significantly altered the building's appearance. In particular, replacement of the original single pier Ocean Avenue entrance canopy (see again fig. 59) with a heavy, double metal and stone canopy significantly changed the historic appearance of the west elevation.

The interior of Ocean Tower has also been significantly altered. The lobby has been renovated numerous times. A contemporary written account reported that the lobby featured a mosaic floor with "Hawaiian influence," and furnishings including "custom rattan in dark teak finish with tones of green, hand-woven fabrics."[7] No Hawaiian-style interior decorative elements remain. Likewise, hotel rooms and corridors have been extensively renovated, and no significant original detailing is apparent.

North bungalows
The north bungalows include five bungalows along Ocean Avenue, California Avenue, and near the Palisades Wing that form a loose U shape around the pool and manicured lawn. Bungalows located nearest to the Palisades Wing were built in 1946 and are single story (figs. 61-63), and the remaining bungalows are two story buildings built in 1938 (figs. 64-65). The bungalows are similar in style and construction, with varying shapes and sizes. They are built close to one another and have a clustered, unified appearance, with structural arches spanning some of the pathways between bungalows (fig. 66). The bungalows feature a variety of both flat and asphalt shingled hipped roofs with dormers. Fenestration consists of multi-light metal casement windows, and many bungalows include French doors opening onto patios. Simple decorative elements found on all elevations of the stucco clad bungalows include a stone base, a stone string course approximately four feet above grade, and a wood cornice at roof line. Two story bungalows feature a projecting roof eave at the 1st story level lining the bungalow perimeter. On the interior, the bungalows have loft ceilings and relatively open floor plans (figs. 67-68).

Alterations:
Historic photographs reveal that the north bungalows are heavily altered on both the exterior and interior. The bungalows along Ocean and California previously consisted of five individual single story buildings, which were connected through hyphens into one building in 1946 (fig. 69). The bungalows near the Palisades Wing were originally two separate structures and were joined around 1989. The joining of the all the bungalows disrupted the physical pattern of the original layout and changed the cottage-like nature of the bungalows (figs. 70). The addition of

[6] The elevator tower was built two stories higher than the height of the Ocean Tower; an unconfirmed report suggests the elevator tower was built taller to give the owner the flexibility to add two additional floors to the structure at some point in the future.

[7] "Hotel completes 10-story addition," *Los Angeles Times*, July 19, 1959, F14.

2nd stories to bungalows along Ocean and California also greatly altered the appearance of the buildings. No original windows or doors remain. One original element may be the roof's eave between the 1st and 2nd floors of two story bungalows, possibly the original roof line of one story bungalows.

The connection of the bungalows caused the radical reconfiguration of the north bungalow interiors. Since their connection, the bungalows have been extensively renovated. Alterations include the creation of loft ceilings (rooms would have had flat ceilings originally). It was not possible to locate any original historic features on the interior of the north bungalows.

South bungalow
South of the Ocean Tower, a small one story bungalow is located along Ocean Avenue north of the parking lot. The shape of the south bungalow is an H-shaped unit to the south (figs. 71-73) connected with a longer, rectangular shaped addition to the north (figs. 74-75). The roof of the H-shaped unit and the north addition is double hipped. The south bungalow contains a variety of double hung windows and French doors. On the east elevation, doors open to the driveway, and on the west elevation, doors open to covered brick patios and a small lawn.

Alterations:
The exterior of the south bungalow exhibits fewer alterations than the north bungalows. A bungalow previously connected to the structure via the north addition was demolished between 1989 and 1991. The building generally retains its original roofline, though skylights have been added in at least two locations. The north addition, which dates from 1946, retains its original porch and grillwork piers. The south, H-shaped section retains several original windows (figs. 76-78). The interior of the south bungalow has been more extensively altered than the exterior, as the walls were reconfigured in 2000 (fig. 79). The bungalow retains its original fireplace (fig. 80).

Landscape
Lush landscaping has been a distinguishing feature of the property since inception of the hotel and before. Today, landscape of the property consists mainly of mature trees surrounded by low lying shrubs and flowering plants, with patches of manicured lawn (Attachment B, fig. 3). The boundary of the property is defined by a brick retaining wall along Ocean and California Avenues, and low bushes and an ironwork gate along Wilshire Boulevard. Various species of palm trees are concentrated along the edges of the subject property, and found in lesser numbers on the interior. Palm trees species include California Fan Palms (*Washingtonia filifera*), Mexican Fan Palms (*Washingtonia robusta*), Canary Island Date Palms (*Phoenix canariensis*) as well as Queen Palms (*Syagrus romanzoffianum*).

While the south side is largely taken over by the main entrance driveway and parking lot, the most prominent landscape feature on the south side of the property is the large Moreton Bay fig tree located just south of the Ocean Tower (see discussion below). Strips of lawn with flowering bushes surround the main entrance driveway and the south bungalow. To the north of the Ocean Tower, the area encircled by the north bungalows contains an irregular shaped swimming pool and surrounding concrete patio enclosed by a low retaining wall. A manicured lawn encompasses the rest of the space between north bungalows and the pool and contains a variety of bushes, low flowering plants, and mature trees.

Moreton Bay fig tree

The Moreton Bay fig tree was designated a City of Santa Monica Landmark in August 1976 (LC No. 03-007) (figs. 81-82). As part of this designation, the Santa Monica Landmarks Commission established a 50-foot radius around the tree as the landmark parcel. The size of the landmark parcel was opposed by then-owner Fujita Corporation on the grounds that the landmark parcel should be smaller in size. On September 28, 1976, the Santa Monica City Council denied the appeal and upheld the 50 foot radius. The circular drive was constructed by Fujita in 1978 pursuant to a Planning Director waiver from the standard certificate of appropriateness requirement.

Alterations:
As seen in historic photographs, over the twentieth century the subject property's landscape went from being relatively open, dominated by gardens and lawn, to being covered by numerous buildings and hardscape. However, the lush quality, visible in Jones-era historic photographs, remains due to the abundance of mature trees and shrubs on the subject property. The landscape remains a distinguishing feature of the subject property despite the fact that it has been altered in at least three different campaigns. In 1938, the Administration Building, bungalows, and south parking lot were added. In 1959, addition of the Ocean Tower took up much remaining open space and obstructed the historic main approach to the Miramar Hotel from Ocean Avenue. Finally, the addition of a new U-shaped driveway from Wilshire Boulevard in 1978 covered area previously occupied by landscaping. At least three palm trees appear to correspond to trees in historic photographs from Senator Jones' ownership, and are tall enough to have been planted around this early period. It is likely these palms date to the late nineteenth or early twentieth century, but this has not yet been confirmed. The swimming pool dates to 1991, and replaced a 1946 pool in the same location.

The subject property's landscape previously had a stronger visual relationship connection to the Pacific Ocean, with a low wall separating the grounds from Ocean Avenue and the view of the Pacific Ocean beyond (fig. 83). The visual relationship between the subject property's landscape and Pacific Ocean changed with the replacement of the low wall with a 6 to 8 foot high brick wall along Ocean Avenue, which uniformly obstructs views of the Pacific Ocean from the subject property at ground level (fig. 84).

2nd Street parcel
The 2nd Street parcel features a parking lot is located between 1111 and 1137 2nd Street. The lot has been owned by the Miramar since at least 1950, when a hotel garage was located onsite (fig. 85).

Historic Context

In order to evaluate the significance of the subject property under local, state, and national criteria, we have identified the following historic contexts.

Early Santa Monica town site
The original Santa Monica town site, bounded by the Pacific Ocean on the west, 26th Street on the east, Montana Avenue on the north and Colorado Avenue on the south, belonged to two ranchos, San Vincente and San Vincente y Santa Monica. It was sold to Senator Jones and Colonel Robert S. Baker (d. 1894) in 1872 by José del Carmen Sepulveda.[8] The town was

[8] Ingersoll, 142.

platted by Jones and Baker and sold in 1875. The sale coincided with the arrival of the Los Angeles & Independence Railroad in 1875 (another interest of Senator Jones' who was one of seven directors of the company). The town grew quickly – within a few months, over 100 structures had been erected and over 600 plots sold.[9]

As originally subdivided, blocks were 320 by 600 feet in size, and lots were 150 by 50 feet. A strip of land along the coast was reserved as open space (part of which became Palisades Park). Ocean Avenue was made wider than the rest of the streets (200 feet wide rather than 80-100 feet), giving it the capacity to become a promenade. Land for a public plaza was set aside at 7th Street and California Avenue (now Christine Emerson Reed Park). Though Jones later used the block occupied by the subject property for his residence, it was reportedly one of two blocks reserved for hotel use on the original platting map.[10] In its block size and eventual hotel use, the subject property bears significant connection to the formal plans of Santa Monica's founders and early town site.

Tourism and Leisure

Santa Monica has been a popular tourism and leisure destination from the 1850s through the present day, [11] and the Miramar Hotel contributed to this dimension of the City's identity. In the 1850s and 1860s, visitors used wagons to navigate dirt roads to Santa Monica and camped in Santa Monica Canyon. With the arrival of the Los Angeles & Independence Railroad in 1875, visitors could easily access Santa Monica, and the number of hotels and visitor accommodations increased substantially. The rail line became the Southern Pacific Railroad in 1877, and later the Pacific Electric Railway line (Los Angeles' "Red Car" system) in 1911.[12] The quick connection from Los Angeles allowed visitors to come for day excursions or for extended stays, relaxing at the beach and patronizing local eateries and bars.

Along with accessible transportation, Santa Monica's status as a tourism and leisure destination was influenced by its failure as a commercial port. Colis P. Huntington (1821-1900), owner of Southern Pacific Railroad, attempted to make Santa Monica the primary commercial port of Los Angeles, constructing the 4,720 foot Long Wharf in 1893. In 1897, a Congressional board ruled in favor of San Pedro as Los Angeles' official deep water port, and Long Wharf was primarily used for passenger vessels before being dismantled in 1920.[13] The failure of Huntington's proposal meant that warehouses, freight movers, and railway connections did not dominate Santa Monica's coast, freeing it for resort and residential development.

Numerous pleasure piers, including the Ocean Park Pier (1897), Bristol Pier (1905), and the Million Dollar/Pickering Pier (1911) focused tourism and leisure activities at the beachfront. By the time the North Beach Pier was constructed in 1898, Santa Monica was fully developed as a beach resort, with numerous bath houses and shanties along the water [14] and a number of small scale hotels in addition to the 150 room Arcadia Hotel. The construction of the Looff Pleasure Pier in 1917, with its Hippodrome Carousel (City of Santa Monica Landmark and National Historic Landmark), Bowling and Billiard Building, Aeroscope ride, and La Monica

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[9] Ingersoll, 147.
[10] Ingersoll, 145.
[11] Ernest Marquez, *Santa Monica beach – a collector's pictorial history*. Los Angeles: Angel City Press, 2004, 16.
[12] Marquez, 30, 34.
[13] Marquez, 33-34.
[14] Marquez, 24.

Ballroom (1924) connected directly to a streetcar line and brought even greater numbers to Santa Monica for recreational purposes.

Hotels geared towards the accommodation of visitors were present from 1872 forward.[15] Early hotels included the Santa Monica Hotel, Morongo House, and Seaside Hotel (all demolished).[16] The Arcadia Hotel, located on the bluff, featured a restaurant and a ballroom with live music (demolished).[17] By the 1920s, when the subject property first operated as a hotel, a number of beach clubs that included hotel lodging were located along the beach, including Club Casa Del Mar (1925), the Edgewater (1925), the Breakers (1926), and the Deauville (1927). Only the National Register-listed Club Casa del Mar is still extant.[18] More modest tourist hotels were located on the Ocean Park Promenade in the 1920s and 1930s.[19] Between the Great Depression and WWII, hotel building continued at a slower pace and included the exclusive Georgian Hotel (City of Santa Monica Landmark, 1415 Ocean Avenue) in 1933, and the Streamline Moderne Hotel Shangri-la (City of Santa Monica Landmark, 1301 Ocean Avenue) in 1939.[20] Beach clubs with accommodations declined in popularity in Santa Monica after WW II, but hotels on the ocean bluff proliferated throughout the twentieth century.

Several local properties have been found significant for their social and cultural association with Santa Monica's resort and recreation history. At the local level, City of Santa Monica Landmarks include: Palisades Park,[21] Loof Hippodrome, and Santa Monica Pier. The Shangri-La Hotel was designed as a City of Santa Monica Landmark based in part on its association with the tourism and recreation context.[22] On a state and national level, Club Casa del Mar was designated for listing in the National Register based in part on association with this context.[23]

Apartment Hotels

Apartment hotels have been identified as an important property type in Santa Monica, and the Palisades Wing is a representative example of this property type. The apartment hotel is a residential property type that reached its height of popularity in the 1920s. It was during this period that developers saw the need for housing that could accommodate both seasonal visitors and year-round residents.[24]

Four to five stories tall, apartment hotels were constructed of brick or reinforced concrete construction. Apartment hotels typically employed popular architectural styles, such as Mediterranean/Spanish Colonial, Tudor, Renaissance, and Classical revival styles. Rectangular building configurations as well as U-shaped configurations were particularly prevalent, although configurations in the shape of an L, T or a barbell were also used, which allowed for natural light

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[15] Ingersoll, 141/

[16] Ingersoll, 143.

[17] Marquez, 23.

[18] Two other beach clubs, the Jonathan Club, built in 1926 (850 Palisades Beach Road) and the Bel-Air Bay Club built in 1927 (16801 Pacific Coast Highway) are extant. They did not feature overnight accommodations. Marquez, 58-60.

[19] Marquez, 188.

[20] PCR Services Corporation, "Hotel Shangri-La," City Landmark Assessment and Evaluation Report, May 18, 2009.

[21] Planning Staff, "Palisades Park." Memo to Landmarks Commission, 10 September, 2007. City of Santa Monica.

[22] PCR Services Corporation, 10.

[23] National Register of Historic Places Nomination Form, "Club Casa del Mar," 17 April, 2000, 12-14.

[24] City of Santa Monica, 1001 3rd Street Landmark Commission Findings and Determination, September 9, 2009, and 405 Washington Avenue, Landmark Designation Staff Findings, Jan. 8, 1996, 2.

to reach side units. These buildings often featured elaborate architectural detailing on their primary and/or street-facing facades. Features commonly found in apartment hotels include courtyards, fountains, basements, gracious lobbies, and facilities associated with maid service.[25]

Several apartment hotels are located in the area of Santa Monica bounded by Montana Avenue on the north, 2nd Street on the west, Wilshire Boulevard on the south, and 17th Street on the east.[26] Apartment hotels of the 1920s designated City of Santa Monica Landmarks include the Embassy Hotel Apartments at 1001 3rd Street, the Georgian Hotel at 1415 Ocean, the National Register-listed Sovereign Apartment Hotel at 205 Washington Avenue, and the National Register-listed Charmont Apartments at 330 California Avenue.

WWII Redistribution Centers

Redistribution Centers were first developed in 1943 by the AAF to mitigate psychological effects of WWII and generate appropriate assignments for its forces. Resorts in a number of cities were rented or purchased by the AAF and effectively taken over for this purpose. At Redistribution Centers, AAF staff assessed returning officers and crew and reassigned them either back to the war front, or to other national or international duty. Visiting for part of their month-long leave, officers and crew had no responsibilities except to attend appointments with psychiatrists, surgeons, and senior officers in which they were assessed for future duty.[27]

At the height of operations, Redistribution Center No. 3 (of which the Miramar Hotel was a part) provided quarters for over 3,000 members of the military per month.[28] Redistribution Center No. 3 included five other Santa Monica hotels including the Shangri-La Hotel, the Club Casa Del Mar, the Ocean Palms Hotel at 1215 Ocean Avenue (demolished), the Edgewater Beach Club, and the Grand Hotel (both located at Pico Boulevard on the beach and later demolished). The Miramar Hotel was specifically used for officers and their wives. Couples were charged the modest amount of $25 for ten days for shared accommodation at the Miramar Hotel.[29]

Hawaiian High Rise Resort Architecture

The post WWII boom of hotel-building in Hawaii was fueled by the increasing availability of affordable passenger air travel, and Hawaii's admission into the United States as the fiftieth state in 1959.[30] Prior to WWII, Hawaii was only accessible to affluent travelers who arrived by ocean liner. The first Hawaiian high rise resorts were built in Waikiki between 1948 and 1953 and included the Edgewater, Reef, Surfrider, Waikiki Biltmore, and Princess Kaiulani hotels.[31] Tourism continued to increase in the last half of the twentieth century, and significant numbers of high rise resorts were built on the islands of Oahu and Maui. A notable early high rise development is Ka'anapali on Maui Island, designed as a master-planned resort destination in the 1960s (fig. 86).

Miramar Hotel owner Joseph Massaglia Jr. (d. 1969), who owned the subject property between

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[25] City of Santa Monica, 1001 3rd Street Landmark Findings and Determination, September 9, 2009.
[26] City of Santa Monica Historic Resources Inventory, 2007, 18.
[27] Shalett, SM10.
[28] "Beach clubs house flyers," *Los Angeles Times*, January 9, 1944, A1.
[29] "Santa Monica station helps readjust flyers," *Los Angeles Times*, July 6, 1945, A1.
[30] Don Hibbard, *Designing paradise – the allure of the Hawaiian resort.* Princeton Architectural Press, 2006, 55.
[31] Hibbard, 76..

1949 and 1968, commissioned the Ocean Tower in 1959. Previous to this commission, Massaglia purchased the Waikiki Biltmore Hotel in 1955 (fig. 87). Influences from contemporary Hawaiian resort architecture on the Ocean Tower's exterior can be identified in its lanai balconies, balcony and entrance canopy detailing, prominent verticality of piers, and white color (fig. 88). As described in a contemporary report, the interior also featured Hawaiian-inspired elements, including teak furnishings and a mosaic floor in the lobby.[32]

Surrounding neighborhood

Palisades Park

The subject property is located opposite Palisades Park, a linear park at the top of the ocean bluff, initially known as Linda Vista Park, which stretches from Colorado Boulevard on the south to the north city limits along the west side of Ocean Avenue (for locations of properties in surrounding neighborhood, see fig. 89). Palisades Park was given a 5* evaluation in 1986 (meaning property appears individually eligible for local designation),[33] determined eligible for the National Register in 1994, and designated a City of Santa Monica Landmark in 2007 (figs. 90-91).[34] The City acquired the land in two parcels. The first, south of Montana Avenue, was a gift in 1892 from Senator Jones and Mrs. Arcadia de Baker, widow of another City founder. The second parcel, to the north, was deeded to the City by Santa Monica Land and Water Company shortly thereafter. Historically, the most notable features in Palisades Park were the Pacific Electric Railway station at the foot of Broadway and the Camera Obscura, a dark room with mirrors and prisms that reflected the ocean and park. The "Sunset Trail" began at the foot of Palisades Avenue, and led down the palisades, through a tunnel, and onto the highway. The trail closed in 1955 after a landslide blocked the tunnel. Benches were installed in 1923[35] and date palms (*Phoenix canariensis*) have since replaced the eucalyptus trees lining Ocean Avenue. Current focal points include a statue of St. Monica at the foot of Wilshire Boulevard and a rose garden surrounded by *Washingtonia* palms across from the intersection of Idaho and Ocean Avenues.[36]

Ocean Avenue

Ocean Avenue, once lined with eucalyptus trees, was anchored at its southern end by the Arcadia Hotel (1886), one of the earliest large hotels to promote Santa Monica as a resort destination.[37] While single family homes designed in the Craftsman style were located on Ocean Avenue in the late 1800s, revival styles later dominated construction.[38] In the 1920s, apartment hotels began to replace single family residences. Notable apartment hotels of the 1920s on Ocean, including El Tovar (1927) and the Georgian (1926) are part of the "Elegant Apartment Buildings" thematic grouping identified in the Santa Monica Historic Resources Inventory in this area. Also on Ocean Avenue, the Shangri-La Hotel (1939) is a later example of large scale hotel development. Ocean Avenue was not identified as an historic district or potential historic district in the Santa Monica Historic Resources Inventory.

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[32] "Hotel completes 10-story addition," *Los Angeles Times*, July 19, 1959, F14.

[33] Johnson Heumann Research Associates, 1986, 10. 5* is equivalent to current California Historical Resource Status Code 5S2 based on the fact the survey was transmitted to the Office of Historic Preservation and entered into the Historic Property Data File.

[34] PCR Services Corporation, "Palisades Park," City Landmark Assessment and Evaluation Report, May 2007.

[35] "That Reminds Me," *Santa Monica Evening Outlook*, 21 October 1963, n.p.

[36] Santa Monica Convention and Visitor's Bureau, "Walking Tour Palisades Park," n.d., n.p.

[37] Johnson Heumann Research Associates, 1986, 45-46.

[38] Johnson Heumann Research Associates, 1986, 24.

2nd Street
Residential and professional buildings are located across 2nd Street from the subject property. At the corner of California Avenue and 2nd Street, the Mediterranean influenced Marmora Apartments (204-206 California Avenue) were designed in 1923 by developer Albert M. Easton at a time when many single family residences in the Palisades Tract were replaced by multi-family housing (fig. 92). The Marmora Apartments were identified as 5S3 in the 2007 North of Wilshire Boulevard Area update (NOWA update) of City of Santa Monica Historic Resources Inventory, meaning the property appears individually eligible for local designation based on survey evaluation.[39] South of the Marmora Apartments and north of the parking lot owned by the Miramar Hotel, the Huntley Hotel at 1111 2nd Street was built in 1965. It has not been found significant in architectural surveys (fig. 93). At 2nd Street and Wilshire Boulevard, the Santa Monica Medical Center (1137 2nd Street) is a rare example of the Regency Moderne style (fig. 94). The building, constructed in 1945, received a 5S3 evaluation in the 2007 NOWA update.

Wilshire Boulevard
Commercial buildings are located south of the subject building along Wilshire Boulevard. At the southwest corner of Wilshire and Ocean, 100 Wilshire Boulevard is a twenty-one story office high-rise built in 1971 and designed by Nadel Architects (fig. 95). It is our professional opinion that 100 Wilshire Boulevard, designed in the Corporate Modern style, will gain significance over time. East of 100 Wilshire Boulevard is 120 Wilshire Boulevard, built around 1997 as a multi-level parking structure with ground floor commercial space and currently occupied by Pacific Western Bank and Trust (fig. 96). At the northeast corner of Wilshire Boulevard and 2nd Street, 201 Wilshire Boulevard is a two story commercial building built in 1948 and extensively renovated (and possibly wrapped with an addition) in 1980 (fig. 97). At the southeast corner of Wilshire Boulevard and 2nd Street, 202 and 214 Wilshire Boulevard are two story commercial buildings built after 2000 (fig. 98). None of the above properties along Wilshire Boulevard were found significant in previous survey evaluations.

California Avenue
Residential buildings are located north of the subject property along California Avenue. At the northwest corner of California and Ocean Avenue, Santa Monica Bay Towers (101 California Avenue) built in 1964, is a fourteen story multifamily residential high-rise tower (fig. 99). East of Santa Monica Bay Towers, 123 California Avenue is a three story multi-family residential building built in 1959 (fig. 100). At the northeast corner of 2nd Street and California Avenue is 213 California Avenue, a five story multifamily residential building built in 1989 (fig. 101). None of the above properties along California Avenue were found significant in previous survey evaluations.

Property History

The following property history is organized according to chronology of ownership of the subject property.

1874-1912: John P. Jones
The subject property was originally bought by Senator John Perceval Jones (1829-1912), one of the founders of the City of Santa Monica. The senator was born in England in 1829 before

[39] City of Santa Monica Historic Resources Inventory, 2007.

immigrating as a baby with his parents to Cleveland, Ohio. During the Gold Rush, Jones, along with a group of other investors, purchased a ship to navigate around South America's Cape Horn to arrive in San Francisco in 1850.[40] While trying his luck with mining and other business ventures, Jones was at one point elected Sheriff of Trinity County in Northern California. Jones first entered state politics in 1863 when he was elected to the California State Senate.[41] He served four years as a state senator before moving to Nevada to invest in mining operations. Jones struck it rich when he and a group of developers discovered the Comstock Lode in 1872, a discovery that made Jones a multimillionaire. Jones reentered politics and was elected to the United States Senate as a Republican senator of Nevada in 1873 for five terms until 1903.[42] He became heavily involved in monetary issues (generally in support of Nevada's silver interest) and in 1897 joined the Republican Silver Party.[43] During this time he purchased, along with Colonel R. S. Baker, the San Vicente Rancho in 1874 and started to develop what is now the City of Santa Monica. The original town site extended from Colorado Avenue on the south to Montana Avenue on the north and from the Pacific Ocean on the west to 26th Street on the east. First lots of land were sold July 15, 1875 and the City of Santa Monica was officially incorporated 11 years later in 1886.[44]

Jones reserved the subject property along the Pacific Ocean for himself, and built a stately 30-room mansion on the site, as well as a tennis court and greenhouses[45] in 1888 (Attachment B, fig. 4 and Attachment A, figs. 102-103). Historic photographs show that the site was lushly landscaped and included *Washingtonia robusta* palms, several of which may remain today, along with the Moreton Bay fig tree planted before 1900 by his second wife, Georgina Frances Sullivan (designated a City of Santa Monica Landmark in 1976) (figs. 104-105).[46]

1912-1915: King Gillette

Razor magnate King Gillette (1855-1932) and his wife Atlanta purchased the property from Jones.[47] Born in Fond du Lac, Wisconsin, Gillette followed a family tradition of product invention, as his father and siblings filed several patents and his mother authored a best-selling cookbook. He married Atlanta Gaines in 1890 and was working as a travelling salesman when he conceived of his great invention: the disposable safety razor.[48] Gillette filed the patent in 1899 and formed the Gillette Safety Razor Company in 1901, which achieved sales of 91,000 handles and 12.4 million blades in 1904.

Financial success allowed Gillette to focus on his philosophical interest in utopianism. He believed business and industrial efficiencies should be harnessed to address social inequities, and proposed a "World Corporation" to unite the entire globe in one company for the fair distribution of resources. While Gillette is best remembered for the safety razor, he was also an

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[40] Luther Ingersoll, *Ingersoll's Century History, the Santa Monica Bay Cities.* Los Angeles: Luther A. Ingersoll, 1908, 157.

[41] Luther Ingersoll, *Ingersoll's Century History, the Santa Monica Bay Cities.* Los Angeles: Luther A. Ingersoll, 1908, 157.

[42] "Ex-Senator Jones is called to rest." *Los Angeles Times*, November 28, 1912, 111.

[43] "Nevada's doctrinaire senator: John P. Jones and the politics of silver in the Golden Age*," Nevada Historical Society Quarterly* 36 (Winter 1993): 246-62.

[44] *Santa Monica Historical Resources Inventory: Final Report 1985-1986*, 4.

[45] Sanborn Fire Insurance Map, 1894.

[46] "City on the move looks back," *Los Angeles Times*, September 24, 1982, K1.

[47] Evidenced by City chain of title documents.

[48] "Preliminary Determination of Eligibility- Gillette-Brown Ranch," National Park Service, 2007, 231.

author. He published *The Human Drift* in 1894, a book proposing that society be reorganized so people would need to work only five years in their lifetime.[49]

The Miramar property was one of a number of properties and estates Gillette purchased in Southern California during this period upon retiring there around 1913. His interest in real estate was probably influenced by the need to accommodate his large extended family and his utopian ideals.[50] Gillette renovated Jones' house, erected a 12-room residence at the north end of the property for occupation by his brother, and added landscape features.[51] He leased part of the property to the Santa Monica Military Academy, which was listed at Wilshire Boulevard (formerly known as Nevada Avenue) and California Avenue in 1915 advertisements.[52]

1915-1920: J. C. H. Ivins

Hotelier and real estate developer J. C. H. Ivins (1849-1925) and wife Maud Ione Ivins purchased the subject property from Gillette in 1915 and by 1920 had turned it into the Miramar Hotel (fig. 106).[53] Born in Kirtland, Ohio, Ivins worked in the hotel industry in Philadelphia (where he served on the City Council) and New York before moving to Los Angeles in 1902.[54] He built the Hotel Ivins at the corner of Figueroa and 10th Streets (10th Street is now Olympic Boulevard) and operated it until 1915.[55]

Ivins acquired the subject property through a trade with Gillette, exchanging his own Hotel Ivins for the subject property.[56] Alterations to the site under his ownership appear minimal. Along with the house built by Gillette on the north end of the property, the 1918 Sanborn fire insurance map reveals a smaller, L-shaped building located on the property close to 2nd Street and to the south of the larger house (erected by Gillette) near California, but it is unknown whether Jones, Gillette, or Ivins erected the building, or how it functioned (Attachment B, fig. 5).

1921-1929: Gilbert F. Stevenson

Gilbert F. Stevenson (d. 1938) and Carrie Y. Stevenson owned the subject property from 1921 to 1929. A Los Angeles millionaire, Stevenson shared Gillette's interest in utopian communities. Stevenson purchased a five acre lemon ranch at Highland and Prospect (now Hollywood Boulevard) in 1904,[57] later subdividing it for development. He founded the Antelope Valley community of Woodlake in 1912, with the goal of developing a model planned community among citrus groves.[58] He purchased around 13,000 acres for the town site in 1908 and self-financed several infrastructure projects. He later authored *The Secrets of Plutology; a Treatise on the Cause and Cure of Financial Depressions* in 1931, which drew heavily from previous owner John P. Jones' 1893 address to Congress on the topic.[59] He also wrote *A Model State* –

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[49] "Preliminary Determination of Eligibility- Gillette-Brown Ranch," 232.

[50] "Preliminary Determination of Eligibility- Gillette-Brown Ranch," 233.

[51] "Over million dollars in real estate deals, Santa Monica mansion exchanged for Los Angeles apartments." *Los Angeles Times*, July 1, 1915, II-1.

[52] *Los Angeles Times* display advertisement, June 13, 1915, I-11.

[53] The first record of the hotel is a *Los Angeles Times* display advertisement of Jan. 1, 1921.

[54] "Ivins rites conducted on Friday," *Los Angeles Times,* November 25, 1925, A8.

[55] "Ivins rites conducted on Friday."

[56] "Over million dollars in real estate deals," *Los Angeles Times*, July 1, 1915, II 1.

[57] "More Real Estate," *Los Angeles Times*, July 3, 1904, D2.

[58] "History," City of Woodlake, CA website, <http://www.cityofwoodlake.com/home.asp?icat=history>, accessed November 19, 2009.

[59] Santa Monica Public Library Santa Monica Index record on *The Secrets of Plutology*, accessed November 19, 2009.

Making a Utopia out of California in 1936. Similar to Gillette, Stevenson lost his fortune in the Great Depression.[60]

In 1924 Stevenson constructed the Palisades Wing,[61] an L-shaped, six story hotel of reinforced concrete construction at the northeast corner of the subject property, which still stands (fig. 107).[62] The architect of the Palisades Wing was William Ache. The building functioned as an apartment hotel in the 1920s, and was advertised as "Miramar Hotel and Apartments." In apartment hotels, visitors could reside for short or longer term stays, and long term residents had full use of hotel services and could eat in the dining room at a discount.[63] Stevenson planned two additional, connecting wings totaling 800 rooms to be laid out in an E-shape, resembling the layout of the Ambassador Hotel in Los Angeles and the Huntington Hotel in Pasadena (fig. 108). The plan also included a significant landscaped open space along the west edge of the subject property. With the arrival of the Great Depression, these expansion plans were abandoned and he was forced to sell the property. Stevenson also converted the original Jones residence into a clubhouse and constructed the ocean-side Variety Beach Club below the Palisades (no longer extant).[64] He planned either to construct an elevator that ran down the cliff[65] or a tunnel from Wilshire Boulevard through the cliffs to connect the upper club house with the beach club,[66] but the plans were not pursued. Citizens National Trust and Savings Bank took possession of the property in 1929.

Willam Ache
William Ache (1885 or 1886-1957) was a Los Angeles based architect who designed in a broad range of building types. He moved to the Los Angeles area in 1905 and designed several residential projects in Santa Monica, including 1837, 2116, and 2407 La Mesa Drive (1924-1925).[67] He was best-known for the design of citrus packing houses, as he designed 60 packing houses throughout the Southwest including at Indio, Santa Barbara, and Lindsay in California, as well as Phoenix and Yuma in Arizona. He also designed the Moravian Church in Downey.[68]

1931: J.C. Mullins, D.H. Radcliffe, and C.A. Sheedy
A group of three men purchased the property from the bank in 1931 and held it for a year. No significant alterations occurred in that time.

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[60] "The History of Woodlake, CA," Kaweah Commonwealth website, <http://www.kaweahcommonwealth.com/woodlakehistory.html>, accessed November 19, 2009.

[61] The name "Palisades Wing" is taken from Fairmont Miramar Hotel documents and the name is not original to the building.

[62] "Old Charm in New Miramar," *Los Angeles Times*, Jan. 22, 1928, B2.

[63] Display advertisement, *Los Angeles Times*, Dec. 17, 1924, 6. It is unclear if the Miramar Hotel's dining room was in the Palisades Wing or Jones' mansion.

[64] Santa Monica Public Library, Santa Monica Index record on *The Secrets of Plutology*, accessed November 19, 2009.

[65] Santa Monica Public Library Santa Monica Index record on Miramar Beach Club, accessed November 19, 2009.

[66] Santa Monica Public Library Santa Monica Index record on *The Secrets of Plutology*, accessed November 19, 2009.

[67] Johnson Heumann Research Associates, 1986, 12-13.

[68] "William Ache rites today at Downey," *Los Angeles Times*, March 16, 1957, 10. The Moravian Church of Downey is located at 10337 Old River Road. It is unknown how many of Ache's packing houses are extant.

1932-1940: Santa Monica Miramar Company

The Santa Monica Miramar Company, a corporation owned by bankers and businessmen including M.H. Lewis, J.C. Mullins, D.H. Radcliffe, C. A. Sheedy, A.C. Berghoff, J.E. Stroup, and J.P. Crutcher, ran the Miramar Hotel between 1932 and 1940.[69]

In 1938, existing buildings on site were demolished (with the exception of the Palisades Wing) in preparation for a phase of new construction.[70] Eight bungalows were built ranging in size from three to five rooms (Attachment A, figs. 109-113 and Attachment B, fig. 6). Five bungalows were located along Ocean, two bungalows along California west of the Palisades Wing, and one bungalow at the corner of California and Ocean (fig. 114).[71] A one-story Administration Building (which remains in highly altered form) was built south of the Palisades Wing in the same year, and a 2nd story was added soon after (figs. 115-118). In 1939, an oval shaped pool and cabana building were added south of the Administration Building (figs. 119-120). Residential architect Kirby B. Ferguson designed all structures added between 1932 and 1939. Historic photographs reveal that the Palisades Wing was painted white in 1939 and remained painted until the late 1980s.

1940-1949: Thomas E. Hull

Hotelier Thomas E. Hull (1893-1964)[72] purchased the Miramar property in 1940 and soon began updating the hotel buildings and grounds in a manner that reflected his other projects in the region. In the 1930s, Hull developed the successful "El Rancho" chain of western-themed motels in California. Hull has been called the "Father of the Las Vegas Strip" for his development of the 1940 El Rancho Vegas, the first roadside hotel/casino resort on the Strip.[73] On a visit to Las Vegas, Hull realized that the completion of "Highway 91 to Los Angeles (from Las Vegas)…shifted the community's dependence from rails to pavement and pulled Las Vegas into Los Angeles's orbit."[74] He saw that as Los Angeles grew, so too would Las Vegas and that this growth, largely fueled by automobile transportation, would provide a market for his style of auto hotel.[75] Hull had experience updating historic hotels, as he purchased the Mayfair Hotel in downtown Los Angeles in 1932[76] and owned the Hollywood Roosevelt Hotel between1943 and 1954, both dating from the 1920s and popular with the Hollywood elite. In these projects and at the El Rancho Vegas, Hull sought to combine "all of the guest's needs" in one convenient location, including recreation, dining, and entertainment.[77] Hull realized that aspects of older luxury hotels (on-site restaurants and in-house services) were also key elements of a successful hotel/motel enterprise. His innovation involved "extending the services and ambience of first class hotels into motels and auto courts, places where luxury had been previously unseen."[78]

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[69] "Hotel gets permit," *Los Angeles Times*, January 20, 1932, 12.

[70] "Hotel deal made at Santa Monica," *Los Angeles Times*, July 7, 1940, 13.

[71] Aerial photograph from August 27, 1939, University of California Los Angeles Department of Geography, Spence and Fairchild Collections.

[72] "Thomas B. Hull - father of the resort, creator of the strip," The First 100 series, Las Vegas Review-Journal, <http://www.1st100.com/part2/hull.html>

[73] "Thomas B. Hull - father of the resort, creator of the strip."

[74] Hal Rothman, *Neon Metropolis*, (New York: Routledge, 1990), 238.

[75] David Schwartz "Ambient Frontiers: The El Rancho Vegas and hotel Last Frontier" *Electronic Journal of Gambling* issue 3 February 2001, 3.

[76] [76] "Thomas B. Hull - father of the resort, creator of the strip," The First 100 series, Las Vegas Review-Journal, <http://www.1st100.com/part2/hull.html>.

[77] Schwartz, 5.

[78] A.D. Hopkins and K.J. Evans,"*The First 100" Portraits of Men and Women Who Shaped Las Vegas* (Las Vegas: Huntington Press, 1999), 123.

Alterations to the Miramar Hotel property during the period of Hull's ownership reflect his focus on making the hotel a destination and increasing its relative luxury. Architect Frank W. Green (1896–1960)[79] connected existing bungalows into two continuous buildings of guest rooms and added two new bungalows located within the Palisades Wing "L" in 1946 (Attachment A, figs. 121-122 and Attachment B, fig. 7). The same year, Green completed addition and alterations to the Administration Building (fig. 123), and alterations and repartitioning of the Palisades Wing rooms. Hull also commissioned a poolside dance floor and pool screen[80] (1940) and alterations to the coffee shop in the Administration Building (1945) (fig. 124). He replaced the original swimming pool (measuring 26 by 66 feet) with a larger one (measuring 35 by 70 feet) in the same oval shape (1946). It is likely that neon signage on the Palisades Wing (no longer extant) and cursive signage mounted on low walls at the main entrance was also added during Hull's ownership (fig. 125).

1944-1945: United States Army Air Force Redistribution Center
Between January 1944 and November 1945, the Miramar Hotel was leased by the AAF for use as a part of the Santa Monica Redistribution Center (Redistribution Center No. 3) in WWII. Further details are provided below. No architectural features or alterations are known to date from this period.

1949-1968: Joseph Massaglia, Jr.
Joseph Massaglia, Jr. took over ownership of the Miramar Hotel in 1949, and owned the Miramar through the "Hull Miramar Company" corporation until 1951, suggesting that Hull was a stockholder until that point. Massaglia was connected to Hull through his ownership of the El Rancho motel in Gallup, New Mexico and owned hotels in Los Angeles, Texas, and Oklahoma prior to the Miramar. His hotel holdings increased greatly throughout the 1950s, and came to include numerous hotels in the American northeast, Midwest, and Hawaii. His largest purchase was the Hotel New Yorker in New York City in 1956 for $20 million.[81] Massaglia's success in the hotel field enabled him to build a $3 million, ten story Ocean Tower in 1959 at the center of the site west of the Administration Building (Attachment A, fig. 126 and Attachment B, fig. 8). Both the new building, designed by Frank Green, and other alterations undertaken during Massaglia's ownership, evidence the continued importance of creating a multi-faceted resort destination.

The Ocean Tower featured 200 rooms, each with large windows and lanai-style balconies on north and south elevations. The main lobby was shifted from the Administration Building to the ground floor of the Ocean Tower (fig. 127), with entrances on Ocean Avenue (fig. 128) and 2nd Street, and a connecting corridor to a new ballroom addition in the Administration Building. Albert Parvin & Co., who executed the building's interior design, also worked on the Tropicana Hotel (1957) and the Flamingo Hotel addition in Las Vegas.[82] The Ocean Tower included a restaurant on the south side of the ground floor (fig. 129).[83] Renovations to the Administration Building included the conversion of the Palm Room to the Wedgewood Room and the addition of the Satellite Ballroom (figs. 130-131).

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[79] California Death Records, <http://vitals.rootsweb.com>.

[80] It is not known what the "pool screen" was. It may have been a movie screen, as it was not uncommon to show films outdoors.

[81] "L.A. hotelman buys N.Y. hotel for $20,000,000," *Los Angeles Times*, May 20, 1956.

[82] "Hotel completes 10-story addition," *Los Angeles Times*, July 19, 1959, F14.

[83] Locations of features in 1958 building taken from drawing attached to building permits from 1958 and 1963.

Permit history during Massaglia's ownership reveals several other features present during the period, including a "town club" in the basement of the Administration Building, which received numerous renovations in 1966 (see Attachment C, Building Permits). The club may have been accessed via the building's 2nd Street entrance, which was renovated in 1961 (fig. 132). Bungalow number 20, north of the parking lot, was converted into a beauty salon (1965). "Jo Jo Coffee Shop" was added to the lobby of the Ocean Tower (1957, fig. 133). Permit history reveals that the hotel took on a more commercial aspect during the 1950s and 1960s through addition of a number of signs. A large neon sign with two foot lettering identified the Miramar on the west elevation (fig. 134). There were also signs for "Tiki Jo Restaurant" at the corner of Ocean and California Avenues (1960), a 15 foot by 7 foot wall sign at an unidentified location (1963), one for "Leon's Beauty Coiffures" along Ocean Avenue north of Wilshire Boulevard (1965), a 30 foot high, 14 foot wide pole sign on the corner of Wilshire Boulevard and 2nd Street (1965), two 10 foot by 10 foot signs on the north and south elevations and a 6 foot x 33 foot sign on top of the Ocean Tower (1967), and a "Jo Jo Coffee Shop" sign on 2nd Street (fig. 135).

Frank W. Green
Architect Frank W. Green, designer of the Miramar's 10 story Ocean Tower and various site alterations in the 1940s, also designed the 1950 "resort" or "cabaña" wing of the Hollywood Roosevelt Hotel. The Hollywood Roosevelt wing, designed in the "Contemporary Modern" or "American International" style,[84] consisted of "60 large guest rooms with baths and showers, private sundecks, a spacious swimming pool, a poolside snack bar and an outdoor barbeque."[85] Green worked for the construction firm Davies Keusder & Brown,[86] which specialized in motel construction, and also designed an addition to the National Register listed Riverside Hotel in Reno, Nevada that included a casino, restaurant, and theater.[87]

Wayne McAllister
Massaglia commissioned noted local architect Wayne McAllister (1907-2000) for a poolside restaurant in 1951(an addition to the Administration Building in Fig Restaurant's current location). McAllister designed numerous iconic diners, drive-ins, nightclubs and hotels in California and Nevada including the Sands Hotel in Las Vegas (1952), Biltmore Hotel's Rendezvous Room and Biltmore Bowl (1934), Bob's Big Boy restaurants in Toluca Lake, Glendale, and Van Nuys, and the Los Feliz Brown Derby expansion (1940).[88] McAllister worked with Thomas E. Hull on several projects including the Cinegrill at the Hollywood Roosevelt (where he may have designed other elements) and the El Rancho motel chain.[89]

1968-1973: The Lurie Company
Abraham M. Lurie was a major developer in Marina del Rey, with holdings including hotels, apartment buildings, restaurants, shops, and boat slips. Lurie's public-private enterprise project of two waterfront hotels in Marina del Rey, begun in the 1960s, foundered in the 1980s as one

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[84] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 484.
[85] "Hollywood Roosevelt Wing Ready," *Los Angeles Times*, April 23, 1950.
[86] Julius Shulman, personal interview with Jenna Snow, 22 October 2003. Noted architectural photographer Shulman worked closely with Frank Green when he photographed buildings constructed by the firm, Davies Keusder & Brown, for the window manufacturer.
[87] Julie Nicoletta, *Buildings of Nevada.* Oxford University Press, 2001, 70. Green's addition to the Riverside Hotel was demolished in 1997.
[88] Chris Nichols, *The leisure architecture of Wayne McAllister*. Layton, Utah: Gibbs Smith, 2007, 10-13, 106.
[89] "Motel" is a conjunction of "motor" and "hotel" first used in the early 1920's.

hotel failed and another never got built.[90] Lurie was the subject of negative media coverage in 1989 when he sold half of his Marina holdings to members of a Middle Eastern investment group headed by billionaire Saudi Arabian businessmen and arms brokers Khalid and Abdul Aziz Al-Ibrahim (relations of King Fahd) in order to avoid bankruptcy. The partnership was taken to bankruptcy court ten years later, with the Saudi investors accusing Lurie of fraud and gaining control of two hotel properties (six hotels were foreclosed upon).[91]

Few significant alterations occurred on the Miramar property during Lurie's ownership. Alterations included remodeling of a dining room in the Administration Building, offices in the Palisades Wing, and one bungalow room, as well as enclosure of existing stairways at an unidentified location on site.

1973-1999: Fujita Corporation

In 1973 the Miramar was taken over by the Fujita Corporation, who also owned the eight-building Torrance Industrial Center. By the late 1990s, Fujita owned more than four million square feet of industrial, office and hotel properties throughout the United States, primarily in California.[92] Fujita's ownership was part of a wave of Japanese real estate investment in North American markets in the late 1970s and 1980s.[93]

The Japanese corporation undertook a $33 million renovation and made Sheraton the hotel operator for the Miramar property in 1978. A U-shaped driveway and wrought iron fencing along Wilshire Boulevard were added prior to 1989 (fig. 136). The Ocean Tower was given a seismic retrofit in 1989, and an 8-story elevator tower was added between the Palisades Wing and the Administration Building. Also in 1989, the lanai balconies were extensively altered, with glass and metal replacing existing concrete in over half of balcony railings (figs. 137-138). Interior spaces on the premises were remodeled around this time. 31 bungalow rooms north of the Ocean Tower were extensively renovated in 1991, and 2nd stories were added to three bungalow groups (Attachment B, fig. 9). This work left only 50% of the bungalow buildings' exterior or load-bearing walls remaining (per city Code for "minor" remodels). Photographs show that white paint on the Palisades Wing exterior had been removed by 1986, and a permit for sandblasting in 1982 suggests the paint was removed from masonry at that time (fig. 139). Additional changes include replacement of the swimming pool (for the second time) in 1981, lounge renovation in the ten story Ocean Tower in 1991 (Attachment B, fig. 10), addition of health club (1992) and spa (1994), and addition of two bungalow rooms (1992 and 1997). Renovations to dining spaces in the Administration Building occurred throughout their ownership (figs. 140-141).

1999-2006: Maritz, Wolfe & Co.

St. Louis-based Maritz, Wolfe & Company, led by Chairman Lewis Wolfe, purchased the Miramar property from Fujita in 1999. The company has holdings that include the San Francisco Fairmont, the Four Seasons in Houston, Boston's Copley Plaza, and New York's Carlyle Hotel.[94] Maritz, Wolfe made Fairmont Hotels operator of the Miramar property. It is

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[90] "Biggest Marina developer-County, the ties are cozy," *Los Angeles Times*, November 13, 1989, 1.

[91] "Marina del Rey investors charge fraud," *Los Angeles Times*, March 19, 1991 and "Los Angeles; County Authorizes Talks on Marina del Rey Hotel Plan; Redevelopment: Sheik's firm would need 39-year lease," *Los Angeles Times*, August 1st, 2001, B3.

[92] "RREEF Buys El Segundo Building," *Los Angeles Times*, May 5, 2003, C2.

[93] "Japanese Southern California land holdings balloon," *Los Angeles Times*, July 1, 1979, H1.

[94] "Developer Puts Money Into a Bed of Luxury," *Los Angeles Times*, January 16, 2001, C1.

notable (though not historically significant) that in 2000, the Miramar remained unionized and was the only remaining unionized hotel in Santa Monica.[95]

Under Maritz, Wolfe's ownership the bungalow buildings were re-roofed (2000). The bungalow south of the Ocean Tower was renovated, work which involved wall demolition and erection (2000). Most rooms in both the Palisades Wing and the Ocean Tower were remodeled, and an outdoor spa was constructed (2000). The dining room and coffee shop in the Administration Building were converted to exercise rooms in 2001.

2006-present: Michael S. Dell
Texas computer magnate Michael S. Dell, who invests through an entity called MSD Capital, purchased the subject property in 2006 and is the current owner. Dell is the chairman of the Board of Directors and chief executive officer (CEO) of Dell, Inc., the computer company he founded in 1984 with $1,000 and the novel strategy of direct sales to consumers.[96] Dell's direct sale strategy allowed the company to eliminate the cost of stores and build to demand.[97] In 2010, Dell continues to remain competitive.

Dell purchased the Miramar Hotel with the goal of upgrading it.[98] While no significant exterior alterations have occurred over his period of ownership, a number of interior improvements have been made to hotel corridors, guest rooms, lobby, and restaurant.

Significant Residents and Visitors
The subject property has hosted numerous celebrities and dignitaries over 90 years in operation. The celebrity with the longest period of residence was actress Greta Garbo (1905-1990), who lived in the Palisades Wing from 1925[99] until 1929 – her longest period of residence in any property in the United States. The Miramar Hotel was her first residence upon her arrival to America.[100] Jazz musician and bandleader Louis Jordan, actress Susan Hayward, and Senator and Mrs. John F. Kennedy stayed in the Palisades Wing for brief visits. First Lady Eleanor Roosevelt, actresses Marilyn Monroe and Jean Harlow,[101] aviator Charles Lindbergh, Supreme Court Justice Earl Warren, and President Bill Clinton were overnight guests in the bungalows.[102] Betty Grable was singing at the Miramar Hotel bar in 1931 when she was spotted by MGM scouts and signed.[103] *That Touch of Mink*, starring Cary Grant and Doris Day, was filmed at the Miramar Hotel in 1962.

<u>Evaluation of Significance</u>

Following is an evaluation of the subject property using National Register, California Register, and City of Santa Monica Landmark Ordinance criteria. This evaluation integrates research

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[95] "A news summary; Hotel, Union Pact Calls for 25% Raise Over 5 Years," *Los Angeles Times*, April 13, 2000, 4.
[96] Biography of Michael S. Dell on Dell's website, <http://content.dell.com/us/en/corp/d/bios/michael-dell-bio.aspx>, accessed March 16, 2010.
[97] "Dell's Founder is rethinking direct sales," *New York Times*, April 28, 2007.
[98] "Santa Monica hotel may get luxe price," *Los Angeles Times*, July 7, 2006, C1.
[99] <http://www.santamonica.com/visitors/about-santa-monica/history/>, accessed March 16, 2010.
[100] Bruce Akiyama, *Hollywood Escapes: the moviegoer's guide to exploring Southern California's Great Outdoors*. St. Martin's Griffin, 2006, 30.
[101] Akiyama, 30.
[102] Miramar Hotel, "Historic roots run deep in Santa Monica," 4.
[103] Miramar Hotel, "Historic roots run deep in Santa Monica," 3.

completed on the history of the subject property and observations specific to the subject property's physical qualities. The subject property was judged against its established historic context.

National/California Register
To address the subject property's eligibility, it was first assessed under all four National and California Register criteria. Resources are eligible for the National and California Register if they have significance under one of the following four criteria, and if they possess integrity of location, design, setting, materials, workmanship, feeling, and association.

A/1) Associated with events that have made a significant contribution to the broad patterns of our history

It is necessary to examine the subject property in association with the apartment hotel, which constitutes a significant pattern of development in early twentieth century multi-family residential architecture. The Palisades Wing is a relatively rare local example of early twentieth century apartment hotel architecture, a type of development which has been found significant in the history of Santa Monica. The building shares features with other Santa Monica apartment hotels, including use of a particularly architectural style (Renaissance Revival), increased ornamentation on a primary façade (the west-facing façade along 2nd Street), a basement, and service areas that may have been associated with maid service. While the Palisades Wing is a relatively rare local example of the apartment hotel type, the building does *not* possess sufficient integrity to be found significant for association with this pattern of development at the state and national level. Replacement of windows and roof, addition of the elevator tower, and extensive interior alterations have negatively affected the building's integrity.

As the Miramar Hotel was the location of a United States AAF Redistribution Center for almost two years between January 1944 and December 1945, it is necessary to examine the subject property for its association with WWII. In order to be eligible for association with WWII under criterion A/1, the subject property would have to be associated with a significant facet of WWII history, and sufficiently illustrate that facet of history.

AAF Redistribution Centers played a significant role WWII history as it relates to the "home front." However, the subject property does not sufficiently illustrate this facet of WWII history to be considered significant within this context. The subject property bears no detectable physical evidence of this time period. The Club Casa del Mar and the Shangri-La Hotel, both utilized for Santa Monica's Redistribution Center, have greater integrity from the period and better illustrate the facet of history. Due to these reasons, the Miramar Hotel does not have a close enough historical association with WWII to have state or national significance under criterion A/1.

For these reasons, the subject property is *not* significant under criterion A/1.

B/2) Are associated with the lives of significant persons in our past

In order for a property to be found significant under criterion B/2, the property must have been associated with an individual whose activities are demonstrably important on a local, state, or national level. The property must be associated with the period of the individual's productive life, and should be the location that best represents the productive life of the individual in comparison with other associated properties.

The ownership and development history of the subject property bears connections to four significant persons: Senator John P. Jones, razor magnate King Gillette, hotelier Thomas E. Hull, and actress Greta Garbo. Each individual was demonstrably important at a local, state, or national level. However, the paucity or lack of remaining architectural features from the respective periods of ownership or involvement of Jones, Gillette, and Hull diminishes the subject property's significance by reason of association with them. The subject property is not strongly associated with Garbo's productive life and important work. For these reasons, the subject property is not significant under criterion B/2.

The property boundaries of the subject property were established by Senator John P. Jones, who first purchased the original town site block. Aside from the property boundaries, the only remaining feature from Jones' ownership that can be conclusively identified is the Moreton Bay fig tree (already a local landmark). As noted above, it is possible that three Canary Island date palms on the subject property date from the Jones period, but cannot be conclusively proven. Jones' connection to these landscaping features does not constitute sufficient architectural integrity to qualify the subject property for association with him. No features added during Gillette's period of ownership remain. During Hull's ownership, several building and landscape alterations were completed, but the only alterations that are known to remain are additions connecting the 1938 bungalows. These bungalow additions have since been extensively altered.

While Garbo's four year residency in an apartment of the Palisades Wing between 1925 and 1929 occurred during the productive period of her career, the Palisades Wing is not a residence that bears strong association with her productive life work.[104] There is no evidence that Garbo filmed or performed live at the subject property. Furthermore, between 1926 and 1928 she legally maintained the residence but lived with actor John Gilbert. Garbo occupied 11 residences in California during her time in Hollywood between 1925 and 1953; all residences except for the subject property were maintained for less than four years.[105]

For these reasons, the subject property is *not* significant under criterion B/2.

C/3) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

In order for a property to be found significant under criterion C/3, it must be found to have significant architectural qualities. Of the buildings belonging to the subject property, none embodies distinctive characteristics of a type, period, or method of construction in the described manner. While one building (Ocean Tower) and one building feature (Administration Building restaurant) may be the work of a master, neither retains sufficient integrity to be significant for design association. The subject property as a whole does not represent a significant entity of components lacking distinction.

[104] Barry Paris, *Garbo*. University of Minnesota Press, 2002, 121, 148.
[105] Paris, 206.

The type, period, and construction method of the Palisades Wing do not distinguish it on a state or national level. The building represents a modest version of the Renaissance Revival style. The Palisades Wing's L-shaped layout resulted from a partially realized plan, a fragment of a proposed E-shaped layout. Had the proposed plan been realized, the Palisades Wing might have featured more distinctive characteristics of its type, and resembled contemporary hotels such as the Ambassador Hotel in Los Angeles and the Langham Huntington Hotel in Pasadena.

The Ocean Tower previously embodied the distinctive characteristics of a high rise Hawaiian resort. The subject building's lanai balconies, balcony and entrance canopy detailing, strong verticality of piers, and white color connect it to hotels in Waikiki built in the same period. However, alterations to the lanai balconies, entrance canopies, and lobby have changed the Ocean Tower's appearance and severed its connection with Hawaiian resort architecture. The Ocean Tower does not have architectural significance within this context.

Architect Frank W. Green, designer of the Miramar Hotel's Ocean Tower and various site alterations in the 1940s, was a master in the field. He participated in significant hotel projects including the 1950 wing of the Hollywood Roosevelt Hotel in Los Angeles and an addition to the Riverside Hotel in Reno. However, the Ocean Tower possesses insufficient integrity to be significant for association with his design. William McAllister was also a master, having designed numerous iconic diners, drive-ins, nightclubs and hotels in California and Nevada, but the restaurant he designed is so heavily altered that it can no longer be recognized. Architect William Ache, designer of the Palisades Wing, did not achieve enough importance on a regional or national level to be characterized as a master. Ache specialized in citrus packing houses and was not known for his residential designs.

For the reasons stated above, the subject property is *not* significant under criterion C/3.

D/4) Have yielded or may be likely to yield, information important in history or prehistory.

In order for a property to be found significant under criterion D/4, the property must have, or have had, information to contribute to an understanding of human history or prehistory, and the information must be considered important. The subject property has not yielded information important in history or prehistory to date, and is unlikely to do so. For this reasons, the subject property is not significant under criterion D/4.

All buildings on the subject property have been significantly altered (both interior and exterior), and do not convey a sense of history or important historical information. It is possible that archaeological traces of John P. Jones-era foundations or activities exist underground. However, given the high level of soil disturbance caused by construction and landscaping over the last century, there is low probability that such information remains. The site's landscape has been significantly altered in at least three different campaigns including in 1938 (new administration building, bungalows, and parking lot), 1959 (landscaping around the Ocean Tower), and the early 1980s (new U-shaped driveway from Wilshire Boulevard). The grounds of the subject property are therefore unlikely to yield significant archaeological information in the future.

City of Santa Monica Landmark Ordinance

To address the subject property's eligibility, it was also assessed under each of the following six Santa Monica Landmark Ordinance criteria (SMMC §9.36.100(a)):

(1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the City.

The Miramar Hotel manifests elements of the cultural and social history of Santa Monica in three aspects: its association with the formation of the town of Santa Monica, its exemplification of Santa Monica's identity as a tourism and recreation destination, and as an example of the apartment hotel pattern of development. For these reasons, the subject property, independent of its improvements, may be considered significant under criterion 1.

The block occupied by the subject property was reportedly one of two reserved for hotel use on the original platting map,[106] and is one of the few un-subdivided blocks intact from when Santa Monica was first platted in 1875. In addition to the fact that it has not been subdivided, the site retains one or more landscape features from the period of Jones' ownership. The Moreton Bay fig tree, dating to 1889, has been designated a City of Santa Monica Landmark. It is possible that three Canary Island date palms on the subject property and palm trees lining the perimeter of the block were planted during the earliest period of development; this aspect of the subject property requires further research. Features including lot size and early landscaping features appear significant for their association with the early town planning and development of the City.

As described above, Santa Monica was a popular tourism and leisure destination from the 1850s onward. The subject property has operated as a resort almost continuously for 90 years, complete with seaside location and amenities including swimming pool, dining and dancing facilities. It features a rare residential element of Santa Monica's early resort past, the Palisades Wing. In these aspects, the Miramar Hotel exemplifies the tourism and leisure context of Santa Monica's history.

The Palisades Wing is a rare local example of early twentieth century apartment hotel architecture, a type which has been found significant in the history of development of Santa Monica. Four other apartment hotels have been designated as City of Santa Monica Landmarks, including the Embassy Hotel Apartments, Georgian Hotel, Sovereign Apartment Hotel, and Charmont Apartments. The building shares a number of features with these apartment hotels, including use of a particular architectural style (Renaissance Revival), increased ornamentation on a primary façade (the west-facing façade along 2nd Street), basement, and service areas that may have been associated with maid service. As a rare local example of this important pattern of development, the Palisades Wing is significant under criterion 1.[107]

[106] Ingersoll, 145.

[107] This finding reconfirms the 1986 Survey determination of local landmark eligibility.

(2) It has aesthetic or artistic interest or value, or other noteworthy interest or value.

None of the buildings belonging to the subject property has sufficient aesthetic or artistic interest or value to be found significant under criterion 2. The buildings were constructed at different periods over the course of development and redevelopment of the property. While certain buildings relate to distinct architectural periods, they do not stand out individually with particular artistic or aesthetic interest. In short, none of the buildings individually embodies outstanding architecture. For this reason, the subject property is not significant under criterion 2.

(3) It is identified with historic personages or with important events in local, state or national history.

The history of the subject property bears connections to four historic personages, including Senator John P. Jones, razor magnate King Gillette, hotelier Thomas E. Hull and actress Greta Garbo. However, the paucity of remaining architectural features from their respective periods of ownership or involvement of Jones, Gillette and Hull makes it difficult to find the structures existing on the subject property significant by reason of association with any of the four. As described above, the nature of Garbo's residency in the Palisades Wing does not qualify the subject property as significant for association with her productive life. For these reasons, the subject property is not significant under criterion 3.

The property boundaries of the subject property were established by Senator John P. Jones, who first purchased the original town site block. Aside from the property boundaries, the only remaining feature from Jones' ownership that can be conclusively identified is the Moreton Bay fig tree (already a City of Santa Monica Landmark). As noted above, it is possible that three Canary Island date palms on the subject property date from an early period of the property's development. No features known to have been added during King Gillette's period of ownership remain. During Thomas E. Hull's ownership, several building and landscape alterations were completed, but the only alterations that remain are 1946 additions connecting the 1938 bungalows. The bungalow additions have since been extensively altered. For these reasons, the subject property is not significant under criterion 3.

(4) It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail, or historical type to such a study.

Of the buildings existing on the subject property, only the Palisades Wing has a distinguishing architectural characteristic as a relatively rare local example of early twentieth century Renaissance Revival multi-family residential architecture. The building represents a simplified iteration of the Renaissance Revival style without features commonly found in other examples such as window enframement at each level, belt courses between upper floors, and detailed parapet. Regardless, the Palisades Wing may be considered significant for its style under criterion 4.

No other building on the subject property is significant under criterion 4. With the alteration of lanai balconies and Ocean Avenue entrance canopy in 1989 and extensive remodeling of the lobby, the Ocean Tower lost key character defining features of high rise Hawaiian resort architecture. The Ocean Tower no longer has distinguishing architectural characteristics related to this style.

The south bungalow is the only bungalow that retains its original layout and massing. However, the bungalow is highly altered on its interior, and does not retain sufficient architectural characteristics from its period of construction to be considered architecturally significant. For these reasons, the subject property is not significant under criterion 4.

(5) It is a significant or a representative example of the work or product of a notable builder, designer, or architect.

The Miramar Hotel is not significant under criterion 5. Architect Frank W. Green, designer of the Miramar's 1959 addition and various site alterations in the 1940s, was a notable architect and participated in other hotel projects including the 1950 wing of the Hollywood Roosevelt Hotel. While the Ocean Tower is the work of a notable architect, it is too highly altered to be assessed in association with Green's design. A restaurant completed by notable architect Wayne McAllister in 1951 is highly altered and no longer recognizable as his design. Architect William Ache, designer of the Palisades Wing, was not a notable architect. He specialized in citrus packing houses and was not known for his residential designs. For these reasons, the subject property is not significant under criterion 5.

(6) It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The subject property features the singular physical characteristic of a block-size parcel. Senator John P. Jones, one of Santa Monica's founding fathers, originally reserved the property for his stately mansion. The subject property's block-sized parcel, intact from Santa Monica's platting in 1875, is one of the few from the original town site to not be further subdivided over the intervening years.

Furthermore, the subject property occupies an oceanfront location directly connected to its function at the prominent intersection of Wilshire Boulevard and Ocean Avenue. The subject property's use as a luxury hotel/resort was prompted by proximity to the adjacent bluffs and seaside. In 1926 an affiliated beach club was built directly below the subject property, further connecting the Miramar Hotel to the sea. While this club no longer remains, the oceanfront placement of the subject property constitutes an historically relevant aspect of location.

Through at least three campaigns of replanting, the property retains its lush landscaped character, which began with the gardens and greenhouses of Senator Jones.

For these reasons, the subject property, as distinct from its improvements, appears to be significant under criterion 6.

Conclusion:
Assessment of the Miramar Hotel under National and California Register criteria indicates that the subject property does *not* appear eligible for National or California Register listing, and therefore is *not* an historical resource as defined by national or state eligibility criteria. Assessment of the subject property under Santa Monica Landmark Ordinance criteria indicates that the property as a whole appears eligible for City of Santa Monica Landmark status, and *is* a potential historical resource as defined by local standards with presumptive significance under CEQA. The Moreton Bay fig tree, a City of Santa Monica Landmark, has presumptive

significance under CEQA. The Palisades Wing also has presumptive significance and appears to merit consideration as a local landmark. For the reasons described above, none of the other existing structures appears to merit local designation.

Please call me at (818) 788-7954 if you have any questions.

Very truly yours,

CHATTEL ARCHITECTURE, PLANNING & PRESERVATION, INC.

By: _____
Robert Jay Chattel, AIA, President

Attachments: Attachment A, Figures
Attachment B, Maps and Plot Plans
Attachment C, Building Permits

Attachment A: Figures

Figure 1: Aerial view of Miramar Hotel with subject property outlined in red, including 2nd Street parcel (Google Maps, 2010).

Figure 2: 2nd Street parcel containing parking lot and tent, view east (CA, 2009).

Figure 3: Palisades Wing, north and west elevations, view southwest (CA, 2009).

Figure 4: Palisades Wing, west elevation, view southwest (CA, 2009).

Figure 5: Palisades Wing, north elevation along California Avenue, view south (CA, 2009).

Figure 6: Palisades Wing, west elevation detail (2nd Street section), view northeast (CA, 2009).

Figure 7: Palisades Wing, west elevation (right) and south elevation (left), view northeast from Hotel Tower (CA, 2009).

Figure 8: Palisades Wing, west elevation detail showing proximity to bungalows (CA, 2009).

Figure 9: Administration Building and elevator tower connecting Administration Building to Palisades Wing, east elevation along 2nd Street, view northwest (CA, 2009).

Figure 10: Palisades Wing north elevation detail, California Avenue entrance (CA, 2009).

Figure 11: Palisades Wing, north elevation, entablature framed window above California Avenue entrance (CA, 2009).

Figure 12: Palisades Wing, north elevation detail showing entrance (CA, 2009).

Figure 13: Palisades Wing, east elevation detail, canopied subterranean entrance (CA, 2009).

Figure 14: Palisades Wing, first floor corridor, view north from elevator tower between Palisades Wing and Administration Building (CA, 2009).

Figure 15: Palisades Wing upper floor corridor (CA, 2009).

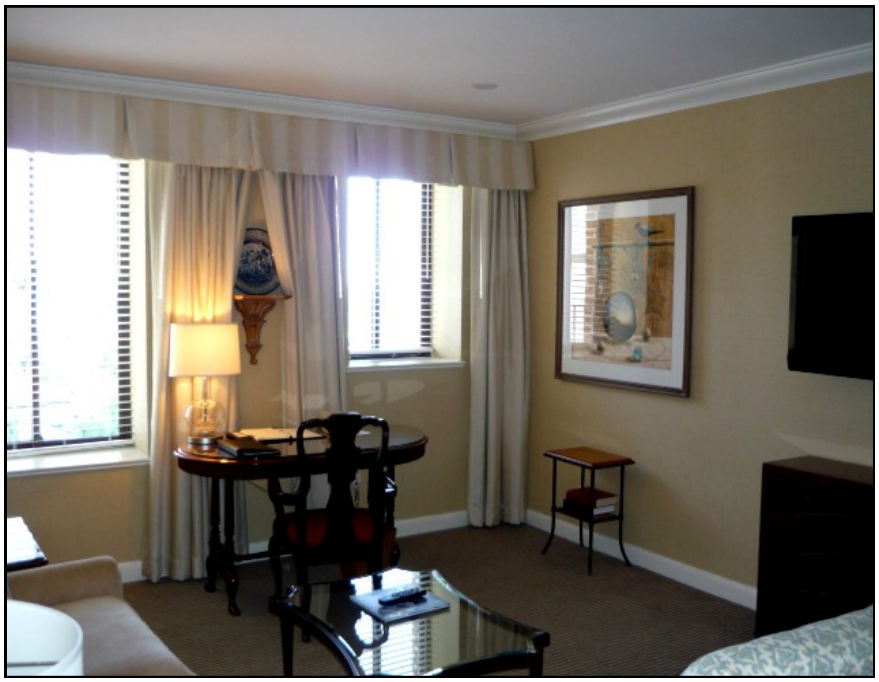

Figure 16: Palisades Wing, typical hotel room (CA, 2009).

Figure 17: Elevator, Palisades Wing (CA, 2009).

Figure 18: Palisades Wing service stair (CA, 2009).

Figure 19: Palisades Wing, basement corridor showing service areas, Note linoleum flooring and wood base boards and chair rail (CA, 2009).

Figure 20: Palisades Wing, 6th story attic space showing board-formed concrete walls with hollow clay tile interior walls (CA, 2009).

Figure 21: Administration Building, east elevation, view west (CA, 2009).

Figure 22: Administration Building, east elevation along 2nd Street, view northwest (CA, 2009).

Figure 23: 2nd Street entrance, east elevation detail, view west (CA, 2009).

Figure 24: 2nd street entrance to Administration Building, detail of terrazzo sidewalk in front of Administration Building (CA, 2009).

Figure 25: Administration Building, connection of 1939 portion with 1959 addition, east elevation along 2nd Street, view northwest (CA, 2009).

Figure 26: Administration Building along 2nd Street, east elevation, view northwest (CA, 2009).

Figure 27: Administration Building, south elevation, view northwest (CA, 2009).

Figure 28: Administration Building, south elevation, detail of southwest corner (CA, 2009).

Figure 29: Administration Building, west elevation, view southeast. Note Moreton Bay fig tree on left (CA, 2009).

Figure 30: Administration Building, west elevation additions (CA, 2009).

Figure 31: Administration Building, Wedgwood Room (Miramar Hotel Archives, date unknown).

Figure 32: Administration Building, Starlight Ballroom (Miramar Hotel Archives, date unknown).

Figure 33: Administration Building corridor from 2nd Street entrance, view west (CA, 2009).

Figure 34: Elevator tower between Palisades Wing and Administration Building, view west (CA, 2009).

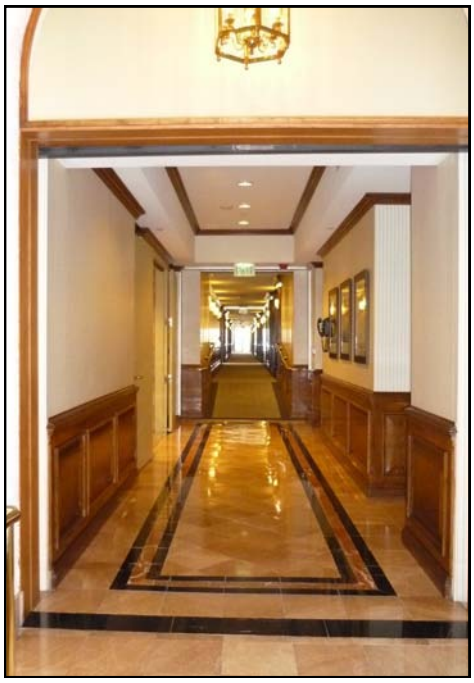

Figure 35: View into connecting corridor between Palisades Wing and Administration Building, view north into Palisades Wing (CA, 2009).

Figure 36: Palisades Wing, first floor corridor, view from elevator tower (CA, 2009).

Figure 37: Administration building, breezeway corridor (CA, 2009).

Figure 38: Administration Building, first floor corridor leading to ballrooms (CA, 2009).

Figure 39: Administration building breezeway connecting to Hotel Tower (CA, 2009).

Figure 40: One story Administration Building, view northeast (Miramar Hotel archives, 1939).

Figure 41: Miramar Hotel lobby in the Administration Building circa 1940s , view west (Dick Whittington, Bison Archives, c. 1950s).

Figure 42: Interior view of Administration Building, date unknown (Bison Archives, c. 1950s).

Figure 43: Interior of Wedgewood Room inside Administration Building, possibly in the 1960s (Miramar Hotel archives, c. 1960s).

Figure 44: Ocean Tower, west elevation, view east (CA, 2009).

Figure 45: Ocean Tower, west elevation detail, view northeast (CA, 2009).

Figure 46: Ocean Tower, south elevation detail, view west (CA, 2009).

Figure 47: Ocean Tower, north elevation, view southeast (CA, 2009).

Figure 48: Ocean Tower, south elevation, view north-east (CA, 2009).

Figure 49: Ocean Tower, south elevation detail, view west (CA, 2009).

Figure 50: Ocean Tower, south elevation detail, view west (CA, 2009).

Figure 51: Ocean Tower, south elevation detail, lobby entrance (CA, 2009).

Figure 52: Ocean Tower, east elevation, view west from roof of Palisades Wing (CA, 2009).

Figure 53: Ocean Tower lobby, view west (CA, 2009).

Figure 54: Ocean Tower, stair with continuous, streamline railing (CA, 2009).

Figure 55: Ocean Tower, typical corridor (CA, 2009).

Figure 56: Ocean Tower, typical hotel room CA, 2009).

Figure 57: Ocean Tower, view of balcony from hotel room (CA, 2009).

Figure 58: Ocean Tower, typical balcony detail (CA, 2009).

Figure 59: Ocean Tower entrance from Ocean Avenue with lanai balcony detailing visible, view northwest (Bison Archives, 1959).

Figure 60: Miramar Hotel along Ocean Avenue showing Ocean Tower addition that was completed in 1959, view southeast. Lack of neon sign on Ocean avenue elevation suggests the photograph was taken soon after construction (Bison Archives, date uknown).

Figure 61: Single story bungalows near Palisades Wing, view west (CA, 2009).

Figure 62: Single story bungalows near Palisades Wing, view east (CA, 2009).

Figure 63: Single story bungalow near Palisades Wing, view west.

Figure 64: Bungalow along Ocean Avenue showing second floor addition (CA, 2009).

Figure 65: Bungalows along Ocean Avenue, east elevation showing second floor addition, view south (CA, 2009).

Figure 66: Archway between bungalows along Ocean Avenue (CA, 2009).

Figure 67: Bungalow interior (CA, 2009).

Figure 68: Bungalow interior (CA, 2009).

Figure 69: Row of bungalows along Ocean Avenue, view northeast (Miramar Hotel archives, date unknown).

Figure 70: Bungalow facing Ocean Avenue, view north (1939, Bison Archives).

Figure 71: South bungalow, west elevation of H-shaped section, view northeast (CA, 2009).

Figure 72: South bungalow, detail of west elevation of H-shaped section, view east (CA, 2009).

Figure 73: South bungalow, east elevation of H-shaped section, view west (CA, 2009).

Figure 74: South bungalow, east elevation of north section, view northwest (CA, 2009).

Figure 75: South bungalow, north section, west elevation, view northeast (CA, 2009).

Figure 76: South bungalow, south elevation, view west (CA, 2009).

Figure 77: South bungalow, south elevation, detail of original casement window (CA, 2009).

Figure 78: South bungalow, south elevation, detail of original double hung window (CA, 2009).

Figure 79: South bungalow interior (CA, 2009).

Figure 80: South bungalow, original fireplace (CA, 2009).

Figure 81: Moreton Bay fig tree with driveway visible on left, view north-east (CA, 2006).

Figure 82: Detail of Moreton Bay fig tree, view north (CA, 2006).

Figure 83: Main entrance on Ocean Avenue showing low wall, view northeast (Bison Archives, 1939).

Figure 84: Miramar Hotel from Ocean Avenue, view east. As illustrated by comparison to 1939 historic photograph above, connection to Pacific Ocean is now obstructed to a greater extent by wall, and main entrance has moved to Wilshire Boulevard (CA, 2009).

Figure 85: 2nd Street parcel, previously the site of Miramar garage across the street from the Miramar Hotel, view northeast (Bison Archives, date unknown).

Figure 86: Ka‘anapali on Maui Island, Hawaii in the late 1960s. Ka‘anapali is a master-planned destination resort developed in the 1960s with high rise hotels similar to those in Waikiki (Hibbard, 86).

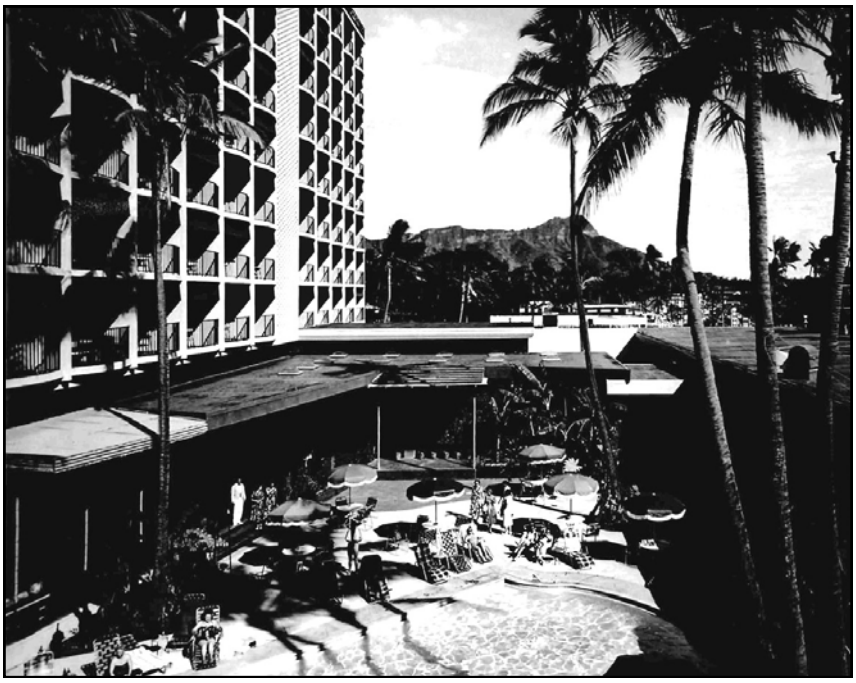

Figure 87: Waikiki Biltmore Hotel, Waikiki, Hawaii. Miramar Hotel owner Joe Massagla purchased this Hotel in 1955 and commissioned the Ocean Tower in 1959 (Hibbard, 77).

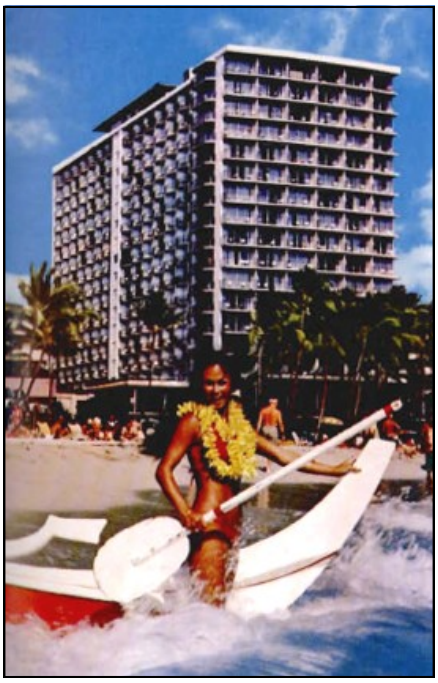

Figure 88: Advertisement for Foster Tower, Waikiki, 1964 (Hibbard, 81). Note architectural similarities to Ocean Tower as originally designed, including balconies and white color.

Figure 89: Aerial view of subject property and surrounding neighborhood. Red dashed line surrounds subject property. Properties highlighted red have either been found significant in the City of Santa Monica Historic Resource Inventory with 5S3 evaluations, or have City of Santa Monica Landmark status (Palisades Park). Properties highlighted grey have not been found significant in survey evaluation. Aerial photograph courtesy of Google Maps, 2010.

Figure 90: Palisades Park, a City of Santa Monica Landmark eligible for listing on the National Register, view north (CA, 2010).

Figure 91: Palisades Park from across Ocean Avenue, view west (CA, 2010).

Figure 92: Marmora Apartments, 204-206 California Avenue, view south-east (CA, 2010).

Figure 93: Huntley Hotel, 1111 2nd Street, view east (CA, 2010).

Figure 94: Santa Monica Medical Center ,1137 2nd Street, view east (CA, 2010).

Figure 95: 100 Wilshire Boulevard, view southwest (CA, 2010).

Figure 96: 120 Wilshire Boulevard, built around 1997 as a parking structure with ground floor commercial space, view southeast (CA, 2010).

Figure 97: 201 Wilshire Boulevard, west elevation, view east. The commercial building was built in1948 and extensively renovated in 1980 (CA, 2010).

Figure 98: 202 Wilshire (right) and 214 Wilshire (left), view southeast (CA, 2010).

Figure 99: Santa Monica Bay Towers at 101 California Avenue, multi-family residential building built in 1964, view northeast (CA, 2010).

Figure 100: 123 California Avenue, a multi-family residential building built in 1959, view east (CA, 2010).

Figure 101: 213 California Avenue, a multi-family residential building built in 1989, view northeast (CA, 2010).

Figure 102: John P. Jones residence from Ocean Avenue, view northeast (Santa Monica Public Library Image Archives, 1897).

Figure 103: John P. Jones residence,, view northeast (Santa Monica Public Library Image Archives, date unknown).

Figure 104: Walkway along Ocean Boulevard, note the John P. Jones residence to the right of the photo, view northwest (Santa Monica Public Library Image Archives, 1895).

Figure 105: Photo caption reads, “Part of the grounds at Miramar, Santa Monica Cal” (Santa Monica Public Library Image Archives, 1900).

Figure 106: Miramar Hotel at corner of California and Ocean Avenue, view southwest. Note sign for Miramar Hotel (Santa Monica Historical Society, c. 1915-1920).

Figure 107: The Palisades Building as it appeared from Ocean Avenue before addition of Bungalows which occurred in 1938, view north (Miramar Hotel archives, date unknown).

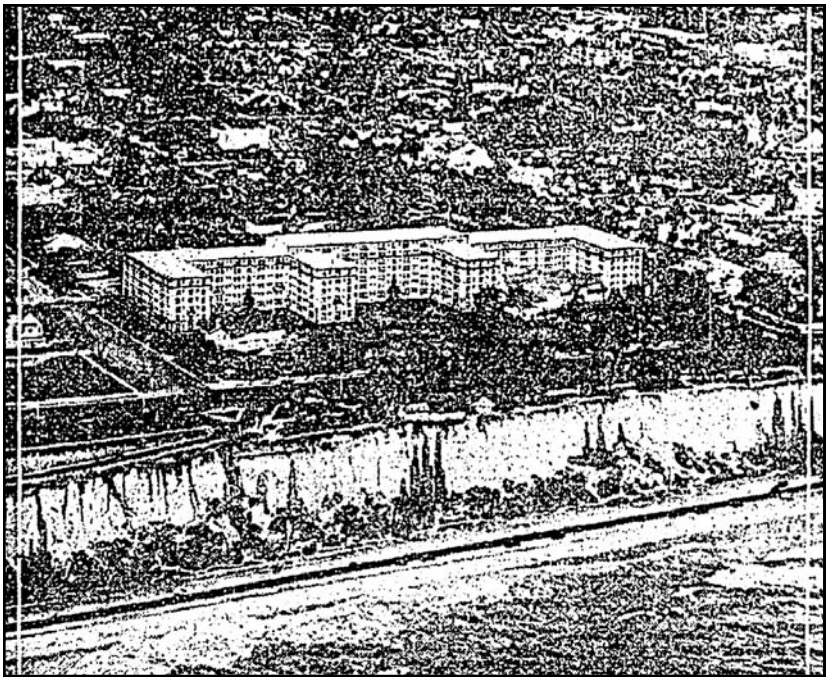

Figure 108: Rendering of planned hotel of which Palisades Wing was the northern section and the only section built (*Los Angeles Times*, January 1, 1924).

Figure 109: Palisades Wing and bungalow after 1938, view north (Bison Archives, date unknown).

Figure 110: Aerial photo showing bungalows and Administration Building, view northeast (The Benjamin and Gladys Thomas Air Photo Archives, Spence collection, 1939).

Figure 111: Main entrance to Miramar Hotel property, view northeast showing bungalows. Note the bungalows have not yet been joined (Dick Whittington, Bison Archives, c. 1939).

Figure 112: Rows of bungalows along Ocean Avenue, September 18, 1939, view northwest (Bison Archives, 1939).

Figure 113: Bungalows, view northwest. Caption reads, “looking across dining terrace towards cottages” (Bison Archives, 1939).

Figure 114: Bungalow at corner of California and Ocean Avenue, view north (Miramar Hotel archive, date unknown).

Figure 115: Main entrance to Miramar Hotel from Ocean Avenue, view northeast, showing Administration Building and Palisades Wing. Note Administration Building has been given a second story and Palisades Wing has been painted white (Santa Monica Public Library Image Archives, c. 1940s).

Figure 116: Main entrance to Miramar Hotel from Ocean Avenue, view northeast, showing Administration Building and Palisades Wing. Note Administration Building has been given a second story and Palisades Wing has been painted white (Santa Monica Public Library Image Archives, c. 1940s).

Figure 117: Administration Building, "cocktail lounge" (Dick Whittington, Bison Archives, c. 1940s).

Figure 118: Interior view of Administration Building (Bison Archives, date unknown).

Figure 119: Miramar Hotel swimming pool, view northwest. Note Moreton Bay Fig tree to the left of the frame and Administration Building to the right (Bison Archives, 1939).

Figure 120: Pool area of Miramar Hotel, view southeast (Dick Whittington, Bison Archives, date unknown).

Figure 121: Aerial photo showing bungalow conversion after 1946 and before construction of Ocean Tower in 1958, view northeast (Bison Archives, date unknown).

Figure 122: Bungalows south of Moreton Bay Fig tree after bungalow conversion, view southeast (Bison Archives, date unknown).

Figure 123: 2nd Street entrance to the Miramar Hotel Administration Building, view northwest. Note canopy entrance, one of several alterations added to Administration Building by architect Frank Green in 1946 (Bison Archives, 1946).

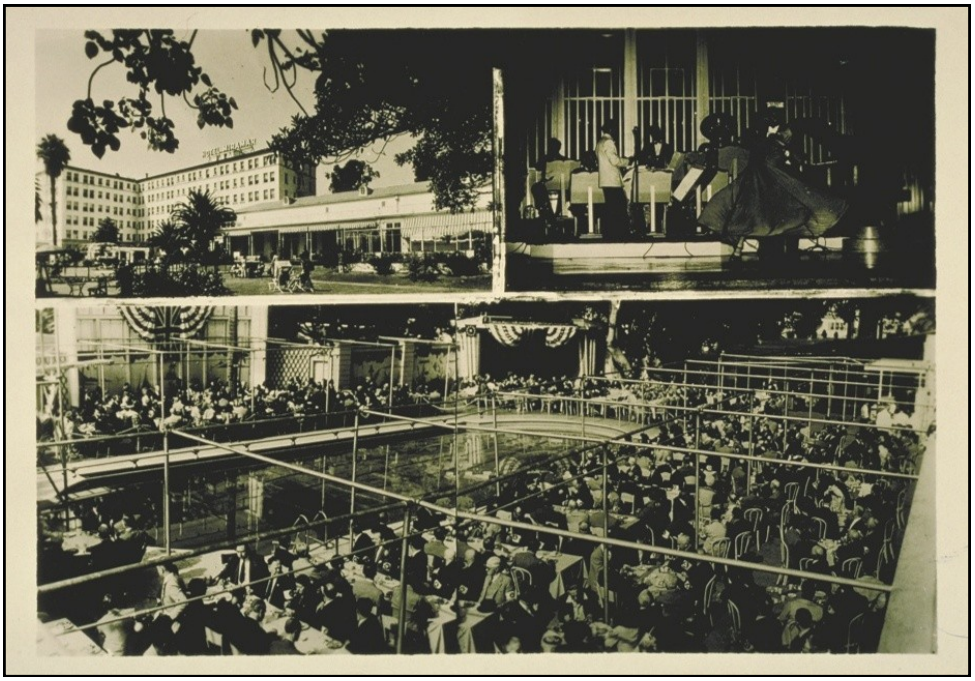

Figure 124: Composite of three photographs showing pool area and large outdoor dining patio constructed in 1939, possibly showing poolside dance floor installed in 1940 under Hull's ownership (Santa Monica Public Library, c. 1940s).

Figure 125: Postcard of Ocean Avenue entrance showing neon sign on Palisades Wing, view northeast (Bison Archives, date unknown).

Figure 126: Ocean Tower, view southwest (Santa Monica Public Library Image Archives, c. 1963).

Figure 127: Interior view Ocean Tower lobby (Miramar Hotel archives, date unknown, c. 1960s).

Figure 128: Ocean Avenue entrance, view northeast (Bison Archives, 1959).

Figure 129: Interior photo of Chinese restaurant in Ocean Tower. Caption reads, “The Fig Tree Restaurant, located in what is now the northeast side of the lobby, was named for the Moreton bay Fig tree” (Miramar Hotel archives, 1959).

Figure 130: Interior photograph of Wedgewood Room in Administration Building. Caption reads, “The new meeting room—The Palm Room, now the Wedgewood Room” (Miramar Hotel archives, 1959).

Figure 131: Satellite Room within the Administration Building (Miramar Hotel archives, c. 1960s).

Figure 132: Detail of 2nd Street entrance, view west (Bison Archives, 1959).

Figure 133: Coffee shop in Administration Building (Miramar Hotel archives, 1959).

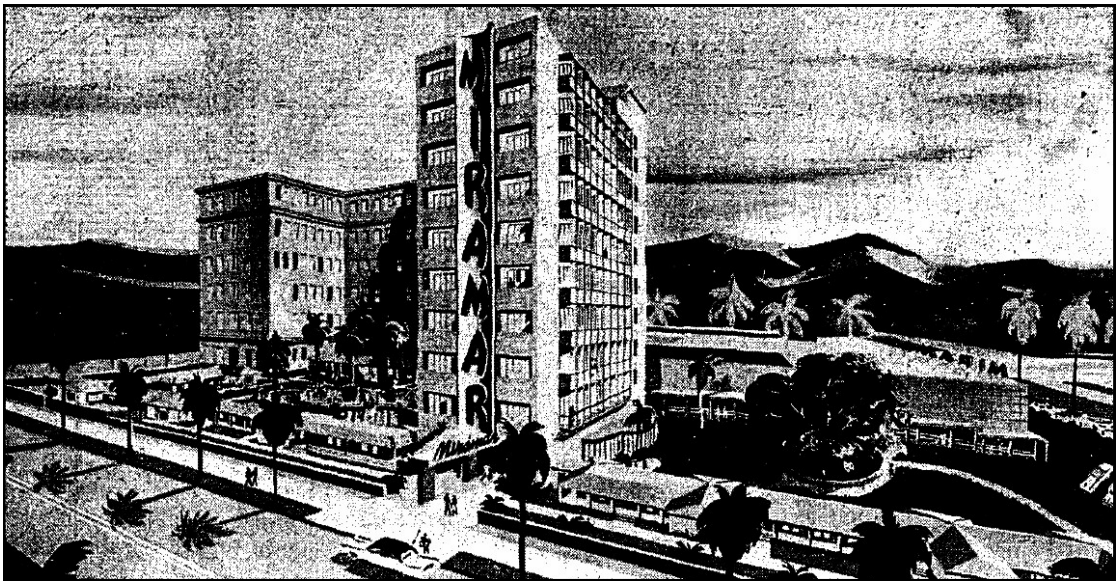

Figure 134: Rendering of Ocean Tower. Note large neon sign on Ocean Avenue elevation (*Los Angeles Times*, January 25, 1959).

Figure 135: Southeast corner of 2nd Street and Wilshire Boulevard, view northwest (Los Angeles Public Library Image Archives, 1974).

Figure 136: Wilshire Boulevard entrance to Miramar Hotel after addition of Wilshire Boulevard driveway turnaround, prior to Ocean Tower balcony alterations in 1989, view north (Miramar Hotel archives, c. 1980s).

Figure 137: Miramar Hotel from across Wilshire Boulevard prior to balcony alterations, view northwest (Miramar Hotel archives, date unknown).

Figure 138: Miramar Hotel property from across Wilshire Boulevard, view northwest. Note the construction of an elevator tower to the Ocean Tower has begun (Miramar Hotel archives, 1989).

Figure 139: Northeast corner of Palisades Wing, view southeast. Note the paint on building has been removed (Santa Monica Public Library Image Archives, 1992).

Figure 140: Interior of Wedgewood Room (Miramar Hotel archives, c. 1970s).

Figure 141: Interior view of Administration Building (Miramar Hotel archives, date unknown).

Attachment B:
Maps and Plot Plans

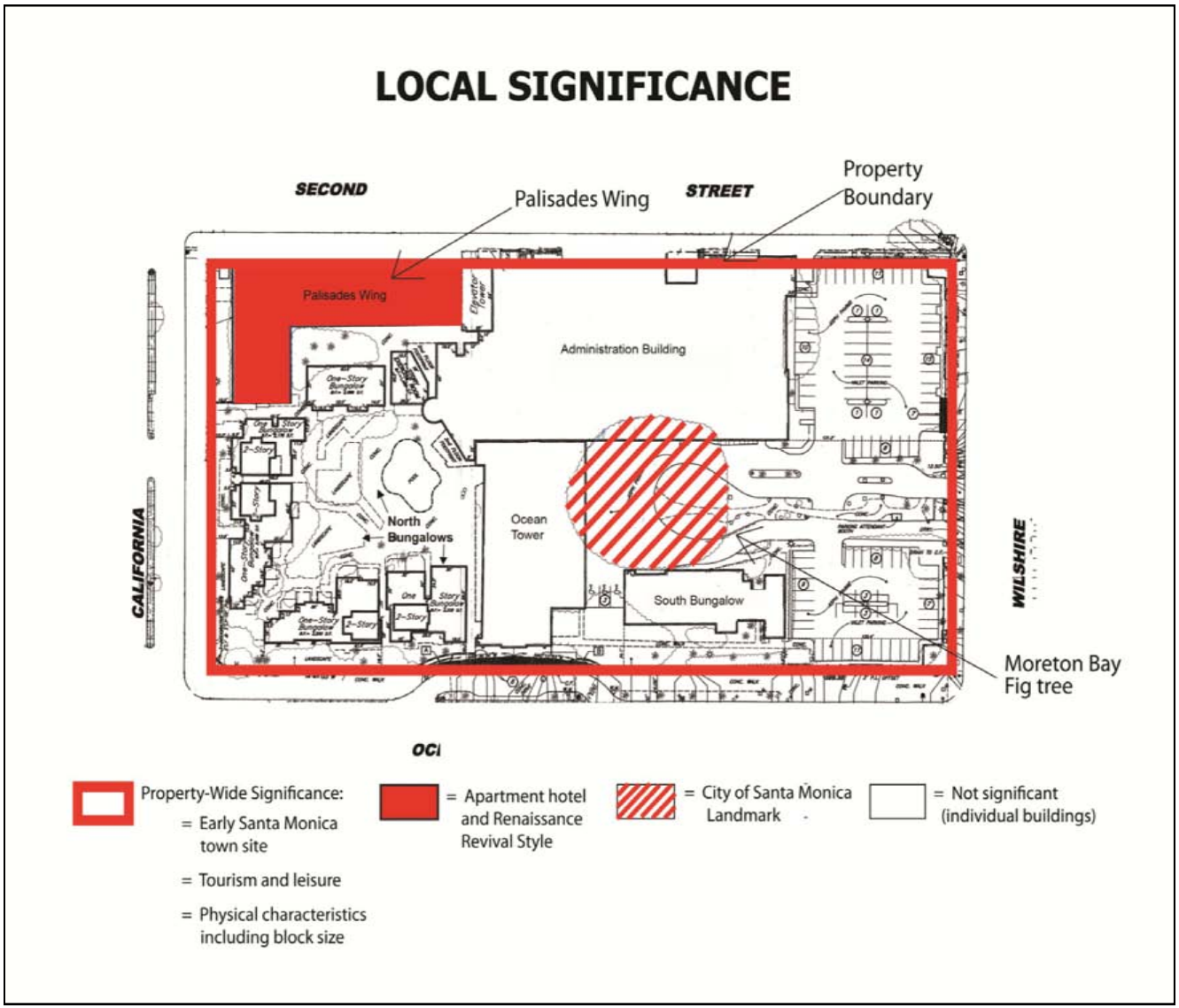

Figure 1: Significance of buildings and landscape elements on subject property as assessed under Santa Monica Landmark criteria. Attempt has been made to illustrate significant historic contexts that pertain to the parcel as a whole, but do not make buildings individually significant.

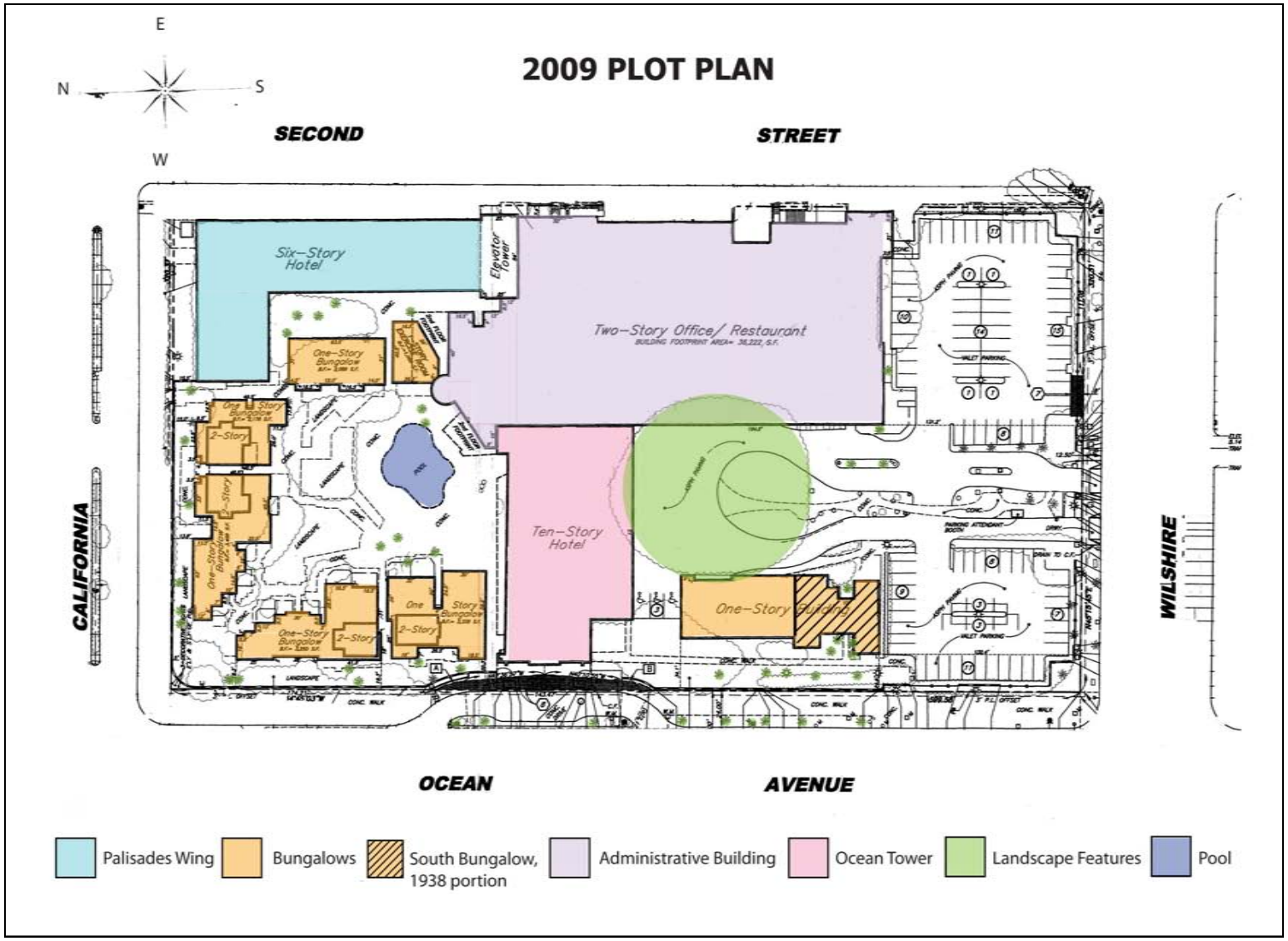

Figure 2: Miramar Hotel, 2009 plot plan with various buildings and landscape elements identified. Assumed north arrow added by Chattel Architecture.

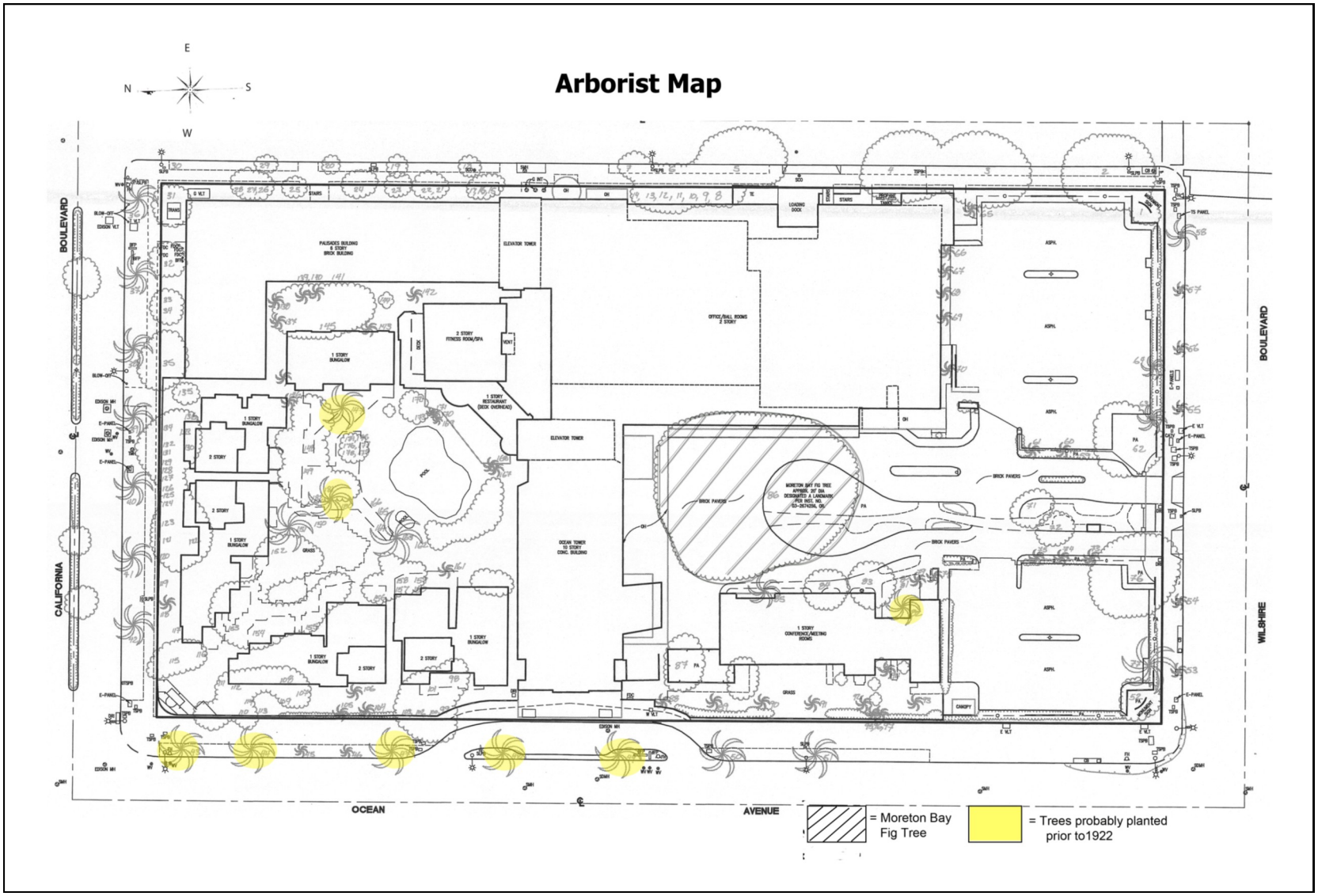

Figure 3: Arborist tree survey map, with trees surmised to be planted prior to 1922 highlighted yellow and Santa Monica Landmark Moreton Bay fig tree noted with hatchmarks.

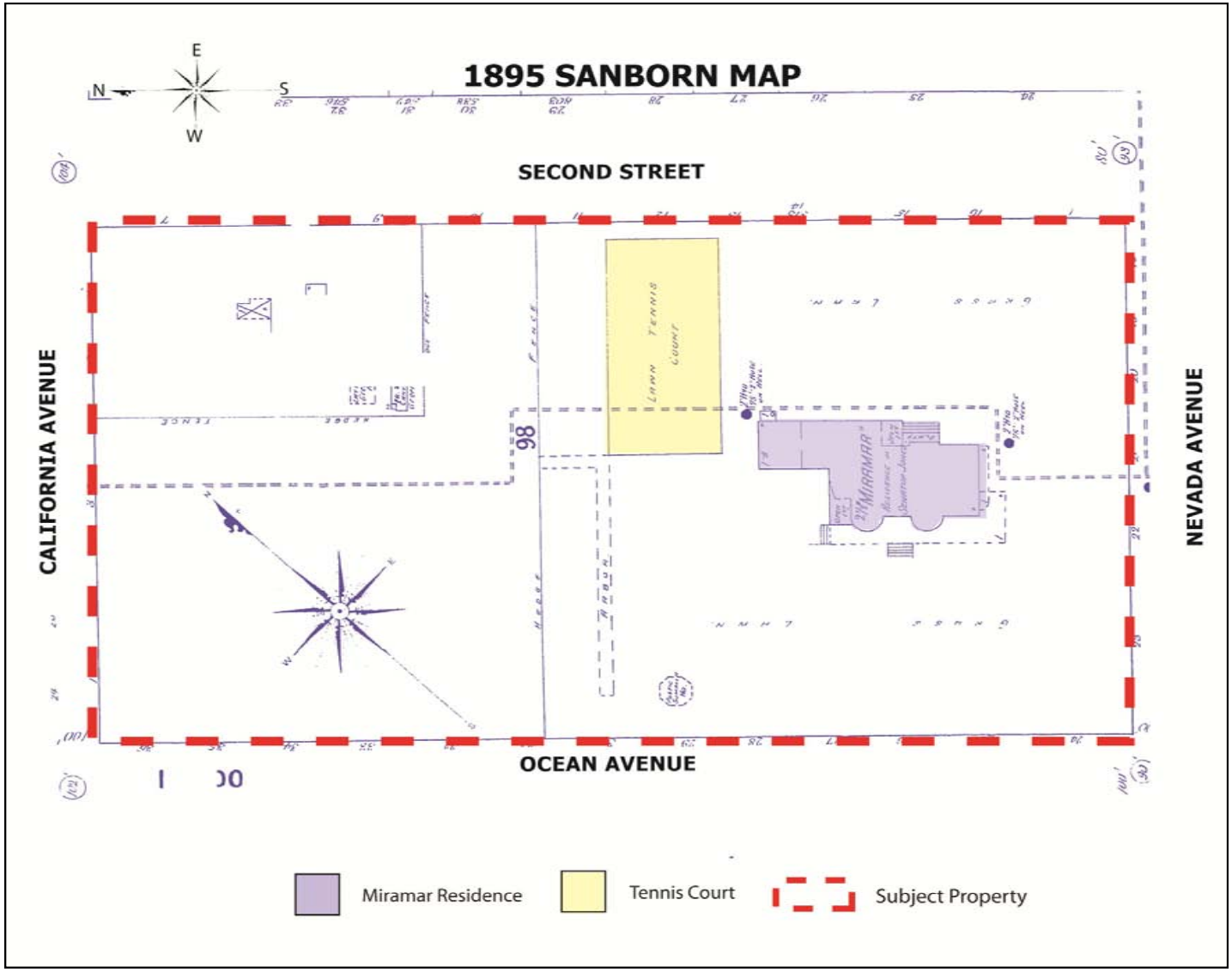

Figure 4: 1895 Sanborn map with Jones residence highlighted purple and tennis courts highlighted yellow. Assumed north arrow added by Chattel (Proquest Digital Sanborn Maps 1867– 1970 database).

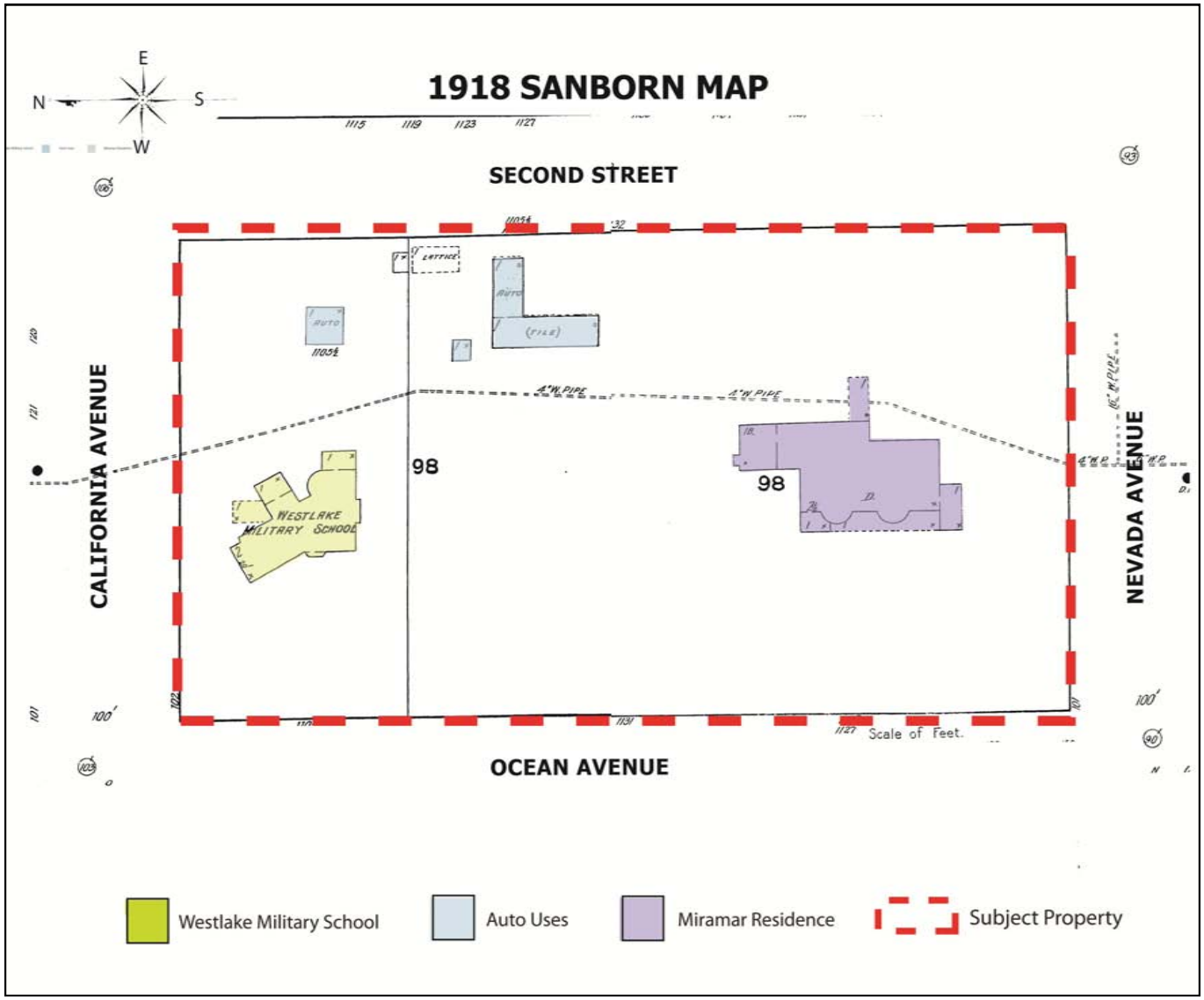

Figure 5: 1918 Sanborn map with subject property highlighted. Assumed north arrow added by Chattel (Proquest Digital Sanborn Maps 1867– 1970 database).

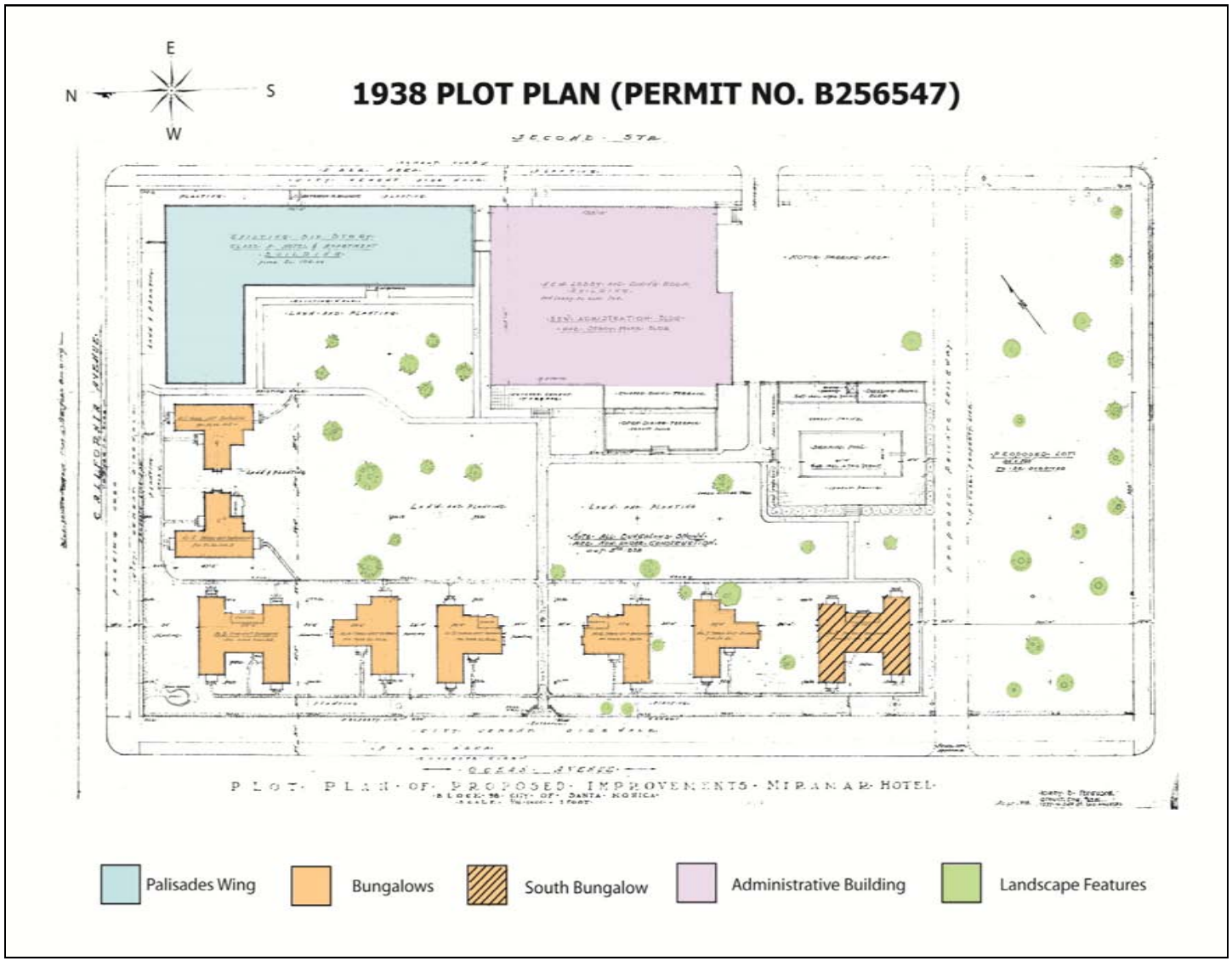

Figure 6: Plot plan for 1938 construction with various phases of construction highlighted. Assumed north arrow added by Chattel.

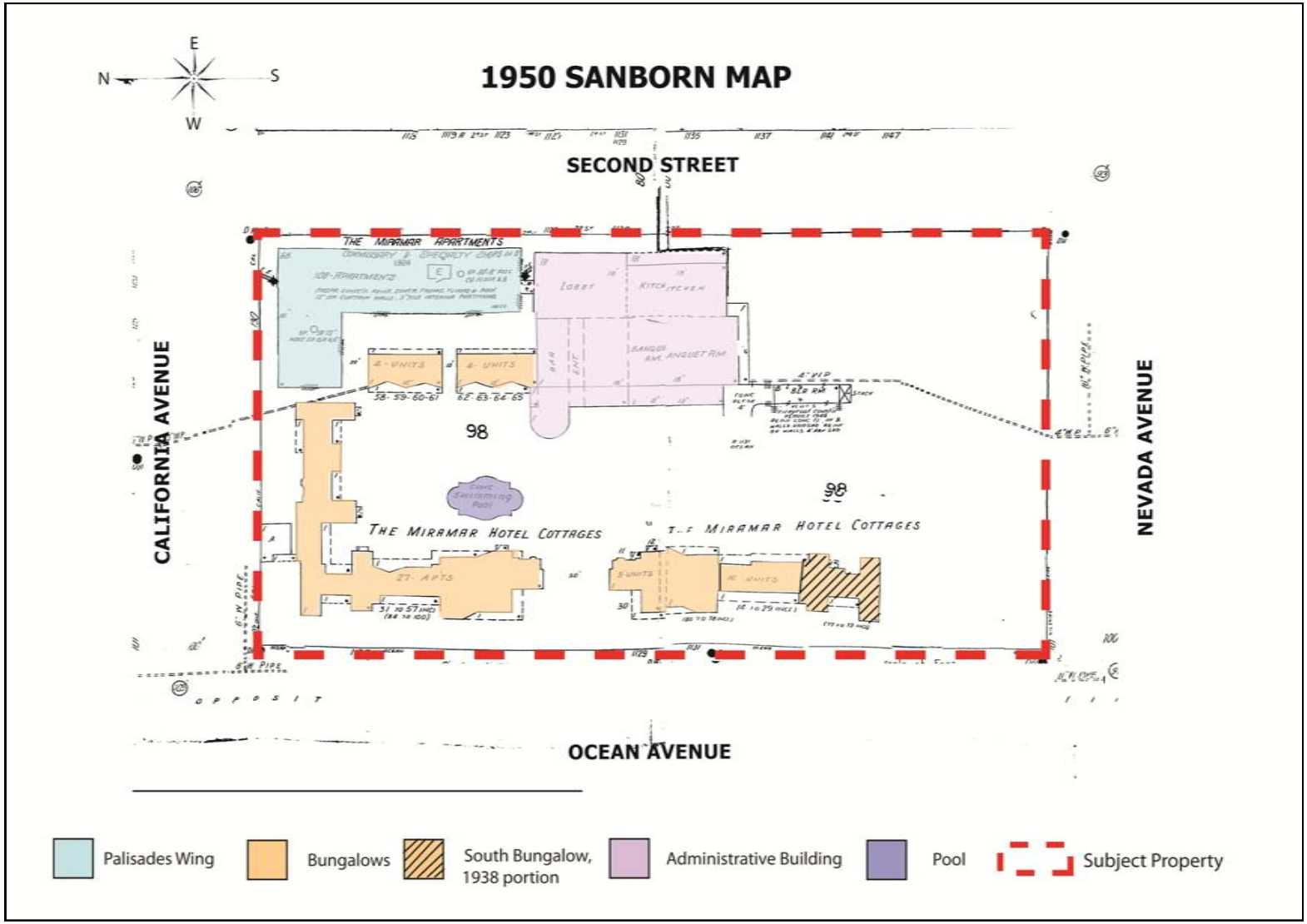

Figure 7: 1950 Sanborn map with subject property highlighted. Assumed north arrow added by Chattel (Proquest Digital Sanborn Maps 1867– 1970 database).

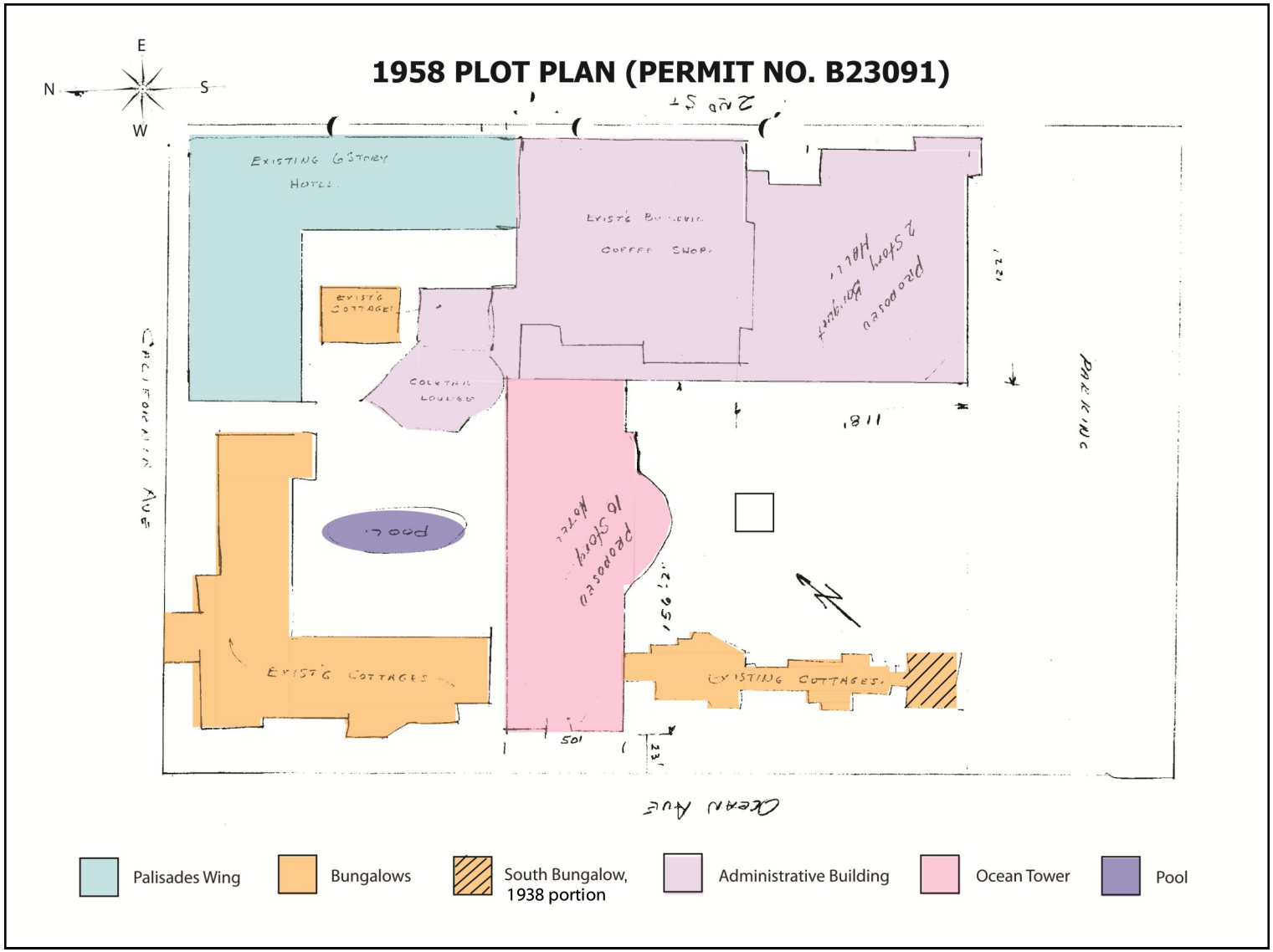

Figure 8: Miramar Hotel along Ocean Avenue showing Ocean Tower and Administration Building addition completed in 1959, date unknown, view southeast (Bison Archives)

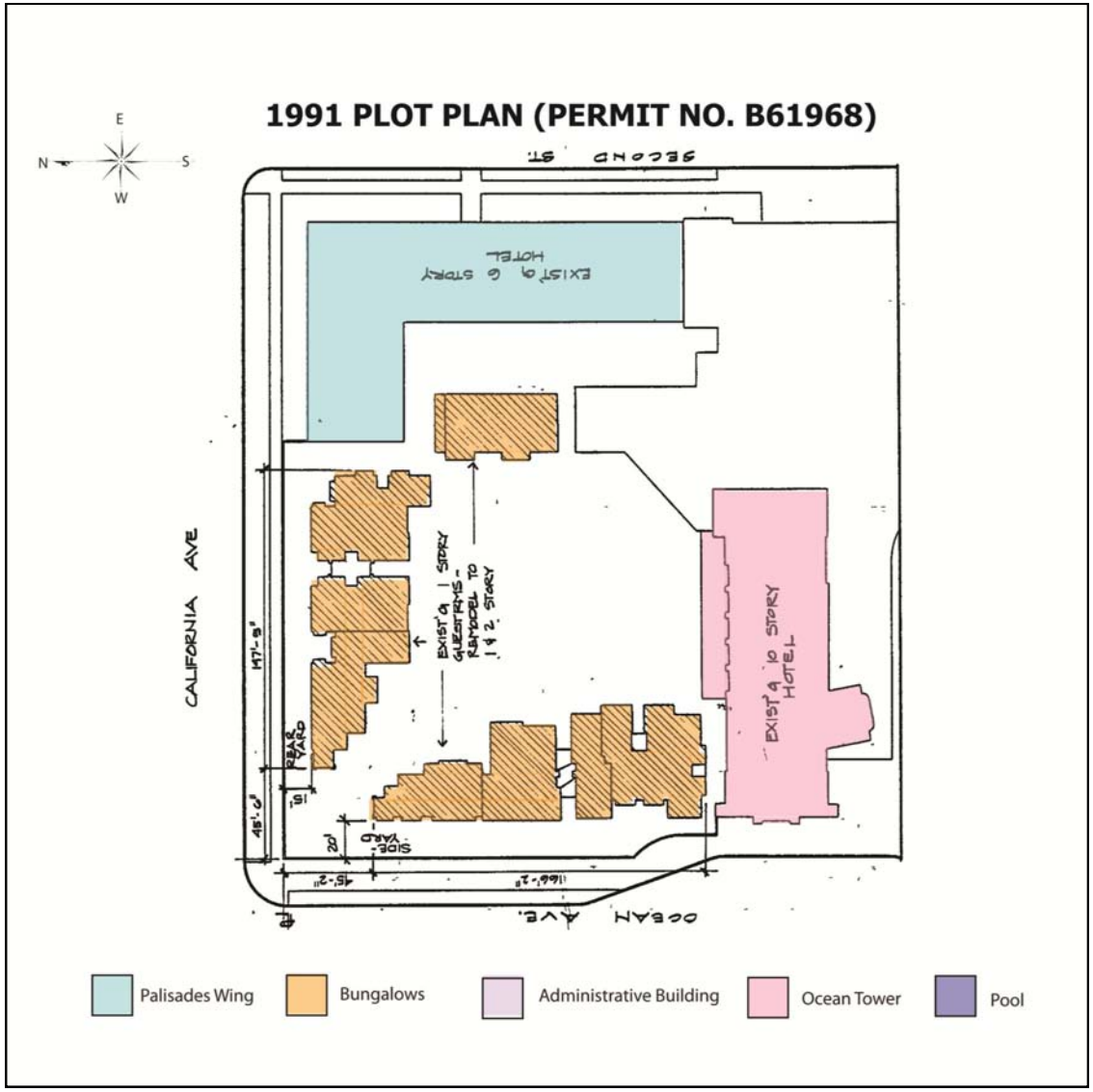

Figure 9: Plot plan for bungalow alterations, 1991.

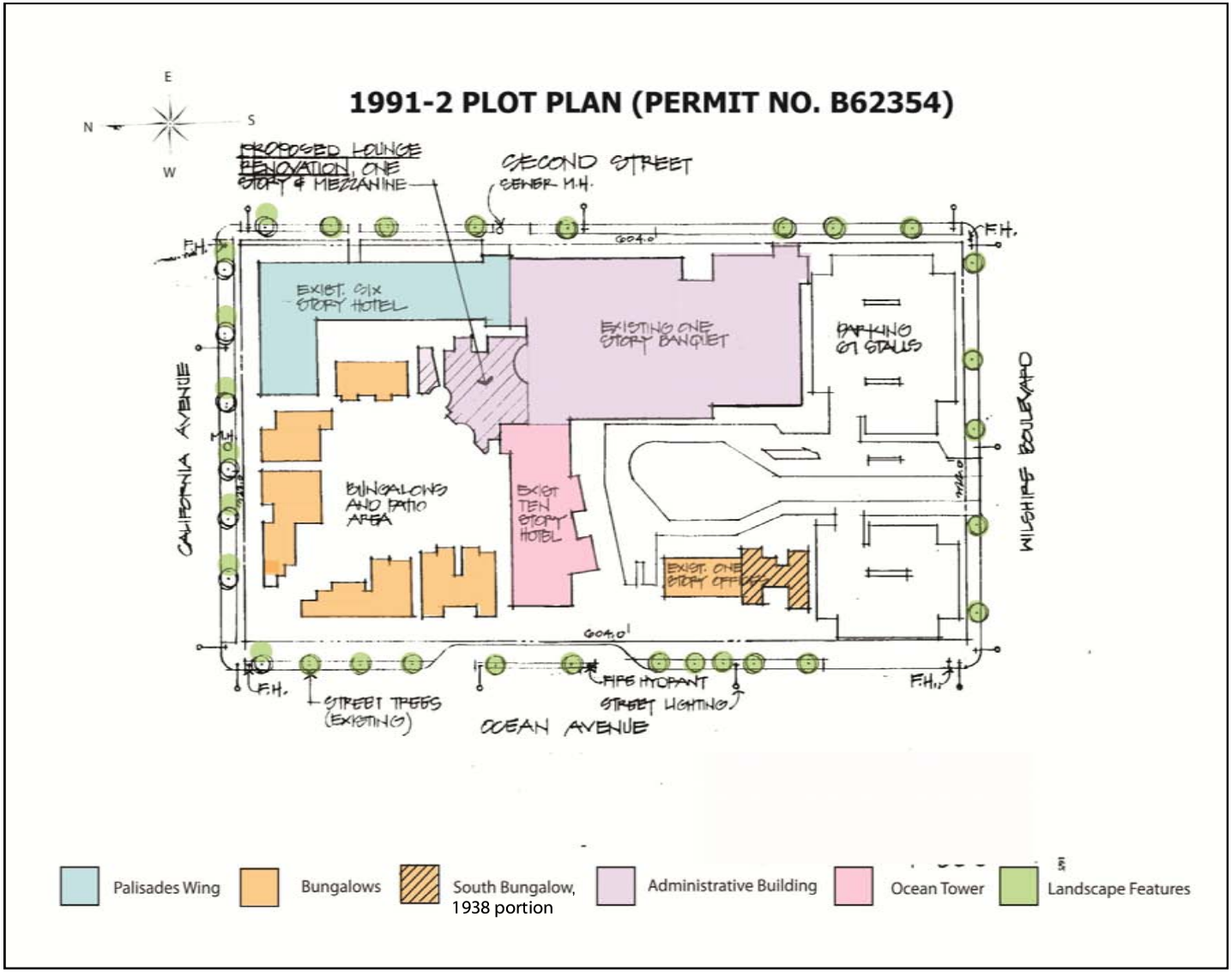

Figure 10: 1991-1992 plot plan showing new lounge area in Ocean Tower.

Attachment C: Building Permits

Building Permits

Date	Permit	Architect	Description
1923 04 10	3144	William M. Ache	6 story apartment building, 164 rooms, 48' x 180' and 48' by 59', height 45', reinforced concrete footing and floors, Hollow clay tile wall partitions
1938 11 09	224	G. C. W Alister?	apt and hotel rooms, 28 rooms (8 house keeping units), 2 stories, 135'9" by 67', height 22'
1938 08 05	6729	G. C. W Alister?	hotel bungalows, 3 rooms, 1 story, 39'6" by 47'6", 14 ' high
1938 08 05	6730	Kirby B. Ferguson	hotel bungalow, 3 rooms, 1 story, 39'6" by 47'6", 14 ' high
1938 08 05	6731	Kirby B. Ferguson	hotel bungalows, 5 rooms, 1 story, 55' by 47'6", 14 ' high
1938 08 05	6732	Kirby B. Ferguson	hotel bungalow, 3 rooms, 1 story, 39'6" by 47'6", 14 ' high
1938 08 05	6733	Kirby B. Ferguson	hotel bungalow, 3 rooms, 1 story, 39'6" by 47'6", 14 ' high
0938 08 05	6734	Kirby B. Ferguson	hotel bungalow, 5 rooms, 1 story, 55' by 47', 14' high
1938 08 05	6735	Kirby B. Ferguson	hotel bungalow, 3 rooms, 1 story, 39'6" by 47'6", 14 ' high
1938 08 05	3736?	Kirby B. Ferguson	hotel bungalow, 3 rooms, 1 story, 39'6" by 47'6", 14 ' high
1938 09 28	9	Kirby B. Ferguson	hotel administration, 1 story, 138' by 108'
1939 01 11	b504		hotel (increase of valuation for previous permit)
1939 02 15	b 639	Kirby B. Ferguson	swimming pool, 26' by 66'
1939 02 15	b640	Kirby B. Ferguson	cabanas, 1 story, 10' by 88'
1940 07 24	b3187		screen around pool and dance floor
1940 08 06	3262		$150 alterations
1941 02 17	b4173		$500 alteration, (unknown location)
1945 11 29	9314		alteration of interior to coffee shop
1946 03 04	b9788	fleet water pool co	swimming pool, 35' by 70'
1946 03 20	b9887	Frank W. Green	hotel lobby (alteration and addition to main lobby)
1946 03 19	b9883	Frank W. Green	guest rooms, 8 (conversion of bungalows into connected hotel guest rooms)
1946 03 19	b9884	Frank W. Green	guest rooms, 10 rooms (conversion of guest cottages into connected hotel guest rooms)
1946 03 19	b9885	Frank W. Green	guest rooms, 8 rooms, 27' by 112', 14' high
1946 03 20	b9887	Frank W. Green	alteration and addition to main lobby
1948 05 13	b3996		general rehabilitation of rooms, $5,000
1950 02 21	b7167		(repartitioning of Administration Building)
1951 06 04	b9454	Wayne Mc Allister	hotel alteration, 34' by 30', 16' high (drawing shows new area by pool)
1952 09 05	b12035		drawing indicates removal of non load bearing walls from Palm Room and installation of bar
1953 07 07	b13869		post sign (drawing shows new sign approx 14' high on corner of Ocean and California Avenues)
1953 08 12	b14098		installation of dumb waiter, 20'6" high
1956 07 02	b20031		neon sign, drawing indicates this is the sign above the 2nd Street entrance
1958 01 06	b23091	Frank w. Green	Ocean Tower hotel and banquet hall, 180 rooms,
1959 12 04	b27150		offices (drawing is attached, but difficult to identify area, somewhere near "Satellite Rooms")
1959 09 01	b26661		2 s.f. set of letters on marquee (along Ocean Avenue entrance)

Building Permits

Date	Permit	Architect	Description
1959 12 30	b27257		(drawings indicate this is for a 24' sign on Wilshire Blvd for Western Air Lines)
1960 01 26	B27353	Burt ??? & Nicolas	???, office partitions
1960 01 20	b27336		(drawings indicate this for an addition of "Tiki Jo Restaurant" sign on existing pole sign at corner of Ocean and California. More than one sign?)
1961 07 136	b30081	Marilyn Mc Carron	new entrance to "town club" portion of Miramar Hotel, (drawings indicate "town club" is in basement of Administration Building north of lobby entrance)
1961 10 13	b30521		enlarge existing entrance to 4' (Administration Building interior)
1962 08 03	b32048		remove partition, plaster and match paneling to make barber shop (on first floor of Administration Building)
1962 11 05	b32570		install new door in trash room (Administration Building)
1963 10 15	b34233		(parking lot signs)
1963 05 01	b33392		15' by 7' wall sign
1963 11 12	b34365		remodel bar area
1964 02 19	b34735		(alterations to beauty shop)
1964 12 01	b36003	Edward F. Escalle	remove old wood partition & install incombustible material (laundry room in Palisades Building)
1965 01 28	36219		replacing of existing failed wood truss w new steel beam (dining room, in Administration Building)
1965 02 10	B36277		change present metal stud wall and replace with glass for display (in lobby of Ocean Tower)
1965 04 16	B36577		remove two existing inner walls make bath room smaller and convert hotel room to beauty salon (bungalow #20 north of parking lot)
1965 05 25	B36743		drawing indicates installation of pole sign "Leon's Beauty Coiffures" along Ocean Avenue north of Wilshire
1965 11 05	b37447		drawing indicates installation of 30' pole sign 14' wide on corner of Wilshire and 2nd
1966 07 28	b38315	James Morant(?)	remodel club room in basement (Administration Building)
1966 01 07	b38532	Barakonski - Riley	addition of two partitions in existing lobby
1967 02 06	b38867		"addition of 2 10' by 10' signs on north and south elevations of 10 story building"
1967 02 15	b38901		(addition of 6' by 33' sign on top of 10 Hotel Tower elevator tower)
1967 02 ??	b38938		metal canopy added to existing canopy of 2 story building near parking lot
1967 02 27	b38939		addition of "Massaglia Centre West" to new metal canopy
1967 04 17	b39104		changing existing lobby area to a coffee shop, new concrete porch landing and stairs
1967 05 22	b39232		two 2" by 4" wall panel and one existing wall panel (for Avis office)
1967 05 29	b39265		remodel of sign on corner of Wilshire and 2nd, 35' tall

Building Permits

Date	Permit	Architect	Description
1967 06 27	b39363		addition of coffee shop sign to existing sign on corner of Wilshire and 2nd
1967 07 20	b39419		18' 7" "Jojo Coffee Shop" sign on 2nd St
1967 08 03	b39458		put ceiling over counter 10' by 16' (drawing indicates proposed ceiling to be over avis rental area)
1968 08 02	b40600		air conditioning, (unit installed above Satellite Room)
1968 12 05	b40995		main dining room alteration, partition, hung ceiling, interior ??? and new exit door (appears to be Satellite Room)
1969 02 11	b41140		(appears to be addition of 16" by 3' sign to existing sign along 2nd Street entrance)
1969 02 11	b41141		(appears to be addition of "Villa D'Este" sign to existing pole sign on corner of Wilshire Boulevard and 2nd Street)
1969 10 30	b41196 5		convert men's and women's restrooms into 1 men's restroom no structural change (in lobby)
1970 04 03	b42389		aluminum and glass office partition with 1 sliding door (appears to be within Palisades Building near 2nd St entrance)
1970 11 02	b43074		fire escape and drop stairs (Palisades Wing?)
1971 03 22	b43395		2 4' by 6' hanging signs to bungalow #29
1971 05 10	b43564		projecting 4' by 5' sign for budget rental
1972 01 21	b44591		closing in existing stair ways with ???, construction and solid core self closing doors
1973 05 21	b45798		alteration of office (1 story building, likely 1 story bungalow)
1975 02 11	b47491		non structural interior alterations @ cottages south of tower on Ocean Avenue
1976 07 12	b48804		public toilet rooms remodel - men and women - ground floor
1976 07 12	b48803		ground floor corridor ceiling and partition (1 hour)
1975 09 03	b48028		repair fire damage - replace 2 dhw windows, patch plaster, replace finishing from casing and base moldings
1976 08 03	b48874		interior partitions and cabinet work in cottage 44
1976 09 02	b48944		move non-bearing wall on 7th floor of Ocean Tower
1976 10 05	b49038		miscellaneous changes to existing rooms, Wedgewood Room 1st floor, Satellite Room 1st floor
1976 11 09	b49139		move back wall in corridor, 6th floor new building (Ocean Tower)
1976 11 29	b49200	Kilgore and Graves	corridor to Wedgewood and Satellite Rooms of hotel, stairway to basement
1977 01 24	b49327		new railing, new front desk, new modern doors, some carpentry
1977 01 25	b49328		wood screen ???, fig tree ???
1977 02 17	b49391		hotel alterations on 10th floor corridor (Ocean Tower)
1977 03 03	b49443		change sign facing Wilshire Boulevard and hand railing on incline
1977 03 03	b49442		wall sign, applied letters over stained cedar planters?
1977 03 07	b49458		move non-bearing walls 8, 9, 10 floor corridors, refurbish

Building Permits

Date	Permit	Architect	Description
1977 04 19	b49575		interior remodel of cottages 15, 16, 23, 24, 25 (south of Ocean Tower)
1977 06 15	b49745		remodel kitchen area, non structural
1977 06 21	b49764		3rd phase lobby
1977 08 10	b50107		3rd phase lobby
1977 10 26	b50313	Witherly & Assoc	refurbish existing 6 story hotel (Palisades Wing), replacing existing plumbing & electrical, new air conditioning and fire sprinkler system (contains a good drawing of existing buildings)
1978 05 05			demolition and replacement of toilet and locker rooms in basement of six story building (Palisades Building)
1978 05 17	b50910		site work, replace parking lot and new decorative walls
1978 06 22	b51032		convert portion of conference room to 10 seat restaurant (drawing indicates basement of south corner of Administration Building)
1979 04 03	51920		air conditioning, smoke detector, fire alarm, and related alteration work
1979 04 10	51937		interior partitions
1979 05 29	52056		legal exits from Starlight and Wedgewood Rooms in Miramar Hotel (on east elevation)
1979 09 07	52353		Rose Room interior partitions (in basement of Administration Building)
1980 03 21	52878		ice machine alcove - 2nd 4th 6th flr of 6 story, interior partitions only
1980 03 21	52879		interior partitions, cottages
1980 03 21	52881		Starlight Room exit door
1980 03 21	52880	W. J. Walters	replace fascia at eave, add decorative lattice, replace end of roof (hip)
1980 05 01	52982		areaway - concrete block to basement (drawing indicate this is near main automobile entrance)
1980 07 03	53173	W. J. Walters	cut 2 windows into 2nd floor of 2 story ballroom building
1980 09 10	53505	W. J. Walters	pool access to toilets - basement - Ocean Tower
1980 09 10	53504	W. J. Walters	chiller room partition - basement - Ocean Tower
1980 10 02	53624	W. J. Walters	interior lobby ceiling and wall finishes
1980 11 10	53783	W. J. Walters	alteration to Ocean Ave canopy, only cut of concrete slab on grade
1981 12 11	54803	W. J. Walters	add exterior wall and gates around trash area on 2nd Street
1982 04 05	55003		dry rot and termite damage repair, replace ceramic tile in 17 bungalows
1982 07 28	A3435		sandblasting permit. Valuation of job $150.00
1982 08 23	59325		termite damage repair @ bungalow, partitions, furr-in openings, upgrade plumbing fixtures, repaint @ swimming pool restrooms
1982 10 14	55439		interior partitions and doors (Wedgewood and Starlight Rooms)
1983 02 18	55704		remodel basement cafeteria

Building Permits

Date	Permit	Architect	Description
1983 02 28	55716		interior alterations, presentation room
1983 11 30	56309		renovate room #610
1984 01 25	56436		interior remodel - replace rotted header and fl joist. New window same size as existing, new 3' by 6' skylight, bungalows
1984 05 31	56728		replace floor joist where needed new sub floor
1987 04 24	59281		renovation of Palisades Wing, demo kitchenettes, construct new steel stud walls drywall (note this permit is altered and description refers to permit c1084)
1987 05 01	59309		renovate bungalow apartment to single rental units
1989 05 25	60753	Daniel, mann, Johnson & Mendenhall	seismic reinforcing of Ocean Tower, elevator addition to ten and six story buildings, replacing existing canopy with new (Ocean Avenue canopy)
1989 10 20	61036	daniel, mann, Johnson & Mendenhall	Ocean Tower: main lobby alteration, canopy addition/alteration, balcony railing alteration (alteration to basement as well?)
1991 03 21	02882?	goodman and Assoc	swimming pool and spas
1991 03 27	02902?	Bavarian Masonry	water feature with pond with recirculation, small recirculation fountains (surrounding pool)
1991 02 06	61968	Solberg & Lowe	remodel of 31 existing hotel bungalows, 50% of existing exterior and or bearing walls to remain (drawing indicates 2nd story additions to 3 of the 5 bungalows)
1992 02 10	62554	Solberg & Lowe	renovate existing lounge, add new health club, exercise room, bungalow unit, renovate existing arcade, hotel rooms
1993 05 06	63285		tenant improvements: new men's and women's restrooms in existing restaurant in Administration Building)
1994 10 07	c4474		spa
1995 08 03	63692		drywall repair - paint carpet, floor repair from sprinkler accident
1997 12 11	c06290	Brian Cochran	Room addition to existing bungalow of the Miramar Sheraton Hotel
2000 07 11	b66828		reroof hotel - fire retardant perlite for bungalows
2000 06 09	c08295	Gensler	renovate existing offices (bungalow) walls demo and new (drawing indicates this is for bungalow south of Ocean Tower)
2000 08 22	c08482	Gensler	Renovate existing public areas, relocate existing Jacuzzi, close 2 floor openings at health club, add a 2nd floor landing and new iron work. (drawing indicates new iron work is along Wilshire Boulevard while other work is near pool)
2000 08 28	c08497	Gensler	266 guest room remodel hotel, redecorating rooms and convert some to accessible guestroom (drawings indicate this applies to all rooms in Ocean Tower and Palisades Wing)
2000 01 27	c08827		new outdoor spa, 8' by 13'

Building Permits

Date	Permit	Architect	Description
2001 03 02	b67267	Raffi Abkarian	installation of canopy 64' long, 22' projection, install awning on SE corner of interior courtyard, area not to be used for commercial or restaurant activity
2001 05 24	c09171	Peter Wurzburger	remove existing dining room, convert to exercise gym room, convert 1095" coffee shop to an exercise room. The kitchen will be retained for room service only

Appendix E

Archaeological Resources Assessment Report

ESA

Public Version

Miramar Hotel Project, City of Santa Monica, California

Archaeological Resources Assessment Report

Prepared for
City of Santa Monica
1865 Main Street, Room 212
PO Box 2200
Santa Monica, CA 90407-2200

September 2019

Public Version

Miramar Hotel Project, City of Santa Monica, California

Archaeological Resources Assessment Report

September 2019

Prepared for:
City of Santa Monica
1865 Main Street, Room 212
PO Box 2200
Santa Monica, CA 90407-2200

Prepared by:
ESA
2121 Alton Parkway, Suite 100
Irvine, CA 92606

Project Director:
Monica Strauss, M.A., RPA

Principal Investigator:
Kyle Garcia, B.A.

Report Author:
Fatima Clark, B.A.

Project Location:
Topanga and Beverly Hills (CA) USGS 7.5-minute Topographic Quads
Township 2 South, Range 15 West, Unsectioned

Acreage: Approx. 4.7 acres

Assessor Parcel Numbers: 4292-028-001, 4292-021-010, and 4299-021-009

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Irvine	Sacramento
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EXECUTIVE SUMMARY

Miramar Hotel Project – Archaeological Resources Assessment Report

Environmental Science Associates (ESA) has been retained by the City of Santa Monica (City) to conduct an archaeological resources assessment for the Miramar Hotel Project (Project) in support of an Environmental Impact Report (EIR). MSD Capital, L.P., through its affiliate Ocean Avenue, LLC (Applicant), proposes to redevelop the Miramar Hotel. The Project would be subject to a Development Agreement to be negotiated between the Applicant and the City. The City is the lead agency pursuant to the California Environmental Quality Act (CEQA).

A records search was conducted on April 11, 2019 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton and included a review of all recorded archaeological resources and previous studies within the Project Site and a 1-mile radius. The records search results indicate that 51 cultural resources studies have been conducted within a 1-mile radius of the Project Site. However, no studies have been previously conducted within the Project Site. No archaeological resources have been recorded within the Project Site. A total of seven historic-period archaeological resources have been previously recorded within a 1-mile radius of the Project Site. No prehistoric archaeological resources have been previously recorded a 1-mile radius of the Project Site.

A Sacred Lands File (SLF) conducted by the California Native American Heritage Commission (NAHC) on April 15, 2019 yielded positive results. The NAHC did not provide specific information regarding the nature or location of the resource on file; however, the NAHC recommended contacting the Gabrielino Tongva Indians of California Tribal Council for additional information. The NAHC also provided a list of other Native American tribes to contact as these tribes may also have knowledge of cultural resources in the Project Site. ESA forwarded the positive SLF results from the NAHC to the City.

An archaeological resources survey of the Project Site was conducted on April 16, 2019. Approximately 10 percent of the Project Site was subject to an opportunistic survey that targeted areas with exposed ground surface, such as landscaped areas. Approximately 90 percent of the Project Site was not surveyed since the ground surface is covered with surface parking lots, buildings, and paved walkways. The survey did not yield the identification of archaeological resources within the Project Site.

The archaeological sensitivity assessment indicates that the Project Site has a low sensitivity for prehistoric archaeological resources, based on the fact that the sediments within the Project Site are made up of old alluvium deposits dating back to the latest Pleistocene and Holocene, which predates human occupation in southern California. The archaeological sensitivity assessment also indicates that based on review of Sanborn Maps, some areas of the Project Site have a moderate to high potential for yielding buried historic-period archaeological resources associated with the previous uses at the Project Site. Recommended mitigation measures are provided in the *Conclusions and Recommendations* section of this report in order to reduce potential impacts to archaeological resources and human remains to less than significant levels under CEQA.

MIRAMAR HOTEL PROJECT

Archaeological Resources Assessment Report

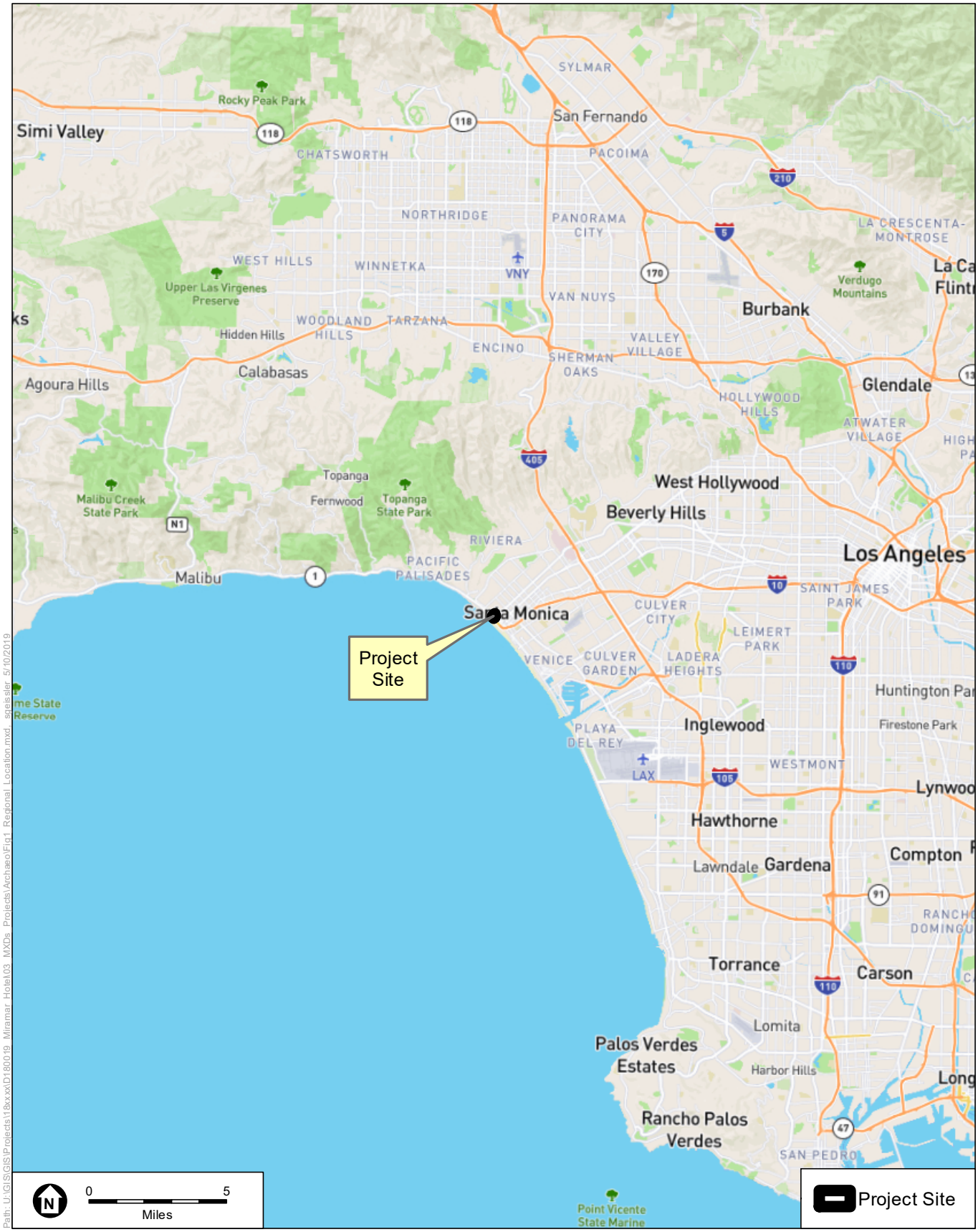
Introduction

Environmental Science Associates (ESA) has been retained by the City of Santa Monica (City) to conduct an archaeological resources assessment for the Miramar Hotel Project (Project) in support of an Environmental Impact Report (EIR). MSD Capital, L.P., through its affiliate Ocean Avenue, LLC (Applicant), proposes to redevelop the Miramar Hotel. The Project would be subject to a Development Agreement to be negotiated between the Applicant and the City. The City is the lead agency pursuant to the California Environmental Quality Act (CEQA).

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., RPA., Project Director; Kyle Garcia, B.A., Principal Investigator; Fatima Clark, B.A, report author and surveyor; and Stephan Geissler, GIS specialist. Candace Ehringer, M.A., RPA, provided senior review of the report. Resumes of key personnel are included in **Appendix A**.

Project Location

The 4.7-acre Project Site is located in the western portion of Los Angeles County (**Figure 1**). The Project Site is situated in an unsectioned portion of Township 2 South, Range 15 West on the Topanga and Beverly Hills, CA U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles (**Figure 2**). Specifically, the Project Site is located at 1133 Ocean Avenue/101 Wilshire Boulevard, referred to as the Hotel Parcel (Assessor Parcel Number [APN] 4292-028-001) and is bordered by Wilshire Boulevard, Ocean Avenue, California Avenue, and Second Street. The Project Site is also situated at 1127/1129 Second Street, referred to as the Second Street Parcel (APNs 4292-021-010 and 4292-021-009) and is bordered by Second Street to the west (**Figure 3**).

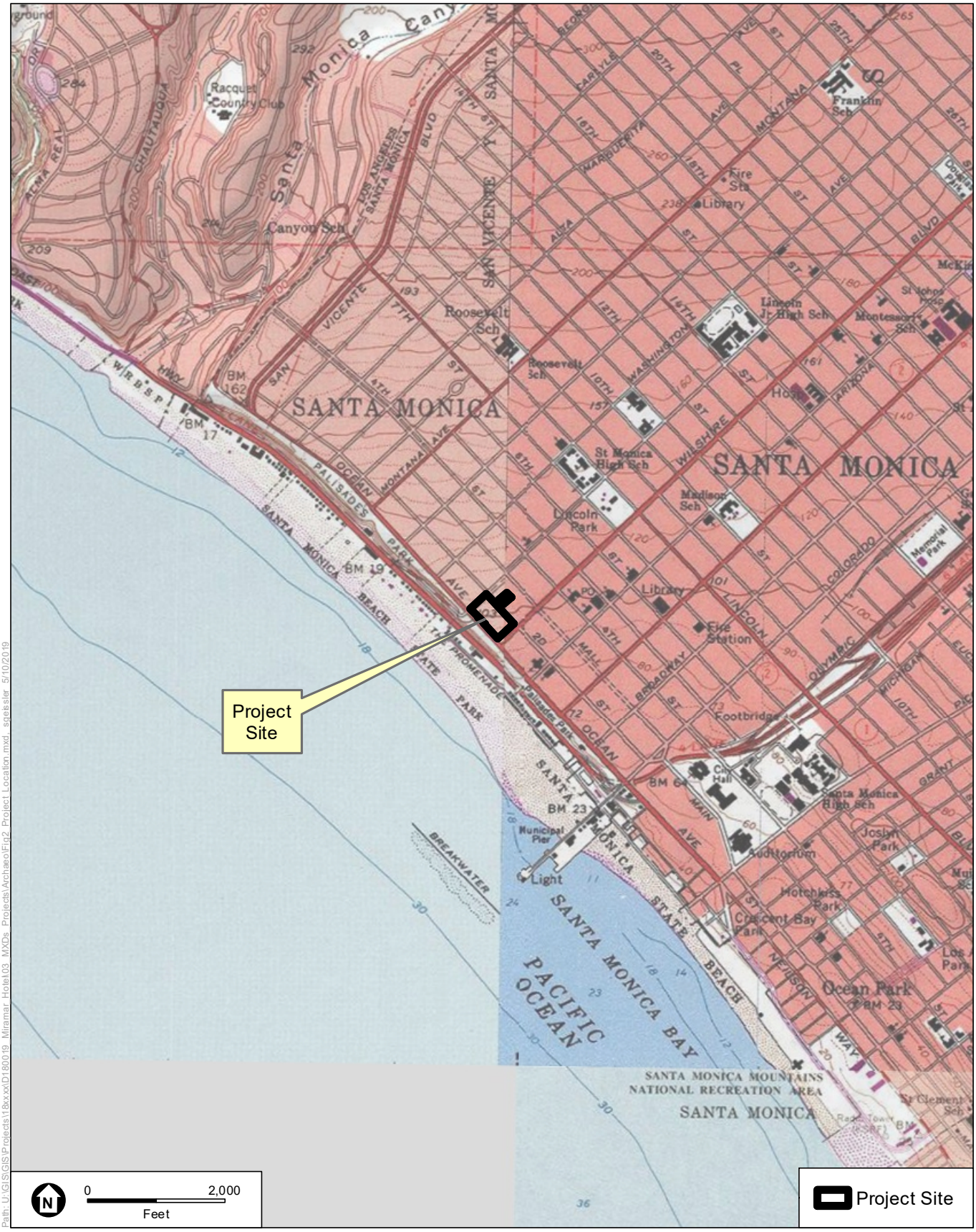


SOURCE: Open Street Map, 2019.

Miramar Hotel Project

Figure 1
Regional Location

ESA



SOURCE: USGS Topographic Series (Beverly Hills, Topanga, CA).

Miramar Hotel Project

Figure 2
Project Location

ESA

Path: U:\GIS\GIS\Projects\18xxxx\D180019_Miramar_Hotel\03_MXDs_Projects\Archaeo\Fig3_Aerial_Photograph.mxd sneissler 5/10/2019

SOURCE: Open Street Map, 2019.

Miramar Hotel Project

Figure 3
Aerial Photograph

ESA

Project Description

The Applicant proposes to redevelop the Miramar Hotel including the associated surface parking lot to the east of the Hotel. Project components on the Hotel Parcel consist of the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated landmark), the preservation and protection of the Moreton Bay Fig Tree (a City-designated landmark), the relocation of the main entry drive from Wilshire Boulevard to Second Street, the removal of the existing surface parking lots, the demolition of all non-landmarked buildings, the construction of two new buildings (Ocean Building and the California Building), the expansion of public and guest open space areas on the ground level and in building terraces and rooftops, and the construction of subterranean parking garages beneath the newly constructed buildings and open space. The excavations for the proposed subterranean parking and the basement of the Ocean Building would reach depths of 33 feet below surface and would require the export of approximately 175,000 cubic yards of soil.

The Second Street Parcel would be developed with a 100 percent Affordable Housing Project with a maximum of 48 deed-restricted residential apartments. The development would include a mix of one-bedrooms, two-bedrooms and three-bedrooms. Vehicle access to the building would be provided via Second Court alley. Excavation for the proposed subterranean parking in the Second Street Parcel is estimated to reach depths of 15 feet, but could increase up to 30 feet in portions of the garage. The anticipated upper limit for soil export is 12,525 cubic yards.

Setting

Existing Conditions

The Hotel Parcel is currently developed with the Palisades Building (six stories high with a one-level basement) located on the northeast corner; the Ocean Tower (ten stories high with a one-level basement) located in the middle portion of the parcel; a Meeting/back of house building (two stories high with a one-level basement) situated along Second Street; a Bungalow Building (one story high and at grade) situated along Ocean Avenue; multiple guest room bungalows (single story and two stories high and at grade) located along Ocean and California avenues; two surface parking lots; two vehicular driveways located on the southern portion of the parcel; and the Moreton Bay Fig Tree located in the middle portion of the parcel. The Second Street Parcel is developed with a surface parking lot (Geotechnologies, Inc., 2019).

Natural Setting

The city is located just south of the boundary between the Transverse Ranges and Peninsular Ranges geomorphic provinces. The Transverse Ranges geomorphic province to the north is characterized by east-west trending mountain ranges that include the Santa Monica Mountains. The Santa Monica, Hollywood, Raymond, Sierra Madre, and Cucamonga faults mark the southern boundary of the province. The Peninsular Range province is characterized by northwest/southeast trending alignments of mountains and hills and intervening basins, reflecting the influence of northwest trending major faults and folds controlling the general geologic structural fabric of the region. This province extends northwesterly from Baja California into the

Los Angeles Basin and westerly into the offshore area, including Santa Catalina, Santa Barbara, San Clemente and San Nicolas islands. This province is bounded on the east by the San Jacinto fault zone. The Los Angeles Basin is the northernmost part of the Peninsular Ranges province.

The Los Angeles Basin, which is an alluviated lowland sometimes referred to as the coastal plain, is underlain by a structural depression that is important for its structural relief and complexity in relation to its small size and for its abundant oil production. The basin was formed about 15 million years ago during the Neogene, when the land was underwater and during a crustal disruption caused by a clockwise shift in the surrounding mountains. This weakening led to the formation of a large bowl of the basin and sediment from the sea and rivers accumulated in thick layers in the undersea bowl. Then, about 5 million years ago, the crustal stretching collapsed and the basin was forced to the surface (Yerkes et al., 1965).

Prehistoric Setting

The chronology of Southern California is typically divided into three general time periods: the Early Holocene (9,600 cal B.C. to 5,600 cal B.C.), the Middle Holocene (5,600 cal B.C. to 1,650 cal B.C.), and the Late Holocene (1,650 cal B.C. to cal A.D. 1769). This chronology is manifested in the archaeological record by particular artifacts and burial practices that indicate specific technologies, economic systems, trade networks, and other aspects of culture.

While it is not certain when humans first came to California, their presence in Southern California by about 9,600 cal B.C. has been well documented. At Daisy Cave, on San Miguel Island, cultural remains have been radiocarbon dated to between 9,150 and 9,000 cal B.C. (Byrd and Raab, 2007). During the Early Holocene (9,600 cal B.C. to 5,600 cal B.C.), the climate of Southern California became warmer and more arid and the human populations, who were represented by small hunter gathers until this point and resided mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

During the Late Holocene (1,650 cal B.C. to cal A.D. 1769), many aspects of Millingstone culture persisted, but a number of socioeconomic changes occurred (Erlandson, 1994; Wallace 1955; Warren, 1968). The native populations of Southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering camps. Increasing population size necessitated the intensified use of existing terrestrial and marine resources (Erlandson, 1994). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence, towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007). Between about A.D. 800 and A.D. 1350, there was an episode of sustained drought, known as the Medieval Climatic Anomaly (MCA) (Jones et al., 1999). While this climatic event did not appear to reduce the human population, it did lead to a change in subsistence strategies in order to deal with the substantial stress on resources.

Given the increasing sedentism and growing populations during the Late Holocene, territorial conscription and competition became acute. Primary settlements or village sites were typically established in areas with available freshwater, and where two or more ecological zones

intersected (McCawley, 1996). This strategic placement of living space provided a degree of security in that when subsistence resources associated with one ecological zone failed, the resources of another could be exploited (McCawley, 1996). Villages typically claimed and carefully defended fixed territories that may have averaged 30-square miles in size encompassing a variety of ecological zones that could be exploited for subsistence resources (McCawley, 1996).

The Late Holocene marks a period in which specialization in labor emerged, trading networks became an increasingly important means by which both utilitarian and non-utilitarian materials were acquired, and travel routes were extended. Trade during this period reached its zenith as asphaltum (tar), seashells, and steatite were traded from Catalina Island (*Pimu* or *Pimugna)* and coastal Southern California to the Great Basin. Major technological changes appeared as well, particularly with the advent of the bow and arrow sometime after cal A.D. 500, which largely replaced the use of the dart and atlatl (Byrd and Raab, 2007).

Ethnographic Setting

The Project is located in the heart of Gabrielino[1] tribal territory which, at the start of the Spanish Period, included the Los Angeles Basin and adjacent areas, and San Clemente, Santa Catalina, and San Nicolas islands. Their mainland territory extended from the San Fernando Valley and the San Gabriel Mountains in the north to Aliso Creek and the Santa Ana Mountains in the south, and from Mount Rubidoux in the east to Topanga Canyon in the west. This territory included mountain, foothill, prairie, coastal zones, and the islands, which offered a variety of resources to Gabrielino foragers.

The Gabrielino relied on gathered wild plants and trapped or hunted animals[2] for food. Acorns and piñon nuts were food staples found only in the mountains and foothills. On the islands and coast, marine resources, especially shellfish, fish, and sea mammals, greatly supplemented terrestrial resources. Plants also provided building material and raw material for craft manufacturing such as basket making. Animal bone, skin, fur, and feathers were also used as raw material for craft manufacturing. Whale bones were sometimes used in building windbreaks and houses. Certain types of stone were quarried and asphaltum[3] was gathered for tool and container manufacturing, and for water-proofing boats. Santa Catalina Island provided abundant steatite[4] which was valued as a raw material for bowls and an array of other items, notably body ornaments.

The Gabrielino interaction sphere was considerably larger than their tribal territory *per se (*Bean and Smith, 1978*)*:

1 The Gabrielino (alternatively spelled Gabrieleño) are so called for their aggregation at the Mission San Gabriel Arcángel during the early Spanish Period. Currently, many Gabrielinos prefer the term Gabrielino-Tongva, or simply Tongva, or Kizh.

2 Plants were not domesticated and domesticated animals were limited to dogs. Archaeological data collected to date does not suggest that dogs were used for food.

3 Asphaltum is a tar-like substance that washes ashore from natural, undersea oil seepages.

4 A soft rock consisting largely of talc and also known as steatite.

> *With the possible exception of the Chumash [their westward neighbors], the Gabrielino were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.*

The Gabrielino spoke several dialects of a Cupan language in the Takic family, and neighboring tribes to the north, east, and south also spoke languages in the Takic family (Shipley, 1978).

Spain established two Franciscan missions in Gabrielino tribal territory: Mission San Gabriel Arcángel, founded in 1771 in the north-central Los Angeles Basin, and Mission San Fernando Rey de España, founded 1797 in the north-central San Fernando Valley. Prior to aggregation at the missions, the Gabrielino settlement pattern included primary villages and secondary camps; both villages and camps were situated alongside fresh waterways or springs.

Historic Setting

The first European exploration of the area began in 1542 when Spanish explorer Juan Rodriguez Cabrillo arrived by sea during his navigation of the California coast. Sebastian Vizcaino arrived in 1602 during his expedition to explore and map the western coast that Cabrillo visited 60 years earlier. In 1769, the Gaspar de Portolá expedition passed through the region on its way from San Diego to the San Francisco Bay area (McCawley, 1996). When Portolá's expedition passed through the Los Angeles area, they reached the San Gabriel Valley on August 2 and traveled west through a pass between two hills where they encountered the Los Angeles River and camped on its east bank near the present-day North Broadway Bridge and the entrance to Elysian Park.

In an effort to promote Spanish settlement of Alta California, Spain granted several large land concessions from 1784 to 1821. At this time, unless certain requirements were met, Spain retained title to the land (State Lands Commission, 1982).

Mexico won its independence from Spain in 1821. Mexico continued to promote settlement of California with the issuance of land grants. In 1833, Mexico began the process of secularizing the missions, reclaiming the majority of mission lands and redistributing them as land grants. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands would be returned to the Native populations, but this did not always occur (Milliken et al., 2009).

Many ranchos continued to be used for cattle grazing by settlers during the Mexican Period. Hides and tallow from cattle became a major export for Californios[5], many of whom became wealthy and prominent members of society. The Californios led generally easy lives, leaving the hard work to vaqueros[6] and Indian laborers (Pitt, 1994; Starr, 2007).

In 1846, the Mexican-American War broke out. Mexican forces were eventually defeated in 1847 and Mexico ceded California to the United States as part of the Treaty of Guadalupe Hildalgo in

5 Spanish speaking, Catholic persons of Latin American descent born in Alta California between 1769 and 1848

6 Horsemen and cattle herders of Spanish Mexico and Alta California

1848. California officially became one of the United States in 1850. While the treaty recognized right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, a huge influx of people from other parts of North America flooded into California. The increased population provided an additional outlet for the Californios' cattle. As demand increased, the price of beef skyrocketed and Californios reaped the benefits. However, a devastating flood in 1861, followed by droughts in 1862 and 1864, led to a rapid decline of the cattle industry; over 70 percent of cattle perished during these droughts (McWilliams, 1946; Dinkelspiel, 2008). This event, coupled with the burden of proving ownership of their lands, caused many Californios to lose their lands during this period (McWilliams, 1946). Former ranchos were subsequently subdivided and sold for agriculture and residential settlement.

History of the Hotel Parcel/Project Site

The Hotel Parcel was previously developed with a private estate (known as the Miramar Residence, which featured a Queen Anne-style mansion) constructed in 1888 by one of the city's founders, Nevada Senator John P. Jones. The Miramar Residence had an expansive grass lawn, a rear arbor, and a pergola. Historic photographs show the landscape was planted with a variety of shrubs, trees, and tropical plants, including *Washingtonia robusta* palms, which still remain extant on the Hotel Parcel. The Moreton Bay Fig Tree was planted (in the middle portion of the Hotel Parcel) before 1900 by Senator John P. Jones' second wife, Georgina Frances Sullivan, and is known as one of the earliest tree plantings in the city. The Fig Tree is named after Moreton Bay in southern Queensland, although it is found elsewhere (Wuellner et al., 2012).

King Gillette (the inventor of the Gillette Razor) purchased the Miramar property in 1912. Gillette leased a portion of the property to the Santa Monica Military Academy and sold the property in 1915 to hotelier and real estate developer J. C. H. Ivins. From 1921 to 1929, Gilbert F. Steveson and Carrie Y. Stevenson owned the parcel. By 1924, Stevenson built the existing six-story Palisades Building. Stevenson converted the Miramar Residence into a clubhouse and constructed the ocean-side Variety Beach Club below the Palisades Building, which no longer exists. The Santa Monica Miramar Company ran the Miramar Hotel from 1932 to 1940. By 1938, all buildings with the exception of the Palisades Building were demolished in preparation for new construction. Eight bungalows were constructed along California and Ocean Avenues. A one-story Administration Building (south of the Palisades Building) was constructed in the same year. From 1944 to 1945 the United States Army Air Force Redistribution Center leased the Miramar Hotel. In 1949, Joseph Massaglia purchased the hotel and constructed the existing ten-story Ocean Tower in 1959 (Chattel Architecture Planning & Preservation, Inc., 2010).

Regulatory Framework

State

California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at *Public Resources Code (PRC) Section 21000 et seq.* CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (Section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The *CEQA Guidelines* (Title 14 California Code of Regulations [CCR] Section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA and Section 15064.5 of the *CEQA Guidelines* apply. If an archaeological site does not meet the criteria for a historical resource contained in the *CEQA Guidelines*, then the site may be treated in accordance with the provisions of Section 21083, which is as a unique archaeological resource. As defined in Section 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or,
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological site meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site is to be treated in accordance with the provisions of Section

21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (Section 21083.1(a)). If preservation in place is not feasible, mitigation measures shall be required. The *CEQA Guidelines* note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (*CEQA Guidelines* Section 15064.5(c)(4)).

California Register of Historical Resources

The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the Native American Heritage Commission (NAHC) within 24 hours to relinquish jurisdiction.

California Public Resources Code Section 5097.98

California PRC Section 5097.98, as amended, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. The MLD has 48 hours from the time of being granted access to the site by the landowner to inspect the discovery and provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

Assembly Bill 52 and Related Public Resources Code Sections

Assembly Bill (AB) 52 was approved by California State Governor Edmund Gerry "Jerry" Brown, Jr. on September 25, 2014. The act amended California PRC Section 5097.94, and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (MND) will be filed on or after July 1, 2015. The primary intent of AB 52 was to include California Native American Tribes early in the environmental review process and to establish a new category of resources related to Native Americans that require consideration under CEQA, known as tribal cultural resources. PRC Section 21074(a)(1) and (2) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native

American Tribe" that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources, or a resource that is determined to be a tribal cultural resource by a lead agency, in its discretion and supported by substantial evidence. On July 30, 2016, the California Natural Resources Agency adopted the final text for tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016.

PRC Section 21080.3.1 requires that within 14 days of a lead agency determining that an application for a project is complete, or a decision by a public agency to undertake a project, the lead agency provide formal notification to the designated contact, or a tribal representative, of California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project (as defined in PRC Section 21073) and who have requested in writing to be informed by the lead agency (PRC Section 21080.3.1(b)). Tribes interested in consultation must respond in writing within 30 days from receipt of the lead agency's formal notification and the lead agency must begin consultation within 30 days of receiving the tribe's request for consultation (PRC Sections 21080.3.1(d) and 21080.3.1(e)).

PRC Section 21080.3.2(a) identifies the following as potential consultation discussion topics: the type of environmental review necessary; the significance of tribal cultural resources; the significance of the project's impacts on the tribal cultural resources; project alternatives or appropriate measures for preservation; and mitigation measures. Consultation is considered concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Section 21080.3.2(b)).

If a California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage in the consultation process, or if the lead agency has complied with Section 21080.3.1(d) and the California Native American tribe has failed to request consultation within 30 days, the lead agency may certify an EIR or adopt an MND (PRC Section 21082.3(d)(2) and (3)).

PRC Section 21082.3(c)(1) states that any information, including, but not limited to, the location, description, and use of the tribal cultural resources, that is submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.

Archival Research

SCCIC Records Search

A records search for the Project was conducted on April 11, 2019 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all recorded archaeological resources and previous studies within the Project Site and a 1-mile radius.

Previous Cultural Resources Investigations

The records search results indicate that 51 cultural resources studies have been conducted within a one-mile radius of the Project Site (**Appendix B**). Approximately 30 percent of the one-mile records search radius has been included in previous cultural resources surveys. Of the 51 previous studies, none appear to have been conducted within the Project Site.

Previously Recorded Cultural Resources

The records search results indicate that no archaeological resources have been recorded within the Project Site. A total of seven historic-period archaeological resources have been previously recorded within a one-mile radius of the Project Site (**Table 1**). No prehistoric archaeological resources have been previously recorded within a 1-mile radius of the Project Site.

TABLE 1
PREVIOUSLY RECORDED CULTURAL RESOURCES

Primary Number (P-19-)	Permanent Trinomial (CA-LAN-)	Other Designation	Description	Date Recorded
002392	2392H	G&A-SM-1	Historic-period archaeological site: low density buried historic concentration of domestic and structural debris dating back to the 1920s and 1930s.	1996
004728	4728H	OTO-S-001H	Historic-period archaeological site: three refuse deposit features and an artifact scatter	2014
004729	4729H	OTO-S-002H	Historic-period archaeological site: one refuse deposit feature and an artifact scatter	2014
004731	4731H	1320 Second St, Santa Monica	Historic-period archaeological site: refuse deposit with scatter of late 19th and early 20th century artifacts. Artifacts include glass bottles, ceramic flatware and vessels, fragments of porcelain dolls, animal bones, and daily household objects.	2014
101025	-	1745A	Historic-period isolate: dark olive green bottle.	2012
101026	-	1745B	Historic-period isolate: clear glass bottle	2012
101027	-	1745D	Historic-period archaeological site: brick and mortar storm drain	2012

SOURCE: SCCIC, 2019.

Sacred Lands File Search

The NAHC maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on March 27, 2019 to request a search of the SLF. The NAHC responded to the request in a letter dated April 15, 2019 indicating that the SLF results were positive. The NAHC did not provide specific information regarding the nature or location of the resource on file; however, the NAHC suggested contacting the Gabrielino Tongva Indians of California Tribal Council for more information. The NAHC also suggested contacting other Native American tribes (found on an attached list provided by the NAHC) who may have knowledge of resources in the Project Site. ESA forwarded the positive SLF results from the NAHC to the City. The results of SLF search are provided in **Appendix C** of this report.

Historic Maps and Aerial Photographs

Sanborn Fire Insurance Maps (Sanborn Maps) and historic aerial photographs were examined to provide historical information about land uses of the Project Site (Hotel Parcel and 2nd Street Parcel) and to contribute to an assessment of the Project Site's archaeological sensitivity. Sanborn Maps were available for the years 1891, 1902, 1909, 1918, 1950, and 1986 (Partner Engineering and Science, Inc., 2016; Wuellner, 2012). Historic aerial photographs were available for the years 1989, 1994, 2002-2005, 2009, 2010, 2012, 2014, and 2018 (Historic Aerials, 2019). A recent aerial photograph from 2019 was also reviewed (Bing Maps, 2019). Information on each parcel is provided below.

Hotel Parcel

Review of the 1891 Sanborn Map indicates that a tennis court was built along the eastern portion of the Hotel Parcel (along 2nd Street) and that the Miramar Residence (depicted as "Senator Jones' Residence") was constructed close to Nevada Avenue (currently Wilshire Boulevard). The 1902 Sanborn Map shows four structures including a stable, two green houses and a structure (labeled as "Yard") inside a rectangular-shaped "Hedge Fence" located in the northern portion of the parcel. A long "Hedge Fence" (following a northeast to southwest alignment) is shown as dividing the rectangular-shaped "Hedge Fence" from the tennis court and Miramar Residence. A water supply line is shown as bisecting the Hotel Parcel and following a southeast to northwest alignment.

The 1909 Sanborn Map continues to show the Miramar Residence and a few changes appear to have been made to the northern portion of the parcel, such as that some of the structures observed in the 1902 Sanborn Map have been modified and a shed has been added. The 1918 Sanborn Map exhibits two garages, a structure labeled as "Lattice", and two unnamed small structures on the northern portion of the parcel. A "Westlake Military School" is depicted for the first time along California Avenue. The Miramar Residence is depicted with no changes.

The 1950 Sanborn Map shows that the Palisades Building (depicted as "The Miramar Apartments") is located in the northeast portion of the parcel. Bungalows (depicted as "The Miramar Hotel Cottages") have been constructed in an L-shape along California and Ocean

Avenues. The Westlake Military School is no longer depicted. A lobby, kitchen, and banquet room (which form part of the existing Administrative Building for the Miramar Hotel) are observed as located immediately southeast of the Palisades Building and a swimming pool has been developed in the center of the property. The Miramar Residence is no longer depicted by 1950. The 1965 Sanborn Map shows no visible changes within the parcel. The 1986 Sanborn map indicates that the Ocean Tower (10-floor hotel building) has been constructed in the middle portion of the parcel.

Review of historic aerial photographs from 1994, 2002-2005, 2014, 2018, and a current aerial from 2019 indicate that no major changes have occurred within the Hotel Parcel.

2nd Street Parcel

The 1891 Sanborn Map indicates that the 2nd Street Parcel is undeveloped. The 1909 Sanborn Map exhibits two dwellings and additional unknown structures in the back of each dwelling. The 1918 Sanborn Map shows that one of the dwellings on the eastern half of the parcel has been removed. The 1950 Sanborn Map shows that the dwelling previously observed in the 1918 Sanborn Map is no longer present and the parcel is depicted as developed with a garage. The 1965 Sanborn Map shows that that parcel is undeveloped. The 1986 Sanborn Map shows that a small building adjacent to 2nd Street is present on the southeast corner of the parcel.

Review of historic aerial photographs from 1989, 1994, 2002-2004, 2009, 2010, 2012, 2014, and a current aerial from 2019 indicate that the parcel is used as a surface parking lot.

Review of Phase I Environmental Site Assessment Report

Review of the *Phase I Environmental Site Assessment Report* (Phase I ESA) indicates that based on a review of the city directory, the Hotel Parcel is known to have been occupied in the past by the Miramar Hotel and commercial businesses (including beauty salons, clothing stores, auto rental agencies, and taxi service companies). The Second Street Parcel is known to have been occupied by tenants (from 1928 and 1954) identified as garages. An Underground Storage Tank (UST) is also located near the middle portion of the Hotel Parcel and contains 1,000 gallons of diesel fuel for an emergency generator that is currently in use. Records obtained from the Santa Monica Fire Department indicate that the UST was installed in 1990 (Partner Engineering and Science, Inc., 2016).

Review of Geotechnical Report and Geological Maps

Review of a geotechnical evaluation for the Project Site titled *Preliminary Geotechnical Evaluation for an Environmental Impact Report* (Geotechnologies, Inc., 2019) and the geological mapping by Dibblee and Ehrenspeck (1991) indicate that the surface of the Project Site consists of older alluvium (Qoa). These deposits date to the Pleistocene (2,588,000 to 11,700 years ago) and consist of slightly consolidated pebble-gravel, sand, silt, and clay derived from the Santa Monica Mountains to the north (Dibblee and Ehrenspeck, 1991).

Cultural Resources Survey

Methods and Results

An archaeological resources survey of the Project Site was conducted on April 16, 2019 by ESA staff Fatima Clark, B.A. The survey was aimed at identifying surface evidence of archaeological resources within the Project Site. Approximately 10 percent of the Project Site was subject to an opportunistic survey that targeted areas with exposed ground surface, such as landscaped areas. Approximately 90 percent of the Project Site was not surveyed since the ground surface is covered with surface parking lots, buildings, a pool, and paved walkways (**Figure 8)**. The survey did not yield the identification of archaeological resources or other indicators of cultural resources, such as midden soils. Ground surface visibility for the entire Project Site was less than 5 percent.

PHOTOGRAPH 1: View of surface parking lot within Project Site (Second Street parcel), view north.

PHOTOGRAPH 2: Overview of existing building within middle portion of Project Site (Hotel Parcel), view north.

PHOTOGRAPH 3: Overview of bungalows in Project Site (Hotel Parcel), view northwest.

PHOTOGRAPH 4: View of paved walkways, landscaping, and existing Palisades Building in the background, view northwest.

PHOTOGRAPH 5: Overview of landscaping in middle portion of Project Site (Hotel Parcel), view north.

D180019.00

SOURCE: ESA, 2010

Miramar Hotel Project

Figure 8
Survey Photographs

ESA

Archaeological Sensitivity

Prehistoric Archaeological Resources

The archival research indicates that no prehistoric archaeological resources have been previously recorded within the Project Site or a one-mile radius. The SLF search through the NAHC yielded positive results; however, review of the geotechnical report for the Project and the geological mapping indicate that the surface of the Project Site consists of older alluvium dating to the Pleistocene (2,588,000 to 11,700 years ago). These conditions suggest that the Project Site likely lacks deposits dating to the latest Pleistocene and Holocene (11,700 years ago to present) – the period for which there is widely accepted evidence for people in Southern California. Additionally, if any prehistoric resources once existed in the Project Site, these are expected to have remained near the surface. However, the past and modern disturbances (including buildings, basements, surface parking lots, a UST, a pool, and walkways) at the Project Site have likely displaced destroyed resources if any existed. Therefore, ESA considers the Project Site to have a low sensitivity for buried prehistoric archaeological resources.

Historic-Period Archaeological Resources

The archival research indicates that a total of seven historic period archaeological sites (consisting of refuse deposits and a brick and mortar storm drain) have been previously recorded within a one-mile radius of the Project Site. Additionally, review of Sanborn Maps also shows that several structures once existed within portions of the Project Site. These areas (where several structures once existed) are currently developed with landscaping, paved pathways, and a surface parking lot. In summary, portions of the Project Site have a moderate to high sensitivity for yielding buried historic period archaeological resources, since excavations for entrance roads, paved pathways, landscaping, and parking lots are typically shallow and it is therefore likely that resources could have been preserved beneath them. As a result, foundations of structures, building materials, privies, and refuse deposits associated with the previous uses at the Project Site could be found during ground disturbance activities at the Project Site. Should they exist, these deposits have the potential to yield information important in history regarding previous land uses and former occupants of the Project Site.

Conclusions and Recommendations

No known archaeological resources (historic-period or prehistoric) or human remains were identified within the Project Site as a result of this assessment. The archaeological sensitivity assessment concluded that there is a low sensitivity for prehistoric archaeological resources given the Pleistocene age of underlying soils and past surface disturbances. Nonetheless, although the Project Site does not have high potential for encountering buried prehistoric archaeological resources, excavation into undisturbed native soils could uncover such resources. Therefore, impacts on prehistoric archaeological resources are considered potentially significant, and Mitigation Measures DCP MM CR-3a: Archaeological Data Recovery, DCP MM CR-3b: Inadvertent Discoveries, ARCHAEO-1, and ARCHAEO-2 are prescribed to reduce impacts to a less than significant level.

The Project Site was used in historic times and there is a potential to encounter historic period archaeological resources. Foundations of structures, building materials, and refuse deposits associated with these previous uses could be located beneath the surface in areas that have not been subject to substantial excavations, such as under entrance roads, paved pathways, landscaping, and parking lots. Should they exist, these archaeological deposits have the potential to yield information important in history regarding previous land uses and the former occupants of the Project Site. As a result of these findings, the Project Site is considered to have a moderate to high sensitivity for buried historic period archaeological resources; therefore, Mitigation Measures DCP MM CR-3a: Archaeological Data Recovery, DCP MM CR-3b: Inadvertent Discoveries, and ARCHAEO-1 are prescribed to reduce potentially significant impacts to archaeological resources to a less than significant level.

As discussed above, during excavations archaeological resources and/or human remains could be encountered during construction on the Project Site. The Project shall implement the following DCP Mitigation Measures from the Downtown Community Plan EIR:

DCP EIR Mitigation Measures

DCP MM CR-3a: Archaeological Data Recovery: For projects that inadvertently discovered buried prehistoric or historic-period archaeological resources the City shall apply a program that combines resource identification, significance evaluation, and mitigation efforts into a single combined effort. This approach would combine the discovery of deposits (Phase 1), determination of significance and assessment of the project's impacts on those resources (Phase 2), and implementation of any necessary mitigation (Phase 3) into a single consolidated investigation. This approach must be driven by a Treatment Plan that sets forth explicit criteria for evaluating the significance of resources discovered during construction and identifies appropriate data recovery methods and procedures to mitigate project effects on significant resources. The Treatment Plan shall be prepared prior to issuance of building permits by a Registered Professional Archaeologist (RPA) who is familiar with urban historical resources, and at a minimum shall include:

- A review of historic maps, photographs, and other pertinent documents to predict the locations of former buildings, structures, and other historical features and sensitive locations within and adjacent to the specific development area;
- A context for evaluating resources that may be encountered during construction;
- A research design outlining important prehistoric and historic-period themes and research questions relevant to the known or anticipated sites in the study area;
- Specific and well-defined criteria for evaluating the significance of discovered remains; and
- Data requirements and the appropriate field and laboratory methods and procedures to be used to treat the effects of the project on significant resources.

The Treatment Plan shall also provide for a final technical report on all cultural resource studies and for curation of artifacts and other recovered remains at a qualified curation facility, to be funded by the developer. To ensure compliance with City and state preservation laws, this plan shall be reviewed and approved by the Historic Landmarks Commission and the City of Santa Monica Planning Division prior to issuance of building permits.

DCP MM CR-3b: Inadvertent Discoveries: In the event of any inadvertently discovered prehistoric or historic-period archaeological resources during construction, the developer shall immediately cease all work within 50 feet of the discovery. The proponent shall immediately notify the City of Santa Monica Planning and Community Development Department and shall retain a Registered Professional Archaeologist (RPA) to evaluate the significance of the discovery prior to resuming any activities that could impact the site. If the archaeologist determines that the find may qualify for listing in the California Register of Historic Resources (CRHR), the site shall be avoided or a data recovery plan shall be developed pursuant to MM CR-2a. Any required testing or data recovery shall be directed by a RPA prior to construction being resumed in the affected area. Work shall not resume until authorization is received from the City.

Recommended Mitigation Measures

The following mitigation measures have been prescribed to reduce potentially significant impacts on archaeological resources and human remains, including those interred outside of dedicated cemeteries. These measures have been prescribed to address the need for sensitivity training for construction personnel, monitoring by a qualified archaeological and Native American monitor during construction, and to address inadvertent human remain discoveries during construction. In addition to DCP MM CR-3a and DCP MM CR-3b provided above, the following project specific mitigation measures are required:

Mitigation Measure ARCHAEO-1: Prior to issuance of demolition permit, the Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. Full-time monitoring shall be conducted in Areas 1, 2 and 3 as denoted in Figure 9 - Archaeologically Sensitive Areas of the

Archaeological Resources Assessment Report. Full-time monitoring in those areas can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist, based on field observations. If the Qualified Archaeologist, based on field observations, determines that other areas beyond Area 1, 2, and 3 warrant monitoring, then monitoring in those areas shall be required.

Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

Mitigation Measure ARCHAEO-2: Prior to issuance of demolition permit, the Applicant shall retain a Native American tribal monitor from the Gabrieleno Tribe. The appropriate Native American monitor shall be selected based on ongoing consultation under AB 52 and shall be identified on the most recent contact list provided by the Native American Heritage Commission. The Native American Monitor shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Gabrielino Tribe.**Mitigation Measure ARCHAEO-3:** If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide

measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the facility property in a location not subject to further and future subsurface disturbance.

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Appendix A
Personnel

Monica Strauss, RPA

Director, Southern California Cultural Resources Group

EDUCATION

M.A., Archaeology, California State University, Northridge

B.A., Anthropology, California State University, Northridge

AA, Humanities, Los Angeles Pierce College

19 YEARS EXPERIENCE

SPECIALIZED EXPERIENCE

Treatment of Historic and Prehistoric Human Remains

Archaeological Monitoring

Complex Shell Midden Sites

Groundstone Analysis

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists (RPA), #12805

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

QUALIFICATIONS

Exceeds Secretary of Interior Standards

CA State BLM Permitted

Monica has successfully completed dozens of cultural resources projects throughout California and the greater southwest, where she assists clients in navigating cultural resources compliance issues in the context of CEQA, NEPA, and Section 106. Monica has extensive experience with archaeological resources, historic buildings and infrastructure, landscapes, and Tribal resources, including Traditional Cultural Properties. Monica manages a staff of cultural resources specialists throughout the region who conduct Phase 1 archaeological/ paleontological and historic architectural surveys, construction monitoring, Native American consultation, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. She maintains excellent relationships with agency staff and Tribal representatives. Additionally, Monica manages a general compliance monitoring team who support clients and agencies in ensuring the daily in-field compliance of overall project mitigation measures.

Relevant Experience

County of Los Angeles, Department of Public Works, Rancho Los Amigos South Campus EIR, Downey. CA. *Project Manager*. The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the "Los Angeles County Poor Farm" that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff's Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA is leading the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This includes a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also serving in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.

County of Los Angeles, Department of Public Works, Arroyo Seco Bike Path Phase I Cultural Resources Evaluation, Los Angeles, CA. *Project Director.* Working for the County of Los Angeles, Department of Public Works in connection with a project to make improvements to the Arroyo Seco Channel, Monica managed all aspects of Section 106 review in accordance with Caltrans Cultural

Resources Environmental guidelines. Monica and her team evaluated the Arroyo Seco Channel, identified character-defining features, informed the design of channel improvements to retain such features, and addressed the channels' potential for eligibility as part of a larger Los Angeles Country water management district. She developed the research strategy, directed the field teams, and prepared cultural resources assessment documentation for approval by Caltrans and FHWA, as well as the cultural resources section for a Mitigated Negative Declaration.

Los Angeles Department of Water and Power La Kretz Innovation Campus, Los Angeles County, CA. *Project Director.* The project involved the rehabilitation of the 61,000-square-foot building located at 518-524 Colyton Street, demolition of the building located at 537-551 Hewitt Street, and construction of an open space public plaza and surface parking lot, and involved compliance with Section 106 of the National Historic Preservation Act and consultation with the California State Historic Preservation Officer. ESA is providing archaeological monitoring and data recovery services and is assisting LADWP with meeting their requirements for Section 106 of the National Historic Preservation Act. Monica is providing oversight to archaeological monitors and crew conducting resource data recovery and laboratory analysis, and is providing guidance to LADWP on meeting Section 106 requirements.

Los Angeles Unified School District (LAUSD) Florence Nightingale Middle School Historic Architectural Review, Los Angeles County, CA. *Cultural Resources Project Director*. Monica managed the historical analysis of the LAUSD Florence Nightingale Middle School. The analysis included a cultural resources survey that photo-documented buildings that would be affected by the project. The project includes HVAC replacement to a 1967 Classroom Buildings, kitchen upgrades within the 1937 Domestic Science/Cafeteria Building, and improvements to the 1965 chiller yard. Florence Nightingale Middle School was previously recommended eligible for listing in the California Register.

Viewpoint School, Tennis Courts and Park, Calabasas, CA. *Cultural Resources Project Director.* ESA is working with the City of Calabasas to prepare an IS/MND to support the development of the proposed Viewpoint School Tennis Courts and Parking Lots project, which includes the development of three sites (Peters, Brown, and Castle Oak) that would become part of the school campus property. Improvements entail installation of six tennis courts (including an accessory building), additional campus parking in three areas, and the renovation of two existing residential structures, one to accommodate offices for school administration and the second to provide a primary residence to the school principal. The project would remove the Peter's property building and appurtenant structures, redevelop the interior of the Castle Oaks property to accommodate the administrative offices, and update the Brown residence to accommodate the principal's primary residence. ESA is preparing three technical studies to support the IS/MND, including air quality, cultural resources, greenhouse gas emissions, and noise. ESA peer reviewed the biological resource reports and traffic study that were prepared to support the document. Monica provided technical and compliance oversight to the cultural resources staff.

Kyle Garcia

Senior Archaeologist

EDUCATION

M.A., Anthropology (Archaeology Option), California State University Los Angeles, In Progress

B.A., Anthropology, (Physical/ Biological Emphasis), University of California, Santa Barbara

16 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Riverside County Registered Archaeologist #202

Orange County Certified Archaeologist

Orange County Certified Paleontologist

40-Hour HAZWOPER Training – Update, 2013

PROFESSIONAL AFFILIATIONS

Society for American Archaeology

Society for California Archaeology

Pacific Coast Archaeological Society

Kyle Garcia has 16 years of experience in the archaeology and prehistory of California, with a specialization in faunal analysis. He is well-versed in the archaeological resources of California's coastal, interior, and island settings. He is skilled in evaluation historic and prehistoric archaeological resources; agency and Native American consultation; pedestrian surveys, testing and evaluation excavations as well as construction monitoring; application of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Section 106 of the National Historical Preservation Act (NHPA), and local regulations; and laboratory processing. During his tenure, he has authored or contributed to more than 350 technical reports and sections to support all levels of CEQA and NEPA documents. Kyle's portfolio of projects includes energy, water, and transportation infrastructure as well as residential, commercial, mixed-use, institutional, and urban redevelopment serving public and private sector clients. In addition to his archaeological work, Kyle has been cross-trained in paleontological mitigation monitoring.

Representative Experience

Large-Scale Development Projects. Kyle directed the 1,400-acre field survey and the successful site recordation of over 150 prehistoric and historic archaeological resources per the Section 106 Process for a confidential project in Riverside County; served as the Deputy Project Manager for the 240-acre Archaeological Treatment & Restoration Plan for The Cove project that was subject to Section 106, responsible for the field survey, Native American consultation, final report, and supervised the thorough recordation and documentation of over 350 significant artifacts. In Arizona, he led crews on a pedestrian survey and site recordation of more than 200 historic and prehistoric archaeological resources during a Class III Inventory on an 11,000-acre portion of the La Osa Ranch Project site in Pinal County.

Water Infrastructure. Kyle has performed the archaeological and paleontological resources surveys and assessments for a number of regional water infrastructure projects including the Reservoir No. 1 Reconstruction Project MND for Burbank; the Pasadena Groundwater Storage Program; and recycled water facilities projects for San Clemente, Pasadena, the Town of Rosamond, and Palmdale.

Transportation Infrastructure. Kyle is often sought after to conduct Peer Review services of controversial projects across southern California including the Needles Highway Safety Realignment Project for the County of San Bernardino, various infrastructure projects for Caltrans/San Bernardino Associated Governments, and the I-710 Corridor Project Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) for the City of Commerce.

In addition to road projects, Kyle has provided archaeological and paleontological services—cultural resources assessments and monitoring—on and around the Los

Angeles International Airport (LAX). Among these include the cultural resources assessment of the proposed concrete pad/apron area and staging area within the southwest portion of LAX, known as the Southwest Remain Overnight Apron Project/West Aircraft Maintenance Area Project. He was also the ESA PCR cultural resources task manager for the EIR and Archaeological/Paleontological Monitoring for the LAX Central Utility Plant Replacement Project. Finally, Kyle was the PCR project manager for the archaeological and paleontological monitoring services during earthmoving operations associated with the development of the Crossfield Taxiway project. Monitoring was in compliance with the mitigation measures outlined in the Master Plan EIS/EIR pursuant to CEQA, NEPA, and Section 106.

Energy Projects. Kyle is well-versed in the potential effects of energy production projects on Southern California Archaeology through his service as an on-call consultant to Southern California Edison (SCE), where he has served as the Project Director and Manager for over 100 SCE projects and managed SCE purchase order contracts in excess of $1.5 million. These projects were subject to requirements of CEQA, Section 106 of the NHPA, and other local ordinances. These projects included deteriorated pole replacements, conduit and vault installations, and distribution circuit installations (aboveground and underground) located throughout SCE's service area in Central and Southern California. Kyle not only managed the budgets and supervised the work for these projects but also conducted most of the record searches, surveys, report writing, site recordation, and client/agency coordination for these projects. In addition to his SCE work, Kyle was the project manager for a 150-acre ground-mounted solar power project in San Bernardino County and assisted with a 245-acre confidential petroleum exploration project on California's Central Coast.

Education Facilities. Kyle's academic experience includes conducting cultural and paleontological records searches in support of an Initial Study/MND for the proposed John Thomas Dye School Improvement project in the Bel Air Community of the city of Los Angeles; the Long Beach Unified School District's District-Wide Cultural Resources Assessment; and the University High School Beautification project. In addition, Kyle has supervised ESA PCR staff paleontologists during paleontological monitoring services for the Stephen S. Wise Middle School Relocation project in the city of Los Angeles; he also supervised the subsequent fossil identification/analysis and final report preparation services for this project. These services have been conducted pursuant to a Mitigation Monitoring and Reporting Program that was established to implement the mitigation measures identified in the EIR for the project.

Cultural Resources Sensitivity Training. He is well-versed in conducting Cultural Resources Sensitivity Training Sessions to government staff, applicants, contractors, engineers, and construction personnel with regard to the procedures to implement in the event that archaeological or paleontological resources are encountered during construction.

Paleontology. In addition to his archaeological work, Kyle has been cross-trained in paleontological mitigation monitoring and assisted in the excavations of a Miocene whale fossil near Irvine, California in associated with the proposed Orange County Great Park. Kyle has also managed more than 30 paleontological monitoring projects throughout southern California. He has assisted PCR's paleontologists with the preparation of paleontological reports in compliance with CEQA and local paleontological guidelines.

Geographic Information Systems. Kyle has also gained valuable experience with recording historic and prehistoric archaeological sites with Garmin, Magellan, and sub-meter Trimble GeoXT Global Positioning System (GPS) units. He has worked with GIS software such as ArcPad, ArcGIS, and ArcView and developed methods for using these products to accurately and efficiently record archaeological sites.

Presentations. Kyle presented a paper at the 72nd Annual Meeting for the Society of American Archaeology Conference in Austin, Texas, in 2007. The paper focused on prehistoric "yoni" features encountered on a project site proposed to be developed in western Riverside County, California. The project was subject to requirements of CEQA and Section 106 of the NHPA.

Fatima Clark

Archaeologist

EDUCATION

B.A., Anthropology, California State University, Fullerton

11 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society for California Archaeology

SPECIALIZED TRAINING

Workshop: The Art and Science of Flintknapping, California Desert Studies Center, 2013

Successful CEQA, Compliance-Southern California Edison, Environmental Training, 2011

Cultural Resources Protection under CEQA and Other Legislative Mandates, UCLA Extension, 2010

PROFESSIONAL AFFILIATIONS

Society for California Archaeology

Fatima Clark has 11 years of hands-on archaeological experience and is practiced in project management and client and agency coordination. Her field experience is complimented by the course study and participation in numerous archaeological excavations in California, Arizona, and Peru. Fatima has written California Environmental Quality Act (CEQA)-level technical reports, Environmental Impact Report (EIR) sections, Initial Study sections, archaeological peer reviews, archaeological monitoring reports, and reports pursuant to Caltrans requirements. She is also experienced in performing archaeological testing, site recordation, laboratory analysis, pedestrian surveys, records searches through several California Historical Resources Information Systems-Information Centers, and monitoring for a wide variety of projects, including mixed-use, residential, and energy, water, and road infrastructure projects. In addition to her archaeology background, Fatima has been cross-trained in conducting paleontological surveys and monitoring and has co-authored and managed associated reports.

Representative Experience

Real Estate Development. Fatima has provided a full range of archaeological services to numerous projects throughout Southern California. Her role in these projects have consisted of conducting coordination management between construction personnel managers and archaeological monitors, writing Phase I and monitoring reports, conducting pedestrian surveys, monitoring, and performing records searches and laboratory work of recovered artifacts during monitoring and Phase II archaeological testing. Recent project experience includes the Uptown Newport Village Project in Newport Beach, the Shriners Hospital for Children in Pasadena, the San Juan Medical Office Building in San Juan Capistrano, the Isla Verde Residential Project in Moreno Valley, the Frontier Chino Project, and the 220-acre Aidlin Property Residential Project in the Stevenson Ranch community of unincorporated Los Angeles County.

Infrastructure. Fatima has served a number of clients and lead agencies in the provision of a variety of archaeological services, including municipalities, water agencies, Caltrans, large engineering firms, and energy providers. She served as an in-house consultant to Southern California Edison (SCE) for nearly six years, during which time she worked on a wide variety of environmental compliance projects. Fatima also served as the Project Manager for the I-10 Freeway/Pepper Avenue Interchange Project in Colton, and is currently the La Costa Chevron Drainage Improvements Project in Encinitas. Other projects include the Badlands Landfill stockpile project for Riverside County, the Palos Verdes pipeline project and Crenshaw Reservoir project for the California Water Service Company, and the San Clemente Recycled Water project.

Paleontology. Fatima's experience in paleontological resources has included projects throughout Southern California. Because of her cross-training, she is often called to perform monitoring and surveys on a variety of project types. Her monitoring projects are diverse in nature and include everything from residential to petroleum-related projects. Fatima's paleontology projects include the 7.5 acre Highgrove community library site in Riverside County and the proposed San Clemente Recycled Water Project study areas associated with the installation, transmission, distribution of pipelines, and expansion of facilities at water treatment plants.

Construction Monitoring. Fatima's monitoring projects are diverse in nature and encompass everything from residential to petroleum-related projects. Her archaeological monitoring includes a number of projects for the City of San Juan Capistrano, Burbank Water & Power, as well as work at the Orange County Great Park (on the former El Toro MCAS), with the city of Mission Viejo, for the Cascade Solar Project, the Willow Heights project in Diamond Bar, and various Lennar Homes and John Laing Homes Housing development projects.

Her paleontological monitoring projects include monitoring and fossil salvage at a proposed school site off of Mulholland that dated back to the Miocene era. She also performed construction monitoring for paleontological resources during the grading of three large basins for the installation of storm drains at the Lytle Creek North Water Quality Basin Relocation project site. Additional experience includes monitoring at the Brio Residential Development in La Habra, monitoring for resources in contaminated soils at the Orange County Great Park (Heritage Fields) project site (formerly the El Toro Marine Corps Air Station), and at the Arroyo Grande Oil Field Project in San Luis Obispo, where she also performed sediment sampling.

Appendix F

Energy Consumption Calculations, ESA, December 2019

ESA

Energy

1 Assumptions
- a: Assumptions
- b: Schedule
- c: Max Daily Equipment

2 Energy Consumption Summary

3 EMFAC2017

4 CalEEMod Output
(See Greenhouse Gas Appendix)

Energy

1 - Assumptions

a: Assumptions

Miramar Hotel
Assumptions

CalEEMod Inputs (Non-Default information only)

Project Location		
County	Los Angeles	
Air District	SCAQMD	
Climate Zone		11
Construction Year start		2022
Operational Year Project		2025
Utility Provider	Southern California Edison	
Source Receptor Area (SCAQMD)	10	

	Existing (2018)	2022	2023	2025
CO intensity	508.97	462.58	441.90	401.15
% renewable	32%	38.50%	41.25%	46.67%

1 Southern California Edison, 2018. ESG/Sustainability Template. Report date: September 27, 2018. Available: https://www.edison.com/content/dam/eix/documents/sustainability/eix-esg-pilot-quantitative-section-sce.pdf. Accessed April 5, 2019.

2 SCE 2017 Power Content Label https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf

3 SB-100 California Renewables Portfolio Standard Program: Emissions of Greenhouse Gases, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180

Employment

	2020	2040	increase
SCAG Growth Forecast[4]			
City	95,100	103,700	8,600
County	4,662,500	5,225,800	563,300

Project	
Existing	282
Project	387
Net Increase	105
% city	1.22%
% County	0.02%

4 Based on SCAG 2016, Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. Available: http://www.scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJurisdiction.pdf

Miramar Hotel
Assumptions

Land Use	Building SQFT	Building KFS	Units/ Rooms	Acres	
Existing (Operational Modeling)					
Palasades	62,000	62.00	111	0.32	Hotel
Fig Tree				0.02	Not modeled
Remaining Hotel	179,881	179.88	190	3.68	Hotel
Restaurant	13,599	13.60		0.31	Quality sit/down
Retail	1,235	1.24		0.03	Strip Mall
spa& Fitness	5,569	5.57		0.13	Health Club
Parking			167	0.30	Parking Lot
Hotel (total)	241,881				

Project

Land Use	Building SQFT	Building KFS	Units/ Spaces	Acres	
Palasades (renovation Only)	62,000	62.00	111	0.32	Hotel
California Building	70,000	70.00	102	2.00	Hotel
Ocean Building	368,552	368.55			Total
	117,057	117.06	99		Hotel
	70,943	70.94	60	0.39	Condo
	19,708	19.71		0.45	Restaurant
	6,600	6.60		0.15	Retail
	12,500	12.50		0.29	Spa & Fitness
Below Grade	51,619	51.62			Hotel
Parking			428	0.85	Enclosed w/elevator
2nd Street			48	0.20	Apartment
Parking			96	0.10	Enclosed w/elevator
			524		
			10		

Construction Duration

	Hotel Months	2nd St Months
2022-2023	12	
2023-2024	12	12
2024-2025	9	7
Total	33	19
Years	2.75	1.58

Miramar Hotel
Assumptions

Construction Schedule

Phase Name	CalEEMod Phase Name	Start Date	End Date	Days/week	Workdays
Hotel-Demolition-A	Demolition	10/1/2022	12/31/2022	6.00	79
Hotel-Demolition-B	Demolition	10/1/2022	1/15/2023	6.00	91
Hotel-Grading/Excacvation-A	Grading	1/16/2023	5/15/2023	6.00	103
Hotel-Grading/Excacvation-B	Grading	1/16/2023	4/30/2023	6.00	90
Hotel-Grading/Excacvation-C	Grading	3/1/2023	5/15/2023	6.00	65
Hotel-Grading/Excacvation-D	Grading	4/1/2023	5/15/2023	6	38
Hotel-Grading/Excacvation-E	Grading	1/16/2023	4/30/2023	6.00	52
Hotel-Foundation-Concrete Pour-A	Building Construction	5/16/2023	9/30/2023	6.00	119
Hotel-Foundation-Concrete Pour-B	Building Construction	5/16/2023	1/31/2024	6	224
Hotel-Building Construction-A	Building Construction	10/1/2023	10/31/2024	6	340
Hotel-Building Construction-B	Building Construction	10/1/2023	2/28/2025	6	443
Hotel-Paving-A	Paving	11/1/2024	1/31/2025	6.00	79
Hotel-Paving-B	Paving	11/1/2024	3/31/2025	6.00	129
Hotel-Paving-C	Paving	11/1/2024	6/30/2025	6	207
Hotel-Architectural Coating	Architectural Coating	2/1/2025	6/30/2025	6.00	128
2nd Street-Demolition	Demolition	8/1/2023	8/15/2023	6.00	13
2nd Street-Grading/Excavation	Grading	8/16/2023	11/30/2023	6.00	92
2nd Street-Foundation/Concrete	Building Construction	12/1/2023	1/31/2024	6.00	53
2nd Street-Building Construction	Building Construction	2/1/2024	1/31/2025	6.00	314
2nd Street-Paving	Paving	2/1/2025	3/31/2025	6.00	50
2nd Street-Architectural Coating	Architectural Coating	2/1/2025	3/31/2025	6.00	50

		Modeled	
Phase Name	CalEEMod Phase Name	Start Date	Days
Hotel-Demolition-A	Demolition	1/1/2022	79
Hotel-Demolition-B	Demolition	1/2/2022	91
Hotel-Grading/Excacvation-A	Grading	1/3/2022	103
Hotel-Grading/Excacvation-B	Grading	1/4/2022	90
Hotel-Grading/Excacvation-C	Grading	1/5/2022	65
Hotel-Grading/Excacvation-D	Grading	1/6/2022	38
Hotel-Grading/Excacvation-D	Grading	1/4/2022	52
Hotel-Foundation-Concrete Pour-A	Building Construction	1/7/2022	119
Hotel-Foundation-Concrete Pour-B	Building Construction	1/8/2022	224
Hotel-Building Construction-A	Building Construction	1/9/2022	340
Hotel-Building Construction-B	Building Construction	1/10/2022	443
Hotel-Paving-A	Paving	1/11/2022	79
Hotel-Paving-B	Paving	1/12/2022	129
Hotel-Paving-C	Paving	1/13/2022	207
Hotel-Architectural Coating	Architectural Coating	1/14/2022	128

Miramar Hotel
Assumptions

Phase Name	CalEEMod Phase Name	Modeled Start Date	Modeled Days
2nd Street-Demolition	Demolition	1/1/2023	13
2nd Street-Grading/Excavation	Grading	1/2/2023	92
2nd Street-Foundation/Concrete	Building Construction	1/3/2023	53
2nd Street-Building Construction	Building Construction	1/4/2023	314
2nd Street-Paving	Paving	1/5/2023	50
2nd Street-Architectural Coating	Architectural Coating	1/6/2023	50

Demolition	**Hotel**	**2nd Street**	
	22800	18	tons of debris
	7,600	26	total trucks
	65	5	trucks per day

Materials Import/Export	**Hotel**	**2nd Street**		
	175,000	12525	Export	
	1,400	1400	Daily Export	
	12,500	895	Trucks	
	100	100	Daily Trucks	
	14	14	cubic yards per truck	
	0	0	Import	
	2	0.3	acres	disturbed daily

Concrete	**Hotel**	**2nd Street**	
	53,000	2100	cubic yards
	600	400	cubic yards/day
	5,300	210	total trucks
	60	40	trucks/day

Project Design Features

PDF - AQ-1	Diesel Equipment will be Tier 4 equipment		
PDF - AQ-2	The following alternate fuel equipment will be used:		
	Electric:	Aerial Lifts	
		Air Compressors	
		Cranes	
		Pumps	
	CNG/Propane:	Forklifts	
		Sweepers/Scrubbers	
	Gasoline:	Off-Highway Trucks	(water trucks)
	Pneumatic:	Jackhammers	

Note: Tier 4 and Alternative fuels modeled as mitigated scenario in CalEEMod

Miramar Hotel
Assumptions

Phase Name	Provided Workers	Worker Trips	CalEEMod Vendor Trips	Provided Haul Trucks	Daily Haul Trucks
Hotel-Demolition-A	35	70		7,600	65
Hotel-Demolition-B	0	0			
Hotel-Grading/Excacvation-A	57	114		12,500	100
Hotel-Grading/Excacvation-B	0	0			
Hotel-Grading/Excacvation-C	0	0			
Hotel-Grading/Excacvation-D	0	0			
Hotel-Grading/Excacvation-D	0	0			
Hotel-Foundation-Concrete Pour-A	100	200	80	5,300	60
Hotel-Foundation-Concrete Pour-B	0	0			
Hotel-Building Construction-A	400	800	80		
Hotel-Building Construction-B	0	0			
Hotel-Paving-A	50	100			
Hotel-Paving-B	0	0			
Hotel-Paving-C	0	0			
Hotel-Architectural Coating	50	100			
2nd Street-Demolition	5	10		26	5
2nd Street-Grading/Excavation	25	50		895	100
2nd Street-Foundation/Concrete	35	70	11	210	40
2nd Street-Building Construction	65	130	11		
2nd Street-Paving	35	70			
2nd Street-Architectural Coating	35	70			
Distance:	14.7	6..9	20		

Total 0neway trips:	
Haul	53,062
Vendor	40,757

Miramar Hotel
Operational Assumptions

Mobile source emissions

Source: Fehr & Peers: Table X Miramar Hotel Project Approval Year (2020) and Future Year (2025) Trip Generation Estimates

Existing

			trips per day		trips per day	
	Size	**Size**	**Weekday**	**Weekend**	**Weekday**	**Weekend**
Hotel	301	room	669	1,226	2.957	5.711
Hotel Employee Trips	282	employee	221	493		
Hotel Restaurant	6.594	ksf	179	309	64.637	126.406
The Bungalow	7.005	ksf	700	1,410		
Hotel Retail	1.235	ksf	3	18	2.429	14.575
Spa & Fitness	5.569	ksf	81	99	14.545	17.777
			1,853	3,555		

Project

			trips per day		trips per day	
	Size	**Size**	**Weekday**	**Weekend**	**Weekday**	**Weekend**
Hotel	312	rooms	693	1,271	3.192	6.244
Hotel Employee Trips	387	employees	303	677		
Hotel Restaurant	12.703	ksf	345	595	53.024	101.735
The Bungalow	7.005	ksf	700	1,410		
Retail	6.6	ksf	195	195	29.545	29.545
Spa & Fitness	12.5	ksf	182	222	14.560	17.760
Condominiums	60	DU	328	328	5.467	5.467
Affordable 1 bdr	17	DU	54	54	4.667	4.667
Affordable 2-3 bdr	31	DU	170	170		
			2,970	4,922		

Area Sources

Hearths: No fire palces in condos or apartments
Defaults for all non-hearth categories

Solid Waste

Source: Initial Study Miramar SW ReferenceLH.doc/Solid waste Update from IS.xlsx

Existing	**Project**	
1,414	2,131	lbs/day
258.056	388.948	tons/year

Miramar Hotel
Operational Assumptions

Water and Wastewater

Source: *Utilities Section*

	gallons/year	CalEEmod % Indoor	Indoor	Outdoor Use
Existing	28,742,349	89.89%	25,837,172	2,905,177
Project	19,134,043		14,400,674	4,733,369
Hotel Rooms	4,252,214		4,252,214	1,877,706.00
Hotel - Other	8,211,880			
Restaurant			4,170,267	
Retail			1,396,578	
Spa			2,645,034	
Condo	1,936,581		1,936,581	
2nd Street	1,255,273		1,255,273	

	Default	% Default	Septic dist.	Revised
Septic	10.33			
Aerobic	87.46	0.98	10.08	97.54
Lagoon	2.21	0.02	0.25	2.46

Note: *Existing not broken up by land use type so all is accounted for under hotel.*
Project outdoor use not split by type so all is accounted for under hotel.

Stationary Sources:

Source: Request #6 Emissions 4-11-19

Emergency Generators:

	KW	HP	Hours/day	hours/year	
Existing:	NA	277	2	52	Default
	NA	210	2	52	Default
Project:	1000	1340.5	2	52	Tier 4

P(hp) = P(kW)/0.7457

Char Broilers:

Existing: 5 charbroilers on site

Project: 7 charbroilers anticipated

Miramar Hotel
Operational Assumptions

Energy Use

Electricity — Defaults adjusted for Title 24 changes for Project, Existing usage provided.

Natural Gas — Defaults adjusted for Title 24 changes for Project, Existing usage provided.

CalEEMod currently uses 2016 Title 24 efficiency standards. The project will be built post 2019 therefore as a conservative estimate of T24 efficiencies required, the emission factors are updated to account for the inclusion of 2019 Title 24 standards. Existing consumption was based on the average consumption over the last 7 years as provided (Source: Miramar UTILITIES Stats 2011-2017 aug.xls).

	T24 Electricity	**Lighting**	**T24 NG**
Residential 2019	7%	0%	7%
Non-Residential 2019	30%	0%	30%

Default	**T24 Electricity**	**Lighting**	**T24 NG**
Condo	186.63	1,001.10	13,424.50
Enclosed Parking w/elevator	3.92	1.75	0.00
Health club	2.25	3.10	13.65
hotel	2.55	2.14	19.92
quality restaurant	8.11	7.87	42.98
strip mall	4.01	6.26	1.15
Apartment Mid	164.50	741.44	4,385.94
Parking Lot	0.00	0.04	0.00

	T24 Electricity	**Project Lighting**	**T24 NG**
Hotel	1.785	2.140	13.944
Hotel Restaurant	5.677	7.870	30.086
Hotel Retail	2.807	6.260	0.805
Spa & Fitness	1.575	3.100	9.555
Condominiums	173.566	1,001.100	12,484.785
Apartments	152.985	741.440	4,078.924
Parking	2.744	1.750	0.000

Note: Project Requirement to be 5% more efficient thant Title 24 included as mitigation in CalEEMod. Potential to be 100% electric quantified separately in GHG and Energy Calculations.

Existing Consumption

Electricity:	5,608,090	Annual kWhs	5.61E+06
	23.185326	Annual kWhs/room	5,609,220
Natural Gas:	244,620	Annual Therms	
	24,462	Annual kBTU	24188.1
	0.101132	Annual kBTU/ room	

Miramar Hotel
Operational Assumptions

Solar Use: 2 watts per sqft building footprint

sqft		
14,000	Palasades	
11,000	California	
60,000	Oceans	
15,400	2nd street	
100,400	Total footprint	
200,800	Watts reqired	
200.8	kW system	
5	sun hr/day	
30	days/ month	
30,120	kWh / month	
361,440	kWh/year	minimum

AC rating = Average kWh per month / days per month / hours per day

Average kWh per month = AC rating * days per month * hours per day

Note: modeled as mitigation

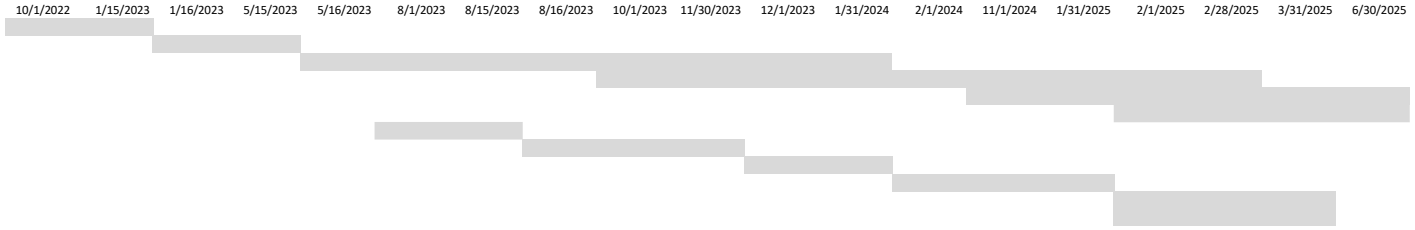
Energy

1 - Assumptions

b: Schedule

Miramar Hotel
Construction Schedule

	Start	End
Hotel Demolition	10/1/2022	1/15/2023
Hotel Grading/Excacation	1/16/2023	5/15/2023
Hotel Concrete Pour	5/16/2023	1/31/2024
Hotel Building Construction	10/1/2023	2/28/2025
Hotel Paving	11/1/2024	6/30/2025
Hotel Architectural Coating	2/1/2025	6/30/2025
2nd Street Demolition	8/1/2023	8/15/2023
2nd Street Grading/Excavation	8/16/2023	11/30/2023
2nd Street Concrete Pour	12/1/2023	1/31/2024
2nd Street building Construction	2/1/2024	1/31/2025
2nd Street Paving	2/1/2025	3/31/2025
2nd Street Architectural coating	2/1/2025	3/31/2025



2022	Hotel Demolition
2023	Hotel Grading/Excavation
2023	Hotel Concrete Pour; 2nd St. Demolition
2023	Hotel Concrete Pour; Hotel Building Construction; 2nd St. Grading/Excavation
2023;2024	Hotel Concrete Pour; Hotel Building Construction; 2nd St. Concrete Pour
2024;2025	Hotel Building Construction; Hotel Paving; 2nd St. Building Construction
2025	Hotel Building Construction; Hotel Paving; Hotel Architectural Coating; 2nd St. Paving; 2nd St. Architectural Coating

Energy

1 - Assumptions

c: Max Daily Equipment

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
Hotel-Demolition-A	Demolition	Air Compressors	4	0	6	Electric
Hotel-Demolition-A	Demolition	Concrete/Industrial Saws	6	6	8	Diesel
Hotel-Demolition-A	Demolition	Jackhammers	4	4	0	Pneumonatic
Hotel-Demolition-B	Demolition	Crawler Tractors	2	2	8	Diesel
Hotel-Demolition-B	Demolition	Excavators	4	4	8	Diesel
Hotel-Demolition-B	Demolition	Generator Sets	0	0	0	Electric
Hotel-Demolition-B	Demolition	Off-Highway Trucks	2	2	8	Gasoline
Hotel-Demolition-B	Demolition	Rough Terrain Forklifts	3	3	6	Diesel
Hotel-Demolition-B	Demolition	Sweepers/Scrubbers	2	0	4	CNG
Hotel-Demolition-B	Demolition	Tractors/Loaders/Backhoes	5	5	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Air Compressors	2	0	6	Electric
Hotel-Grading/Excacvation-A	Grading	Bore/Drill Rigs	1	1	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Crawler Tractors	3	3	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Excavators	3	3	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Generator Sets	0	0	0	Electric
Hotel-Grading/Excacvation-A	Grading	Graders	1	1	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Tractors/Loaders/Backhoes	5	5	8	Diesel
Hotel-Grading/Excacvation-B	Grading	Cranes	1	0	4	Electric
Hotel-Grading/Excacvation-B	Grading	Sweepers/Scrubbers	2	0	4	CNG
Hotel-Grading/Excacvation-B	Grading	Off-Highway Trucks	2	2	3	Gasoline
Hotel-Grading/Excacvation-C	Grading	Rough Terrain Forklifts	3	3	6	Diesel
Hotel-Grading/Excacvation-D	Grading	Plate Compactors	1	1	6	Electric
Hotel-Grading/Excacvation-E	Grading	Bore/Drill Rigs	3	3	8	Diesel

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
Hotel-Foundation-Concrete Pour-A	Building Construction	Air Compressors	4	0	6	Electric
Hotel-Foundation-Concrete Pour-A	Building Construction	Cranes	3	0	8	Electric
Hotel-Foundation-Concrete Pour-A	Building Construction	Forklifts	3	0	6	CNG
Hotel-Foundation-Concrete Pour-A	Building Construction	Pumps	3	0	6	Electric
Hotel-Foundation-Concrete Pour-A	Building Construction	Rough Terrain Forklifts	2	2	6	Diesel
Hotel-Foundation-Concrete Pour-A	Building Construction	Sweepers/Scrubbers	1	0	8	CNG
Hotel-Foundation-Concrete Pour-B	Building Construction	Tractors/Loaders/Backhoes	3	3	4	Diesel
Hotel-Foundation-Concrete Pour-B	Building Construction	Graders	2	2	4	Diesel
Hotel-Foundation-Concrete Pour-B	Building Construction	Trenchers	1	1	8	Diesel
Hotel-Foundation-Concrete Pour-B	Building Construction	Off-Highway Trucks	2	2	3	Gasoline
Hotel-Building Construction-A	Building Construction	Air Compressors	4	0	6	Electric
Hotel-Building Construction-A	Building Construction	Cranes	3	0	8	Electric
Hotel-Building Construction-A	Building Construction	Forklifts	3	0	6	CNG
Hotel-Building Construction-A	Building Construction	Pumps	3	0	6	Electric
Hotel-Building Construction-A	Building Construction	Sweepers/Scrubbers	1	0	4	CNG
Hotel-Building Construction-B	Building Construction	Rough Terrain Forklifts	2	2	6	Diesel
Hotel-Paving-A	Paving	Air Compressors	1	0	6	Electric
Hotel-Paving-A	Paving	Forklifts	3	0	6	CNG
Hotel-Paving-A	Paving	Pumps	1	0	6	Electric
Hotel-Paving-A	Paving	Sweepers/Scrubbers	1	0	4	CNG
Hotel-Paving-B	Paving	Cranes	3	0	8	Electric
Hotel-Paving-C	Paving	Pavers	1	1	8	Diesel
Hotel-Architectural Coating	Architectural Coating	Air Compressors	1	0	6	Electric
Hotel-Architectural Coating	Architectural Coating	Cranes	3	0	8	Electric
Hotel-Architectural Coating	Architectural Coating	Forklifts	3	0	6	CNG
Hotel-Architectural Coating	Architectural Coating	Pumps	1	0	6	Electric
Hotel-Architectural Coating	Architectural Coating	Sweepers/Scrubbers	1	0	4	CNG

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
2nd Street-Demolition	Demolition	Air Compressors	0	0	6	Electric
2nd Street-Demolition	Demolition	Tractors/Loaders/Backhoes	1	1	8	Diesel
2nd Street-Demolition	Demolition	Excavators	1	1	8	Diesel
2nd Street-Demolition	Demolition	Generator Sets	0	0	0	Electric
2nd Street-Demolition	Demolition	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Grading/Excavation	Grading	Air Compressors	2	0	6	Electric
2nd Street-Grading/Excavation	Grading	Bore/Drill Rigs	1	1	8	Diesel
2nd Street-Grading/Excavation	Grading	Plate Compactors	1	1	6	Electric
2nd Street-Grading/Excavation	Grading	Excavators	1	1	8	Diesel
2nd Street-Grading/Excavation	Grading	Generator Sets	0	0	0	Electric
2nd Street-Grading/Excavation	Grading	Rough Terrain Forklifts	1	1	6	Diesel
2nd Street-Grading/Excavation	Grading	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Foundation/Concrete	Building Construction	Air Compressors	1	0	6	Electric
2nd Street-Foundation/Concrete	Building Construction	Forklifts	1	0	6	CNG
2nd Street-Foundation/Concrete	Building Construction	Pumps	1	1	8	Diesel
2nd Street-Foundation/Concrete	Building Construction	Rough Terrain Forklifts	1	1	6	Diesel
2nd Street-Foundation/Concrete	Building Construction	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Building Construction	Building Construction	Air Compressors	1	0	6	Electric
2nd Street-Building Construction	Building Construction	Cranes	1	0	4	Electric
2nd Street-Building Construction	Building Construction	Forklifts	1	0	6	CNG
2nd Street-Building Construction	Building Construction	Rough Terrain Forklifts	0	0	6	Diesel
2nd Street-Building Construction	Building Construction	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Paving	Paving	Air Compressors	1	0	6	Electric
2nd Street-Paving	Paving	Forklifts	1	0	6	CNG
2nd Street-Paving	Paving	Pavers	1	1	8	Diesel
2nd Street-Paving	Paving	Pumps	1	0	6	Electric
2nd Street-Paving	Paving	Sweepers/Scrubbers	1	0	4	CNG

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
2nd Street-Architectural Coating	Architectural Coating	Air Compressors	1	0	6	Electric
2nd Street-Architectural Coating	Architectural Coating	Forklifts	1	0	6	CNG
2nd Street-Architectural Coating	Architectural Coating	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Architectural Coating	Architectural Coating	Aerial Lifts	1	0	8	Electric

Energy

2 - Energy Consumption Summary

Miramar Hotel
Energy Summary

Construction Fuel Consumption Summary

Phase	Diesel (gallons)	Gas (gallons)	# Years
Hotel	***342,622***	***245,674***	2.75
Annual Average	124,590	89,336	
2nd Street	***31,941***	***27,397***	1.58
Annual Average	20,173	17,303	
Total Project	374,563	273,070	
Annual Average	136,205	99,298	

County Usage[1]	228,000,000	3,169,000,000
Project % County	0.0546%	0.0028%

Construction	Total Gallons	
Hotel		
Onsite Equipment	219,963	diesel
Water Truck	4,653	gasoline
Haul Trucks	77,195	diesel
Vendor Trucks	45,464	diesel
Worker Trips	241,021	gasoline
2nd Street		
Onsite Equipment	25,444	diesel
Water Truck	0	gasoline
Haul Trucks	3,238	diesel
Vendor Trucks	3,259	diesel
Worker Trips	27,397	gasoline
Total		
Onsite Equipment	245,407	diesel
Water Truck	4,653	gasoline
Haul Trucks	80,432	diesel
Vendor Trucks	48,723	diesel
Worker Trips	268,417	gasoline

Miramar Hotel
Energy Summary

Annual Operational Fuel Consumption - 5% Increae over Title 24

	gallons		MMBTU/yr	GWh/yr	
	Diesel	**Gas**	**Natural Gas**	**Electric**	
Existing					
Unmitigated	28,642.25	179,922.27	380.34	5.61	5,608
% of County (2018)	*0.01%*	*0.01%*	0.0001%	0.008%	
% SCE/SoCalGas (2018)			0.0001%	0.008%	
% SCE/SoCalGas (2025)			0.000%	0.006%	
2025					
Unmitigated	48,807.76	241,252.14	11,848.09	4.14	4,142
% of County	*0.021%*	*0.008%*	0.0041%	0.006%	
%SCE/SoCal (2018)			0.002298%	0.005%	
%SCE/SoCal (2025)			0.000000%	0.000%	
Net					
Unmitigated	20,165.51	61,329.87	11,467.75	-1.47	
% of County	*0.01%*	*0.002%*	0.0039%	-0.0022%	
%SCE/SoCal (2018)			0.0022%	-0.0017%	
%SCE/SoCal (2025)			0.0023%	-0.0016%	

Annual Operational Fuel Consumption - All Electric

	gallons		MMBTU/yr	GWh/yr	
	Diesel	**Gas**	**Natural Gas**	**Electric**	
Existing					
Unmitigated	28,642.25	179,922.27	380.34	5.61	5,608
% of County (2018)	0.01%	0.01%	0.0001%	0.008%	
% SCE/SoCalGas (2018)			0.000%	0.008%	
% SCE/SoCalGas (2025)			0.000%	0.006%	
2025					
Unmitigated	48,807.76	241,252.14	0.00	7.42	7,415
% of County	0.02%	0.01%	0.0000%	0.011%	
%SCE/SoCal (2018)			0.000000%	0.009%	
%SCE/SoCal (2025)			0.000000%	0.000%	
Net					
Unmitigated	20,165.51	61,329.87	-380.34	1.81	
% of County	0.01%	0.00%	-0.0001%	0.0027%	
%SCE/SoCal (2018)			-0.0001%	0.0021%	
%SCE/SoCal (2025)			-0.0001%	0.0019%	

Miramar Hotel
Energy Summary

	kBTU	MMBTU	kWh	GWh	MWh
Existing[2]	24,461.97	24.46	5,608,090	5.61	
Project[2]	11,169,330.70	11,169.33	4,141,924	4.14	4141.9241
LA County (2018)[3,4]		292,144,664		67,856	
SCE (2018)[5]				87,143	87,143,000
SCE (2025)[5,6]				92,836	92,836,100
SoCalGas (2018)[7]		515,607,000			
SoCalGas (2025)[6,7]		500,747,882			
Project 100% Electric	11,169,331		3,273,544	3.27	

Operational Vehicle Fuel Consumption

source: EMFAC2017 - Miramar Hotel

	Existing		Project		
	Unmitigated	**Mitigated**	**Unmitigated**	**Mitigated**	
Gasoline	179,922		241,252		gallons
Diesel	27,731		46,300		gallons
Natural Gas	356		679		MMBTU

Assumptions/Constants

8.78	Kg of CO_2 per gallon of Gasoline		
10.21	Kg of CO_2 per gallon of Diesel		
1040	MMBtu/MMCF	1040	MMBtu
1	MWh=	0.001	GWh
100,000	BTU/therm		
3,412	Btu/kWh[8]		
2921446642	LA County (2018) Therms[3]		
5156070000	SoCalGas (2018) Therms[7]		

Construction	diesel	Used for trucks (haul and vendor) and off-road equipment
	gasoline	worker vehicles
Operation	diesel	Majority of trucks and buses
	gasoline	remaining vehicle mix

LCFS & Pavley assumed for on-road vehicles after year 2011

Miramar Hotel
Energy Summary

Sources:

1 California Energy Commission, 2018. California Retail Fuel Outlet Annual Reporting (CEC-A15) Results. http://listserver.energy.ca.gov/almanac/transportation_data/gasoline/piira_retail_survey.html Accessed, October 2019.

2 ESA, 2019 CalEEMod Output - Miramar Hotel - Existing Operational; Miramar Hotel - Project Operations Only

3 http://www.ecdms.energy.ca.gov/gasbycounty.aspx

4 http://www.ecdms.energy.ca.gov/elecbycounty.aspx

5 Edison International and Southern California Edison, 2018. 2018 Annual Report. Available: https://www.edison.com/content/dam/eix/documents/investors/corporate-governance/eix-sce-2018-annual-report.pdf. Accessed October, 2019.

6 California Energy Commission, 2018. California Energy Demand 2018-2030 Revised Forecast. Form 1.1b SCE Planning Area. 4/19/2018.

7 http://www.ecdms.energy.ca.gov/gasbyutil.aspx

2018	2017	2016	2025	
5156.07	5141.84	5124.14	5007.47882	MMTherms (from source 6)
7750	7750	7600	7500	Mmtherms (from source 7)
0.665299355	0.663463226	0.674228947		% difference
		0.667663843		average % difference

8 https://www.eia.gov/energyexplained/units-and-calculators/energy-conversion-calculators.php#eleccalc

Miramar Hotel

Unmitigated Fuel Conversion - Construction

	Total CO_2 MT/yr	Fuel Type	Factor $KGCO_2$/gal	Gallons
			Offroad	
Hotel				
Demolition	608.44	diesel	10.21	59,593
Excavation/Grading	798.79	diesel	10.21	78,236
Foundation Pour	541.52	diesel	10.21	53,038
Building Construction	188.52	diesel	10.21	18,464
Paving	75.82	diesel	10.21	7,426
Architectural Coating	32.73	diesel	10.21	3,205
2nd Street				
Demolition	6.25	diesel	10.21	612
Excavation/Grading	101.16	diesel	10.21	9,908
Foundation Pour	23.87	diesel	10.21	2,338
Building Construction	105.86	diesel	10.21	10,368
Paving	16.53	diesel	10.21	1,619
Architectural Coating	6.12	diesel	10.21	599

Onroad	*source:*	EMFAC- Miramar Hotel		
	Hauling	**Vendor**	**Worker**	**Water**
Hotel				
Demolition	23,097.62	0.00	3,405.63	665
Excavation/Grading	37,989.51	0.00	6,277.70	752
Foundation Pour	16,107.55	15,268.32	23,951.71	
Building Construction	0.00	30,195.83	189,475.15	3,236
Paving	0.00	0.00	11,066.97	
Architectural Coating	0.00	0.00	6,843.35	
2nd Street				
Demolition	74.43	0.00	67.51	
Excavation/Grading	2,562.10	0.00	2,388.64	
Foundation Pour	601.16	470.67	1,926.49	
Building Construction	0.00	2,788.52	21,196.61	
Paving	0.00	0.00	0.00	
Architectural Coating	0.00	0.00	1,817.45	

Miramar Hotel
Unmitigated Fuel Conversion - Construction

Operational Stationary Source Energy Consumption

	Total CO_2 MT/yr	Fuel Type	Factor $KGCO_2$/gal	Gallons
			Generators	
Existing	9.30	diesel	10.21	911
Project	25.60	diesel	10.21	2,508

Energy

3 - EMFAC2017

Miramar Hotel
Total On-Road Fuel Consumption

Miramar Hotel

Total On-Road Fuel Consumption

		gal/mile	gal/min
2018Hauling	Hauling	0.16534669	1.4936E-05
2018Vendor	Vendor	0.13494748	8.7918E-06
2018Worker	Worker	0.04066743	1.70962E-06
2018Water	Water	0.26951668	8.65418E-06
2022Hauling	Hauling	0.15194685	1.49226E-05
2022Vendor	Vendor	0.12346263	8.98135E-06
2022Worker	Worker	0.03636982	2.00421E-06
2022water	water	0.24347777	1.01022E-05
2023Hauling	Hauling	0.14312318	1.42709E-05
2023Vendor	Vendor	0.11698571	8.58941E-06
2023Worker	Worker	0.03532451	1.94677E-06
2023water	water	0.23758311	9.85491E-06
2025Hauling	Hauling	0.13849784	1.41041E-05
2025Vendor	Vendor	0.11329246	8.37007E-06
2025Worker	Worker	0.03342707	1.90419E-06
2025water	water	0.22630568	8.94511E-06

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)
Hotel Demolition	2022				
Total Haul Trips	7600				
Hauling	84	91	8	20	15
Vendor	0	91	8	6.9	15
Worker	70	91	8	14.7	0
Hotel Grading	2022				
Total Haul Trips	12500				
Hauling	122	103	8	20	15
Vendor	0	103	8	6.9	15
Worker	114	103	8	14.7	0
Hotel Concrete Pour	2022				
Total Haul Trips	5300				
Hauling	60	224	8	20	15
Vendor	80	224	8	6.9	15
Worker	200	224	8	14.7	0
Hotel Building construction	2022				
Total Haul Trips	0				
Hauling	0	443	8	20	15
Vendor	80	443	8	6.9	15
Worker	800	443	8	14.7	0
Hotel Paving	2022				
Total Haul Trips	0				
Hauling	0	207	8	20	15
Vendor	0	207	8	6.9	15
Worker	100	207	8	14.7	0

Miramar Hotel

Total On-Road Fuel Consumption

		gal/mile	gal/min
2018Hauling	Hauling	0.16534669	1.4936E-05
2018Vendor	Vendor	0.13494748	8.7918E-06
2018Worker	Worker	0.04066743	1.70962E-06
2018Water	Water	0.26951668	8.65418E-06
2022Hauling	Hauling	0.15194685	1.49226E-05
2022Vendor	Vendor	0.12346263	8.98135E-06
2022Worker	Worker	0.03636982	2.00421E-06
2022water	water	0.24347777	1.01022E-05
2023Hauling	Hauling	0.14312318	1.42709E-05
2023Vendor	Vendor	0.11698571	8.58941E-06
2023Worker	Worker	0.03532451	1.94677E-06
2023water	water	0.23758311	9.85491E-06
2025Hauling	Hauling	0.13849784	1.41041E-05
2025Vendor	Vendor	0.11329246	8.37007E-06
2025Worker	Worker	0.03342707	1.90419E-06
2025water	water	0.22630568	8.94511E-06

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)
Hotel Arch Coating	2022				
Total Haul Trips	0				
Hauling	0	128	8	20	15
Vendor	0	128	8	6.9	15
Worker	100	128	8	14.7	0
2nd St. Demo	2023				
Total Haul Trips	26				
Hauling	5	13	8	20	15
Vendor	0	13	8	6.9	15
Worker	10	13	8	14.7	0
2nd St. Grading	2023				
Total Haul Trips	895				
Hauling	100	92	8	20	15
Vendor	0	92	8	6.9	15
Worker	50	92	8	14.7	0
2nd St. Concrete Pour	2023				
Total Haul Trips	210				
Hauling	40	53	8	20	15
Vendor	11	53	8	6.9	15
Worker	70	53	8	14.7	0
2nd St. Building Const.	2023				
Total Haul Trips	0				
Hauling	0	314	8	20	15
Vendor	11	314	8	6.9	15
Worker	130	314	8	14.7	0

Miramar Hotel

Total On-Road Fuel Consumption

		gal/mile	gal/min
2018Hauling	Hauling	0.16534669	1.4936E-05
2018Vendor	Vendor	0.13494748	8.7918E-06
2018Worker	Worker	0.04066743	1.70962E-06
2018Water	Water	0.26951668	8.65418E-06
2022Hauling	Hauling	0.15194685	1.49226E-05
2022Vendor	Vendor	0.12346263	8.98135E-06
2022Worker	Worker	0.03636982	2.00421E-06
2022water	water	0.24347777	1.01022E-05
2023Hauling	Hauling	0.14312318	1.42709E-05
2023Vendor	Vendor	0.11698571	8.58941E-06
2023Worker	Worker	0.03532451	1.94677E-06
2023water	water	0.23758311	9.85491E-06
2025Hauling	Hauling	0.13849784	1.41041E-05
2025Vendor	Vendor	0.11329246	8.37007E-06
2025Worker	Worker	0.03342707	1.90419E-06
2025water	water	0.22630568	8.94511E-06

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)
2nd St. Paving	2023				
Total Haul Trips	0				
Hauling	0	50	8	20	15
Vendor	0	50	8	6.9	15
Worker	70	50	8	14.7	0
2nd St. Arch Coating	2023				
Total Haul Trips	0				
Hauling	0	50	8	20	15
Vendor	0	50	8	6.9	15
Worker	70	50	8	14.7	0

Miramar Hotel

Total On-Road Fuel Consumption

		gal/mile	gal/min
2018Hauling	Hauling	0.16534669	1.4936E-05
2018Vendor	Vendor	0.13494748	8.7918E-06
2018Worker	Worker	0.04066743	1.70962E-06
2018Water	Water	0.26951668	8.65418E-06
2022Hauling	Hauling	0.15194685	1.49226E-05
2022Vendor	Vendor	0.12346263	8.98135E-06
2022Worker	Worker	0.03636982	2.00421E-06
2022water	water	0.24347777	1.01022E-05
2023Hauling	Hauling	0.14312318	1.42709E-05
2023Vendor	Vendor	0.11698571	8.58941E-06
2023Worker	Worker	0.03532451	1.94677E-06
2023water	water	0.23758311	9.85491E-06
2025Hauling	Hauling	0.13849784	1.41041E-05
2025Vendor	Vendor	0.11329246	8.37007E-06
2025Worker	Worker	0.03342707	1.90419E-06
2025water	water	0.22630568	8.94511E-06

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)
Water Trucks	2022				
Hotel Demolition	2	91	8	15	15
Hotel Grading	2	103	3	15	15
Hotel Building Construction	2	443	3	15	15

Miramar Hotel

T **Total On-Road Fuel Consumption**

Construction Phase	Regional Emissions (gallons)						
	gal/mile	gal/min	gal/day	Total Gallons/phase			
Hotel Arch Coating							
Total Haul Trips							
Hauling	0.15	1.49E-05	0	0			
Vendor	0.12	8.98E-06	0	0			
Worker	0.04	2.00E-06	53	6,843			
2nd St. Demo							
Total Haul Trips							
Hauling	0.14	1.43E-05	14	74			
Vendor	0.12	8.59E-06	0	0			
Worker	0.04	1.95E-06	5	68			
2nd St. Grading							
Total Haul Trips							
Hauling	0.14	1.43E-05	286	2,562			
Vendor	0.12	8.59E-06	0	0			
Worker	0.04	1.95E-06	26	2,389			
2nd St. Concrete Pour							
Total Haul Trips							
Hauling	0.14	1.43E-05	115	601			
Vendor	0.12	8.59E-06	9	471			
Worker	0.04	1.95E-06	36	1,926			
2nd St. Building Const.							
Total Haul Trips							
Hauling	0.14	1.43E-05	0	0			
Vendor	0.12	8.59E-06	9	2,789			
Worker	0.04	1.95E-06	68	21,197			

Miramar Hotel

T

Total On-Road Fuel Consumption

Construction Phase	Regional Emissions (gallons)						
	gal/mile	gal/min	gal/day	Total Gallons/phase			
2nd St. Paving							
Total Haul Trips							
Hauling	0.14	1.43E-05	0	0			
Vendor	0.12	8.59E-06	0	0			
Worker	0.04	1.95E-06	36	1,817			
2nd St. Arch Coating							
Total Haul Trips							
Hauling	0.14	1.43E-05	0	0			
Vendor	0.12	8.59E-06	0	0			
Worker	0.04	1.95E-06	36	1,817			

Miramar Hotel

T **Total On-Road Fuel Consumption**

Construction Phase	Regional Emissions (gallons)						
	gal/mile	gal/min	gal/day	Total Gallons/phase			

Miramar Hotel

T

Total On-Road Fuel Consumption

Construction Phase	Regional Emissions (gallons)						
	gal/mile	gal/min	gal/day	Total Gallons/phase			
Water Trucks							
Hotel Demolition	0.24	1.01E-05	7	665			
Hotel Grading	0.24	1.01E-05	7	752			
Hotel Building Construction	0.24	1.01E-05	7	3,236			

Miramar Hotel
Operational Vehicle Fuel Consumption

Miramar Hotel
Operational Vehicle Fuel Consumption

	Existing	Op year 1	op year 2
Unmitigated CO_2e (MT/year)	1899.5024	2649.9437	0
Mitigated CO_2e (MT/year)	0	0	0

Summary	Existing		Op year 1		Op year 2		
	Unmitigated	Mitigated	Unmitigated	Mitigated	Unmitigated	Mitigated	
Gasolilne	179,922	0	241,252	0	0	0	gallons
Diesel	27,731	0	46,300	0.00	0	0	gallons
Electric	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	GWh
Natural Gas	355.88	0.00	678.76	0.00	0.00	0.00	MBTU

Existing 2018

Unmitigated Calculations

	% Emissions	CO_2e (MT)	CO_2e (kg)	CO_2e (lbs)	kg CO2/gallon	Gallons	Mcf	MBTU	GWh
Gasoline	0.842067375	1599.508999	1,599,509	NA	8.89	179,922	NA	NA	NA
Diesel	0.148326161	281.7458996	281,746	NA	10.16	27,731	NA	NA	NA
Electric	0	0	NA	0	NA	NA	NA	NA	0.00
Natural Gas	0.009606464	18.24750146	18,248	NA	NA	NA	343.51	355.88	NA

Operational Year 1 2025

Unmitigated Calculations

	% Emissions	CO_2e (MT)	CO_2e (kg)	CO_2e (lbs)	kg CO2/gallon	Gallons	Mcf	MBTU	GWh
Gasoline	0.809349851	2144.731538	2,144,732	NA	8.89	241,252	NA	NA	NA
Diesel	0.177516743	470.4093742	470,409	NA	10.16	46,300	NA	NA	NA
Electric	0	0	NA	0	NA	NA	NA	NA	0.00
Natural Gas	0.013133406	34.80278761	34,803	NA	NA	NA	655.17	678.76	NA

Miramar Hotel
Operational Vehicle Fuel Consumption

Emissions Percentage

	2018	2022	2023	2025
Gasoline	0.842067375	0.820835292	0.81972918	0.809349851
Diesel	0.148326161	0.16753441	0.168098815	0.177516743
Electric	0	0	0	0
Natural Gas	0.009606464	0.011630299	0.012172004	0.013133406

Conversion Factors:

1000	kg/MT			
8.89	kg CO_2/gallon gasoline		https://www.eia.gov/environment/emissions/co2_vol_mass.php	Feb. 2016
10.16	kg CO_2/gallon diesel		https://www.eia.gov/environment/emissions/co2_vol_mass.php	Feb. 2016
53.12	kg CO_2/ thousand cubic feet		https://www.eia.gov/environment/emissions/co2_vol_mass.php	Feb. 2016
1036	btu/cubic foot			
508.97	CO_2 lbs/MWh	2018	Project Specific Existing	
401.15	CO_2 lbs/MWh	2025	Project Specific Op Year 1	
	CO_2 lbs/MWh	NA	Project Specific Op Year 2	
0.907185	MT/ton			
2000	lbs/ton			

Appendix G

Preliminary Geotechnical Evaluation, Geotechnologies, Inc., January 14, 2019 and Paleontological Resources Technical Report, May 2019

ESA

Appendix G-1: Preliminary Geotechnical Evaluation

Geotechnologies, Inc.
Consulting Geotechnical Engineers

439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

January 14, 2019
File No. 20514

Ocean Avenue LLC
101 Wilshire Boulevard, Suite 101
Santa Monica, California 90401

Attention: Dustin Peterson

Subject: Preliminary Geotechnical Evaluation for an Environmental Impact Report
Proposed Miramar Hotel Redevelopment
101 Wilshire Boulevard, Santa Monica, California

Dear Mr. Peterson:

1.0 INTRODUCTION

This document presents the results of a preliminary geotechnical evaluation of the subject site. The purpose of this letter is to discuss potential soil and geological issues that may affect the proposed development as required by the California Environmental Quality Act (CEQA), Section VI. In addition, discussion of the preliminary geotechnical issues for the proposed development is provided.

This evaluation included site observations by a representative of this firm, research of public records at the City of Santa Monica, and review of available files and published geotechnical information. On-site subsurface exploration has not been performed. A comprehensive geotechnical engineering investigation including subsurface exploration and testing will be necessary in order to provide final design recommendations for the proposed development.

2.0 PROJECT DESCRIPTION

The proposed project consists of the redevelopment of the Miramar Hotel that includes a luxury hotel, retail space, residential units, and subterranean parking. The site is shown relative to nearby topographic features on the attached Vicinity Map.

The site is comprised of two parcels and are shown on the enclosed Existing Site Survey Plan. The "Main Parcel" is rectangular in shape and 4.5 acres in area. It is bounded by California Avenue to the north, Wilshire Boulevard to the south, Second Street to the east, and Ocean Avenue to the west.

The "Second Street Parcel" is located to the northeast of the Main Parcel across Second Street. The site is rectangular in shape and is 0.34 acres in area. It is bounded to the north by the Huntley Hotel, to the south by a 1 to 2 level commercial building and paved parking, to the east by 2nd Court, and to the west by Second Street.

2.1 Existing Development and Site Conditions

The current site conditions are represented on the attached Existing Site Survey Plan. The Main Parcel is currently developed with the following improvements:

- Palisades Building, six-stories in height with a one level basement, located in the northeast corner of the site
- Ocean Tower and attached elevator tower, ten-stories in height with a one level basement, located in the middle of the parcel
- Meeting / back of house building, two-stories in height with a one level basement, located along Second Street
- The Bungalow Building, one-story and at-grade, located along Ocean Avenue
- Multiple guest room bungalows, single and two-story and at-grade, located in the northwest corner of the parcel
- Two surface parking lots totaling 103 spaces
- Two vehicular driveways on the southern portion of the parcel
- The historic Moreton Bay Fig Tree, which was planted in 1879

Overall, the site vicinity descends gently to the southwest. Total topographic relief across the Main Parcel is approximately 12 feet, with elevations ranging between approximately 107 feet (at the corner of California Boulevard and Second Street) and 95 feet (at the corner of Wilshire Boulevard and Ocean Avenue). Vegetation on the site consists of manicured grasses, bushes and trees. Drainage appears to occur by sheet flow to the city streets.

The Second Street Parcel is developed with an asphalt-paved parking lot with 64 spaces.

The site elevation on the Second Street Parcel ranges from 101 to 103 feet above mean sea level for total relief of 2 feet. No vegetation occurs on the Second Street Parcel.

2.2 Project Objectives

The redevelopment plan incorporates both the Main and Second Street Parcels. The objectives of the redevelopment plan may include geotechnical engineering components as follows:

- Redevelop the Miramar Hotel to a full-service luxury resort with residential units on the top floors of the new Ocean Building
- Seismically upgrades and rehabilitate the historic Palisades Building
- Increase open space
- Improve pedestrian interaction with the property
- Protect and enhance the historic Moreton Bay Fig Tree as a focal point of the property

2.3 Development Details

The proposed project will include construction of two new buildings on the Main Parcel and stabilization of the existing Palisades Building. The proposed development is shown on the enclosed Existing Site Survey Plan as well as the Site Plan and Rendering.

- Palisades Building – The 1924 Palisades Building will be rehabilitated and renovated with updated hotel guestrooms and suites, updated fire life safety and building systems, seismic retrofits and other work consistent with the Secretary of the Interior Standards for historic structures.

- California Building – A new, similarly sized addition to the Palisades Building will be constructed along California Avenue. It will contain hotel guestrooms and suites along with a rooftop deck. The building will connect to the Palisades Building and be constructed over a portion of three-level subterranean parking area. The building will be seven stories in height.

- Ocean Building – The existing Ocean Building and elevator tower will be replaced with a new contemporary building in the center of the site called the Ocean Building. This new building will provide sweeping curves that celebrate the curvature of the Moreton Bay Fig Tree. The height of the Ocean Building follows the Downtown Community Plan maximum height of 130 feet and will step down initially as it flows east towards Second Street and again as it wraps around the Fig Tree toward Wilshire Boulevard. It will connect to the Palisades Building at the first six-floors. The ground floor of this new building will be dedicated to hotel public spaces including retail space on Wilshire Boulevard, ballroom and pre-function space, food and beverage spaces, and lobby entries. The upper floors of the Ocean Building include hotel guestrooms, residences, the main hotel pool and pool café, the Bungalow, spa and fitness facilities and other meeting spaces. The building will have three sections that are 2, 7 and 10 stories in height and will be underlain by a subterranean parking garage that is 2 and 3 levels in depth.

- Parking Garage – A new underground parking structure is proposed to be constructed underneath the Second Street entrance, the Ocean Building, the California Building and the north gardens area. The subterranean structure is proposed to be three levels below grade on the north side of the site and two levels below grade on the south side of the site with a total of 428 striped spaces and an additional 49 spaces available for valet aisle parking.

- Affordable Housing – An affordable housing component is proposed in connection with the proposed market rate condominiums. The current project proposes a 100% affordable apartment housing building at 1127 Second Street on the Second Street Parcel. The affordable housing count will be at a minimum ratio of 50% of the number of market rate condominiums and a maximum of up to 48 affordable apartments. Preliminarily, the proposed structure on the Second Street Parcel is anticipated to be a maximum of six-stories above grade (60 feet in height) with one level of underground parking.

3.0 RESEARCH

This evaluation and scope of work includes research of other projects completed by this firm in the vicinity of the site, as described in Section 3.1 below. In addition, we conducted a search of public records at the City of Santa Monica Building Department. This search revealed multiple documents by other geotechnical consultants in the vicinity of the site and on the subject site as discussed in Section 3.2 below.

3.1 Projects in the Vicinity of the Site by Geotechnologies, Inc.

This firm has provided geotechnical services on over 140 projects throughout the City of Santa Monica. Some of those projects are in close proximity to the subject site. A brief summary of a few of these projects is provided below.

- *Geotechnologies, Inc., August 26, 2008, Geotechnical Engineering Investigation, Proposed Mixed-Use Development, 210 Santa Monica Boulevard, Santa Monica, California, File No. 19704.*

  Exploration for the proposed five-story structure over two subterranean levels consisted of two borings to depths between 50 and 70 feet. The borings encountered up to 1½ feet of existing fill underlain by older (Pleistocene) alluvium. Groundwater was encountered at a depth of 57½ feet. Liquefaction analysis indicated the site soils would not be susceptible to liquefaction during the design seismic event. Conventional spread footings were recommended for support of the development.

- *Geotechnologies, Inc., December 22, 2011, Geotechnical Engineering Investigation, Proposed Theater Complex, 1320 4th Street, Santa Monica, California, File No. 20187.*

  Subsurface exploration for the project included three borings to depths between 50 and 80 feet below the ground surface. The borings encountered limited fill soils underlain by older (Pleistocene) alluvium. Groundwater was encountered at a depth of 63½ feet below the ground surface. Analysis indicated the site soils would not be susceptible to liquefaction during the design seismic event. It was recommended that the proposed structure (approximately 54 feet high and 28 feet below grade) be supported on conventional foundations.

- *Geotechnologies, Inc., December 29, 2011, Geotechnical Engineering Investigation, Proposed Mixed Use Development, 1318 – 1324 2nd Street, Santa Monica, California, File No. 20227.*

  The investigation for the project included two borings to depths between 40 and 70 feet. The borings encountered limited fill soils overlying older (Pleistocene) alluvium. Groundwater was not encountered to a maximum depth of 70 feet below the ground surface. A liquefaction analysis indicated the site soils would not be susceptible to liquefaction during the design seismic event. Conventional spread footings were

recommended for support of the proposed four-story structure over two subterranean levels.

3.2 Research of Public Records

A search of records was performed at the City of Santa Monica Building Department in order to review available geotechnical documents prepared by other consultants on and in the vicinity of the subject site. The following documents were reviewed:

- *LeRoy Crandall and Associates, October 23, 1956, Report of Foundation Investigation, Proposed Additions to Hotel, Santa Monica, California, for the Miramar Hotel, Job No. 56260.*

  The report addresses the construction of a ten-story building and a one-story banquet hall with a full basement on the Miramar Hotel property. It is presumed that this report addressed the existing Ocean Tower that is currently located on the subject site.

  Exploration for the report consisted of three borings to depths between 30 and 40 feet. The borings encountered firm, natural alluvium. In the area of the proposed tower, the borings encountered relatively compressible, moist, and plastic soils at depths between 19 and 28½ feet. Similar compressible soils were encountered in another at depths between 33½ and 38 feet.

  It was recommended that the proposed tower be supported on pile foundations, due to the compressible soils encountered and the heavier building loads. Conventional spread footings were recommended for the proposed banquet hall.

- *LeRoy Crandall and Associates, November 9, 1956, Supplementary Information, Foundation Investigation, Proposed Additions to Hotel, Santa Monica, California, for the Miramar Hotel.*

  The supplementary letter provides information regarding the potential use of a mat foundation for support of the tower.

- *Donald R. Warren Co. Engineers, January 1962, Foundation Investigation, Proposed 13-Story Apartment Building, California Avenue and Ocean Avenue Job No. F 62-11.*

  The proposed structure consisted of a 13-story apartment building over 2 subterranean levels. Six borings were performed to depths between 46 and 86 feet. The borings encountered alluvial soils, with a 15-foot-thick zone of soft soil at a depth of 20 feet. Groundwater was not encountered. It was recommended that the proposed structure be supported on pile foundations. This structure is located to the northwest of the subject site.

- *Donald R. Warren Co. Engineers, September 1963, Foundation Investigation, Proposed 17-Story Apartment – Hotel, 1115 – 1121 Second Street, Santa Monica, California, Job No. F 63-964.*

  The investigation appears to address construction of The Huntley Hotel, which is located across 2nd Street from the Miramar Hotel. The report indicates the structure was planned to be 17 levels above grade and 3 levels below grade. Four borings to depths between 66 and 76 feet were performed and encountered alluvial soils. Groundwater was not encountered. Conventional spread footings, or a mat foundation, were recommended for support of the structure.

- *LeRoy Crandall and Associates, July 1, 1968, Report of Foundation Investigation, Proposed General Telephone Company Executive Headquarters, Wilshire Boulevard and Ocean Avenue, Santa Monica, California, Job No. A-68102.*

  The report addresses the construction of a 26-story office building, a 16-story apartment building over 3 to 4 subterranean levels, and additional subterranean parking. The basements were expected to be on the order of 30 feet below the ground surface. The site is located across Wilshire Boulevard from the subject site.

  A total of 11 borings to depths between 70 and 131 feet were performed for the investigation. The borings encountered alluvial soils. The soils to a depth of 30 feet were found to contain some soft layers. One boring encountered soft soils to a depth of 35 feet. Groundwater and/or water seepage was encountered at depths between 75½ and 81 feet.

  It was recommended that the proposed structures be supported on conventional spread footings and combined footings. As an alternative, it was indicated that the structures could be supported on mat foundations.

- *Law / Crandall, August 6, 1997, Report of Geotechnical Investigation, Proposed Parking Structure, Southwest Corner of Wilshire Boulevard and Second Street, Santa Monica, California, Project No. 70131-7-0316.0001.*

  The report addressed the construction of a parking structure (2 to 3 levels above grade and 5 levels below grade). Exploration consisted of four borings to depths between 60 and 100½ feet. The borings encountered alluvium. Groundwater was encountered at a depth of 93 feet. Seepage occurred at depths between 62 and 77 feet. Conventional spread footings were recommended for support of the structure. This property is located across Wilshire Boulevard from the subject site.

- *Rincon Consultants, Inc. July 2007, Santa Monica Palisades Bluffs Improvement Project, Final Initial Study/Mitigated Negative Declaration SCH#2007021027.*

The project (now built) included the several slope stabilization and dewatering measures to decrease the rate of erosion and increase stability of the Santa Monica Palisades Bluffs. The following techniques were used:

- Drilling and installation of soil nails to increase stability along entire length of bluff face,
- Installation of anchor block with pre-stressed tieback to strengthen the loose soil at the toe of the slope,
- Spray-on treatment with chemical grout to bluff face in order to bind the surficial soil and reduce surface erosion,
- Driving short soil nails and moisture relief pipes into the slope face to further anchor the slope face and provide drainage behind the treated face,
- Installation of hydraugers to reduce the pore water pressure in the soil behind the bluffs.

This report categorizes the Palisades Bluffs slope into several different segments that are defined by either the type of erosion problem or the slope treatment (strengthening) methodology. The portion of slope directly below the subject site is identified as Treatment Zone 6 in the report. Treatment Zone 6 is characterized by an undermined bluff rim, a soil block with vertical cracks, erosional gullies and pockets, and talus at the toe of the slope. Additional recommended treatments for the slope included removal of loose debris and old installations (hardscape features) on the slope.

- *URS, dated October 20, 2007, Geotechnical Study Santa Monica Palisades Bluffs, Santa Monica, California, URS Project No. 29402057.*

The purpose of this investigation was to develop conceptual design recommendations for improving the stability of the Santa Monica Palisades Bluffs. The investigation included drilling 12 borings ranging in depth for 72 to 152 feet deep and conversion of four of the borings into groundwater observation wells. In addition, 16 horizontal borings were drilled 90 to 150 feet into the bluff.

The investigation identified three main zones of soil: The top soil zone of the 85-foot high bluffs is composed of a thin layer of sand with silt and gravel which is underlain by a thicker layer of silt and clay. The middle zone consists of interbedded gravels, sands and silts with clay which is, in turn, underlain by a layer of silt and clay. The lower zone consists of coarse-grained sand and gravel. Below the elevation of PCH (near elevation 20) consists of alternating layers of sand, gravel and clay.

Groundwater or seepage was identified in all of the borings. The nearest Borings B8, B9, and B10 identified water or seepage at elevations of 5 to 21.5 feet above mean sea level. These elevations correspond to depths over 74 feet below the subject site's ground surface.

- *URS Corporation dated May 12, 2009, Report (Revised) analysis of Slope Stability Above California Incline, Santa Monica Palisades Bluff, Santa Monica, California. No file number.*

  This report is a supplement to the report by URS dated 2007. This report presents additional slope stability analyses for a portion of the Santa Monica Palisades Bluffs. No additional subsurface work was performed in the preparation of this report.

- *California Department of Transportation (Caltrans) April 2012, California Incline Bridge Replacement Project, Final Environmental Impact Report, Replace the California Incline Bridge between State Route 1 and Ocean Avenue (postmile 35.5 to postmile 36.5 in the City of Santa Monica in Western Los Angeles County, SCH# 2006041147, 7-LA-1-PM 35.5/36.5, EA 07-335-965100, 684 pages.*

  Caltrans was assigned environmental review and consultation responsibilities under the National Environmental Policy Act. This report addresses the replacement of the California Incline Bridge which is located west of the subject site. The report considered several replacement alternatives and determined that the preferred build alternative will have no significant impact on the human environment.

  The project also planned to improve the geologic integrity of the upper bluffs. The bridge installation incorporated pile foundations. The report stated that the piles are expected to strengthen the slope because of the pile pinning action. The report further adds that the addition of soil nails to the upper bluff slope would improve the stability of the bluffs.

- *City of Santa Monica, July 10, 2012, Resolution No. 10695 (CGS), A Resolution of the City Council of the City of Santa Monica Certifying the Final Environmental Impact Report. Environmental Assessment on the California Incline Bridge Replacement Project, 5 pages.*

  The City of Santa Monica adopted the resolution to certify the Environmental Impact Report for the California Incline Bridge Replacement Project.

- *City of Santa Monica, July 10, 2012, Resolution No. 10696 (CCS), A Resolution of the City Council of the City of Santa Monica Making Findings Necessary to Approve the California Incline Bridge Replacement Project and Adopting Statement of Overriding Considerations and Mitigation Monitoring and Report Program, 30 pages.*

  The City Council found that mitigation measures were required for the Bridge Replacement Project which will substantially avoid or lessen the potential significant effects with respect to unstable or expansive soils. The following geotechnical-related actions were recommended to be incorporated into the project:

- Removal of unsuitable subgrade soils and replacement with engineered fill
- Support of structure on deep-pile foundations
- Densification of compactable soils with in-situ techniques.

- *Earth Mechanics, Inc. (EMI), December 10, 2013, Final Foundation Report, California Incline Replacement, Santa Monica California, EMI Project No. 02-112.*

  This report addresses the replacement of the 1920's era California Incline that connects Ocean Avenue to Pacific Coast Highway. The California Incline is located across Ocean Avenue from the subject site. The project included replacing the existing viaduct with a cast-in-place slab supported on friction piles, strengthening the adjacent bluffs with soil nails, replacing an existing retaining wall, and replacing structural pavement along the incline.

  The investigation included review of earlier subsurface work by EMI in 1997 and work by URS in 2002 and work by EMI in 2009. In all, 14 borings and 5 test pits were excavated for the investigation. The borings were drilled to a maximum depth of 110 feet. The borings and test pits identified Pleistocene-age alluvial fan deposits consisting of lenticular beds of gravel, sand, silt and clay. The beds are relatively horizontal oriented, which is favorable from standpoint of stability. Underlying the Pleistocene alluvium is Pleistocene-age marine deposits that consists of stiff, bluish-gray clay and fine sand.

  The nearest borings to the site, Borings B1 through B6, encountered groundwater between elevations 1 and 7 feet above mean sea level in 1997 and at elevations 4 and 10 feet in 2002. These elevations correspond to depths greater than 85 feet below the subject site.

- *Amec Foster Wheeler Environmental and Infrastructure, Inc., April 2017, City of Santa Monica Downtown Community Plan Project, Final Environmental Impact Report, SCH# 2013091056, 1392 pages.*

  The report describes the impact of the implementation of the Downtown Community Plan which constitutes the development of the Santa Monica Downtown area through the year 2030. The EIR describes the anticipated impact of development and summarizes the work and findings of several recent geotechnical reports, improvements, and adopted policies in the area. The subject site is included within the area described by the Downtown Community Plan.

  The EIR addresses the risk of landsliding on the Palisades bluff. The EIR cites the distance of properties from the bluff to be approximately 200 feet. Additionally, the report cited several proactive stabilization measures originally outlined in the Bluff Stabilization Project of 2009 which included the installation of rodent controls, soil nails and micropiles for support, various methods of subsurface drainage control, as well as soil grouting applications. In addition, the EIR identified that the reconstruction of the California Incline added soil nails to the upper bluffs to "strengthen the hillside and

reduce erosion and landslide concerns". As a result of these measures and other geotechnical analysis, the EIR concluded "future development of Downtown Properties within and adjacent to the High Risk Landslide Susceptibility Zone, including redevelopment of the Established Large Sites on Ocean Avenue (the Miramar Redevelopment is an Established Large Site), would not result in bluff instability and impacts related to landslide risks would be *less than significant*."

- *City of Santa Monica, July 25, 2017, Resolution No. 11059 (CCS), A Resolution of the City Council of the City of Santa Monica Certifying the Final Environmental Impact Report for the Downtown Community Plan, 7 pages.*

  The City Council reviewed and considered the contents of the Final EIR and "independently determined that the Final EIR has been prepared in accordance with the California Environmental Quality Act ("CEQA") … and CEQA guidelines". The City Council certified that the "Final EIR reflects the City Council's independent judgement and analysis" and was subsequently adopted and approved.

- *City of Santa Monica, July 25, 2017, Resolution No. 11060 (CCS), A Resolution of the City Council of the City of Santa Monica Making Findings Necessary to Approve the Downtown Community Plan Project, Adopting A Statement of Overriding Considerations, and Adopting a Mitigation Monitoring Plan, 17 pages.*

  The city found that "…impacts of the Downtown Community Plan related to …geology/soils… hydrology/water quality … would be less than significant without mitigation. No geology/soils or hydrology/water quality impacts that "are less that significant with mitigation", or "significant with unavoidable impacts" were identified. Therefore, there are no geology/soils or hydrology/water quality impacts addressed in the Mitigation Monitoring and Reporting Program.

  The Resolution states that City staff presentations, the Final EIR and Errata, were reviewed and considered and that the Final EIR reflects the City Council's independent judgement and analysis. The Resolution was approved and adopted by the City.

- *City of Santa Monica, July 25, 2017, Resolution No. 11061 (CCS), A Resolution of the City Council of the City of Santa Monica adopting the Downtown Community Plan, 6 pages.*

  After review and consideration of public input and review of several documents including the Final EIR, the City Council adopted the Downtown Community Plan dated April 12, 2017, as corrected by an addenda sheet as the official specific plan for the Downtown area.

  The addenda sheet does not contain items related to geology/soils, or hydrology/water quality impacts.

4.0 ANTICIPATED SUBSURFACE CONDITIONS

4.1 Geologic Materials

Based on the results of the geotechnical research, and this firm's experience in this area of the City of Santa Monica, it is anticipated that the soils underlying the subject site consist of older (Pleistocene) alluvium. These alluvial soils consist of mixtures of sand, silt, and clay, with varying amounts of slate gravel. The older alluvium is typically very dense or stiff and well consolidated. However, local variations in moisture content and soil type could result in the presence of soft clayey and silty soils.

4.2 Groundwater

Based on the research, groundwater was encountered in the immediate vicinity of the site at depths ranging between approximately 75½ and 93 feet below the ground surface. Slight seepage was also encountered at depths between 62 and 77 feet. Fluctuations in the level of groundwater would be expected to occur over time due to variations in rainfall, temperature, and other factors. Fluctuations also may occur in the vicinity of the site.

Based on groundwater data provided in the Seismic Hazard Zone Reports of the Beverly Hills (CDMG, 1998, Revised 2005) and Topanga 7 1/2 -Minute Quadrangles (CDMG, 1997, Revised 2006), the historic-high groundwater level for the site was on the order of 40 feet below the ground surface. A copy of the Historically Highest Groundwater Levels Map is enclosed herein.

5.0 REGIONAL GEOLOGY AND FAULTING

The subject site is located within the northern portions of the Los Angeles Basin and Peninsular Ranges Geomorphic Province. The Peninsular Ranges are characterized by northwest-trending blocks of mountain ridges and sediment-floored valleys. The dominant geologic structural features are northwest trending fault zones that either die out to the northwest or terminate at east-west trending reverse faults that form the southern margin of the Transverse Ranges.

The Los Angeles Basin is located at the northern end of the Peninsular Ranges Geomorphic Province. The basin is bounded by the east and southeast by the Santa Ana Mountains and San Joaquin Hills, and to the northwest by the Santa Monica Mountains. Over 22 million years ago, the Los Angeles Basin was a deep marine basin formed by tectonic forces between the North American and Pacific plates. Since that time, over 5 miles of marine and non-marine sedimentary rock, as well as intrusive and extrusive igneous rocks, have filled the basin. During the last 2 million years, defined by the Pleistocene and Holocene epochs, the Los Angeles Basin and surrounding mountain ranges have been uplifted to form the present day landscape. Erosion of the surrounding mountains has resulted in deposition of unconsolidated sediments in low-lying areas by rivers such as the Los Angeles River. Areas that have experienced subtle uplift have been eroded with gullies (Yerkes, 1965).

5.1 Regional Faulting

The enclosed Southern California Fault Map shows the location of many mapped faults in the Southern California area. Buried thrust faults are faults without a surface expression but are a significant source of seismic activity. They are typically broadly defined based on the analysis of seismic wave recordings of hundreds of small and large earthquakes in the southern California area. Due to the buried nature of these thrust faults, their existence is usually not known until they produce an earthquake. The risk for surface rupture potential of these buried thrust faults is inferred to be negligible (Leighton, 1990). However, the seismic risk of these buried structures in terms of recurrence and maximum potential magnitude is not well established.

Two major buried thrust fault structures in the Los Angeles area are the Elysian Park fold and thrust belt and the Torrance-Wilmington fold and thrust belt. It is postulated that the Elysian Park structure was responsible for the magnitude 5.9, October 1, 1987 Whittier Narrows earthquake, and that the Torrance-Wilmington structure was responsible for the magnitude 5.0, January 19, 1989 Malibu earthquake. The magnitude 6.7, January 17, 1994 Northridge earthquake was caused by a buried thrust fault located beneath the San Fernando Valley.

5.2 Local Faulting

Faults within 2 miles of the subject site are shown on the enclosed Regional Geologic Map (U.S. Department of the Interior, 2005). Review of the map indicates the Santa Monica Fault is located approximately 1.3 miles north of the subject site. Based on this map, no other faults are located within 2 miles of the subject site. The map also indicates the Newport-Inglewood fault is approximately 6.1 miles to the east of the site.

The site location is also shown on the enclosed City of Santa Monica Geologic Hazards Map (City of Santa Monica, 2010). The map indicates the subject site is located approximately 3,100 feet (0.6 miles) south of the south branch of the Santa Monica Fault. The site is located approximately 6,600 feet (1.25 miles) south of the north branch of the Santa Monica Fault.

According to the most recent Earthquake Fault Zones Map of the Beverly Hills Quadrangle (Revised Official Map released on January 11, 2018), published by California Geological Survey (CGS), the site is located approximately 4,500 feet southwest of the active fault zone boundaries of the Santa Monica Fault. Based on the most recent 2018 CGS Earthquake Fault Zones Map, the active traces of the Santa Monica Fault are located further away from the project site than the Southern Branch of the Santa Monica Fault, shown on the 2010 City of Santa Monica Geologic Hazards Map. A copy of the CGS map is shown on the enclosed Earthquake Fault Zones Map.

6.0 SEISMIC HAZARDS

6.1 Surface Rupture

Review of the State of California Earthquake Fault Zones Map of the Beverly Hills Quadrangle indicates that the subject site is not located within an Alquist-Priolo Earthquake Fault Zone (CGS

2018). Review of the City of Santa Monica Geologic Hazards Map, provided in Guidelines for Geotechnical Reports, by the City of Santa Monica, Department of Building and Safety, indicates that the subject site does not lie within the Fault Hazard Management Zone (City of Santa Monica, 2010). In addition, no known active faults are known to cross the subject site. Based on these considerations, the potential for surface rupture at the site is considered to be negligible.

6.2 Liquefaction

The Earthquake Fault Zones Map for the Beverly Hills Quadrangle (CGS 2018) does not classify the site as part of a liquefiable area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake. In addition, the City of Santa Monica Safety Element of the General Plan indicates the site is in an area with negligible liquefaction risk (City of Santa Monica, 2014).

Groundwater has been encountered in the vicinity of the subject site at depth at least 74 feet below the ground surface, and the historic high-water level is at least 40 feet below the ground surface. According to available geotechnical reports, soft materials have been encountered on the site as deep as 38 feet below the ground surface. The encountered soils below this depth were predominantly very dense. The older (Pleistocene) alluvium underlying the subject site is typically not capable of liquefaction. Site specific studies by this frim on nearby sites, also identified the underlying soils to be non-liquefiable during the design seismic event. Based on these considerations, the potential for liquefaction at the subject site is considered to be negligible.

6.3 Dynamic Dry Settlement

Seismically-induced settlement or compaction of dry or moist, cohesionless soils can be an effect related to earthquake ground motion. Such settlements are typically most damaging when the settlements are differential in nature across the length of structures.

Some seismically-induced dry settlement of the proposed structures could be expected at the subject site as a result of strong ground-shaking. However, based on the typically cohesive, dense or stiff, and consolidated nature of the older (Pleistocene) alluvial soils underlying the site, the potential dynamic settlements would be expected to be negligible.

6.4 Tsunamis, Seiches, and Flooding

Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. Review of the County of Los Angeles Flood and Inundation Hazards Map, (Leighton, 1990) and the City of Santa Monica Safety Element of the General Plan (City of Santa Monica, 2010), indicates the site does not lie within mapped tsunami inundation boundaries.

Seiches are oscillations generated in enclosed bodies of water which can be caused by ground shaking associated with an earthquake. Review of the County of Los Angeles Flood and Inundation Hazards Map, (Leighton, 1990), and the City of Santa Monica Safety Element of the General Plan (City of Santa Monica, 1995), indicates the site does not lie within mapped inundation boundaries due to a seiche or a breached upgradient reservoir.

6.5 Landsliding

The subject site is located immediately northeast of Palisades Park and the coastal bluff that extends along much of the western perimeter of the City of Santa Monica. At the nearest points, the subject site is located approximately 185 to 200 feet away from the top of the coastal bluff, which is approximately 85 feet high.

The Seismic Hazards Maps by the State of California (CDMG, 1999, revised 2006, CDMG, 1997, revised 2005) indicate the subject site is not located within an "Earthquake Induced Landslide" zone. However, portions of the coastal bluff are.

According to the Guidelines for Geotechnical Reports by the City of Santa Monica Department of Building and Safety (City of Santa Monica, 2014), zones delineated on the State of California Seismic Hazard Maps supersede those shown on the City of Santa Monica Geologic Hazards Map. However, the City of Santa Monica Geologic Hazards Map indicates that the southwestern half of the Main Parcel at the subject site is located in an area designated as "High Risk" for landslide susceptibility. Therefore, a discussion of landslide potential is provided below.

According to the Technical Background Report to the Safety Element of the City of Santa Monica General Plan (Leighton, 1995), failures of the coastal bluff are known to have occurred. This includes sections of the bluff near the toe of the California Incline and below Marguerita Avenue. Historically, failures have been attributed to saturation of the bluff soils from excessive rainfall and/or utility malfunction. Seismic shaking and traffic vibration are also reported to have contributed. The technical report (City of Santa Monica, 2010) states, "slope stability analyses (performed by others) indicate that the bluff slope exhibits a satisfactory factor of safety for gross deep-seated stability. However, the upper near-vertical portion of the slope may be expected to generate 'soil falls' during heavy rains, seismic events, subsurface seepage, or by excessive surface runoff over the slope."

Based on the results of the research, and this firm's experience in this area of the City of Santa Monica, it is anticipated the soils underlying the subject site consist of older (Pleistocene) alluvium. The older alluvium is typically very dense or stiff and well consolidated. Therefore, it is the opinion of this firm that the potential for deep seated slope instability affecting the subject site is negligible.

7.0 CONSTRUCTION ACTIVITIES

Construction of the proposed project would be expected to include demolition activities, excavations for the proposed subterranean levels, and construction of the proposed buildings (including superstructure, exterior finishes, and interior finishes). Construction practices on the subject site are expected to be carried out in a manner consistent with industry construction, engineering, and safety standards. Care and maintenance of the subject property during and after construction would be expected to include adequate control of site drainage and proper maintenance of underground utilities.

The potential for each construction phase or activity, and the finished project, to affect the coastal bluff stability are discussed below.

- Demolition activities for the proposed project are expected to include demolition of the existing Ocean Tower, northwest bungalows, the back of house building, the Bungalow building along Ocean Avenue, and the existing surface parking. It is the understanding of this firm that heavy equipment will be used for demolition of the existing structures. The use of explosive and/or collapse type demolition techniques are not anticipated.

  Demolition of the existing structures will be expected to produce some vibration. The vibrations will be produced by onsite construction traffic, offsite hauling vehicles, and breaker and/or jackhammering equipment. These vibrations will not be expected to vary substantially from the typical background vibrations due to everyday street traffic and city related activities. Due to the distance of the proposed construction project to the bluffs, vibrations from construction activities will not affect the stability of the Palisades bluffs.

  As they are described herein, the potential for the proposed demolition activities to affect the stability of the coastal bluff is considered to be negligible.

- Excavation of the proposed subterranean levels will be expected to incorporate the use of shoring. The shoring and excavation process will include drilling borings and placement of soldier piles, excavation, placement of lagging boards, and drilling tie back anchors. Construction equipment will include drilling machines, excavators, loaders, backhoes, and hauling trucks. The use of this equipment, and the excavation process, could be expected to produce vibrations similar to those during the demolition phase of the project. The potential for these excavation activities to affect the stability of the coastal bluff is considered negligible.

  The excavation itself will reduce the overall amount of soil weight that is present below the site and therefore have negligible effect to bluff stability. The presence of soldier piles and tie backs in the areas of the proposed subterranean levels will also not be expected to affect bluff stability.

- Construction of the proposed buildings is expected to include the use of standard construction equipment and vehicles (i.e. concrete trucks, mobile cranes, forklifts). The construction equipment and vehicles will be expected to produce vibrations similar to those during the demolition and excavation phases of the project. The potential for the construction related traffic to affect the slope stability is considered negligible.

  Tower cranes will also be expected for construction of the Ocean Building and the California Building. The cranes are expected to be constructed in isolated areas that are in excess of 185 to 200 feet away from the coastal bluff. Based on the setback and isolated loading below the tower cranes, they are not expected to affect coastal bluff stability.

  Based on the estimates of the proposed building weight from the structural engineer, this firm calculated the stress change caused by each of the proposed structures. Assuming a moist unit of 125 pounds per cubic foot of soil and ignoring the stress of the existing structure at each location, the stress change, after construction, is as follows:

  - California Building (7 stories up, 3 levels down) - 1449 pounds per square foot (psf) lighter
  - Ocean Building (10 stories up, 3 levels down) – 422 psf lighter
  - Hotel Entry Court (7 stories up, 2 levels down) – 189 psf lighter
  - Ballroom Retail Bungalow Area (2 stories up, 2 levels down) – 1574 psf lighter

  In each case, the proposed structure will be lighter (cause less stress at the foundations level) than the soil to be removed even under a conservative analysis that doesn't consider the stress/weight of the existing buildings on the subject site.

  Once completed, the proposed structures (at their closest points) will be situated approximately 185 to 200 feet away from the top of the approximate 85-foot high coastal bluff. In addition, the proposed project will be designed to direct site drainage to storm drains, and the site utilities will be adequately maintained. Storm water will not be infiltrated into the onsite soils.

  Based on the anticipated distance between the base of the proposed structures and the coastal bluff, this firm's extensive research and experience in the vicinity of the subject site, and the anticipated soil conditions, it is the opinion of this firm that the potential for the proposed structures to affect the stability of the coastal bluff is negligible to no impact.

8.0 C.E.Q.A. SECTION VI - SOIL AND GEOLOGY ISSUES

a) The subject site is not located within an Alquist-Priolo Earthquake Fault Zone or the City of Santa Monica Fault Hazard Management Zone, and no other known active surface fault traces cross the site. Therefore, the likelihood of surface fault rupture affecting the subject site should be considered negligible.

As with all of Southern California, the site is subject to potential strong ground motion should a moderate to strong earthquake occur on a local or regional fault. The proposed project will be completed in accordance with the provisions of the most recent applicable building code and requirements of the local building official, which will mitigate the potential effects of strong ground shaking.

The site is not subject to inundation by tsunami or mudflow. The site is not located in an area designated as prone to inundation due to seismically-induced seiche or potential failure of the dam (Leighton, 1990).

b) The Project will not result in substantial soil erosion or the loss of topsoil due to the paved nature of the surrounding sites, and the lack of elevation difference slope geometry across the site. In addition, earthwork activities associated with the grading and export of soil will occur in accordance with the city's requirements as specified in the Santa Monica Building Code and through the grading plan review and approval process. Grading and erosion control measures will be implemented during site grading to reduce erosion impacts as part of the regulatory requirements.

At the nearest points, the subject site is located approximately 185 to 200 feet away from the top of the coastal bluff and the basement levels will be 2 to 3 levels below grade. Based on the distance and shallow line of influence to the bluffs, it is the opinion of this firm that the subject site and proposed project are situated far enough from the coastal bluff such that the anticipated construction activities and the finished project will have a negligible to no potential for affecting the stability of the coastal bluff.

c) The project will not result in the loss of any unique geologic feature, since the site is located in an area underlain by Quaternary (Pleistocene)-age alluvium.

d) The project is not located on a geologically unstable geologic material or geologic material that would become unstable as a result of the project. Stormwater will not be infiltrated into the onsite soil. Therefore, the project will not result in any on- or off-site landslide.

Subsurface exploration on the site has yet to be performed by this firm. After laboratory testing and engineering analysis, final conclusions regarding seismic related ground failure, including liquefaction, landslides, lateral spreading, subsidence, or collapse will be presented. Based on the extensive information currently available to this firm, the proposed construction will not cause, or increase the potential for any seismic related ground failure on the subject site or adjacent sites.

e) The soils underlying the site are not known to have any significant expansion potential. If any are encountered during the subsurface exploration,

recommendations will be provided in the geotechnical report to mitigate their effect.

f) Sewers are available for wastewater disposal. No septic tanks or alternative disposal systems are necessary, nor are any proposed.

9.0 PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Based upon the preliminary geotechnical evaluation and our research, it is the opinion of this firm that the proposed development is considered feasible from a geotechnical engineering standpoint. It will be necessary to perform a project specific geotechnical engineering investigation, including subsurface exploration and testing, in order to provide final design recommendations for the proposed project.

At this time, it is anticipated that the new improvements and upgrades could be supported on conventional spread footings. Structural loading for some of the proposed structures (such as the new Ocean Tower) could be relatively high and may require mat foundations for building support. Pile foundations could also be utilized depending on the structural demands and soil conditions. Detailed analyses based on site specific exploration, laboratory testing, and detailed building load information will be necessary in order to develop final foundation design recommendations suitable for the project.

Due to the depths of the proposed subterranean levels, and the proximity of the property lines and existing structures to the proposed structures, it should be expected that shoring will be required in order to provide stable excavations for construction.

It is expected that the proposed subterranean levels will extend to depths between approximately 30 and 35 feet below the ground surface. Based on the research described above, actual groundwater below the subject site likely occurs at a depth below 74 feet, and the historic high-water level was on the order of 40 feet. Therefore, the proposed subterranean levels are not expected to extend below the actual or historic high groundwater levels.

Based on the anticipated groundwater depths and conditions, temporary dewatering measures are not expected to be necessary during construction. If utilized, pile shafts extending below 74 feet may encounter groundwater. It is anticipated that measures could be implemented during construction to handle groundwater encountered in pile shafts. Although not anticipated at this time, it is noted that subterranean levels extending below the historic high water level of approximately 40 feet may require hydrostatic design considerations.

At this time, groundwater is not expected to be encountered during excavation of the proposed subterranean levels. With the possible exception of deep pile foundations and/or shoring piles, no elements of the proposed structures are expected to interact with the groundwater. Should any pile shafts extend below the groundwater level, casing or drilling fluids could be utilized in combination with tremie pipes in order to pump concrete below the water level. During this process, a limited amount of groundwater would be expected to be displaced during casting of

any piles below the water level. This would not be expected to affect the groundwater level, nor would it be expected to result in any lasting drawdown of the water level. In addition, any piles placed below the groundwater level would be designed to perform below the water. Based on these considerations, groundwater is not expected to affect the proposed structures, nor are the proposed structures expected to affect the groundwater conditions underlying the subject site.

A review of the supporting geotechnical reports prepared for the Environmental Impact Report for the California Incline Bridge Replacement Project (URS May 12, 2009, URS October 20, 2007, Earth Mechanics December 10, 2013), the Santa Monica Palisades Bluff Stabilization Project (Rincon Consultants July 2007), and the Final Environmental Impact Report for the City of Santa Monica Downtown Community Plan Project (Amec Foster Wheeler Environmental and Infrastructure, Inc., April 2017) was performed.

The EIR for the Downtown Community Plan concluded "future development of Downtown Properties within and adjacent to the High Risk Landslide Susceptibility Zone, including redevelopment of Established Large Sites on Ocean Avenue, would not result in bluff instability and impacts related to landslide risks would be *less than significant*."

The geotechnical reports for the California Incline and the Palisades Bluff Stabilization project were submitted to the California Coastal Commission, Caltrans, and the City of Santa Monica. Each agency concluded that the planned construction improvements on the bluff would be safe and not cause or contribute to erosion or degradation of the geologic stability of this important City recreational area. Both projects (and supporting Environmental Impact Reports) were approved by the City of Santa Monica, Caltrans, and the California Coastal Commission (by way of procedure) and were deemed to improve the stability of the slopes.

Several slope stabilization and dewatering measures have also been implemented by the City of Santa Monica to decrease the rate of erosion and increase the stability of the bluffs.

Based on our review of these geotechnical reports and implementation of the construction and stabilization work, the stress/weight reduction of the Proposed Project and it's distance from the Palisades Bluffs, our experience and knowledge of the geologic conditions in the vicinity of the Proposed Project, it is our professional opinion that the Proposed Project will have negligible, if any, impact on the stability of the Palisades Bluffs.

Stormwater infiltration is not allowed or proposed for the subject site in accordance with Chapter 7.10 Runoff Conservation and Sustainable Management ordinance in the City of Santa Monica's Municipal Code, further reducing the risk of bluff erosion.

10.0 CLOSURE

Subsurface exploration of the subject site has not been completed for the proposed project. As indicated above, this evaluation is based on the available geotechnical information and published geologic data. A comprehensive geotechnical engineering investigation including subsurface

exploration and testing will be necessary in order to provide final design recommendations for the proposed development.

Geotechnologies, Inc. appreciates the opportunity to provide our services on this project. Should you have any questions please contact this office.

Respectfully submitted,
GEOTECHNOLOGIES, INC.

REINARD T. KNUR
G.E. 2755, C.E.G 1547

REGISTERED PROFESSIONAL ENGINEER
REINARD T KNUR
No 2755
Exp. 12/31/20
GEOTECHNICAL
STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST
REINARD T. KNUR
NO. 1547
CERTIFEID
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

RTK:km

Enclosures: References
Vicinity Map
Existing Site Survey Plan
Site Plan and Rendering
Historically Highest Groundwater Levels Map
Southern California Fault Map
Regional Geologic Map
Seismic Hazard Zone Map
Earthquake Fault Zone Map
City of Santa Monica Geologic Hazard Map

Distribution: (5) Addressee

Email to: [dpeterson@athensdevco.com], Attn: Dustin Peterson

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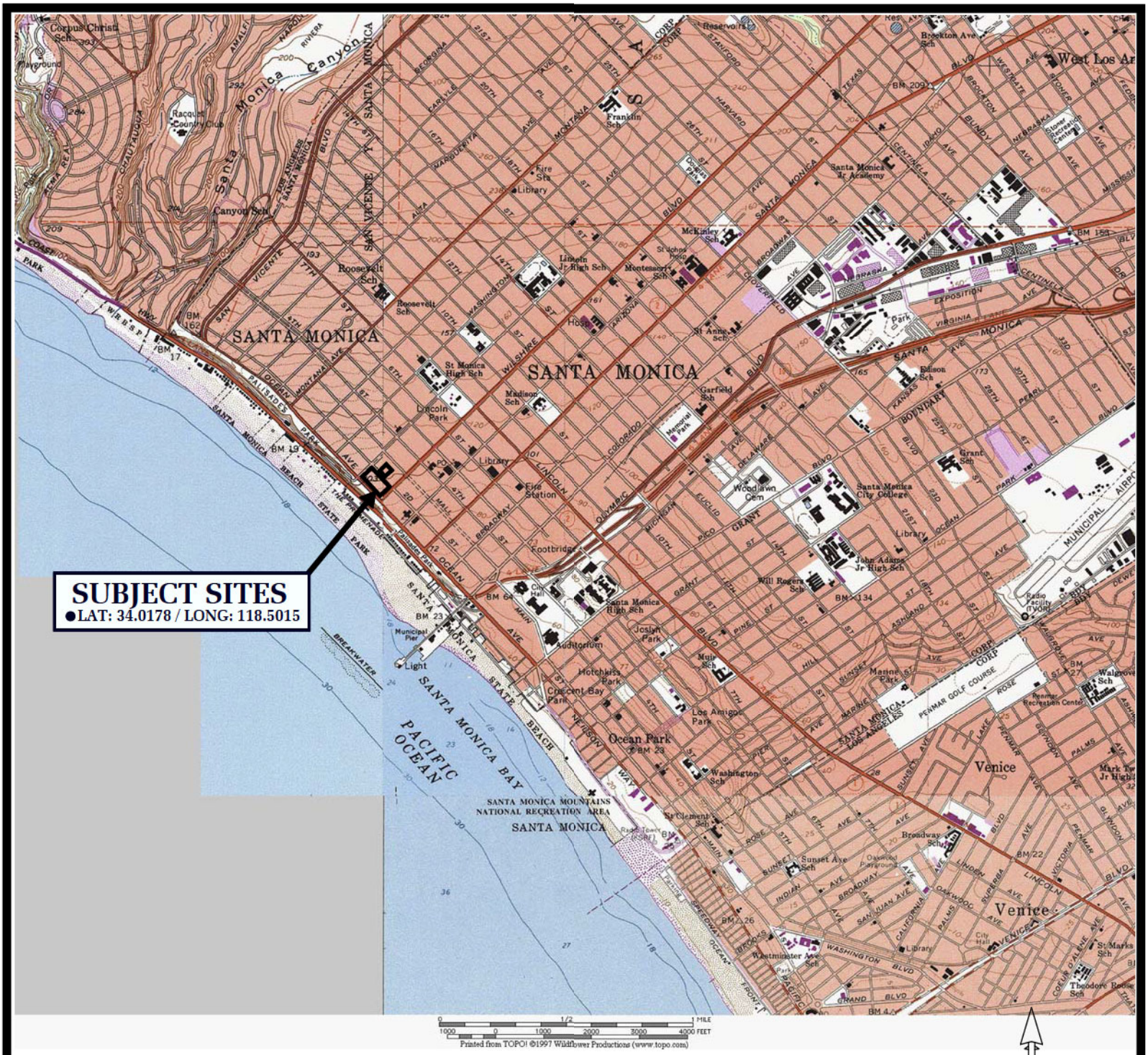


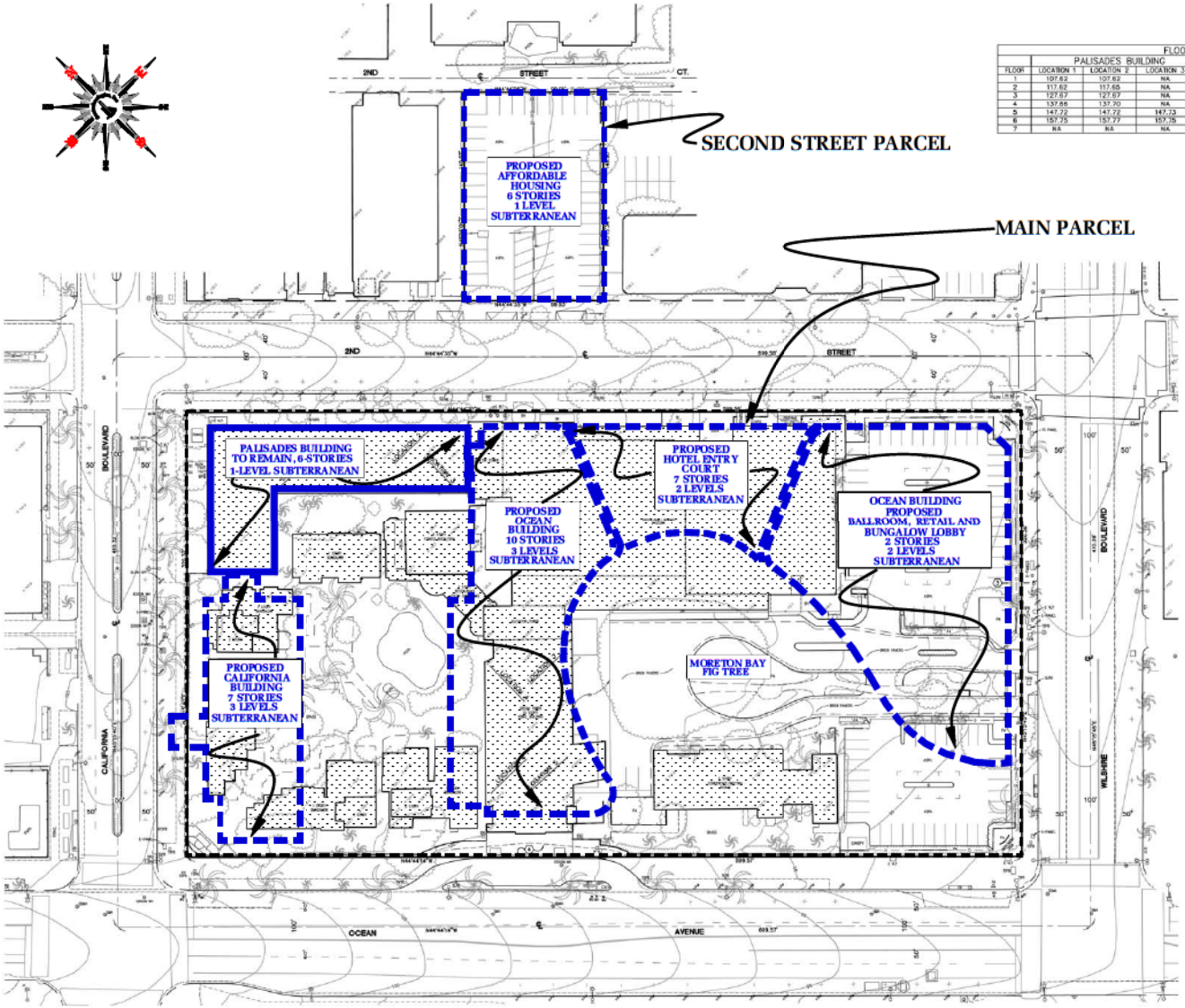
REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, BEVERLY HILLS, CA QUADRANGLE

VICINITY MAP

Geotechnologies, Inc.
Consulting Geotechnical Engineers

OCEAN AVENUE LLC

FILE NO. 20514



FLOOR ELEVATIONS

	PALISADES BUILDING			OCEAN TOWER			
FLOOR	LOCATION 1	LOCATION 2	LOCATION 3	LOCATION 4	LOCATION 5	LOCATION 6	LOCATION 7
1	107.62	107.62	NA	NA	NA	NA	NA
2	117.62	117.65	NA	NA	119.04	119.03	NA
3	127.67	127.67	NA	NA	128.37	128.39	NA
4	137.66	137.70	NA	NA	137.69	137.70	NA
5	147.72	147.72	147.73	NA	147.02	147.04	NA
6	157.75	157.77	157.75	156.36	156.35	156.36	NA
7	NA	NA	NA	165.67	165.69	165.68	165.73

SCALE IN FEET

0 80 160

LEGEND:

ASPH.	ASPHALT
BFP	BACK FLOW PREVENTOR
CATV	CABLE TELEVISION
CB	CATCH BASIN
DIA.	DIAMETER
DRI	DROP INLET
E-PANEL	ELECTRICAL PANEL
E VLT	ELECTRICAL VAULT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
G INT	GREASE INTERCEPTOR
G VLT	GAS VAULT
MH	MANHOLE
OH	OVERHANG
P.A.	PLANTER AREA
PM	PARKING METER
SCO	SEWER CLEAN-OUT
SDMH	STORM DRAIN MANHOLE
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
TE	TRASH ENCLOSURE
TS PANEL	TRAFFIC SIGNAL PANEL
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TSPB	TRAFFIC SIGNAL PULL BOX
T VLT	TELEPHONE VAULT
WV	WATER VALVE
W VLT	WATER VAULT
(P)	DENOTES PLOTTED EASEMENT
	BUILDING LINE
	CHAIN LINK FENCE
	IRON RAIL FENCE
	CONC./C.B. WALL
	PROPERTY LINE
	CENTER LINE

EXISTING SITE SURVEY PLAN

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Consulting Geotechnical Engineers

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FILE No. 20514

REFERENCE: - CONSTRAINTS MAP, BY FUSCOE ENGINEERING, DATED 10/8/2009.

SITE PLAN AND RENDERING

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Consulting Geotechnical Engineers

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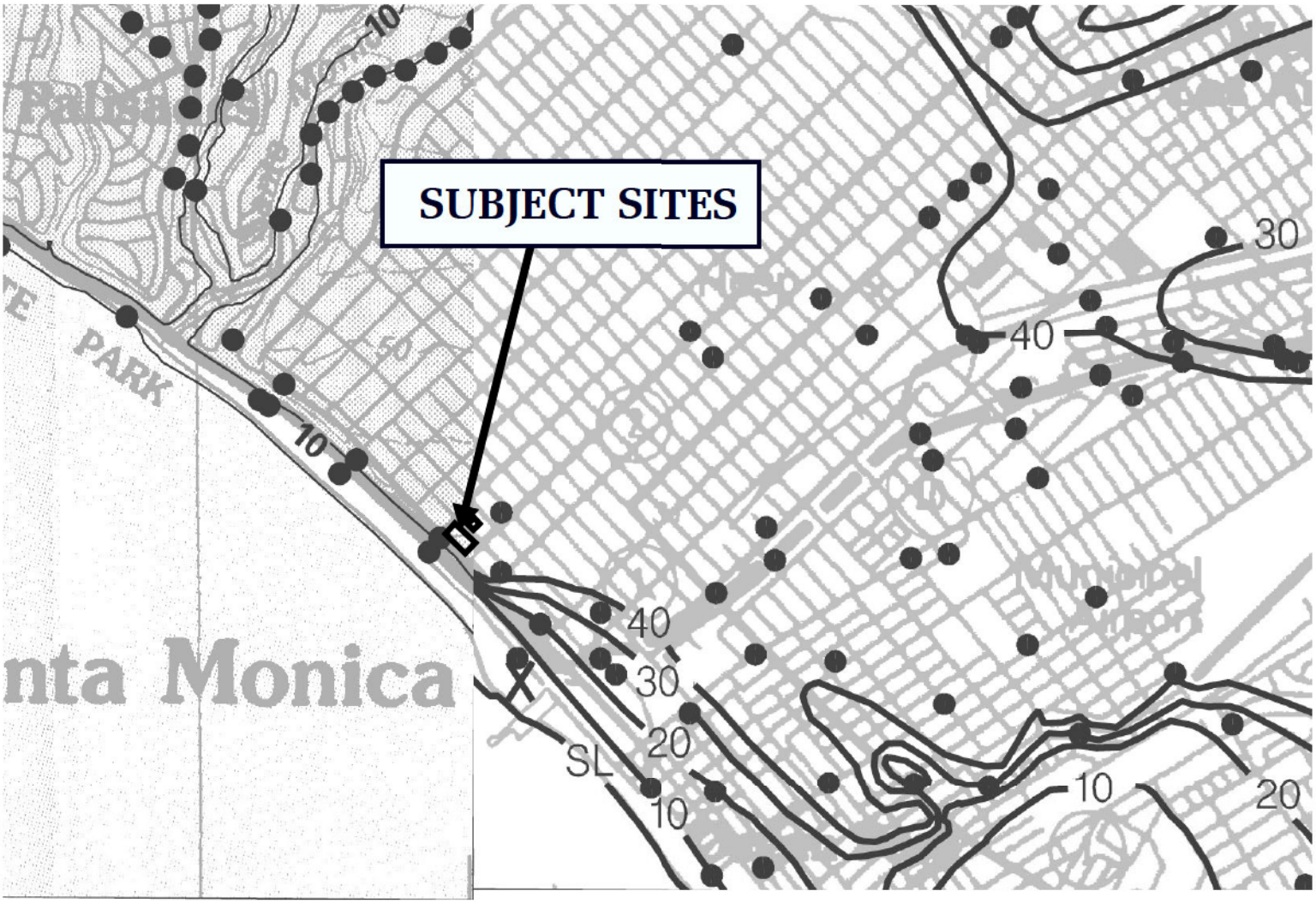

20 Depth to groundwater in feet

REFERENCE: CDMG, SEISMIC HAZARD ZONE REPORTS, 023 AND 021
BEVERLY HILLS 7.5 - MINUTE QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA (1998, REVISED 2005)
TOPANGA 7.5 - MINUTE QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA (1997, REVISED 2006)

HISTORICALLY HIGHEST GROUNDWATER LEVELS

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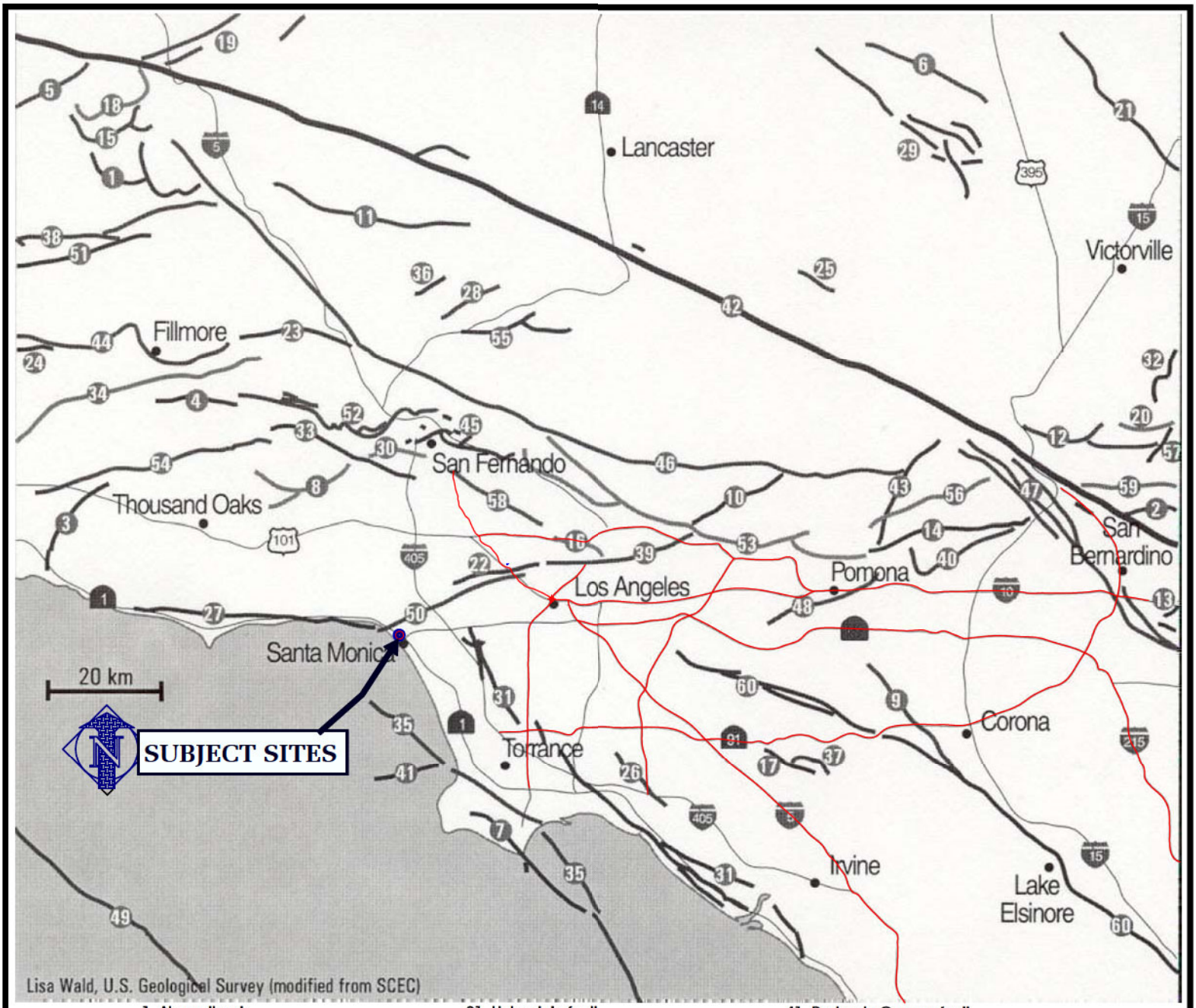

1 Alamo thrust
2 Arrowhead fault
3 Bailey fault
4 Big Mountain fault
5 Big Pine fault
6 Blake Ranch fault
7 Cabrillo fault
8 Chatsworth fault
9 Chino fault
10 Clamshell-Sawpit fault
11 Clearwater fault
12 Cleghorn fault
13 Crafton Hills fault zone
14 Cucamonga fault zone
15 Dry Creek fault
16 Eagle Rock fault
17 El Modeno fault
18 Frazier Mountain thrust
19 Garlock fault zone
20 Grass Valley fault
21 Helendale fault
22 Hollywood fault
23 Holser fault
24 Lion Canyon fault
25 Llano fault
26 Los Alamitos fault
27 Malibu Coast fault
28 Mint Canyon fault
29 Mirage Valley fault zone
30 Mission Hills fault
31 Newport Inglewood fault zone
32 North Frontal fault zone
33 Northridge Hills fault
34 Oak Ridge fault
35 Palos Verdes fault zone
36 Pelona fault
37 Peralta Hills fault
38 Pine Mountain fault
39 Raymond fault
40 Red Hill (Etiwanda Ave) fault
41 Redondo Canyon fault
42 San Andreas Fault
43 San Antonio fault
44 San Cayetano fault
45 San Fernando fault zone
46 San Gabriel fault zone
47 San Jacinto fault
48 San Jose fault
49 Santa Cruz-Santa Catalina Ridge f.z.
50 Santa Monica fault
51 Santa Ynez fault
52 Santa Susana fault zone
53 Sierra Madre fault zone
54 Simi fault
55 Soledad Canyon fault
56 Stoddard Canyon fault
57 Tunnel Ridge fault
58 Verdugo fault
59 Waterman Canyon fault
60 Whittier fault

REFERENCE: http://pasadena.wr.usgs.gov/info/images/LA%20Faults.pdf

SOUTHERN CALIFORNIA FAULT MAP

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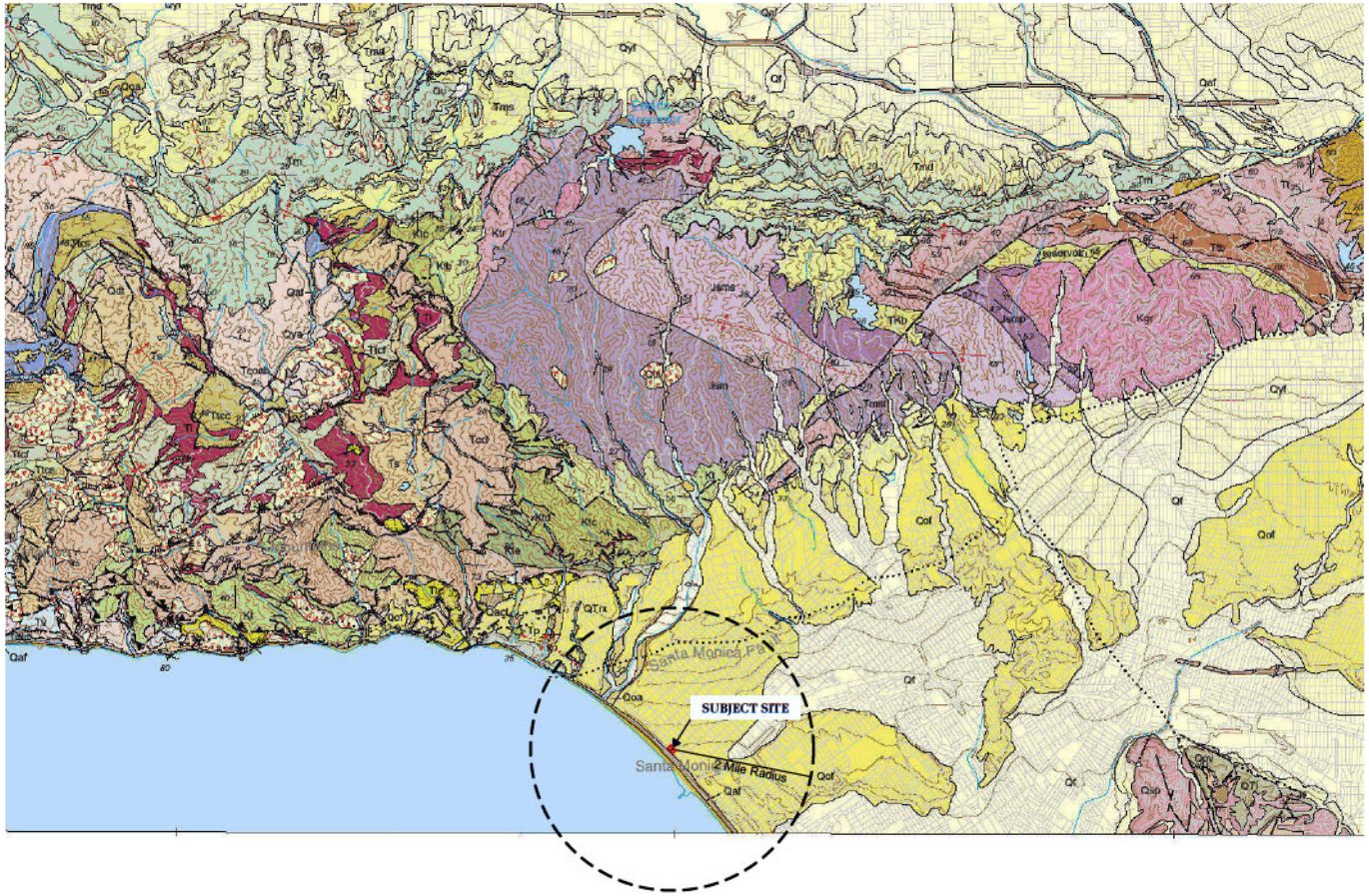

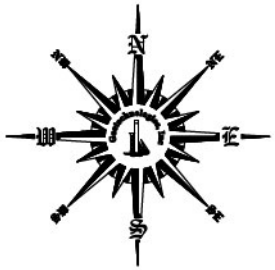

LEGEND

- Qaf: Artificial Fill
- Qa: Alluvium
- Qf: Alluvial-Fan Deposits
- Qof: Old Alluvial-Fan Deposits
- Qoa: Old Alluvium
- Tm: Modelo Formation
- Tt: Topanga Group
- TKb: Sedimentary Rock in the Beverly Hills Area
- Kt: Tuna Canyon Formation
- Jsm: Santa Monica Slate

Fault - Solid where accurately located, dashed where approximately located, dotted where concealed, queried where location or existence uncertain. Includes strike slip, normal, reverse, oblique, and unspecified slip.

1 .5 0 1 2 3 4 5 6 7 MILES

1 .5 0 1 2 3 4 5 6 7 KILOMETERS

Contour Interval 40m

REFERENCE: U.S. DEPARTMENT OF THE INTERIOR, U.S. GEOLOGICAL SURVEY, PRELIMINARY GEOLOGIC MAP OF THE LOS ANGELES 30' X 60' QUADRANGLE, SOUTHERN CALIFORNIA, VERSION 1.0, 2005, COMPILED BY ROBERT F. YERKES AND RUSSELL H. CAMPBELL.

REGIONAL GEOLOGIC MAP

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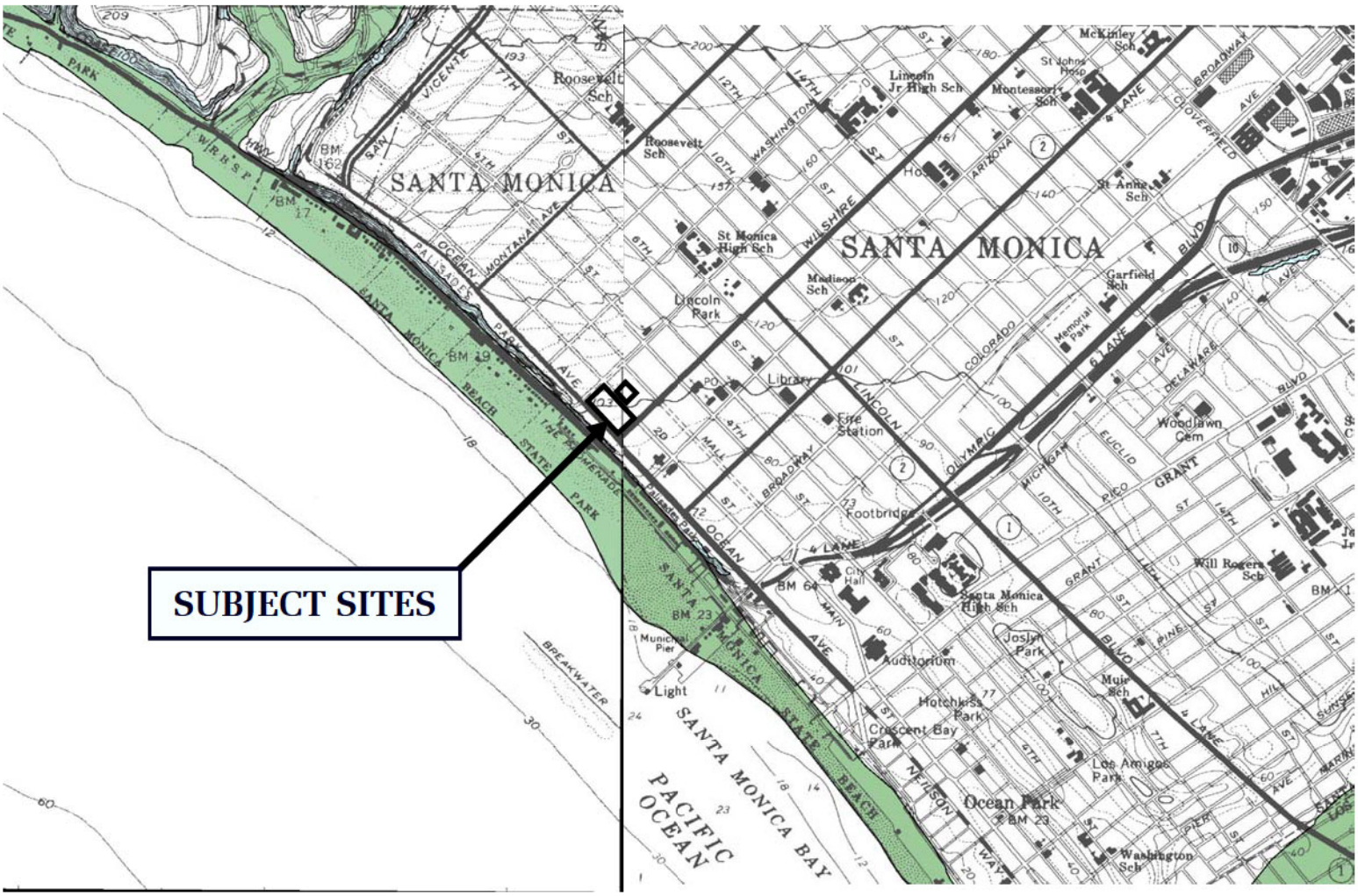

LIQUEFACTION AREA

EARTHQUAKE INDUCED LANDSLIDES

N

REFERENCE: SEISMIC HAZARD ZONE MAPS, BEVERLY HILLS AND TOPANGA QUADRANGLES, 1999 AND 1997, DIVISION OF MINES AND GEOLOGY

SEISMIC HAZARD ZONE MAP

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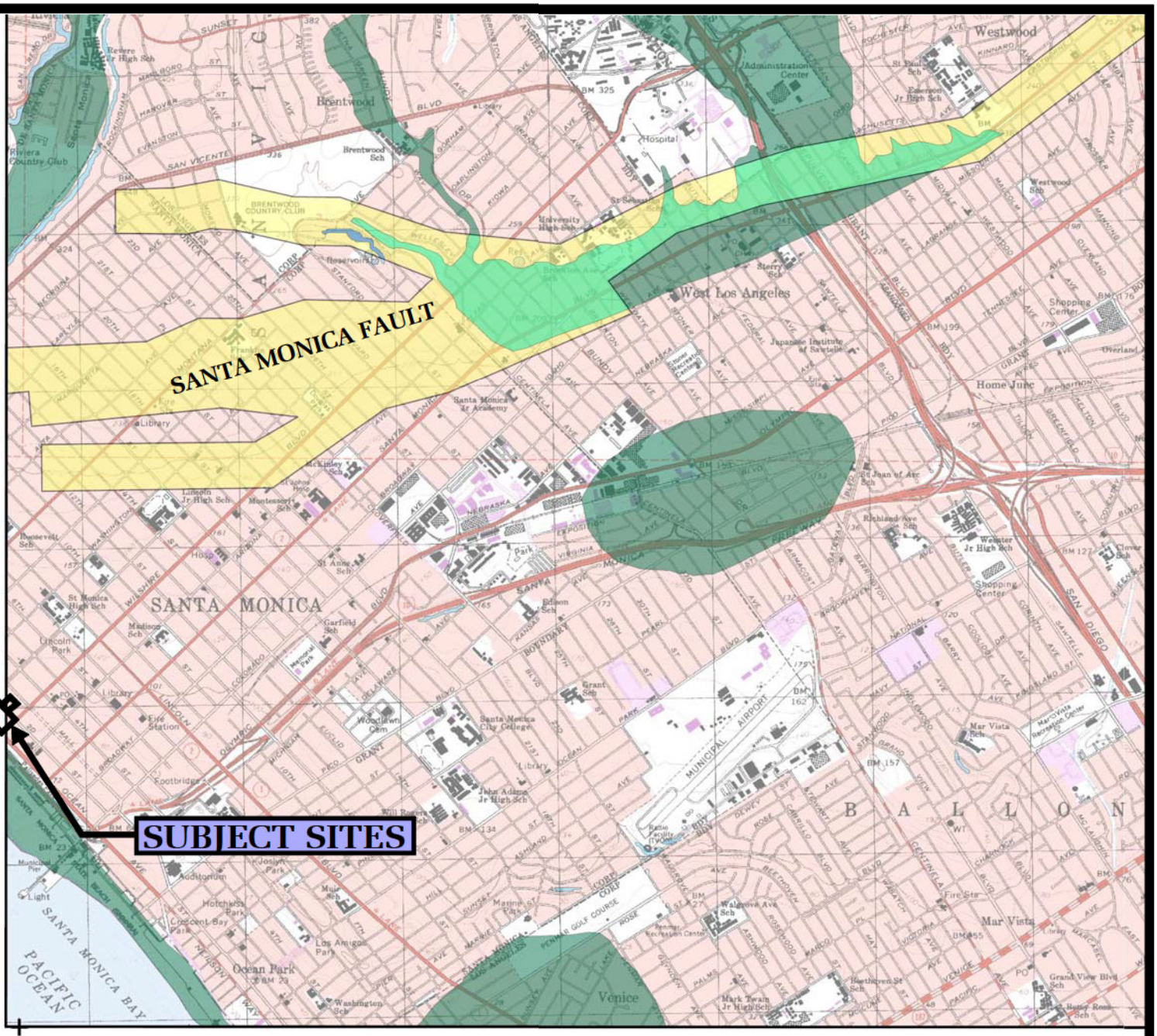
Consulting Geotechnical Engineers

OCEAN AVENUE LLC

FILE NO. 20514

Map Not Available



Scale 1: 24,000

1 0.5 0 1 2 Miles

1,000 500 0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 Feet

1 0.5 0 1 2 Kilometers

1,000 500 0 1,000 2,000 Meters

Contour Interval 20 Feet

N

Earthquake Fault Zones

Alquist-Priolo Earthquake Fault Zone

REFERENCE: EARTHQUAKE FAULT ZONES, BEVERLY HILLS QUADRANGLE, CALIFORNIA GEOLOGICAL SURVEY, JANUARY 2018

EARTHQUAKE FAULT ZONE

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Consulting Geotechnical Engineers

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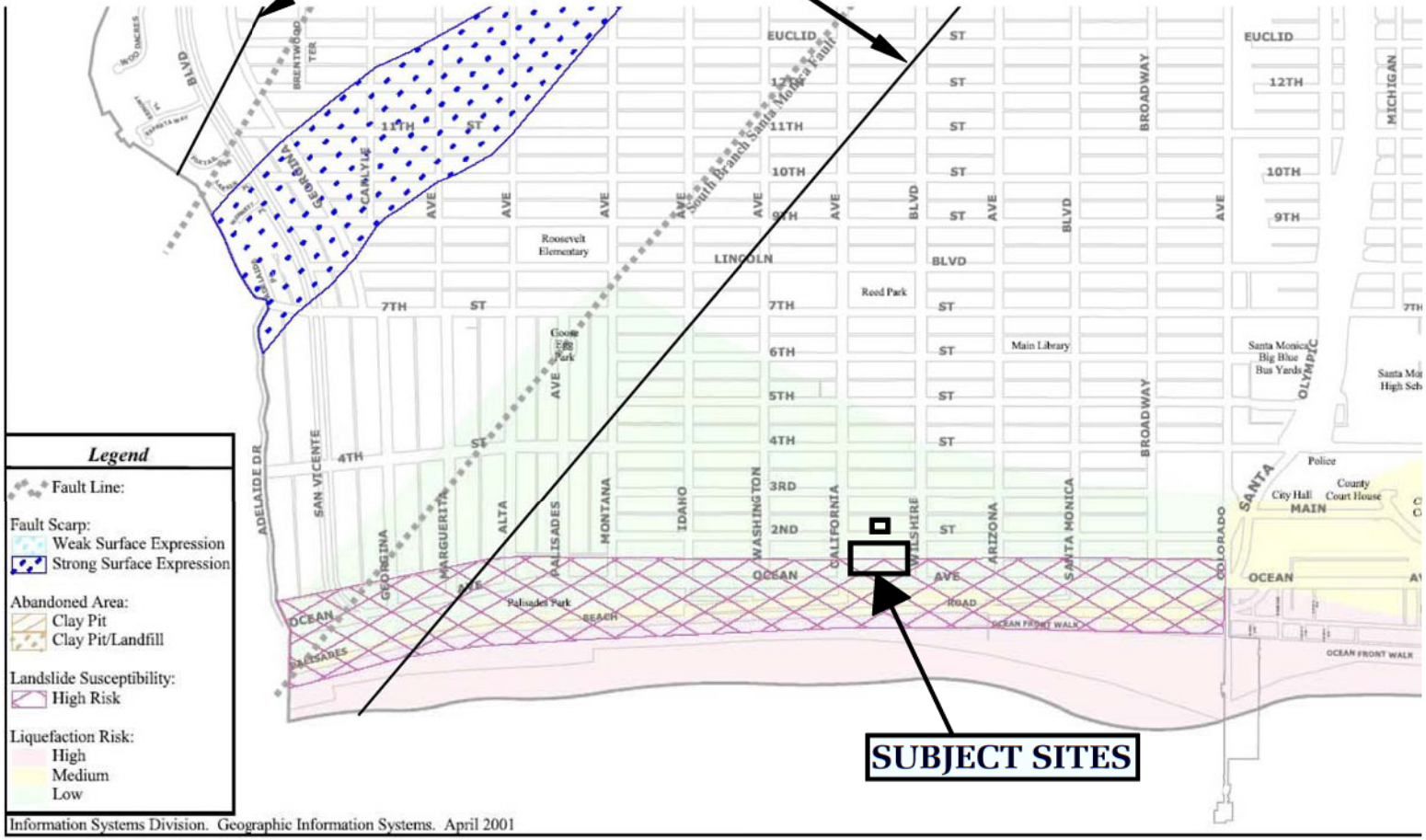
FILE NO. 20514

FAULT HAZARD MANAGEMENT ZONE



N

0 500 1000 1500 2000

SCALE IN FEET

REFERENCE: Guidelines for Geotechnical Reports, City of Santa Monica, Building and Safety, Version 1.6, March 2010, Figure 2, City of Santa Monica Geologic Hazards Map.

CITY OF SANTA MONICAGEOLOGIC HAZARD MAP	
Geotechnologies, Inc. Consulting Geotechnical Engineers	OCEAN AVENUE LLC
	FILE No. 20514

Appendix G-2: Paleontological Resources Technical Report

MIRAMAR HOTEL PROJECT, CITY OF SANTA MONICA, CALIFORNIA

Paleontological Resources Technical Report

Prepared for
City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401

May 2019

MIRAMAR HOTEL PROJECT, CITY OF SANTA MONICA, CALIFORNIA

Paleontological Resources Technical Report

Prepared for

May 2019

City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401

Prepared by:
ESA
2121 Alton Parkway, Suite 100
Irvine, CA 92606

Project Director:
Monica Strauss, M.A., RPA

Project Manager:
Kyle Garcia, B.A.

Principal Investigator and Report Author:
Alyssa Bell, Ph.D.

Project Location:
Topanga and Beverly Hills (CA) USGS 7.5-minute Topographic Quads
Township 2 South, Range 15 West, Unsectioned

Acreage: Approx. 4.7 acres

Assessor Parcel Numbers: 4292-028-001, 4292-021-010, and 4299-021-009

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Irvine	Sacramento
Los Angeles	San Diego
Oakland	San Francisco
Orlando	Santa Monica
Pasadena	Seattle
Petaluma	Tampa
Portland	Woodland Hills

D180019.00

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

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EXECUTIVE SUMMARY

Miramar Hotel Project, Paleontological Resources Technical Report

Environmental Science Associates (ESA) has been retained by the City of Santa Monica (City) to prepare a Paleontological Resources Technical Report for the Miramar Hotel Project (Project) in support of an Environmental Impact Report (EIR). MSD Capital, L.P., through its affiliate Ocean Avenue, LLC (Applicant), proposes to redevelop the Miramar Hotel. The Project would be subject to a Development Agreement to be negotiated between the Applicant and the City. The City is the lead agency pursuant to the California Environmental Quality Act (CEQA).

The Project is located within the City's boundaries, in the western portion of Los Angeles County. Specifically, the Project Site is located at 1133 Ocean Avenue/101 Wilshire Boulevard, referred to as the Hotel Parcel (Assessor Parcel Number [APN] 4292-028-001) and is bordered by Wilshire Boulevard, Ocean Avenue, California Avenue, and Second Street. The Project Site is also situated at 1127/1129 Second Street, referred to as the Second Street Parcel (APNs 4292-021-010 and 4292-021-009) and is bordered by Second Street to the west.

Geological mapping indicates that the surface of the Project Site consists of older alluvium that dates to the Pleistocene (i.e., 2.58 million years ago to 11,700 years ago). The results of the literature search and a records search from the Natural History Museum of Los Angeles County (LACM) indicate Pleistocene alluvial sediments are known to preserve significant fossil resources in the Los Angeles Basin. The closest fossil locality to the Project Site is LACM 5462, located about 2.14 miles to the east of the Project Site, which produced a specimen of an extinct lion at a depth of 6 feet below ground surface. Fossil locality LACM 7879, located about 2.5 miles southeast of the Project Site, produced fossil specimens of horse and ground sloth at depths over 11 feet below ground surface. Pleistocene older alluvium is therefore assigned high paleontological potential.

Based on the results of this study, it is anticipated that fossils could be encountered within the Project Site in previously undisturbed sediments. Implementation of measures DCP MM CR-4a (Paleontological Monitoring) and DCP MM CR-4b (Inadvertent Discovery of Fossils) would ensure that impacts to paleontological resources would be less than significant.

MIRAMAR HOTEL PROJECT

Paleontological Resources Technical Report

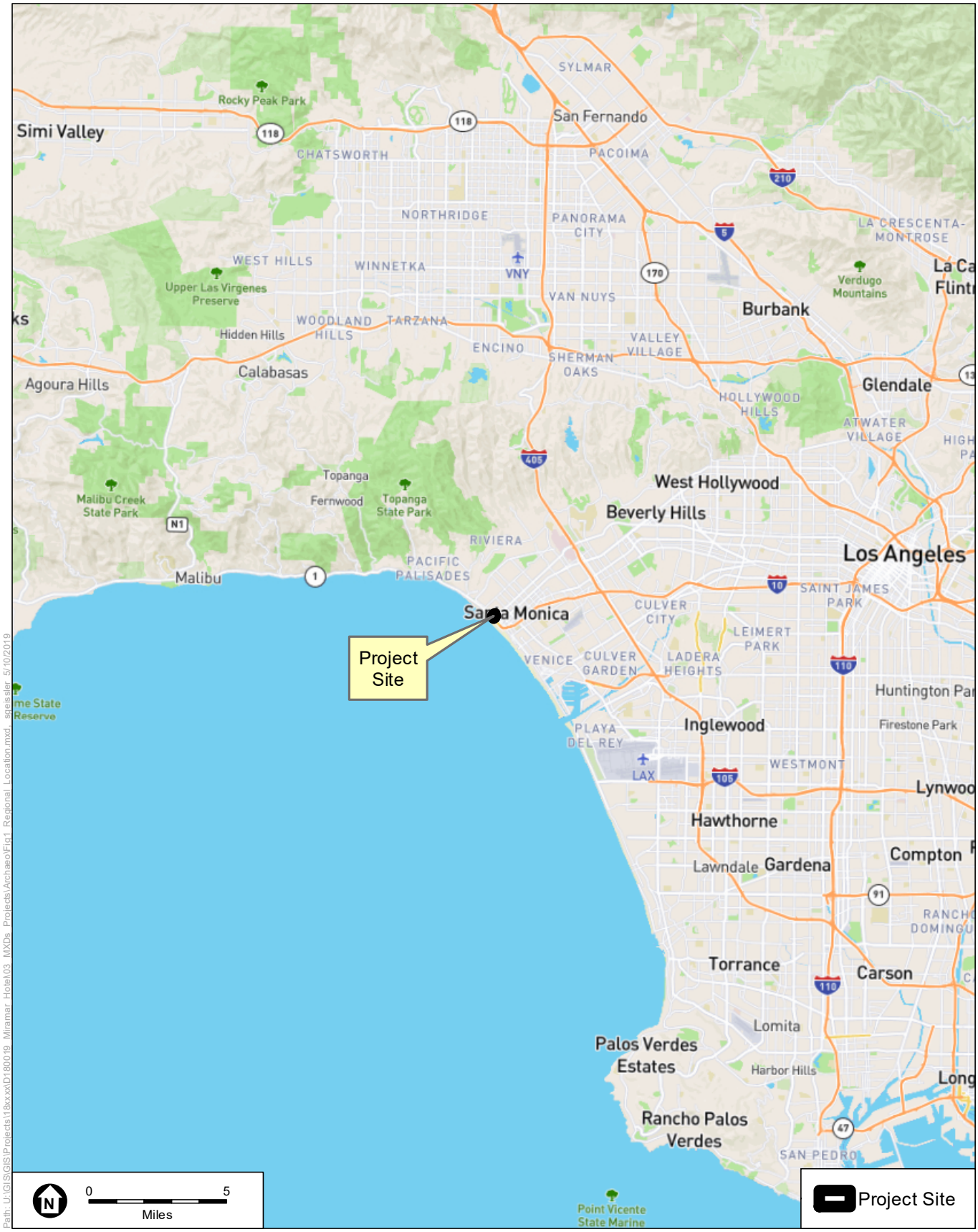
Introduction

Environmental Science Associates (ESA) has been retained by the City of Santa Monica (City) to prepare a Paleontological Resources Technical Report for the Miramar Hotel Project (Project) in support of an Environmental Impact Report (EIR). MSD Capital, L.P., through its affiliate Ocean Avenue, LLC (Applicant), proposes to redevelop the Miramar Hotel. The Project would be subject to a Development Agreement to be negotiated between the Applicant and the City. The City is the lead agency pursuant to the California Environmental Quality Act (CEQA).

ESA personnel involved in the preparation of this report include: Monica Strauss, M.A., RPA, Project Director; Kyle Garcia, B.A., Project Manager; Alyssa Bell, Ph.D., Principal Investigator and primary author; and Stephan Geissler, GIS Specialist. Resumes of key personnel are provided in **Appendix A**.

Project Location

The 4.7-acre Project Site is located in the western portion of Los Angeles County (**Figure 1**). The Project Site is situated in an unsectioned portion of Township 2 South, Range 15 West on the Topanga and Beverly Hills, CA U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles (**Figure 2**). Specifically, the Project Site is located at 1133 Ocean Avenue/101 Wilshire Boulevard, referred to as the Hotel Parcel [Assessor Parcel Number (APN) 4292-028-001] and is bordered by Wilshire Boulevard, Ocean Avenue, California Avenue, and Second Street. The Project Site is also situated at 1127/1129 Second Street, referred to as the Second Street Parcel (APNs 4292-021-010 and 4292-021-009) and is bordered by Second Street to the west (**Figure 3**).

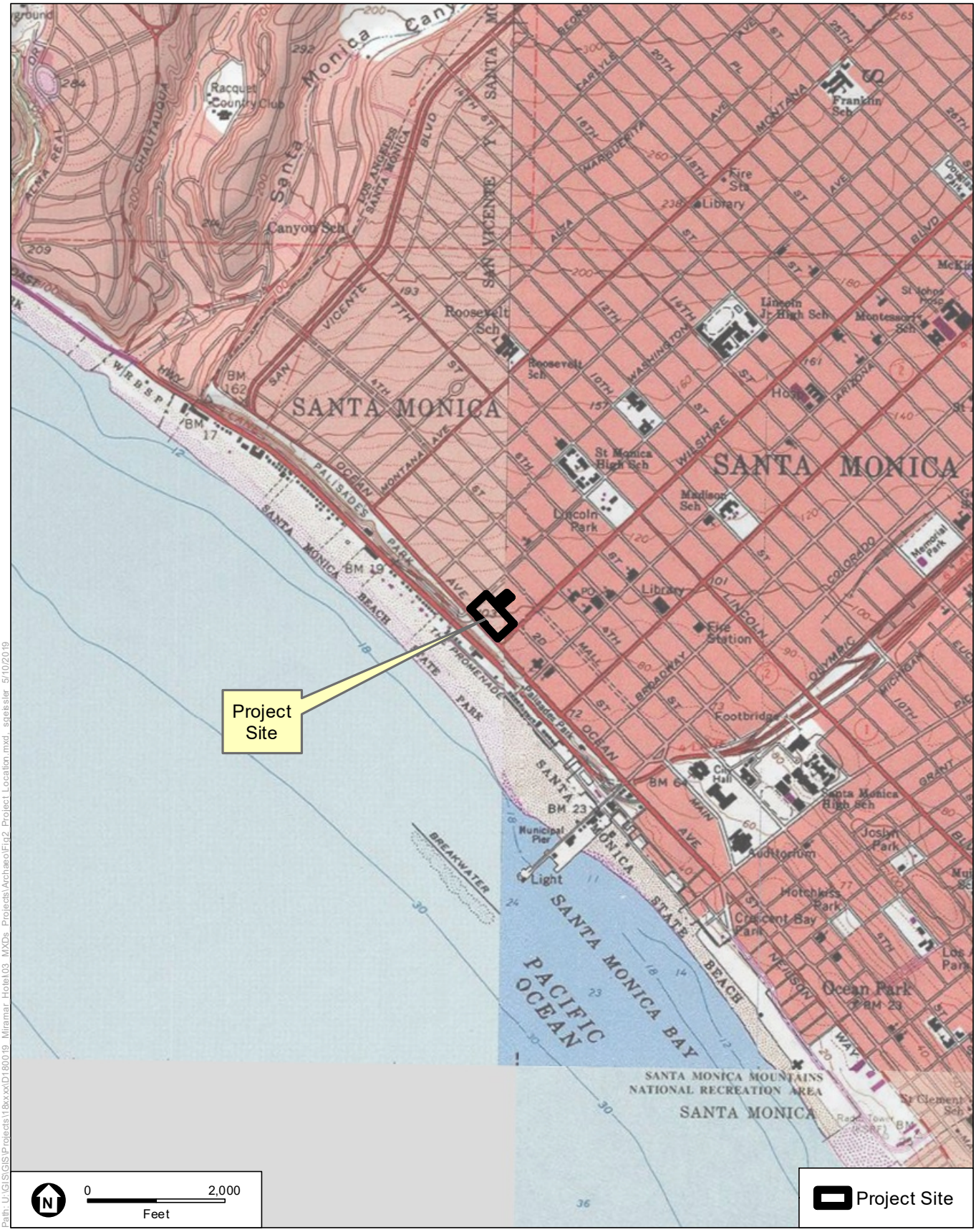


SOURCE: Open Street Map, 2019.

Miramar Hotel Project

Figure 1
Regional Location

ESA



SOURCE: USGS Topographic Series (Beverly Hills, Topanga, CA).

Miramar Hotel Project

Figure 2
Project Location

ESA

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SOURCE: Open Street Map, 2019.

Miramar Hotel Project

Figure 3
Aerial Photograph

ESA

Project Description

The Applicant proposes to redevelop the Miramar Hotel including the associated surface parking lot to the east of the Hotel. Project components on the Hotel Parcel consist of the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated landmark), the preservation and protection of the Moreton Bay Fig Tree (a City-designated landmark), the relocation of the main entry drive from Wilshire Boulevard to Second Street, the removal of the existing surface parking lots, the demolition of all non-landmarked buildings, the construction of two new buildings (Ocean Building and the California Building), the expansion of public and guest open space areas on the ground level and in building terraces and rooftops, and the construction of a subterranean parking garage beneath the newly constructed buildings and open space. The excavations for the proposed subterranean parking and the basement of the Ocean Building would reach depths of 33 feet below surface and would require the export of approximately 175,000 cubic yards of soil.

The Second Street Parcel would be developed with a 100 percent Affordable Housing Project with a maximum of 48 deed-restricted residential apartments. The development would include a mix of one-bedrooms, two-bedrooms and three-bedrooms. Vehicle access to the building would be provided via Second Court alley. Excavation for the proposed subterranean parking in the Second Street Parcel is estimated to reach depths of 15 feet, but could increase up to 30 feet in portions of the garage. The anticipated upper limit for soil export is 12,525 cubic yards.

Regulatory Framework

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value that are afforded protection under state laws and regulations. The following section summarizes the applicable state laws and regulations, as well as professional standards and guidelines.

State

California Environmental Quality Act

The CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations, Section 15000 *et seq*.), define the procedures, types of activities, individuals, and public agencies required to comply with CEQA. As part of CEQA's Initial Study process, one of the questions that must be answered by the lead agency relates to paleontological resources: "Will the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?" (CEQA Guidelines Appendix G, Section VII, Part f).

The CEQA threshold of significance for a significant impact to paleontological resources is reached when a project is determined to "directly or indirectly destroy a significant paleontological resource or unique geologic feature." In general, ground disturbance for projects that are underlain by paleontologically sensitive geologic units have the potential to result in significant impacts to paleontological resources. Ground disturbance for projects that are underlain by geologic units with no paleontological sensitivity have no potential to result in

significant impacts to paleontological resources unless ground disturbance extends into any sensitive geologic units that may underlie the non-sensitive units.

Public Resources Code Sections 5097.5 and 30244

Other state requirements for paleontological resource management are included in Public Resources Code Section 5097.5 and Public Resources Code Section 30244. Section 5097.5 states that "a person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." Section 5097.5 also states that "a violation of this section is a misdemeanor, punishable by a fine not exceeding ten thousand dollars ($10,000), or by imprisonment in a county jail not to exceed one year, or by both that fine and imprisonment." This section defines public lands as "lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof."

Section 30244 states that "where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."

Professional Standards and Guidelines

Society of Vertebrate Paleontology Guidelines

The Society of Vertebrate Paleontology (SVP) Guidelines (SVP,2010) outline professional qualifications, protocols, and practices for paleontological resources assessments and surveys, monitoring and mitigation, data and fossil recovery, sampling procedures, specimen preparation, identification, analysis, and curation. Most practicing professional vertebrate paleontologists adhere closely to the assessment, mitigation, and monitoring requirements as specifically provided in the SVP Guidelines. Most state regulatory agencies with paleontological resource-specific Laws, Ordinances, Regulations, and Standards (LORS) accept and use the professional standards set forth by the SVP.

Paleontological Resources Significance Criteria

As defined by the SVP (2010:11), significant nonrenewable paleontological resources are:

> *Fossils and fossiliferous deposits, here defined as consisting of identifiable vertebrate fossils, large or small, uncommon invertebrate, plant, and trace fossils, and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information. Paleontological resources are considered to be older than recorded human history and/or older than middle Holocene (i.e., older than about 5,000 radiocarbon years).*

Numerous paleontological studies have further developed criteria for the assessment of significance for fossil discoveries (e.g. Eisentraut and Cooper, 2002; Murphey and Daitch, 2007; Scott and Springer, 2003, etc.). In general, these studies assess fossils as significant if one or more of the following criteria apply:

1. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct;
2. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein;
3. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas;
4. The fossils demonstrate unusual or spectacular circumstances in the history of life; or
5. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

In summary, significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important (Eisentraut and Cooper, 2002; Murphey and Daitch, 2007; Scott and Springer, 2003). Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important (Scott and Springer, 2003; Scott et al., 2004).

Paleontological Resources Potential

Paleontological resources potential is defined as the potential for a geologic unit to produce scientifically significant fossils. This is determined by rock type, past history of the geologic unit in producing significant fossils, and fossil localities recorded from that unit. Paleontological potential is derived from the known fossil data collected from the entire geologic unit, not just from a specific survey. In its “Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources,” the SVP (2010: 1-2) defines four categories of paleontological potential for rock units: high, low, undetermined, and no potential:

- **High Potential.** Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered are considered to have a high potential for containing additional significant paleontological resources. Rocks units classified as having high potential for producing paleontological resources include, but are not limited to, sedimentary formations and some volcaniclastic formations (e. g., ashes or tephras), and some low-grade metamorphic rocks which contain significant paleontological resources anywhere within their geographical extent, and sedimentary rock units temporally or lithologically suitable for the preservation of fossils (e. g., middle Holocene and older, fine-grained fluvial sandstones,

argillaceous and carbonate-rich paleosols, cross-bedded point bar sandstones, fine-grained marine sandstones, etc.).

- **Low Potential.** Reports in the paleontological literature or field surveys by a qualified professional paleontologist may allow determination that some rock units have low potential for yielding significant fossils. Such rock units will be poorly represented by fossil specimens in institutional collections, or based on general scientific consensus only preserve fossils in rare circumstances and the presence of fossils is the exception not the rule, e. g. basalt flows or Recent colluvium. Rock units with low potential typically will not require impact mitigation measures to protect fossils.

- **Undetermined Potential.** Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment are considered to have undetermined potential. Further study is necessary to determine if these rock units have high or low potential to contain significant paleontological resources. A field survey by a qualified professional paleontologist to specifically determine the paleontological resource potential of these rock units is required before a paleontological resource impact mitigation program can be developed. In cases where no subsurface data are available, paleontological potential can sometimes be determined by strategically located excavations into subsurface stratigraphy.

- **No Potential.** Some rock units have no potential to contain significant paleontological resources, for instance high-grade metamorphic rocks (such as gneisses and schists) and plutonic igneous rocks (such as granites and diorites). Rock units with no potential require no protection nor impact mitigation measures relative to paleontological resources. For excavations in rock units of known high potential, a Qualified Professional Paleontologist or Paleontological Resources Monitor (as defined by the SVP Guidelines) should be present initially during 100 percent of the earth-moving activities. After 50 percent of excavations are complete in either an area or rock unit and no fossils of any kind have been discovered, the level of monitoring can be reduced or suspended entirely at the Qualified Professional Paleontologist's discretion. If potential paleontological resources are discovered during excavations in a rock unit with low potential, all ground disturbance in the vicinity of the find should stop immediately until a Qualified Professional Paleontologist can assess the nature and importance of the find and recommend appropriate salvage, treatment, and future monitoring and mitigation (SVP, 2010).

For geologic units with high or undetermined potential, field surveys by a Qualified Professional Paleontologist should be conducted to specifically determine the paleontological resource potential of the rock units present within the study area.

Setting

Existing Conditions

The Hotel Parcel is currently developed with the Palisades Building (six stories high with a one-level basement) located on the northeast corner; the Ocean Tower (ten stories high with a one-level basement) located in the middle portion of the parcel; a Meeting/back of house building (two stories high with a one-level basement) situated along Second Street; a Bungalow Building (one story high and at grade) situated along Ocean Avenue; multiple guest room bungalows

(single story and two stories high and at grade) located along Ocean and California avenues; two surface parking lots; two vehicular driveways located on the southern portion of the parcel; and the Moreton Bay Fig Tree located in the middle portion of the parcel. The Second Street Parcel is developed with a surface parking lot (Geotechnologies, Inc., 2019).

Natural Setting

The City is located just south of the boundary between the Transverse Ranges and Peninsular Ranges geomorphic provinces. The Transverse Ranges geomorphic province to the north is characterized by east-west trending mountain ranges that include the Santa Monica Mountains. The Santa Monica, Hollywood, Raymond, Sierra Madre, and Cucamonga faults mark the southern boundary of the province. The Peninsular Ranges province is characterized by northwest/southeast trending alignments of mountains and hills and intervening basins, reflecting the influence of northwest trending major faults and folds controlling the general geologic structural fabric of the region. This province extends northwesterly from Baja California into the Los Angeles Basin and westerly into the offshore area, including Santa Catalina, Santa Barbara, San Clemente and San Nicolas islands. This province is bounded on the east by the San Jacinto fault zone. The Los Angeles Basin is the northernmost part of the Peninsular Ranges province.

Geologic Setting

The Project is located at the western-most edge of the Los Angeles Basin. The Los Angeles Basin forms a significant structural depression between the Transverse Ranges geomorphic province to the north and the Peninsular Ranges province to the south (Norris and Webb, 1990). Thousands of feet of sediment have been intermittently deposited into the basin since the Late Cretaceous, with continual settling and deposition taking place since the Miocene. In the central region of the basin, the geologic makeup consists of Mesozoic basement of igneous and metamorphic origin unconformably overlain by thousands of feet of clastic terrestrial and marine sedimentary rocks ranging in age from the Late Cretaceous to the Pleistocene with interbedded volcanic horizons of Miocene age (Yerkes et al., 1965).

Archival Research

Project Geology and Paleontology

Geological mapping by Dibblee and Ehrenspeck (1991) indicates that the surface of the Project Site consists of older alluvium (Qoa) (**Figure 4**). These deposits date to the Pleistocene (2,588,000 to 11,700 years ago) and consist of slightly consolidated pebble-gravel, sand, silt, and clay derived from the Santa Monica Mountains to the north (Dibblee and Ehrenspeck, 1991). These Pleistocene sediments have a rich fossil history in southern California (Hudson and Brattstrom, 1977; Jefferson 1991a and b; McDonald and Jefferson, 2008; Miller, 1941, 1971; Roth, 1984; Scott, 2010, Scott and Cox, 2008; Springer et al., 2009). The most common Pleistocene terrestrial mammal fossils include the bones of mammoth, bison, deer, and small mammals, but other taxa, including horse, lion, cheetah, wolf, camel, antelope, peccary, mastodon, capybara, and giant ground sloth, have been reported (Graham and Lundelius, 1994), as well as reptiles such as frogs, salamanders, and snakes (Hudson and Brattstrom, 1977). In

addition to illuminating the striking differences between Southern California in the Pleistocene and today, this abundant fossil record has been vital in studies of extinction (e.g. Sandom, et al., 2014; Barnosky et al., 2004), ecology (e.g. Connin et al., 1998), and climate change (e.g. Roy et al., 1996).

Review of Geotechnical Report

A geotechnical evaluation of the Project Site was conducted in January of 2019 by Geotechnologies, Inc. This evaluation consisted of a review of other geotechnical studies previously conducted in the vicinity of the Project Site (Geotechnologies, Inc., 2019). The evaluation found over 140 previous studies in Santa Monica, of which 20 were reviewed by Geotechnologies, Inc. (2019). This review concluded that the sediments underlying the Project Site are Pleistocene-aged older alluvium of well-consolidated sand, silt, and clay (Geotechnologies, Inc., 2019).

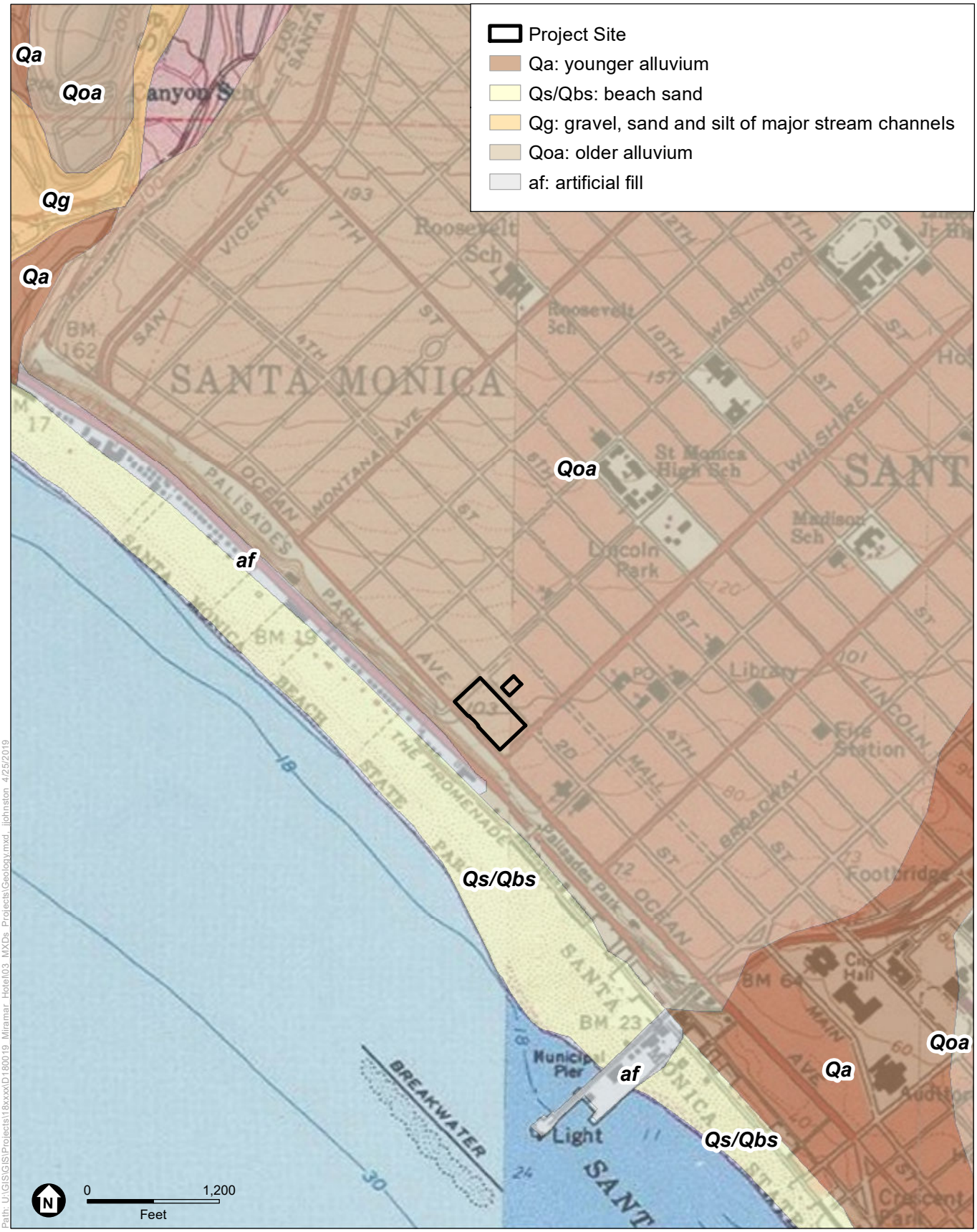
LACM Records Search

A database search for records of fossil localities within the Project Site was conducted by the Natural History Museum of Los Angeles County (LACM) on August 28, 2013 (McLeod, 2013; **Appendix B**). The purpose of the museum records search was to: (1) determine whether any previously recorded fossil localities occur in the area; (2) assess the potential for disturbance of these localities during construction; and (3) assist in evaluating the paleontological sensitivity of the area.

The database search results indicate that no known vertebrate fossil localities have been recorded within the Project Site; however, localities have been recorded nearby in the same sedimentary deposits that underlie the Project Site. The nearest fossil locality to the Project Site from older alluvium sediments is LACM 5462, which produced a specimen of an extinct lion at a depth of 6 feet below the surface and is approximately 1.5 miles northeast of the Project Site. The next closest fossil locality to the Project Site is LACM 7879 and is located approximately 2.5 miles southeast of the Project Site. This locality produced fossil specimens of a horse and a ground sloth at more than 11 feet in depth (McLeod, 2013).

Paleontological Sensitivity Analysis

The older alluvium present within the Project Site is assigned high paleontological resource potential. These sediments are of an age to preserve fossil resources (i.e., older than 5,000 years, as per the SVP [2010]), and are well known for preserving significant fossils in the area, as revealed by the review of the scientific literature. The closest known locality to the Project Site is less than two miles away (McLeod, 2013).



SOURCE: Dibblee Geological Foundation.

Miramar Hotel Project

Figure 4
Geology

ESA

Conclusions and Recommendations

Older alluvium, which is present at the Project Site, has a high paleontological resource potential. Project excavations would occur to a maximum depth of approximately 35 feet on the Hotel Parcel and would be anticipated to a depth of 15 feet and could increase up to 30 feet in portions of the Second Street Parcel. Therefore, it is anticipated that fossils could be encountered at any depth in previously undisturbed sediments in the Project Site.

The Downtown Community Plan EIR does not include any mitigation measures for geology and soils. However, the following mitigation measures regarding paleontological resources from the adopted Mitigation Monitoring and Reporting Program (MMRP) from the Downtown Community Plan Program EIR apply to the Project. Implementation of DCP MM CR-4a (Paleontological Monitoring) and DCP MM CR-4b (Inadvertent Discovery of Fossils) would ensure that impacts to paleontological resources would be less than significant.

> **DCP MM CR-4a: Paleontological Monitoring.** Construction activities involving excavation or other soil disturbance to a depth greater than 6 feet within Downtown shall be required to retain a qualified Paleontological Monitor as defined by the Society for Vertebrate Paleontology (SVP) (2010) equipped with necessary tools and supplies to monitor all excavation, trenching, or other ground disturbance in excess of 6 feet deep. Monitoring will entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected if necessary.
>
> The Paleontological Monitor will periodically assess monitoring results in consultation with the Principal Paleontologist. If no (or few) significant fossils have been exposed, the Principal Paleontologist may determine that full-time monitoring is no longer necessary, and periodic spot checks or no further monitoring may be recommended. The City shall review and approve all such recommendations prior to their adoption and implementation.
>
> **DCP MM CR-4b: Inadvertent Discovery of Fossils.** If fossils are discovered during excavation, the Paleontological Monitor will make a preliminary taxonomic identification using comparative manuals. The Principal Paleontologist or his/her designated representative then will inspect the discovery, determine whether further action is required, and recommend measures for further evaluation, fossil collection, or protection of the resource in place, as appropriate. Any subsequent work will be completed as quickly as possible to avoid damage to the fossils and delays in construction schedules. If the fossils are determined to be significant under the California Environmental Quality Act (CEQA), but can be avoided and no further impacts will occur, the fossils and locality will be documented in the appropriate paleontological resource records and no further effort will be required. At a minimum, the paleontological staff will assign a unique field number to each specimen identified; photograph the specimen and its geographic and stratigraphic context along with a scale near the specimen and its field number clearly visible in close ups; record the location using a global positioning system (GPS) with accuracy greater than 1 foot horizontally and vertically (if such equipment is not available at the site, use horizontal measurements and bearing(s) to nearby permanent features or accurately surveyed benchmarks, and vertical measurements by sighting level

to point(s) of known elevation); record the field number and associated specimen data (identification by taxon and element, etc.) and corresponding geologic and geographic site data (location, elevation, etc.) in the field notes and in a daily monitoring report; stabilize and prepare all fossils for identification, and identify to lowest taxonomic level possible by paleontologists, qualified and experienced in the identification of that group of fossils; record on the outside of the container or bag the specimen number and taxonomic identification, if known. Breathable fabric bags will be used in packaging to avoid black mold.

Upon completion of fieldwork, all significant fossils collected will be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation will include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossils specimens will be identified to the lowest taxonomic level, cataloged, analyzed, and delivered to an accredited museum repository for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.

At the conclusion of laboratory work and museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the Project. The report will include a summary of the field and laboratory methods, an overview of the Project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report will also be submitted to the designated museum repository.

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Appendix A
Personnel

Alyssa Bell, PhD

Paleontologist

EDUCATION

Ph.D., Vertebrate Paleontology; University of Southern California

M.S., Environmental Microbiology; University of Tennessee

B.A. with honors, Ecology and Systematics; William Jewell College & Homerton College, Cambridge University

10 YEARS EXPERIENCE

Dr. Alyssa Bell has supervised and peformed field work, authored project reports, and provided scientific and compliance direction and quality control for paleontological projects throughout Southern California. Dr. Bell has accumulated a wealth of field experience, working with crews from a variety of institutions on field sites in California, Arizona, New Mexico, South Dakota, and Utah, and has led her own expeditions in Montana. She has performed all manner of investigations from surveys and assessments to monitoring and fossil idenfitication over the last 15 years as a part of her academic pursuits and professional consultation, with the last three years being exclusively professional endeavors.

In addition to consulting, Dr. Bell serves as a postdoctoral fellow at the Dinosaur Institute of the Natural History Museum of Los Angeles County (LACM). There she is involved in pursuing her own research into fossil birds as well as working with the Institute's field projects and museum-wide education and outreach initiatives. She has also published peer-reviewed articles and book chapters and given numerous presentations at scientific conferences on both her paleontological and microbiological research.

Relevant Experience

ICHA Area 10 (PA 10-2 & 10-4) Archaeological and Paleontological Monitoring, Irvine, CA. *Principal Investigator & Project Paleontologist.* Dr. Bell managed the curatorial process for fossils collected during monitoring of pre-construction activities at the University of California, Irvine, and authored the final report.

Suncrest Reactive Power Support Project, San Diego County, CA. *Principal Investigator.* Dr. Bell authored the paleontological assessment for the Proponent's Environmental Assessment (PEA) in support for a dynamic reactive power support facility and associated 230-kilovolt (kV) transmission line near Alpine, California. The application for Certificate of Public Convenience and Necessary was filed in summer 2015 and the PEA was deemed complete in December 2015.

Washington National Archaeological and Paleontological Monitoring (Access Culver City), Culver City, CA. *Principal Investigator & Project Paleontologist.* Dr. Bell managed the curatorial process for fossils collected during monitoring of pre-construction activities at the Washington national site in Culver City, CA and authored the final report.

OTO Hotels Santa Monica Archaeological and Paleontological Service, Santa Monica, CA. *Principal Investigator.* Dr. Bell supervised paleontological monitoring and mitigation services during construction excavations and grading. Services included implementation of a paleontological mitigation monitoring program and reporting.

Sacred Heart Specific Plan Environmental Impact Report (EIR), La Canada Flintridge, CA. *Principal Investigator.* Dr. Bell prepared paleontological studies and developed monitoring & mitigation recommendations for the Sacred Heart development project.

Sixth & Bixel Paleontological Monitoring Services Project, Los Angeles, CA. *Principal Investigator & Project Paleontologist.* Dr. Bell supervised paleontological monitoring of preconstruction activities in support of a development project encompassing two parcels in downtown Los Angeles. During these activities, monitors identified and recovered numerous significant vertebrate fossils. Dr. Bell supervised the excavation of fossilized whale remains discovered on-site, and oversaw the collection and curation of all fossil specimens.

Natural and Cultural Support for the Gordon Mull Subdivision EIR, Glendora, CA. *Principal Investigator.* Dr. Bell collected the necessary data to prepare the technical sections and mitigation recommendations to support an EIR prepared by another firm to address the Gordon Mull Subdivision in the city of Glendora. The project is proposes to redevelop a 71-acre, 19-lot located in the San Gabriel Foothills.

Lake Elsinore Lakeshore Town Center Permitting, Riverside County, CA. *Principal Investigator.* Dr. Bell provided paleontological studies and developed monitoring and mitigation recommendations for the Lake Elsinore Town Center project in Riverside County.

San Pedro Plaza Park - Phase III Archaeological Monitor, Los Angeles, CA. *Principal Investigator.* Dr. Bell identified fossils during the mitigation measurement-required archaeological monitoring of earthmoving activities in San Pedro Park Plaza. She is also responsible for curation of the fossil material and authorship of the paleontological section of the final report.

City of Hope Specific Plan and EIR, Duarte, CA. *Principal Investigator.* Dr. Bell provided paleontological resource studies for the City of Hope Specific Plan Project.

Blythe Solar Power Project, Units 1 & 2, Riverside County, CA. *Project Paleontologist.* Dr. Bell supervised paleontological monitoring of preconstruction activities for a solar photo-voltaic cell power-generating facility outside the city of Blythe. As a part of her role, she provided oversight and management of paleontological monitors and development of the final monitoring report.

Industrial Project Environmental Impact Report, Colton, CA. *Principal Investigator.* Dr. Bell provided a paleontological resources study for a six-acre industrial project site at the southwest corner of Agua Mansa Road and Rancho Avenue in the city of Colton.

Mojave Solar Project Paleontological Reporting, San Bernardino County, CA. *Principal Investigator.* Dr. Bell managed curation of fossil materials and authored the final report of paleontological monitoring services provided for construction activities in support of a solar field development project in San Bernardino County.

El Camino Real Bridge Replacement Environmental Services, Atascadero, CA. *Principal Investigator.* Dr. Bell provided environmental services, including preparation of all California Environmental Quality Act (CEQA)/National

Environmental Policy Act (NEPA) documentation, technical studies, and permitting, for the replacement of the El Camino Real Bridge over Santa Margarita Creek in Atascadero.

Recycled Water Transmission Water Main Paleo Monitoring, Fresno, CA. *Principal Investigator.* Dr. Bell developed a monitoring and mitigation plan for the city of Fresno recycled water main construction project.

Shafter Wasco Irrigation District Natural and Cultural Resource Evaluations and Air Quality, Kern County CA. *Principal Investigator.* Dr. Bell provided paleontological studies and developed recommendations for the monitoring and mitigation of paleontological resources for the project.

Valentine EIR, Kern County, CA. *Principal Investigator.* Dr. Bell provided paleontological resources support for a 2,000-acre solar PV project in the Mojave Desert. Deliverables included comprehensive technical reports, GIS impact analysis, strategic and permitting support, and a paleontological field survey in the preparation of an EIR and other permitting requirements.

Valentine Solar EIR 115MW Supplemental Reports, Kern County, CA. *Principal Investigator.* Dr. Bell provided paleontological studies in support of changes to the previously established Valentine Solar project.

Valentine Solar Biological and Paleontological Study Updates, Rosamond, Kern County, CA. *Principal Investigator & Project Paleontologist.* Dr. Bell provided paleontological studies, carried out a paleontological survey, and developed monitoring and mitigation guidelines for the Valentine Solar project.

Field Research

2006-Present. The Dinosaur Institute, LACM. Coordinator and Team Leader on expeditions in Montana (Niobrara and Pierre Shale Formations) and Arizona (Chinle Formation). Field assistant on expeditions to Montana (Hell Creek Formation), Utah (Morrison Formation), Arizona (Chinle Formation), New Mexico (Kirtland Formation), and California (Aztec Sandstone). During this period approximately four-six weeks are spent in the field in various locations every year.

2015. Principal Investigator, Field Manager. SWCA Environmental Consultants. Supervision of all paleontological field work, including excavation of a partial whale fossil from a downtown Los Angeles construction site and numerous monitoring projects.

2014. University of Southern California. Field Assistant on an expedition to South Africa (Pre-Cambrian).

2005. Cambridge University. Field Assistant on an expedition in Badlands National Park, South Dakota (White River Group).

2002-2004. Montana State University Northern. Field Assistant on excavations in Montana (Judith River Formation).

Publications

Bell, A. and L. Chiappe, 2015. Identification of a new Hesperornithiform from the Cretaceous Niobrara Chalk and implications for ecologic diversity among early diving birds. PLOS One 10: e0141690.

Bell, A. and L. Chiappe, 2015. A species-level phylogeny of the Cretaceous Hesperornithiformes (Aves: Ornithuromorpha): implications for body size evolution among the earliest diving birds. Journal of Systematic Palaeontology 14: 239-251.

Liu, D., L. Chiappe, Y. Zhang, A. Bell, Q. Meng, Q. Ji, and X. Wang, 2014. An advanced, new long-legged bird from the Early Cretaceous of the Jehol Group (northeastern China): insights into the temporal divergence of modern birds. Zootaxa 3884: 253-266.

Bell, A. and L. Chiappe, 2011. Statistical approach for inferring the ecology of Mesozoic birds. Journal of Systematic Paleontology 9: 119-133.

Bell, A. and M.J. Everhart, 2011. Remains of small avians from a Late Cretaceous (Cenomanian) microsite in north central Kansas. Transactions of the Kansas Academy of Science 114: 115-123

O'Connor, J., L. Chiappe, and A. Bell, 2011. Pre-modern birds: avian divergences in the Mesozoic in Kaiser, G. and G. Dyke, Living Dinosaurs. Oxford: Wiley-Blackwell Publishing. pp. 39-114.

Bell, A., L.M. Chiappe, G.M. Ericksson, S. Suzuki, M. Watabe, R. Barsbold, and K. Tsogtbaatar, 2010. Description and ecologic analysis of Hollanda luceria, a Late Cretaceous bird from the Gobi Desert (Mongolia). Cretaceous Research 31: 16-26.

Bell, A., L. McKay, A. Layton, and D. Williams, 2009. Factors influencing the persistence of fecal Bacteroides in stream water. Journal of Environmental Quality 38: 1224-1232.

Bell, A. and M.J. Everhart, 2009. A new specimen of Parahesperornis (Aves: Hesperornithiformes) from the Smoky Hill Chalk (Early Campanian) of western Kansas. Transactions of the Kansas Academy of Science 112: 7-14.

Everhart, M.J. and A. Bell, 2009. A hesperornithiform limb bone from the basal Greenhorn Formation (Late Cretaceous; Middle Cenomanian) of north central Kansas. Journal of Vertebrate Paleontology 29: 952-956.

Conference Presentations

Bell, A., Y.-H.Wu, L. M. Chiappe, 2016. Use of morphometric data in taxonomy and functional morphology: a case study of modern and Cretaceous diving birds. 35th International Geological Congress. Cape Town, South Africa.

Bell, A., 2011. Inferring the ecology of extinct European birds from the Mesozoic and Tertiary. European Association of Vertebrate Paleontology. Heraklion, Crete.

Bell, A. and L.M. Chiappe, 2010. Identifying trends in avian ecomorphology. International Ornithological Congress. Sao Paulo, Brazil.

Bell, A., L.M. Chiappe, and J. O'Connor, 2009. Ecological diversity of Mesozoic birds: morphometric analysis with a phylogenetic perspective. Society of Vertebrate Paleontology. Bristol, United Kingdom.

Bell, A., Z.J. Tseng, and L. Chiappe, 2008. Diving mechanics of the extinct Hesperornithiformes: comparison to modern diving birds. Society of Vertebrate Paleontology. Cleveland, Ohio.

Bell, A., L. Chiappe, S. Susuki, and M. Watanabe, 2008. Phylogenetic and morphometric analysis of a new ornithuromorph from the Barun Goyot Formation, Southern Mongolia. Society of Avian Paleontology and Evolution. Sydney, Australia.

Bell, A., 2008. Diving mechanics of the extinct Hesperornithiformes: comparison to modern diving birds. CalPaleo. Sacramento, California.

Bell, A., L. McKay, A. Layton, D. Williams, 2007. Persistence of Bacteroides in surface water. American Society for Microbiology. Chicago, Illinois.

Bell, A., L. McKay, and A. Layton, 2006. Survival and transport of Bacteroides in streams. Geological Society of America, Southeastern Section. Knoxville, Tennessee.

Bell, A., L. McKay, and A. Layton, 2006. Survival and transport of Bacteroides in streams. American Water Resources Association, Tennessee Division. Nashville, Tennessee.

Bell, A., 2004. Avian phylogenetics: a combined molecular and morphological analysis. David Nelson Duke Colloquium. Kansas City, Missouri.

Kyle Garcia

Senior Archaeologist/Project Manager

EDUCATION

M.A., Anthropology (Archaeology Option), California State University Los Angeles, In Progress

B.A., Anthropology, (Physical/ Biological Emphasis), University of California, Santa Barbara

13 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Riverside County Registered Archaeologist #202

Orange County Certified Archaeologist

Orange County Certified Paleontologist

40-Hour HAZWOPER Training – Update, 2013

PROFESSIONAL AFFILIATIONS

Society for American Archaeology

Society for California Archaeology

Pacific Coast Archaeological Society

Kyle Garcia has 13 years of experience in the archaeology and prehistory of California, with a specialization in faunal analysis. He is well-versed in the archaeological resources of California's coastal, interior, and island settings. He is skilled in evaluation historic and prehistoric archaeological resources; agency and Native American consultation; pedestrian surveys, testing and evaluation excavations as well as construction monitoring; application of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Section 106 of the National Historical Preservation Act (NHPA), and local regulations; and laboratory processing. During his tenure, he has authored or contributed to more than 350 technical reports and sections to support all levels of CEQA and NEPA documents. Kyle's portfolio of projects includes energy, water, and transportation infrastructure as well as residential, commercial, mixed-use, institutional, and urban redevelopment serving public and private sector clients. In addition to his archaeological work, Kyle has been cross-trained in paleontological mitigation monitoring. Kyle has conducted archaeological work throughout California.

Location Specific Experience

City of Los Angeles. Kyle has conducted more than 40 archaeological and paleontological resource assessments pursuant to CEQA in the city and therefore has a commanding knowledge of the regulatory requirements of the city and the types of resources to be expected during the environmental review process. He is currently managing three archaeological and paleontological construction monitoring projects in the city. Kyle is also recognized as a distinguished professional by the local Native American community and has extensive experience consulting and reaching agreements with the Tribes of the city, including the Gabrielino/Tongva.

Relevant Experience

Long Beach Unified School District District-Wide Cultural Resources Assessment, Long Beach, CA. *Lead Archaeologist*. As a part of ESA's on-call contract, Kyle led the archaeological and paleontological resources assessment as a part of the overall cultural resources assessment to assess the District's proposed Facility Master Plan which would include various improvements to 94 schools and 12 administrative facilities. The assessment determined the potential impacts to paleontological resources and to develop management guidelines and mitigation measures to avoid, reduce, or mitigate potential impacts for the purpose of partially complying with the paleontological resources requirements of the California Environmental Quality Act (CEQA). Kyle performed the assessments, and co-authored the associated Archaeological Resources Assessment and the Paleontological Resources Assessment.

University High School Beautification Project, Los Angeles, CA. *Archaeologist*. Kyle performed archaeological monitoring during earth-moving activities on the campus. The archaeological monitoring program ensured the protection of the village site and springs, and resulted in the discovery of remains of the original portico of the Administration Building which was destroyed by the Long Beach Earthquake of 1933.

Rancho Campana High School and Performing Arts Center Construction Monitoring, Oxnard, CA. *Project Manager*. Kyle led the archaeological and paleontological monitoring for the project as a part of ESA's on-call contract with Oxnard Union High School. He managed and coordinated the effort and prepared the associated report.

Southern California Edison On-Call Cultural Resources Services Contract, Various Locations, CA. *Project Director*. As an on-call consultant to Southern California Edison (SCE), Kyle managed over 100 SCE projects and managed SCE purchase order contracts in excess of $1.5 million. These projects were subject to requirements of CEQA, Section 106 of the NHPA, and other local ordinances. These projects included deteriorated pole replacements, conduit and vault installations, and distribution circuit installations (aboveground and underground) located throughout SCE's service area in Central and Southern California. Kyle not only managed the budgets and supervised the work for these projects but also conducted most of the record searches, surveys, report writing, site recordation, and client/agency coordination for these projects. In addition, Kyle supervised and participated in the emergency on-call archaeological survey and monitoring services for SCE property that was affected by the Devore Heights, Corral, and Santiago fires located in Devore, Malibu, and eastern Orange County, California, respectively. These projects entailed rapid response services, including close-interval surveys, construction monitoring, and sensitivity assessments for SCE property in areas damaged by the fires.

Archaeological Testing and Evaluation of Site CA-SBR-2845; Cucamonga Creek Watershed Regional Water Quality Proposal, Chino, CA. *Project Manager*. In 2011, Kyle prepared and implemented a phase II archaeological testing and evaluation plan of a 20-acre archaeological site (CA-SBR-2845) in coordination with the U.S. Army Corps of Engineers (USACE) to determine whether the site was eligible for listing in the National Register of Historic Places for the purpose of complying with Section 106 and NEPA. In order to evaluate the site for listing in the National Register, Kyle prepared a research design complete with research questions and data requirements that also included a plan to excavate 73 Shovel Test Probes (STPs), eight Controlled Excavation Units (CEUs) (1 x 1s), and three Backhoe Trench units across the site. The test excavations did not yield any prehistoric artifacts, ecofacts, or features. The items encountered included small clear and amber brown glass fragments, intrusive cow bones, small metal fragments, a shotgun shell casing, and modern plastics and fabric. All of the items appeared to be of recent or unknown age. Given the poor integrity of the archaeological site and the lack of an intact buried cultural deposit, the data potential of the site appeared to be limited. As a result, the Kyle recommended the site as ineligible for listing in the National Register and the California Register of Historical Resources. The USACE and the State Historic Preservation Office agreed with Kyle's determination. Kyle served as project director/manager, crew chief, and lead author of the testing plan and the final report.

Phase I and II Archaeological and Paleontological Resources Assessment of the Proposed Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Facility, Olancha, Inyo County, CA. *Archaeological Task Manager.* Between 2011 and 2012, Kyle conducted phase I and II archaeological and paleontological resources assessments of the project to determine the potential impacts to archaeological and paleontological resources associated with the proposed project for the purpose of complying with CEQA and the County of Inyo's General Plan. PCR manually excavated 38 STPs within the boundaries of a prehistoric lithic scatter in order to determine whether the resource was eligible for listing in the California Register of Historical Resources. Seven obsidian flakes (all debitage) were identified at depth during the testing effort and 19 obsidian flakes from the surface in the immediate vicinity of the STPs. Thirty-eight percent (n=10) of the flakes were utilized including one that was utilized on all edges, including the notch. One flake exhibits attributes of platform preparation or pressure flaking. Kyle served as project director/manager, crew chief (during survey and excavation effort), liaison with the County and Native American monitors, artifact sorted and analyst, and lead author of the final report.

Archaeological and Paleontological Monitoring for the LAX Crossfield Taxiway Improvements, Los Angeles, CA. *Project Manager/Archaeological Monitor.* Between 2009-2010, Kyle performed archaeological and paleontological monitoring services during earthmoving operations associated with the development of the Crossfield Taxiway project in accordance with established mitigation measures from the LAX Crossfield Taxiway Project (CFTP) EIR. PCR conducted archaeological and paleontological field visits, paleontological sediment sampling, and monitoring of earthmoving operations associated with the construction of CFTP until activities requiring monitoring ended. These operations included excavations for filter boxes, water pipeline installation, and the realignment of World Way West. In addition to monitoring, Kyle performed an archaeology and paleontology training session for appropriate project personnel involved with construction of the project. The training session focused on how to identify archaeological and paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. No resources were identified during the monitoring effort and these findings were summarized in a report that was submitted to Los Angeles World Airports. Kyle served as project director/manager, crew chief, monitor, and co-author of the final report.

Phase I and II Cultural Resources Assessment of the Proposed Cascade Clean Energy Solar Array Project, Sunfair Community, San Bernardino County, CA. *Cultural Resources Task Manager.* Between 2010 and 2011, Kyle conducted Phase I archaeological and paleontological assessments (record searches, historic property research, Native American consultation, and pedestrian surveys) to determine the potential impacts to archaeological and paleontological resources associated with the 150-acre project for the purpose of complying with CEQA and the County of San Bernardino General Plan. Based on Kyle's identification of 16 prehistoric archaeological resources within the project site during the Phase I assessment, Kyle performed a subsequent Phase II testing and evaluation assessment (inclusive of a research design) on two archaeological sites to determine whether they were eligible for listing in the California Register or whether they qualify as "unique archaeological resources" pursuant to CEQA. The assessment included the excavation of 16 STPs, 1 Surface Scrape, and three CEUs that yielded more than a hundred prehistoric

chipped stone artifacts and two fire-affected rock features. Given the poor structural integrity of the archaeological sites and the thorough phase II testing and recordation efforts that have exhausted their research potential, Kyle recommended the resources as ineligible for listing in the California Register. However, given the potential to encounter previously unknown archaeological resources during construction, Kyle recommended construction monitoring as a mitigation measure. The County agreed with Kyle's findings. Kyle served as project director/manager, crew chief (during survey and excavation effort), liaison with the County and Native Americans, artifact sorter and analyst, and lead author of the research design and final report.

Archaeological Monitoring of the Los Rios Park Project, San Juan Capistrano, CA. *Project Manager*. Kyle managed archaeological monitoring services for the City of San Juan Capistrano (City) during the construction and development of 5-acre Los Rios Park (Park) from 2008-09. Numerous items of modern, historic, and prehistoric age were encountered during archaeological and Native American monitoring services associated with Park development. PCR classified these items into one archaeological site (P-30-001708) and eight isolated artifacts and/or features (P-30-100126 through P-30-100133). P-30-001708 (CA-ORA-1708/H) includes 13 individual Features (Feature A through Feature M). It is apparent that the Park retains buried prehistoric artifacts, domestic, residential and ranch maintenance components and numerous subsurface features such as trash pits, privy holes, fire pits, domesticated animal refuse and similar features. These findings are consistent with the long history of prehistoric and historical-period occupation of the Los Rios Street Historic District area. Bottles identified and collected during monitoring indicate dates of use between the 1890s and 1950s. Although five isolated prehistoric resources were encountered (Feature M of P-30-001708 and P-30-100126, -100127, -100128, and -100129), the results of the archaeological monitoring effort has also confirmed the lack of intact or stratified buried prehistoric deposits or features across the Park. Kyle served as project director/manager, liaison with the City and Native American monitors, artifact sorter and analyst, and co-author of the final report.

Cultural Resources Assessment for the Proposed Oasis Date Gardens Project, Riverside County, CA. *Archaeological Task Manager.* Kyle conducted a cultural resources assessment of the proposed project from 2009-2011 to determine the potential impacts to archaeological and historical resources for the purpose of complying with the CEQA and the County of Riverside's cultural resource guidelines. The scope of work for this assessment included a cultural resources records search through the California Historical Resources Information System-Eastern Information Center (CHRIS-EIC), a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC) and follow-up Native American consultation, property history research, a pedestrian survey of the 180-acre project site, impact analyses, and the recommendation of mitigation measures. No prehistoric archaeological resources were identified during the pedestrian survey of the project site; however, it was likely a result of the disturbances from the historic land use (date tree cultivation and operation), paved/dirt access road construction and operation, and the dense vegetation and irrigation activities that obstructed the ground surface in many areas of the project site during the pedestrian survey. According to former resident of the project site, prehistoric archaeological resources (ground stone artifacts and arrow-shaft straighteners) were encountered within the project site at an unknown depth in the past during construction activities; therefore, the overall sensitivity of the project site with respect to buried archaeological

resources appeared to be moderate to high. Kyle served as project director/manager, crew chief, liaison with the County and Native Americans, and lead author of the final report.

Gregory Canyon Landfill EIS, San Diego County, CA. *Archaeologist.* Kyle prepared the archaeological analysis for the Environmental Impact Study regarding the proposed Gregory Canyon Landfill, a Class III landfill on a 1,770-acre site in Northern California. Kyle performed the analysis and coordinated with the U.S. Army Corps of Engineers in compliance with Section 106 of the NHPA.

San Bernardino County Department of Public Works On-Call Cultural Resources Contract, San Bernardino County, CA. *Project Manager.* As a part of PCR's on-call cultural resources services contract, Kyle led the peer review, coordination and/or monitoring efforts for the Needles Highway Realignment, the Flood Control Facilities System-Wide Maintenance, Maple Lane Improvements, and Hatchery Drive Improvement Projects, and assisted with the Mountain Acres Paleontological Monitoring.

Badlands Landfill Stockpiling Project, Riverside County, CA. *Archaeologist.* Kyle assisted with the preparation of the Phase I archaeological assessment for a proposed new soil stockpiling area within an approximately 48-acre area. The assessment was necessary to determine the potential impacts to archaeological resources in compliance with CEQA and the County of Riverside's General Plan. The study area will serve as a stockpiling area for the long term storage of the clean soil to be excavated from an upcoming landfill liner construction and future phases of landfill expansion.

I-710 Corridor Project EIR/EIS Third-Party Review, Commerce, CA. *Archaeologist.* Kyle assisted with the review third-party review of the I-710 Corridor Project EIR/EIS. He identified and commented on errors in the analyses, provided recommendations for clarifying analysis and/or citation of additional measures to feasibly mitigate the project's impacts in the City of Commerce particularly as it pertained to archaeology and paleontology. PCR provided the City with a comprehensive list of comments which reflected the input and interests of the City, the community, and stakeholders, all within a very tight schedule tied to the Draft EIR/EIS comment period.

San Bernardino Associated Governments (SANBAG) As-Needed Services, San Bernardino, CA. *Archaeological and Paleontological Task Manager.* Working with a Prime consultant, Kyle Served as a co-principal investigator for pre-historic and historic archaeology. In this capacity he performed peer reviews of Technical Reports, Initial Studies, and Environmental Assessments subject to Caltrans jurisdiction. Kyle led the preparation and review of peer reviews and documentation for the Sewer and Gas Line Relocation Project along I-215, I-10 HOV Peer Review, I-15/I-215 Peer Review, I-215 Bi-County HOV Gap Closure, and the Water Line Relocation along SR-210 and I-215.

Cesar Chavez Avenue/Lorena Street/Indiana Street Intersection Improvement Project, Los Angeles, CA. *Archaeological Task Manager.* Kyle prepared the Phase I Archaeological and Paleontological Resources Report to support the MND regarding the proposed Cesar Chavez Avenue/Lorena Street/Indiana Street Intersection Improvement Project (a.k.a. Cesar Chavez Roundabout) as a part of PCR's On-Call Contract with the City of Los Angeles Department of Public Works, Bureau of Engineering. The project proposed the reconfiguration of the

affected intersections through construction of a modern roundabout that would provide two travel lanes in each direction, which is intended to alleviate current traffic system deficiencies at this location.

Burbank Recycled Water System Expansion Project CEQA-Plus Compliance, MND, and Construction Monitoring, Burbank, CA. *Archaeological Task Manager.* Kyle prepared the Cultural Resources Assessment for the Burbank Recycled Water System Expansion Project, which proposed 79,000 linear feet of pipeline extensions in order to take advantage of future opportunities for recycled water and provide the infrastructure necessary to meet the future system needs. ESA prepared not only the update to the Initial Study, but the requisite technical study for cultural resources pursuant to CEQA and CEQA-Plus. He went on to direct the required construction monitoring on the various extensions pursuant to the mitigation measures set forth in the MND prepared earlier by ESA.

Burbank Reservoir No. 1 Replacement Project, Burbank, CA. *Archaeological Task Manager.* Kyle prepared the Phase I archaeological and paleontological resources assessment for the proposed replacement of Reservoir No. 1, a 6.9 million gallon (MG) potable water reservoir constructed in 1928.

Archaeological Treatment and Restoration Plan for The Cove Project, Riverside County, CA. *Deputy Project Manager.* Kyle served as Deputy Project Manager for this 238-acre project that was subject to the Section 106 Process. He supervised the thorough recordation and documentation of oven 350 significant prehistoric artifacts which included detailed artifact photography and illustrations. He conducted the field survey, Native American consultation, and was lead author of the final report. Kyle is continuing to coordinate with the U.S. Army Corps of Engineers, the California State Historic Preservation Officer, and the Soboba Band of Luiseño Indians, to approve the final report.

Cajalco Creek Phase II Archaeological Testing and Mitigation, Lake Mathews (Riverside), CA. *Field and Lab Technician, Report Co-Author.* Kyle conducted site recordation, excavation, and artifact processing for over 45 prehistoric archaeological sites. He also assisted with report writing for this 1,600-acre project. Kyle developed a cataloging system through Microsoft Excel that inventoried the more than 10,000 artifacts recovered.

Pasadena Recycled Water Project, Pasadena, CA. *Archaeological Task Manager.* Working with a prime consultant, Kyle served as the Archaeological Task manager responsible for record searches, Native American consultation, a pedestrian survey, and made mitigation measure recommendations in their CEQA- and NEPA-compliant report (Section 106). The proposed project included 22 miles for proposed recycled water pipelines and associated storage tanks, pump stations, and facilities within existing road rights-of-way and open space.

Palmdale Recycled Water Facilities Plan, Palmdale, CA. *Archaeological Task Manager.* Working with a prime consultant, Kyle led the cultural resources services associate with the proposed installation of 129,670 linear feet of distribution and lateral pipeline along paved and unpaved public rights-of-way and the construction of two storage tanks and two pump stations on immediately adjacent vacant lands. He oversaw and performed the records searches, Native American consultation, and a pedestrian survey. The information was compiled into a technical report to ensure compliance with the

CEQA, the NEPA, Section 106 of the National Historic Preservation Act, and the City of Palmdale's General Plan.

North San Diego Water Reuse Coalition Regional Recycled Water Project Program EIR, San Diego County, CA. *Archaeology Task Manager.* Working with a prime consultant, Working with a prime consultant, Kyle led the archaeological and paleontological analysis of the short-term components of the Proposed Project on a program level. The proposed Regional Recycled Water Project which includes interagency connections to increase the capacity and connectivity of the North San Diego Water Reuse Coalition's recycled water storage and distribution systems.

Recycled Water Easterly Main Extension Project, Escondido, CA. *Archaeology and Paleontology Task Manager.* Working with a prime consultant, Kyle served as the responsible for the preparation of the Cultural Resources Assessment to address the proposed Recycled Water Easterly Main Extension project. The project would include the construction of conveyance pipelines, a water storage tank, and a pump station throughout the City. The work effort included cultural resources records search and follow-up Native American consultation, property history research, a paleontological resources records search, a pedestrian survey, evaluation of eligibility for the resources identified within the Study Area, impact analyses, and the recommendation of mitigation measures.

San Clemente Recycled Water Master Plan, San Clemente, CA. *Project Manager.* Kyle served as the project manager responsible for the preparation of the Phase I archaeological and paleontological resources assessment for the proposed Recycled Water Master Plan in San Clemente in compliance with CEQA, CEQA-Plus, NEPA, Section 106 of the NHPA, and the City of San Clemente's General Plan. The project included the construction of approximately 10 miles of pipeline along City streets and by building additional facilities at their existing Water Reclamation Plant.

Archaeological Survey Report, for the Proposed Ola Vista Street Improvement Project, San Clemente, CA. *Project Manager.* In 2009, Kyle served as the Project Manager and primary author of the Archaeological Survey Report for the proposed project. The proposed project included a 47-acre study area, including the APE. He conducted an archaeological resources assessment to determine the potential impacts to archaeological resources associated with the proposed project for the purpose of complying with Section 106 of the National Historic Preservation Act and Caltrans cultural resource guidelines. The scope of work for this assessment included a cultural resources records search through the California Historical Resources Information System-South Central Coastal Information Center (CHRIS-SCCIC), a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC) and follow-up Native American consultation, and a pedestrian survey of project area for archaeological resources.

3rd and 5th Street Road Widening, Highland, CA. *Archaeological Task Manager.* Working with a prime consultant in 2009, Kyle led the preparation of the cultural and paleontological services for the proposed improvements along a 2.4 mile segment of 3rd and 5th Streets including widening the road, reconstructing the pavement, adding sidewalks, curb/gutter/drainage system, and retaining walls.

Publications and Presentations

Kyle presented a paper at the 72nd Annual Meeting for the Society of American Archaeology Conference in Austin, Texas in 2007. The paper focused on prehistoric 'yoni' features encountered on a project site proposed to be developed in western Riverside County, California. The project was subject to requirements of CEQA and Section 106 of the NHPA.

Appendix B

LACM Database Search Results

Natural History Museum
of Los Angeles County
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Los Angeles, CA 90007

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Vertebrate Paleontology Section
Telephone: (213) 763-3325
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28 August 2013

Planning Consultants Research
201 Santa Monica Boulevard, Suite 500
Santa Monica, CA 90401

Attn: Matthew Gonzalez, Associate Archaeologist / Paleontologist

re: Paleontological Records Search for the proposed Miramar Hotel Project, in the City of Santa Monica, Los Angeles County, project area

Dear Matt:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed Miramar Hotel Project, in the City of Santa Monica, Los Angeles County, project area as outlined on the portions of the Topanga and Beverly Hills USGS topographic quadrangle maps that you sent to me via e-mail on 15 August 2013. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area.

The entire proposed project area has surface deposits composed of older Quaternary Alluvium beneath soil, derived primarily as alluvial fan deposits from the Santa Monica Mountains to the north. Our closest vertebrate fossil locality from these deposits is LACM 5462, east-northeast of the proposed project area just south of Olympic Boulevard along Michigan Avenue east of Cloverfield Boulevard, that produced a fossil specimen of extinct lion, *Felis atrox*, at a depth of only six feet below grade. Our next closest vertebrate fossil locality from these deposits is LACM 7879, east-southeast of the proposed project area near the intersection of Rose Avenue and Penmar Avenue, that produced fossil specimens of horse, *Equus*, and ground sloth, *Paramylodon*, at greater that eleven feet in depth.

Even relatively shallow excavations in the proposed project area may well uncover significant vertebrate fossil remains. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally collect any vertebrate fossil remains without impeding development. Any fossils collected during mitigation activities should be placed in an accredited scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix H

GHG Emissions Calculations, ESA, December 2019

ESA

Greenhouse Gas

1 Assumptions
- a: Assumptions
- b: Schedule
- c: Max Daily Equipment

2 Greenhouse Gas Summary

3 CalEEMod Output
- a: Hotel Site Construction
- b: 2nd Street Construction
- c: Existing Operational
- d: Project Operational

4 EMFAC2017

Greenhouse Gas

1 - Assumptions

a: Assumptions

Miramar Hotel
Assumptions

CalEEMod Inputs (Non-Default information only)

Project Location		
County	Los Angeles	
Air District	SCAQMD	
Climate Zone		11
Construction Year start		2022
Operational Year Project		2025
Utility Provider	Southern California Edison	
Source Receptor Area (SCAQMD)	10	

	Existing (2018)	2022	2023	2025
CO intensity	508.97	462.58	441.90	401.15
% renewable	32%	38.50%	41.25%	46.67%

1 Southern California Edison, 2018. ESG/Sustainability Template. Report date: September 27, 2018. Available: https://www.edison.com/content/dam/eix/documents/sustainability/eix-esg-pilot-quantitative-section-sce.pdf. Accessed April 5, 2019.

2 SCE 2017 Power Content Label https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf

3 SB-100 California Renewables Portfolio Standard Program: Emissions of Greenhouse Gases, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180

Employment

	2020	2040	increase
SCAG Growth Forecast[4]			
City	95,100	103,700	8,600
County	4,662,500	5,225,800	563,300

Project	
Existing	282
Project	387
Net Increase	105
% city	1.22%
% County	0.02%

4 Based on SCAG 2016, Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. Available: http://www.scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJurisdiction.pdf

Miramar Hotel
Assumptions

Land Use	Building SQFT	Building KFS	Units/ Rooms	Acres	
Existing (Operational Modeling)					
Palasades	62,000	62.00	111	0.32	Hotel
Fig Tree				0.02	Not modeled
Remaining Hotel	179,881	179.88	190	3.68	Hotel
Restaurant	13,599	13.60		0.31	Quality sit/down
Retail	1,235	1.24		0.03	Strip Mall
spa& Fitness	5,569	5.57		0.13	Health Club
Parking			167	0.30	Parking Lot
Hotel (total)	241,881				

Project

Land Use	Building SQFT	Building KFS	Units/ Spaces	Acres	
Palasades (renovation Only)	62,000	62.00	111	0.32	Hotel
California Building	70,000	70.00	102	2.00	Hotel
Ocean Building	368,552	368.55			Total
	117,057	117.06	99		Hotel
	70,943	70.94	60	0.39	Condo
	19,708	19.71		0.45	Restaurant
	6,600	6.60		0.15	Retail
	12,500	12.50		0.29	Spa & Fitness
Below Grade	51,619	51.62			Hotel
Parking			428	0.85	Enclosed w/elevator
2nd Street			48	0.20	Apartment
Parking			96	0.10	Enclosed w/elevator
			524		
			10		

Construction Duration

	Hotel Months	2nd St Months
2022-2023	12	
2023-2024	12	12
2024-2025	9	7
Total	33	19
Years	2.75	1.58

Miramar Hotel
Assumptions

Construction Schedule

Phase Name	CalEEMod Phase Name	Start Date	End Date	Days/week	Workdays
Hotel-Demolition-A	Demolition	10/1/2022	12/31/2022	6.00	79
Hotel-Demolition-B	Demolition	10/1/2022	1/15/2023	6.00	91
Hotel-Grading/Excacvation-A	Grading	1/16/2023	5/15/2023	6.00	103
Hotel-Grading/Excacvation-B	Grading	1/16/2023	4/30/2023	6.00	90
Hotel-Grading/Excacvation-C	Grading	3/1/2023	5/15/2023	6.00	65
Hotel-Grading/Excacvation-D	Grading	4/1/2023	5/15/2023	6	38
Hotel-Grading/Excacvation-E	Grading	1/16/2023	4/30/2023	6.00	52
Hotel-Foundation-Concrete Pour-A	Building Construction	5/16/2023	9/30/2023	6.00	119
Hotel-Foundation-Concrete Pour-B	Building Construction	5/16/2023	1/31/2024	6	224
Hotel-Building Construction-A	Building Construction	10/1/2023	10/31/2024	6	340
Hotel-Building Construction-B	Building Construction	10/1/2023	2/28/2025	6	443
Hotel-Paving-A	Paving	11/1/2024	1/31/2025	6.00	79
Hotel-Paving-B	Paving	11/1/2024	3/31/2025	6.00	129
Hotel-Paving-C	Paving	11/1/2024	6/30/2025	6	207
Hotel-Architectural Coating	Architectural Coating	2/1/2025	6/30/2025	6.00	128
2nd Street-Demolition	Demolition	8/1/2023	8/15/2023	6.00	13
2nd Street-Grading/Excavation	Grading	8/16/2023	11/30/2023	6.00	92
2nd Street-Foundation/Concrete	Building Construction	12/1/2023	1/31/2024	6.00	53
2nd Street-Building Construction	Building Construction	2/1/2024	1/31/2025	6.00	314
2nd Street-Paving	Paving	2/1/2025	3/31/2025	6.00	50
2nd Street-Architectural Coating	Architectural Coating	2/1/2025	3/31/2025	6.00	50

		Modeled	
Phase Name	CalEEMod Phase Name	Start Date	Days
Hotel-Demolition-A	Demolition	1/1/2022	79
Hotel-Demolition-B	Demolition	1/2/2022	91
Hotel-Grading/Excacvation-A	Grading	1/3/2022	103
Hotel-Grading/Excacvation-B	Grading	1/4/2022	90
Hotel-Grading/Excacvation-C	Grading	1/5/2022	65
Hotel-Grading/Excacvation-D	Grading	1/6/2022	38
Hotel-Grading/Excacvation-D	Grading	1/4/2022	52
Hotel-Foundation-Concrete Pour-A	Building Construction	1/7/2022	119
Hotel-Foundation-Concrete Pour-B	Building Construction	1/8/2022	224
Hotel-Building Construction-A	Building Construction	1/9/2022	340
Hotel-Building Construction-B	Building Construction	1/10/2022	443
Hotel-Paving-A	Paving	1/11/2022	79
Hotel-Paving-B	Paving	1/12/2022	129
Hotel-Paving-C	Paving	1/13/2022	207
Hotel-Architectural Coating	Architectural Coating	1/14/2022	128

Miramar Hotel
Assumptions

Phase Name	CalEEMod Phase Name	Modeled Start Date	Modeled Days
2nd Street-Demolition	Demolition	1/1/2023	13
2nd Street-Grading/Excavation	Grading	1/2/2023	92
2nd Street-Foundation/Concrete	Building Construction	1/3/2023	53
2nd Street-Building Construction	Building Construction	1/4/2023	314
2nd Street-Paving	Paving	1/5/2023	50
2nd Street-Architectural Coating	Architectural Coating	1/6/2023	50

Demolition	**Hotel**	**2nd Street**	
	22800	18	tons of debris
	7,600	26	total trucks
	65	5	trucks per day

Materials Import/Export	**Hotel**	**2nd Street**		
	175,000	12525	Export	
	1,400	1400	Daily Export	
	12,500	895	Trucks	
	100	100	Daily Trucks	
	14	14	cubic yards per truck	
	0	0	Import	
	2	0.3	acres	disturbed daily

Concrete	**Hotel**	**2nd Street**	
	53,000	2100	cubic yards
	600	400	cubic yards/day
	5,300	210	total trucks
	60	40	trucks/day

Project Design Features

PDF - AQ-1	Diesel Equipment will be Tier 4 equipment		
PDF - AQ-2	The following alternate fuel equipment will be used:		
	Electric:	Aerial Lifts	
		Air Compressors	
		Cranes	
		Pumps	
	CNG/Propane:	Forklifts	
		Sweepers/Scrubbers	
	Gasoline:	Off-Highway Trucks	(water trucks)
	Pneumatic:	Jackhammers	

Note: Tier 4 and Alternative fuels modeled as mitigated scenario in CalEEMod

Miramar Hotel
Assumptions

Phase Name	Provided Workers	Worker Trips	CalEEMod Vendor Trips	Provided Haul Trucks	Daily Haul Trucks
Hotel-Demolition-A	35	70		7,600	65
Hotel-Demolition-B	0	0			
Hotel-Grading/Excacvation-A	57	114		12,500	100
Hotel-Grading/Excacvation-B	0	0			
Hotel-Grading/Excacvation-C	0	0			
Hotel-Grading/Excacvation-D	0	0			
Hotel-Grading/Excacvation-D	0	0			
Hotel-Foundation-Concrete Pour-A	100	200	80	5,300	60
Hotel-Foundation-Concrete Pour-B	0	0			
Hotel-Building Construction-A	400	800	80		
Hotel-Building Construction-B	0	0			
Hotel-Paving-A	50	100			
Hotel-Paving-B	0	0			
Hotel-Paving-C	0	0			
Hotel-Architectural Coating	50	100			
2nd Street-Demolition	5	10		26	5
2nd Street-Grading/Excavation	25	50		895	100
2nd Street-Foundation/Concrete	35	70	11	210	40
2nd Street-Building Construction	65	130	11		
2nd Street-Paving	35	70			
2nd Street-Architectural Coating	35	70			
Distance:	14.7	6..9	20		

Total 0neway trips:	
Haul	53,062
Vendor	40,757

Miramar Hotel
Operational Assumptions

Mobile source emissions

Source: Fehr & Peers: Table X Miramar Hotel Project Approval Year (2020) and Future Year (2025) Trip Generation Estimates

Existing

			trips per day		trips per day	
	Size	**Size**	**Weekday**	**Weekend**	**Weekday**	**Weekend**
Hotel	301	room	669	1,226	2.957	5.711
Hotel Employee Trips	282	employee	221	493		
Hotel Restaurant	6.594	ksf	179	309	64.637	126.406
The Bungalow	7.005	ksf	700	1,410		
Hotel Retail	1.235	ksf	3	18	2.429	14.575
Spa & Fitness	5.569	ksf	81	99	14.545	17.777
			1,853	3,555		

Project

			trips per day		trips per day	
	Size	**Size**	**Weekday**	**Weekend**	**Weekday**	**Weekend**
Hotel	312	rooms	693	1,271	3.192	6.244
Hotel Employee Trips	387	employees	303	677		
Hotel Restaurant	12.703	ksf	345	595	53.024	101.735
The Bungalow	7.005	ksf	700	1,410		
Retail	6.6	ksf	195	195	29.545	29.545
Spa & Fitness	12.5	ksf	182	222	14.560	17.760
Condominiums	60	DU	328	328	5.467	5.467
Affordable 1 bdr	17	DU	54	54	4.667	4.667
Affordable 2-3 bdr	31	DU	170	170		
			2,970	4,922		

Area Sources

Hearths: No fire palces in condos or apartments
Defaults for all non-hearth categories

Solid Waste

Source: Initial Study Miramar SW ReferenceLH.doc/Solid waste Update from IS.xlsx

Existing	**Project**	
1,414	2,131	lbs/day
258.056	388.948	tons/year

Miramar Hotel
Operational Assumptions

Water and Wastewater

Source: *Utilities Section*

	gallons/year	CalEEmod % Indoor	Indoor	Outdoor Use
Existing	28,742,349	89.89%	25,837,172	2,905,177
Project	19,134,043		14,400,674	4,733,369
Hotel Rooms	4,252,214		4,252,214	1,877,706.00
Hotel - Other	8,211,880			
Restaurant			4,170,267	
Retail			1,396,578	
Spa			2,645,034	
Condo	1,936,581		1,936,581	
2nd Street	1,255,273		1,255,273	

	Default	% Default	Septic dist.	Revised
Septic	10.33			
Aerobic	87.46	0.98	10.08	97.54
Lagoon	2.21	0.02	0.25	2.46

Note: *Existing not broken up by land use type so all is accounted for under hotel.*
Project outdoor use not split by type so all is accounted for under hotel.

Stationary Sources:

Source: Request #6 Emissions 4-11-19

Emergency Generators:

	KW	HP	Hours/day	hours/year	
Existing:	NA	277	2	52	Default
	NA	210	2	52	Default
Project:	1000	1340.5	2	52	Tier 4

P(hp) = P(kW)/0.7457

Char Broilers:

Existing: 5 charbroilers on site

Project: 7 charbroilers anticipated

Miramar Hotel
Operational Assumptions

Energy Use

Electricity — Defaults adjusted for Title 24 changes for Project, Existing usage provided.

Natural Gas — Defaults adjusted for Title 24 changes for Project, Existing usage provided.

CalEEMod currently uses 2016 Title 24 efficiency standards. The project will be built post 2019 therefore as a conservative estimate of T24 efficiencies required, the emission factors are updated to account for the inclusion of 2019 Title 24 standards. Existing consumption was based on the average consumption over the last 7 years as provided (Source: Miramar UTILITIES Stats 2011-2017 aug.xls).

	T24 Electricity	**Lighting**	**T24 NG**
Residential 2019	7%	0%	7%
Non-Residential 2019	30%	0%	30%

Default	**T24 Electricity**	**Lighting**	**T24 NG**
Condo	186.63	1,001.10	13,424.50
Enclosed Parking w/elevator	3.92	1.75	0.00
Health club	2.25	3.10	13.65
hotel	2.55	2.14	19.92
quality restaurant	8.11	7.87	42.98
strip mall	4.01	6.26	1.15
Apartment Mid	164.50	741.44	4,385.94
Parking Lot	0.00	0.04	0.00

	T24 Electricity	**Project Lighting**	**T24 NG**
Hotel	1.785	2.140	13.944
Hotel Restaurant	5.677	7.870	30.086
Hotel Retail	2.807	6.260	0.805
Spa & Fitness	1.575	3.100	9.555
Condominiums	173.566	1,001.100	12,484.785
Apartments	152.985	741.440	4,078.924
Parking	2.744	1.750	0.000

Note: Project Requirement to be 5% more efficient thant Title 24 included as mitigation in CalEEMod. Potential to be 100% electric quantified separately in GHG and Energy Calculations.

Existing Consumption

Electricity:	5,608,090	Annual kWhs	5.61E+06
	23.185326	Annual kWhs/room	5,609,220
Natural Gas:	244,620	Annual Therms	
	24,462	Annual kBTU	24188.1
	0.101132	Annual kBTU/ room	

Miramar Hotel
Operational Assumptions

Solar Use: 2 watts per sqft building footprint

sqft		
14,000	Palasades	
11,000	California	
60,000	Oceans	
15,400	2nd street	
100,400	Total footprint	
200,800	Watts reqired	
200.8	kW system	
5	sun hr/day	
30	days/ month	
30,120	kWh / month	
361,440	kWh/year	minimum

AC rating = Average kWh per month / days per month / hours per day

Average kWh per month = AC rating * days per month * hours per day

Note: modeled as mitigation

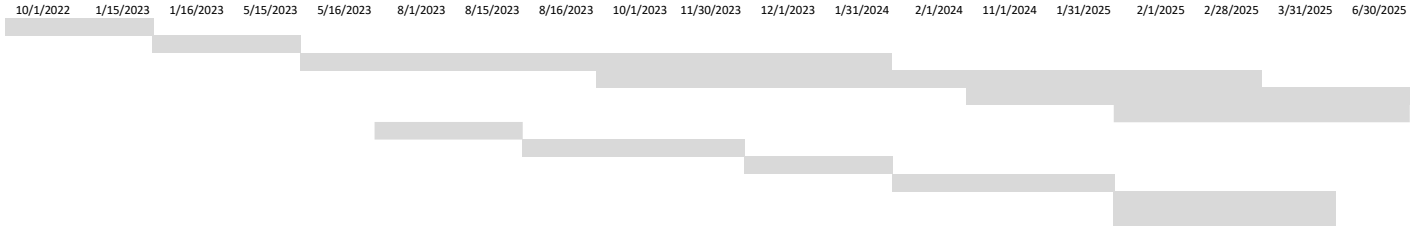
Greenhouse Gas

1 - Assumptions

b: Schedule

Miramar Hotel
Construction Schedule

	Start	End
Hotel Demolition	10/1/2022	1/15/2023
Hotel Grading/Excacation	1/16/2023	5/15/2023
Hotel Concrete Pour	5/16/2023	1/31/2024
Hotel Building Construction	10/1/2023	2/28/2025
Hotel Paving	11/1/2024	6/30/2025
Hotel Architectural Coating	2/1/2025	6/30/2025
2nd Street Demolition	8/1/2023	8/15/2023
2nd Street Grading/Excavation	8/16/2023	11/30/2023
2nd Street Concrete Pour	12/1/2023	1/31/2024
2nd Street building Construction	2/1/2024	1/31/2025
2nd Street Paving	2/1/2025	3/31/2025
2nd Street Architectural coating	2/1/2025	3/31/2025



2022	Hotel Demolition
2023	Hotel Grading/Excavation
2023	Hotel Concrete Pour; 2nd St. Demolition
2023	Hotel Concrete Pour; Hotel Building Construction; 2nd St. Grading/Excavation
2023;2024	Hotel Concrete Pour; Hotel Building Construction; 2nd St. Concrete Pour
2024;2025	Hotel Building Construction; Hotel Paving; 2nd St. Building Construction
2025	Hotel Building Construction; Hotel Paving; Hotel Architectural Coating; 2nd St. Paving; 2nd St. Architectural Coating

Greenhouse Gas

1 - Assumptions

c: Max Daily Equipment

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
Hotel-Demolition-A	Demolition	Air Compressors	4	0	6	Electric
Hotel-Demolition-A	Demolition	Concrete/Industrial Saws	6	6	8	Diesel
Hotel-Demolition-A	Demolition	Jackhammers	4	4	0	Pneumonatic
Hotel-Demolition-B	Demolition	Crawler Tractors	2	2	8	Diesel
Hotel-Demolition-B	Demolition	Excavators	4	4	8	Diesel
Hotel-Demolition-B	Demolition	Generator Sets	0	0	0	Electric
Hotel-Demolition-B	Demolition	Off-Highway Trucks	2	2	8	Gasoline
Hotel-Demolition-B	Demolition	Rough Terrain Forklifts	3	3	6	Diesel
Hotel-Demolition-B	Demolition	Sweepers/Scrubbers	2	0	4	CNG
Hotel-Demolition-B	Demolition	Tractors/Loaders/Backhoes	5	5	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Air Compressors	2	0	6	Electric
Hotel-Grading/Excacvation-A	Grading	Bore/Drill Rigs	1	1	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Crawler Tractors	3	3	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Excavators	3	3	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Generator Sets	0	0	0	Electric
Hotel-Grading/Excacvation-A	Grading	Graders	1	1	8	Diesel
Hotel-Grading/Excacvation-A	Grading	Tractors/Loaders/Backhoes	5	5	8	Diesel
Hotel-Grading/Excacvation-B	Grading	Cranes	1	0	4	Electric
Hotel-Grading/Excacvation-B	Grading	Sweepers/Scrubbers	2	0	4	CNG
Hotel-Grading/Excacvation-B	Grading	Off-Highway Trucks	2	2	3	Gasoline
Hotel-Grading/Excacvation-C	Grading	Rough Terrain Forklifts	3	3	6	Diesel
Hotel-Grading/Excacvation-D	Grading	Plate Compactors	1	1	6	Electric
Hotel-Grading/Excacvation-E	Grading	Bore/Drill Rigs	3	3	8	Diesel

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
Hotel-Foundation-Concrete Pour-A	Building Construction	Air Compressors	4	0	6	Electric
Hotel-Foundation-Concrete Pour-A	Building Construction	Cranes	3	0	8	Electric
Hotel-Foundation-Concrete Pour-A	Building Construction	Forklifts	3	0	6	CNG
Hotel-Foundation-Concrete Pour-A	Building Construction	Pumps	3	0	6	Electric
Hotel-Foundation-Concrete Pour-A	Building Construction	Rough Terrain Forklifts	2	2	6	Diesel
Hotel-Foundation-Concrete Pour-A	Building Construction	Sweepers/Scrubbers	1	0	8	CNG
Hotel-Foundation-Concrete Pour-B	Building Construction	Tractors/Loaders/Backhoes	3	3	4	Diesel
Hotel-Foundation-Concrete Pour-B	Building Construction	Graders	2	2	4	Diesel
Hotel-Foundation-Concrete Pour-B	Building Construction	Trenchers	1	1	8	Diesel
Hotel-Foundation-Concrete Pour-B	Building Construction	Off-Highway Trucks	2	2	3	Gasoline
Hotel-Building Construction-A	Building Construction	Air Compressors	4	0	6	Electric
Hotel-Building Construction-A	Building Construction	Cranes	3	0	8	Electric
Hotel-Building Construction-A	Building Construction	Forklifts	3	0	6	CNG
Hotel-Building Construction-A	Building Construction	Pumps	3	0	6	Electric
Hotel-Building Construction-A	Building Construction	Sweepers/Scrubbers	1	0	4	CNG
Hotel-Building Construction-B	Building Construction	Rough Terrain Forklifts	2	2	6	Diesel
Hotel-Paving-A	Paving	Air Compressors	1	0	6	Electric
Hotel-Paving-A	Paving	Forklifts	3	0	6	CNG
Hotel-Paving-A	Paving	Pumps	1	0	6	Electric
Hotel-Paving-A	Paving	Sweepers/Scrubbers	1	0	4	CNG
Hotel-Paving-B	Paving	Cranes	3	0	8	Electric
Hotel-Paving-C	Paving	Pavers	1	1	8	Diesel
Hotel-Architectural Coating	Architectural Coating	Air Compressors	1	0	6	Electric
Hotel-Architectural Coating	Architectural Coating	Cranes	3	0	8	Electric
Hotel-Architectural Coating	Architectural Coating	Forklifts	3	0	6	CNG
Hotel-Architectural Coating	Architectural Coating	Pumps	1	0	6	Electric
Hotel-Architectural Coating	Architectural Coating	Sweepers/Scrubbers	1	0	4	CNG

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
2nd Street-Demolition	Demolition	Air Compressors	0	0	6	Electric
2nd Street-Demolition	Demolition	Tractors/Loaders/Backhoes	1	1	8	Diesel
2nd Street-Demolition	Demolition	Excavators	1	1	8	Diesel
2nd Street-Demolition	Demolition	Generator Sets	0	0	0	Electric
2nd Street-Demolition	Demolition	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Grading/Excavation	Grading	Air Compressors	2	0	6	Electric
2nd Street-Grading/Excavation	Grading	Bore/Drill Rigs	1	1	8	Diesel
2nd Street-Grading/Excavation	Grading	Plate Compactors	1	1	6	Electric
2nd Street-Grading/Excavation	Grading	Excavators	1	1	8	Diesel
2nd Street-Grading/Excavation	Grading	Generator Sets	0	0	0	Electric
2nd Street-Grading/Excavation	Grading	Rough Terrain Forklifts	1	1	6	Diesel
2nd Street-Grading/Excavation	Grading	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Foundation/Concrete	Building Construction	Air Compressors	1	0	6	Electric
2nd Street-Foundation/Concrete	Building Construction	Forklifts	1	0	6	CNG
2nd Street-Foundation/Concrete	Building Construction	Pumps	1	1	8	Diesel
2nd Street-Foundation/Concrete	Building Construction	Rough Terrain Forklifts	1	1	6	Diesel
2nd Street-Foundation/Concrete	Building Construction	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Building Construction	Building Construction	Air Compressors	1	0	6	Electric
2nd Street-Building Construction	Building Construction	Cranes	1	0	4	Electric
2nd Street-Building Construction	Building Construction	Forklifts	1	0	6	CNG
2nd Street-Building Construction	Building Construction	Rough Terrain Forklifts	0	0	6	Diesel
2nd Street-Building Construction	Building Construction	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Paving	Paving	Air Compressors	1	0	6	Electric
2nd Street-Paving	Paving	Forklifts	1	0	6	CNG
2nd Street-Paving	Paving	Pavers	1	1	8	Diesel
2nd Street-Paving	Paving	Pumps	1	0	6	Electric
2nd Street-Paving	Paving	Sweepers/Scrubbers	1	0	4	CNG

Miramar Hotel
Construction Assumptions - Equipment

Equipment Assumptions:

Unmitigated Scenario:

1. All Equipment is fueled as noted. Diesel equipment is EPA Tier 4.
2. No Diesel Generators are uses, anticpates hook-up to SCE
3. Water trucks (off-highway trucks) are modeled outside of CalEEMod.
4. Multiple phases denote equipment that is not used for the entire phase. I.e. for Hotel-Demolition-A, Air compressors, concrete/industrial saws, and jackhammers are only used for 3/4 of the construction phase.
5. "Mitigated" scenario in CalEEMod accounts for Tier 4 equipment use and alternate fuel use.
6. Jackhammers are powered by the air compressor and therefore not modeled in CalEEMod

Phase Name	CalEEMod Phase Name	Equipment Type	# of Equipment	# of Diesel Equipment	Equipment Hours/day	Fuel Type
2nd Street-Architectural Coating	Architectural Coating	Air Compressors	1	0	6	Electric
2nd Street-Architectural Coating	Architectural Coating	Forklifts	1	0	6	CNG
2nd Street-Architectural Coating	Architectural Coating	Sweepers/Scrubbers	1	0	4	CNG
2nd Street-Architectural Coating	Architectural Coating	Aerial Lifts	1	0	8	Electric

Greenhouse Gas

2 - Greenhouse Gas Summary

Miramar Hotel
Unmitigated GHG Summary

CalEEMod	2016.3.2	
CalEEMod	Miramar Hotel - Hotel Site Construction Only	10/14/2019
CalEEMod	Miramar Hotel - 2nd Street Site Construction Only	10/14/2019
EMFAC	Miramar Hotel	10/15/2019

Unmitigated Construction Emissions - Max Annual

			tons/year CO_2e				MT CO_2e
Phase		**Onsite**	**Water Truck**	**Hauling**	**Vendor**	**Worker**	**Total**
Hotel	Hotel-Demolition-A	127.60	45.51	230.29	0.00	28.32	682
	Hotel-Demolition-B	250.56					
	Hotel-Grading/Excacvation-A	321.76	19.32	378.77	0.00	52.20	870
	Hotel-Grading/Excacvation-B	10.34					
	Hotel-Grading/Excacvation-C	22.43					
	Hotel-Grading/Excacvation-D	0.00					
	Hotel-Grading/Excacvation-E	65.49					
	Hotel-Foundation-Concrete Pour-A	64.32	0.00	160.61	171.18	199.18	741
	Hotel-Foundation-Concrete Pour-B	145.41					
	Hotel-Building Construction-A	86.59	83.09	0.00	0.00	1,575.62	1,847
	Hotel-Building Construction-B	101.92					
	Hotel-Paving-A	32.73	0.00	0.00	0.00	92.03	168
	Hotel-Paving-B	0.00					
	Hotel-Paving-C	43.09					
	Hotel-Architectural Coating	32.73	0.00	0.00	0.00	56.91	90
	Hotel Total						***4,398***
2nd Street	2nd Street-Demolition	5.51	0.00	0.74	0.00	0.56	7
	2nd Street-Grading/Excavation	75.56	0.00	25.60	0.00	19.79	121
	2nd Street-Foundation/Concrete	12.57	0.00	6.01	5.30	15.96	40
	2nd Street-Building Construction	74.45	0.00	0.00	31.40	175.57	281
	2nd Street-Paving	16.53	0.00	0.00	0.00	15.05	32
	2nd Street-Architectural Coating	6.12	0.00	0.00	0.00	15.05	21
	2nd Street Total						***502***
	Project Total						***4,900***
	Amortized Emissions						***163***

	Year	Days/year	MT CO_2e
Hotel Demolition	2022	79	609.132
	2023	12	73.1444
Hotel-Grading/Excavation	2023	103	870
Hotel- Foundation- Concrete Pour	2023	119	662.189
	2024	26	78.5082
Hotel Building Construction	2023	79	334.092
	2024	261	1103.77
	2025	103	409.356
Hotel Paving	2024	53	56.5524
	2025	154	111.296
Architectural Coating	2025	128	90
2nd Street Demo	2023	13	7
2nd Steet Grading	2023	92	121
2nd Street Foundation Pour	2023	27	20.2919
	2024	26	19.5403
2nd Street Building	2024	288	258.126
	2025	26	23.303
2nd Street-Demolition	2025	50	32
2nd Street-Grading/Excavation	2025	50	21

Emission by Year

Year	MT CO_2e
2022	609
2023	2087.787969
2024	1516.500359
2025	686.344129
	4,900

Unmitigated Operational Emissions - Max Annual

CalEEMod	2016.3.2	
CalEEMod	Miramar Hotel - Existing Operational	11/15/2019
CalEEMod	Miramar Hotel - Project Operations Only	11/15/2019

	5% over 2019 Title 24	% of emissions	100% Electric	% of emissions
Existing				
Area	0.01	0.00%	0.01	0.00%
Energy	1,302.66	37.78%	1,302.66	37.78%
Mobile	1,899.35	55.08%	1,899.35	55.08%
Stationary	9.30	0.27%	9.30	0.27%
Waste	129.78	3.76%	129.78	3.76%
Water	107.17	3.11%	107.17	3.11%
Total Existing:	3,448.28	100.00%	3,448.28	100.00%
Project				
Area	1.89	0.04%	1.89	0.04%
Energy	1,357.96	31.69%	1,357.76	31.68%
Mobile	2,649.94	61.84%	2,649.94	61.84%
Stationary	25.60	0.60%	25.60	0.60%
Waste	195.60	4.56%	195.60	4.56%
Water	54.25	1.27%	54.25	1.27%
Total Project:	4,285.24	100.00%	4,285.05	100.00%
Net Project	836.97		836.77	
Amortized Construction	163.33		163.33	
Total Net Project Annual	1,000.29		1,000.09	

Clean Power Alliance Adjustment

5% above 2019 Title 24	100% Electric	
758.3798	1,357.76	MT/year Project electrical - Total Site
688.1516	1,232.03	MT/year Project electrical - Non-Residential Only
599.58	0.00	Natural Gas Portion of Energy Consumption

		All Uses		Non Residential	
	% change from SCE	Adjusted Project	Net	Adjusted Project	Net
		5% above 2019 Title 24			
36% Renewable	-22.86%	4,458.59	1,173.64	4,442.54	1,157.58
50% Renewable	7.14%	4,231.07	946.12	4,236.09	951.14
100% Renewable	N/A	3,526.86	241.91	3,597.09	312.14
		100% Electric			
36% Renewable	-22.86%	4,595.39	1,983.88	4,566.65	1,281.70
50% Renewable	7.14%	4,188.06	903.11	4,197.04	912.09
100% Renewable	N/A	2,927.28	-357.67	3,053.02	-231.94

Service Population

	Project	Existing
Residents	149	0
Employees	387	282
Service Population	536	282
Project per service population	8.30	
Existing Service Population	12.23	
	All	Non-Res
36% CPA	8.32	8.29
50% CPA	7.89	7.90
100% CPA	6.58	6.71

Greenhouse Gas

3 - CalEEMod Output

a: Hotel Site Construction

Miramar Hotel - Hotel Site Construction Only

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	201.00	Room	2.39	238,676.00	0
Quality Restaurant	19.71	1000sqft	0.45	19,710.00	0
Health Club	12.50	1000sqft	0.29	12,500.00	0
Strip Mall	6.60	1000sqft	0.15	6,600.00	0
Enclosed Parking with Elevator	428.00	Space	0.85	171,200.00	0
Condo/Townhouse	60.00	Dwelling Unit	3.75	70,943.00	172

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	462.58	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - See Assumptions

Land Use - See Assumptions

Construction Phase - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Off-road Equipment - See assumptions

Grading - See Assumptions

Demolition -

Trips and VMT - modeled outside CalEEMod

Vehicle Trips - operational modeled separately

Energy Use -

Construction Off-road Equipment Mitigation - Off-Road equipment are PDFs not mitigation, but modeled under mitigation for convenience. Fugitive

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	CNG
tblConstEquipMitigation	FuelType	Diesel	CNG
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	16.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	13.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	13.00
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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstructionPhase	NumDays	20.00	103.00
tblConstructionPhase	NumDays	20.00	128.00
tblConstructionPhase	NumDays	20.00	52.00
tblConstructionPhase	NumDays	20.00	91.00
tblConstructionPhase	NumDays	20.00	90.00
tblConstructionPhase	NumDays	20.00	65.00
tblConstructionPhase	NumDays	20.00	38.00
tblConstructionPhase	NumDays	230.00	224.00

tblConstructionPhase	NumDays	230.00	340.00
tblConstructionPhase	NumDays	230.00	443.00
tblConstructionPhase	NumDays	20.00	129.00
tblConstructionPhase	NumDays	20.00	207.00
tblConstructionPhase	PhaseEndDate	12/22/2023	7/12/2022
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tblConstructionPhase	PhaseEndDate	10/28/2022	4/21/2022
tblConstructionPhase	PhaseEndDate	12/9/2022	5/25/2022
tblConstructionPhase	PhaseEndDate	11/24/2023	7/7/2022
tblConstructionPhase	PhaseStartDate	11/25/2023	1/14/2022
tblConstructionPhase	PhaseStartDate	12/10/2022	1/7/2022
tblConstructionPhase	PhaseStartDate	10/1/2022	1/1/2022
tblConstructionPhase	PhaseStartDate	11/12/2022	1/3/2022
tblConstructionPhase	PhaseStartDate	10/28/2023	1/11/2022
tblGrading	AcresOfGrading	206.00	10.00
tblGrading	AcresOfGrading	0.00	45.00
tblGrading	AcresOfGrading	0.00	32.50
tblGrading	AcresOfGrading	0.00	19.00
tblGrading	AcresOfGrading	0.00	26.00
tblGrading	MaterialExported	0.00	175,000.00
tblLandUse	LandUseSquareFeet	291,852.00	238,676.00
tblLandUse	LandUseSquareFeet	60,000.00	70,943.00
tblLandUse	LotAcreage	6.70	2.39
tblLandUse	LotAcreage	3.85	0.85
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.29	0.29
tblOffRoadEquipment	LoadFactor	0.46	0.46
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tblOffRoadEquipment	LoadFactor	0.29	0.29
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tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Cranes
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Plate Compactors
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Trenchers
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tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors

tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Cranes
tblOffRoadEquipment	OffRoadEquipmentType		Cranes
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
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tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00

tblOffRoadEquipment	UsageHours	7.00	4.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	462.58
tblTripsAndVMT	HaulingTripNumber	2,254.00	0.00
tblTripsAndVMT	HaulingTripNumber	21,875.00	0.00
tblTripsAndVMT	VendorTripNumber	80.00	0.00
tblTripsAndVMT	VendorTripNumber	80.00	0.00
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tblTripsAndVMT	VendorTripNumber	80.00	0.00
tblTripsAndVMT	WorkerTripNumber	25.00	0.00
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tblTripsAndVMT	WorkerTripNumber	231.00	0.00
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tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
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tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	4.84	0.00

tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	SU_TR	72.16	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	5.81	0.00
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	44.32	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	3.0341	14.7467	13.4185	0.0262	0.3241	0.7028	1.0269	0.0460	0.6635	0.7095	0.0000	2,288.0943	2,288.0943	0.5468	0.0000	2,301.7631
2023	0.1374	1.2972	1.3720	2.5600e-003	0.0000	0.0596	0.0596	0.0000	0.0568	0.0568	0.0000	222.5429	222.5429	0.0455	0.0000	223.6811
Maximum	**3.0341**	**14.7467**	**13.4185**	**0.0262**	**0.3241**	**0.7028**	**1.0269**	**0.0460**	**0.6635**	**0.7095**	**0.0000**	**2,288.0943**	**2,288.0943**	**0.5468**	**0.0000**	**2,301.7631**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					

2022	1.7397	1.6705	14.6838	0.0262	0.1201	0.0619	0.1819	0.0171	0.0592	0.0763	0.0000	1,230.6695	1,230.6695	0.3638	0.0000	1,239.7636
2023	0.0112	0.1297	1.2966	2.5600e-003	0.0000	4.1800e-003	4.1800e-003	0.0000	4.0000e-003	4.0000e-003	0.0000	64.3859	64.3859	0.0208	0.0000	64.9065
Maximum	**1.7397**	**1.6705**	**14.6838**	**0.0262**	**0.1201**	**0.0619**	**0.1819**	**0.0171**	**0.0592**	**0.0763**	**0.0000**	**1,230.6695**	**1,230.6695**	**0.3638**	**0.0000**	**1,239.7636**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**44.79**	**88.78**	**-8.04**	**0.00**	**62.95**	**91.34**	**82.87**	**62.95**	**91.23**	**89.53**	**0.00**	**48.42**	**48.42**	**35.07**	**0.00**	**48.34**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**10-1-2022**	**12-31-2022**	1.3363	0.1220
2	**1-1-2023**	**3-31-2023**	0.9966	0.0933
3	**4-1-2023**	**6-30-2023**	0.3611	0.0367
4	**7-1-2023**	**9-30-2023**	0.0664	0.0100
		Highest	1.3363	0.1220

2.2 Overall Operational

Operational Emissions Modeled Separately

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition-A	Demolition	1/1/2022	4/21/2022	5	79	
2	Demolition - B	Demolition	1/2/2022	5/9/2022	5	91	
3	Grading - A	Grading	1/3/2022	5/25/2022	5	103	
4	Grading - B	Grading	1/4/2022	5/9/2022	5	90	
5	Grading - C	Grading	1/5/2022	4/5/2022	5	65	
6	Grading - E	Grading	1/5/2022	3/17/2022	5	52	
7	Grading - D	Grading	1/6/2022	2/28/2022	5	38	
8	Foundation Pour - A	Building Construction	1/7/2022	6/22/2022	5	119	
9	Foundation Pour - B	Building Construction	1/8/2022	11/17/2022	5	224	
10	Building Construction - A	Building Construction	1/9/2022	4/28/2023	5	340	
11	Building Construction - B	Building Construction	1/10/2022	9/20/2023	5	443	

12	Paving - A	Paving	1/11/2022	7/7/2022	5	128	
13	Paving - B	Paving	1/12/2022	7/11/2022	5	129	
14	Paving - C	Paving	1/13/2022	10/28/2022	5	207	
15	Architectural Coating	Architectural Coating	1/14/2022	7/12/2022	5	128	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.85

Residential Indoor: 143,660; Residential Outdoor: 47,887; Non-Residential Indoor: 416,229; Non-Residential Outdoor: 138,743; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition - B	Sweepers/Scrubbers	2	4.00	64	0.46
Demolition - B	Tractors/Loaders/Backhoes	5	8.00	97	0.37
Grading - A	Air Compressors	2	6.00	78	0.48
Grading - A	Bore/Drill Rigs	1	8.00	221	0.50
Grading - E	Excavators	0	8.00	158	0.38
Grading - E	Graders	0	8.00	187	0.41
Grading - E	Rubber Tired Dozers	0	8.00	247	0.40
Grading - E	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading - A	Crawler Tractors	3	8.00	212	0.43
Grading - B	Cranes	1	4.00	231	0.29
Grading - B	Sweepers/Scrubbers	2	4.00	64	0.46
Grading - C	Rough Terrain Forklifts	3	6.00	100	0.40
Grading - E	Bore/Drill Rigs	3	8.00	221	0.50
Grading - D	Plate Compactors	1	6.00	8	0.43
Foundation Pour - A	Air Compressors	4	6.00	78	0.48
Foundation Pour - A	Pumps	3	6.00	84	0.74
Foundation Pour - A	Rough Terrain Forklifts	2	6.00	100	0.40
Foundation Pour - A	Sweepers/Scrubbers	1	8.00	64	0.46
Foundation Pour - B	Graders	2	4.00	187	0.41

Foundation Pour - B	Trenchers	1	8.00	78	0.50
Building Construction - A	Air Compressors	4	6.00	78	0.48
Building Construction - A	Pumps	3	6.00	84	0.74
Building Construction - A	Sweepers/Scrubbers	1	4.00	64	0.46
Building Construction - B	Rough Terrain Forklifts	2	6.00	100	0.40
Paving - A	Air Compressors	1	6.00	78	0.48
Paving - A	Forklifts	3	6.00	89	0.20
Paving - A	Pumps	3	6.00	84	0.74
Paving - A	Sweepers/Scrubbers	1	4.00	64	0.46
Paving - B	Cranes	3	8.00	231	0.29
Architectural Coating	Cranes	3	8.00	231	0.29
Architectural Coating	Forklifts	3	6.00	89	0.20
Architectural Coating	Pumps	1	6.00	84	0.74
Architectural Coating	Sweepers/Scrubbers	1	4.00	64	0.46
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition-A	Excavators	0	8.00	158	0.38
Demolition-A	Concrete/Industrial Saws	6	8.00	81	0.73
Grading - A	Excavators	3	8.00	158	0.38
Foundation Pour - A	Cranes	3	8.00	231	0.29
Foundation Pour - A	Forklifts	3	6.00	89	0.20
Foundation Pour - A	Generator Sets	0	8.00	84	0.74
Paving - A	Pavers	0	8.00	130	0.42
Paving - A	Rollers	0	8.00	80	0.38
Demolition-A	Rubber Tired Dozers	0	8.00	247	0.40
Grading - A	Rubber Tired Dozers	0	8.00	247	0.40
Foundation Pour - A	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading - A	Graders	1	8.00	187	0.41
Grading - A	Tractors/Loaders/Backhoes	5	8.00	97	0.37
Paving - A	Paving Equipment	0	8.00	132	0.36
Demolition - B	Concrete/Industrial Saws	0	8.00	81	0.73
Foundation Pour - B	Cranes	0	7.00	231	0.29
Foundation Pour - A	Welders	0	8.00	46	0.45

Building Construction - A	Cranes	3	8.00	231	0.29
Building Construction - B	Cranes	0	7.00	231	0.29
Demolition - B	Excavators	4	8.00	158	0.38
Grading - B	Excavators	0	8.00	158	0.38
Grading - C	Excavators	0	8.00	158	0.38
Grading - D	Excavators	0	8.00	158	0.38
Foundation Pour - B	Forklifts	0	8.00	89	0.20
Building Construction - A	Forklifts	3	6.00	89	0.20
Building Construction - B	Forklifts	0	8.00	89	0.20
Foundation Pour - B	Generator Sets	0	8.00	84	0.74
Building Construction - A	Generator Sets	0	8.00	84	0.74
Building Construction - B	Generator Sets	0	8.00	84	0.74
Grading - B	Graders	0	8.00	187	0.41
Grading - C	Graders	0	8.00	187	0.41
Grading - D	Graders	0	8.00	187	0.41
Paving - B	Pavers	0	8.00	130	0.42
Paving - C	Pavers	1	8.00	130	0.42
Paving - B	Paving Equipment	0	8.00	132	0.36
Paving - C	Paving Equipment	0	8.00	132	0.36
Paving - B	Rollers	0	8.00	80	0.38
Paving - C	Rollers	0	8.00	80	0.38
Demolition - B	Rubber Tired Dozers	0	8.00	247	0.40
Grading - B	Rubber Tired Dozers	0	8.00	247	0.40
Grading - C	Rubber Tired Dozers	0	8.00	247	0.40
Grading - D	Rubber Tired Dozers	0	8.00	247	0.40
Foundation Pour - B	Tractors/Loaders/Backhoes	3	4.00	97	0.37
Building Construction - A	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction - B	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading - B	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading - C	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading - D	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation Pour - B	Welders	0	8.00	46	0.45

Building Construction - A	Welders	0	8.00	46	0.45
Building Construction - B	Welders	0	8.00	46	0.45
Demolition-A	Air Compressors	4		78	0.48
Demolition - B	Crawler Tractors	2	8.00	212	0.43
Demolition - B	Rough Terrain Forklifts	3	6.00	100	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition-A	10	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundation Pour - B	6	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading - A	15	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundation Pour - A	16	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving - A	8	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	9	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - A	14	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - B	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition - B	16	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading - B	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading - C	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading - D	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving - B	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving - C	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading - E	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition-A - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2440	0.0000	0.2440	0.0369	0.0000	0.0369	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0848	0.6639	0.8685	1.4800e-003		0.0356	0.0356		0.0356	0.0356	0.0000	127.4246	127.4246	6.9500e-003	0.0000	127.5983
Total	**0.0848**	**0.6639**	**0.8685**	**1.4800e-003**	**0.2440**	**0.0356**	**0.2795**	**0.0369**	**0.0356**	**0.0725**	**0.0000**	**127.4246**	**127.4246**	**6.9500e-003**	**0.0000**	**127.5983**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0904	0.0000	0.0904	0.0137	0.0000	0.0137	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0148	0.0643	0.9145	1.4800e-003		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003	0.0000	127.4244	127.4244	6.9500e-003	0.0000	127.5982
Total	**0.0148**	**0.0643**	**0.9145**	**1.4800e-003**	**0.0904**	**1.9800e-003**	**0.0924**	**0.0137**	**1.9800e-003**	**0.0157**	**0.0000**	**127.4244**	**127.4244**	**6.9500e-003**	**0.0000**	**127.5982**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.3 Demolition - B - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1393	1.4849	1.6337	2.8300e-003		0.0675	0.0675		0.0621	0.0621	0.0000	248.5466	248.5466	0.0804	0.0000	250.5562

Total	**0.1393**	**1.4849**	**1.6337**	**2.8300e-003**		**0.0675**	**0.0675**		**0.0621**	**0.0621**	**0.0000**	**248.5466**	**248.5466**	**0.0804**	**0.0000**	**250.5562**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0421	0.2264	1.9222	2.8300e-003		9.9200e-003	9.9200e-003		9.4900e-003	9.4900e-003	0.0000	248.5463	248.5463	0.0804	0.0000	250.5559
Total	**0.0421**	**0.2264**	**1.9222**	**2.8300e-003**		**9.9200e-003**	**9.9200e-003**		**9.4900e-003**	**9.4900e-003**	**0.0000**	**248.5463**	**248.5463**	**0.0804**	**0.0000**	**250.5559**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.4 Grading - A - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0152	0.0000	0.0152	2.0700e-003	0.0000	2.0700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2035	2.1642	1.8164	3.9400e-003		0.0922	0.0922		0.0855	0.0855	0.0000	345.4814	345.4814	0.1049	0.0000	348.1049
Total	**0.2035**	**2.1642**	**1.8164**	**3.9400e-003**	**0.0152**	**0.0922**	**0.1074**	**2.0700e-003**	**0.0855**	**0.0876**	**0.0000**	**345.4814**	**345.4814**	**0.1049**	**0.0000**	**348.1049**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.6300e-003	0.0000	5.6300e-003	7.7000e-004	0.0000	7.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0447	0.1935	2.1274	3.9400e-003		5.9500e-003	5.9500e-003		5.9500e-003	5.9500e-003	0.0000	319.1825	319.1825	0.1032	0.0000	321.7632
Total	**0.0447**	**0.1935**	**2.1274**	**3.9400e-003**	**5.6300e-003**	**5.9500e-003**	**0.0116**	**7.7000e-004**	**5.9500e-003**	**6.7200e-003**	**0.0000**	**319.1825**	**319.1825**	**0.1032**	**0.0000**	**321.7632**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.5 Grading - B - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0239	0.0000	0.0239	2.5800e-003	0.0000	2.5800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0170	0.1739	0.1277	2.4000e-004		9.2500e-003	9.2500e-003		8.5100e-003	8.5100e-003	0.0000	21.2855	21.2855	6.8800e-003	0.0000	21.4576
Total	**0.0170**	**0.1739**	**0.1277**	**2.4000e-004**	**0.0239**	**9.2500e-003**	**0.0331**	**2.5800e-003**	**8.5100e-003**	**0.0111**	**0.0000**	**21.2855**	**21.2855**	**6.8800e-003**	**0.0000**	**21.4576**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.8400e-003	0.0000	8.8400e-003	9.5000e-004	0.0000	9.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	8.6200e-003	0.0804	0.0854	2.4000e-004		5.3700e-003	5.3700e-003		4.9400e-003	4.9400e-003	0.0000	9.9536	9.9536	3.2200e-003	0.0000	10.0341
Total	**8.6200e-003**	**0.0804**	**0.0854**	**2.4000e-004**	**8.8400e-003**	**5.3700e-003**	**0.0142**	**9.5000e-004**	**4.9400e-003**	**5.8900e-003**	**0.0000**	**9.9536**	**9.9536**	**3.2200e-003**	**0.0000**	**10.0341**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.6 Grading - C - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0172	0.0000	0.0172	1.8600e-003	0.0000	1.8600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.2200e-003	0.1088	0.1682	2.5000e-004		3.7900e-003	3.7900e-003		3.4900e-003	3.4900e-003	0.0000	22.2513	22.2513	7.2000e-003	0.0000	22.4312
Total	**8.2200e-003**	**0.1088**	**0.1682**	**2.5000e-004**	**0.0172**	**3.7900e-003**	**0.0210**	**1.8600e-003**	**3.4900e-003**	**5.3500e-003**	**0.0000**	**22.2513**	**22.2513**	**7.2000e-003**	**0.0000**	**22.4312**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.3800e-003	0.0000	6.3800e-003	6.9000e-004	0.0000	6.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1100e-003	0.0135	0.1918	2.5000e-004		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	22.2512	22.2512	7.2000e-003	0.0000	22.4312
Total	**3.1100e-003**	**0.0135**	**0.1918**	**2.5000e-004**	**6.3800e-003**	**4.1000e-004**	**6.7900e-003**	**6.9000e-004**	**4.1000e-004**	**1.1000e-003**	**0.0000**	**22.2512**	**22.2512**	**7.2000e-003**	**0.0000**	**22.4312**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.7 Grading - E - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0138	0.0000	0.0138	1.4900e-003	0.0000	1.4900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0176	0.1777	0.1600	7.4000e-004		5.7000e-003	5.7000e-003		5.2500e-003	5.2500e-003	0.0000	64.9672	64.9672	0.0210	0.0000	65.4925
Total	**0.0176**	**0.1777**	**0.1600**	**7.4000e-004**	**0.0138**	**5.7000e-003**	**0.0195**	**1.4900e-003**	**5.2500e-003**	**6.7400e-003**	**0.0000**	**64.9672**	**64.9672**	**0.0210**	**0.0000**	**65.4925**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.1100e-003	0.0000	5.1100e-003	5.5000e-004	0.0000	5.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1700e-003	0.0397	0.3361	7.4000e-004		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	64.9671	64.9671	0.0210	0.0000	65.4924
Total	**9.1700e-003**	**0.0397**	**0.3361**	**7.4000e-004**	**5.1100e-003**	**1.2200e-003**	**6.3300e-003**	**5.5000e-004**	**1.2200e-003**	**1.7700e-003**	**0.0000**	**64.9671**	**64.9671**	**0.0210**	**0.0000**	**65.4924**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.8 Grading - D - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0101	0.0000	0.0101	1.0900e-003	0.0000	1.0900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	5.7000e-004	3.5800e-003	3.0000e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004	0.0000	0.4457	0.4457	5.0000e-005	0.0000	0.4469
Total	**5.7000e-004**	**3.5800e-003**	**3.0000e-003**	**1.0000e-005**	**0.0101**	**1.4000e-004**	**0.0102**	**1.0900e-003**	**1.4000e-004**	**1.2300e-003**	**0.0000**	**0.4457**	**0.4457**	**5.0000e-005**	**0.0000**	**0.4469**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.7300e-003	0.0000	3.7300e-003	4.0000e-004	0.0000	4.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	1.0000e-005		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**1.0000e-005**	**3.7300e-003**	**0.0000**	**3.7300e-003**	**4.0000e-004**	**0.0000**	**4.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.9 Foundation Pour - A - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1990	1.8598	1.7417	3.2800e-003		0.0924	0.0924		0.0882	0.0882	0.0000	285.2245	285.2245	0.0559	0.0000	286.6229
Total	**0.1990**	**1.8598**	**1.7417**	**3.2800e-003**		**0.0924**	**0.0924**		**0.0882**	**0.0882**	**0.0000**	**285.2245**	**285.2245**	**0.0559**	**0.0000**	**286.6229**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0174	0.2271	1.5977	3.2800e-003		9.4100e-003	9.4100e-003		8.8400e-003	8.8400e-003	0.0000	63.8029	63.8029	0.0206	0.0000	64.3188
Total	**0.0174**	**0.2271**	**1.5977**	**3.2800e-003**		**9.4100e-003**	**9.4100e-003**		**8.8400e-003**	**8.8400e-003**	**0.0000**	**63.8029**	**63.8029**	**0.0206**	**0.0000**	**64.3188**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.10 Foundation Pour - B - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1150	1.2489	0.8607	1.6400e-003		0.0608	0.0608		0.0559	0.0559	0.0000	144.2470	144.2470	0.0467	0.0000	145.4133
Total	**0.1150**	**1.2489**	**0.8607**	**1.6400e-003**		**0.0608**	**0.0608**		**0.0559**	**0.0559**	**0.0000**	**144.2470**	**144.2470**	**0.0467**	**0.0000**	**145.4133**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0201	0.0870	1.0121	1.6400e-003		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	144.2468	144.2468	0.0467	0.0000	145.4131

Total	**0.0201**	**0.0870**	**1.0121**	**1.6400e-003**		**2.6800e-003**	**2.6800e-003**		**2.6800e-003**	**2.6800e-003**	**0.0000**	**144.2468**	**144.2468**	**0.0467**	**0.0000**	**145.4131**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.11 Building Construction - A - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3927	3.5870	3.1714	6.2100e-003		0.1804	0.1804		0.1729	0.1729	0.0000	538.8987	538.8987	0.0965	0.0000	541.3109
Total	**0.3927**	**3.5870**	**3.1714**	**6.2100e-003**		**0.1804**	**0.1804**		**0.1729**	**0.1729**	**0.0000**	**538.8987**	**538.8987**	**0.0965**	**0.0000**	**541.3109**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0168	0.3375	2.8008	6.2100e-003		0.0115	0.0115		0.0109	0.0109	0.0000	64.4241	64.4241	0.0208	0.0000	64.9450
Total	**0.0168**	**0.3375**	**2.8008**	**6.2100e-003**		**0.0115**	**0.0115**		**0.0109**	**0.0109**	**0.0000**	**64.4241**	**64.4241**	**0.0208**	**0.0000**	**64.9450**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.11 Building Construction - A - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1224	1.0989	1.0479	2.0700e-003		0.0532	0.0532		0.0510	0.0510	0.0000	179.6316	179.6316	0.0317	0.0000	180.4228
Total	**0.1224**	**1.0989**	**1.0479**	**2.0700e-003**		**0.0532**	**0.0532**		**0.0510**	**0.0510**	**0.0000**	**179.6316**	**179.6316**	**0.0317**	**0.0000**	**180.4228**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.2200e-003	0.1037	0.9267	2.0700e-003		3.3800e-003	3.3800e-003		3.2000e-003	3.2000e-003	0.0000	21.4747	21.4747	6.9500e-003	0.0000	21.6483
Total	**5.2200e-003**	**0.1037**	**0.9267**	**2.0700e-003**		**3.3800e-003**	**3.3800e-003**		**3.2000e-003**	**3.2000e-003**	**0.0000**	**21.4747**	**21.4747**	**6.9500e-003**	**0.0000**	**21.6483**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.12 Building Construction - B - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0215	0.2845	0.4398	6.6000e-004		9.9200e-003	9.9200e-003		9.1300e-003	9.1300e-003	0.0000	58.1956	58.1956	0.0188	0.0000	58.6662

Total	**0.0215**	**0.2845**	**0.4398**	**6.6000e-004**		**9.9200e-003**	**9.9200e-003**		**9.1300e-003**	**9.1300e-003**	**0.0000**	**58.1956**	**58.1956**	**0.0188**	**0.0000**	**58.6662**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.1400e-003	0.0353	0.5017	6.6000e-004		1.0800e-003	1.0800e-003		1.0800e-003	1.0800e-003	0.0000	58.1956	58.1956	0.0188	0.0000	58.6661
Total	**8.1400e-003**	**0.0353**	**0.5017**	**6.6000e-004**		**1.0800e-003**	**1.0800e-003**		**1.0800e-003**	**1.0800e-003**	**0.0000**	**58.1956**	**58.1956**	**0.0188**	**0.0000**	**58.6661**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.12 Building Construction - B - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0150	0.1983	0.3241	4.9000e-004		6.3700e-003	6.3700e-003		5.8600e-003	5.8600e-003	0.0000	42.9113	42.9113	0.0139	0.0000	43.2583
Total	**0.0150**	**0.1983**	**0.3241**	**4.9000e-004**		**6.3700e-003**	**6.3700e-003**		**5.8600e-003**	**5.8600e-003**	**0.0000**	**42.9113**	**42.9113**	**0.0139**	**0.0000**	**43.2583**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.0000e-003	0.0260	0.3699	4.9000e-004		8.0000e-004	8.0000e-004		8.0000e-004	8.0000e-004	0.0000	42.9113	42.9113	0.0139	0.0000	43.2582
Total	**6.0000e-003**	**0.0260**	**0.3699**	**4.9000e-004**		**8.0000e-004**	**8.0000e-004**		**8.0000e-004**	**8.0000e-004**	**0.0000**	**42.9113**	**42.9113**	**0.0139**	**0.0000**	**43.2582**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.13 Paving - A - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0863	0.7275	0.8812	1.4400e-003		0.0416	0.0416		0.0405	0.0405	0.0000	124.2435	124.2435	0.0138	0.0000	124.5883
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0863**	**0.7275**	**0.8812**	**1.4400e-003**		**0.0416**	**0.0416**		**0.0405**	**0.0405**	**0.0000**	**124.2435**	**124.2435**	**0.0138**	**0.0000**	**124.5883**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.4600e-003	0.1700	1.4126	1.4400e-003		5.7700e-003	5.7700e-003		5.4600e-003	5.4600e-003	0.0000	32.4647	32.4647	0.0105	0.0000	32.7272

Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.4600e-003**	**0.1700**	**1.4126**	**1.4400e-003**		**5.7700e-003**	**5.7700e-003**		**5.4600e-003**	**5.4600e-003**	**0.0000**	**32.4647**	**32.4647**	**0.0105**	**0.0000**	**32.7272**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.14 Paving - B - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0717	0.8044	0.3638	1.1100e-003		0.0334	0.0334		0.0307	0.0307	0.0000	97.4545	97.4545	0.0315	0.0000	98.2425
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0717**	**0.8044**	**0.3638**	**1.1100e-003**		**0.0334**	**0.0334**		**0.0307**	**0.0307**	**0.0000**	**97.4545**	**97.4545**	**0.0315**	**0.0000**	**98.2425**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	1.1100e-003		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**1.1100e-003**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.15 Paving - C - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0214	0.2172	0.2985	4.9000e-004		0.0103	0.0103		9.5000e-003	9.5000e-003	0.0000	42.7458	42.7458	0.0138	0.0000	43.0914
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0214**	**0.2172**	**0.2985**	**4.9000e-004**		**0.0103**	**0.0103**		**9.5000e-003**	**9.5000e-003**	**0.0000**	**42.7458**	**42.7458**	**0.0138**	**0.0000**	**43.0914**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.9800e-003	0.0259	0.3688	4.9000e-004		8.0000e-004	8.0000e-004		8.0000e-004	8.0000e-004	0.0000	42.7458	42.7458	0.0138	0.0000	43.0914
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.9800e-003**	**0.0259**	**0.3688**	**4.9000e-004**		**8.0000e-004**	**8.0000e-004**		**8.0000e-004**	**8.0000e-004**	**0.0000**	**42.7458**	**42.7458**	**0.0138**	**0.0000**	**43.0914**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.16 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5319					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	0.1237	1.2406	0.8839	1.9100e-003		0.0598	0.0598		0.0560	0.0560	0.0000	166.6826	166.6826	0.0423	0.0000	167.7400
Total	**1.6556**	**1.2406**	**0.8839**	**1.9100e-003**		**0.0598**	**0.0598**		**0.0560**	**0.0560**	**0.0000**	**166.6826**	**166.6826**	**0.0423**	**0.0000**	**167.7400**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5319					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.4600e-003	0.1700	1.4126	1.9100e-003		5.7700e-003	5.7700e-003		5.4600e-003	5.4600e-003	0.0000	32.4647	32.4647	0.0105	0.0000	32.7272
Total	**1.5404**	**0.1700**	**1.4126**	**1.9100e-003**		**5.7700e-003**	**5.7700e-003**		**5.4600e-003**	**5.4600e-003**	**0.0000**	**32.4647**	**32.4647**	**0.0105**	**0.0000**	**32.7272**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Oprational Emissions Modeled Separately

Greenhouse Gas

3 - CalEEMod Output

b: 2nd Street Construction

Miramar Hotel - 2nd Street Site Construction Only

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	96.00	Space	0.10	38,400.00	0
Apartments Mid Rise	48.00	Dwelling Unit	0.20	48,000.00	137

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	441.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - See Assumptions

Land Use - See Assumptions

Construction Phase - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See assumptions

Grading - See Assumptions

Demolition -

Trips and VMT - modeled outside CalEEMod

Vehicle Trips - operational modeled separately

Energy Use -

Construction Off-road Equipment Mitigation - Off-Road equipment are PDFs not mitigation, but modeled under mitigation for convenience. Fugitive Dust is 403 compliance

Off-road Equipment - See assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See Assumptions

Off-road Equipment - See Assumptions

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	CNG
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	CNG
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	5.00	50.00
tblConstructionPhase	NumDays	100.00	53.00
tblConstructionPhase	NumDays	10.00	13.00
tblConstructionPhase	NumDays	2.00	92.00
tblConstructionPhase	NumDays	5.00	50.00
tblConstructionPhase	NumDays	100.00	314.00
tblConstructionPhase	PhaseEndDate	9/20/2024	3/16/2023
tblConstructionPhase	PhaseEndDate	6/30/2023	3/16/2023
tblConstructionPhase	PhaseEndDate	1/13/2023	1/18/2023
tblConstructionPhase	PhaseEndDate	1/31/2023	5/9/2023
tblConstructionPhase	PhaseEndDate	8/30/2024	3/15/2023
tblConstructionPhase	PhaseEndDate	4/5/2024	3/18/2024
tblConstructionPhase	PhaseStartDate	9/14/2024	1/6/2023
tblConstructionPhase	PhaseStartDate	2/11/2023	1/3/2023
tblConstructionPhase	PhaseStartDate	1/28/2023	1/2/2023
tblConstructionPhase	PhaseStartDate	8/24/2024	1/5/2023
tblConstructionPhase	PhaseStartDate	11/18/2023	1/4/2023
tblGrading	MaterialExported	0.00	12,525.00
tblLandUse	LotAcreage	0.86	0.10
tblLandUse	LotAcreage	1.26	0.20
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.46	0.46
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.40	0.40

tblOffRoadEquipment	LoadFactor	0.46	0.46
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.46	0.46
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.46	0.46
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	LoadFactor	0.46	0.46
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	LoadFactor	0.46	0.46
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Plate Compactors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts

tblOffRoadEquipment	OffRoadEquipmentType		Sweepers/Scrubbers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	441.9
tblTripsAndVMT	HaulingTripNumber	2.00	0.00
tblTripsAndVMT	HaulingTripNumber	1,566.00	0.00
tblTripsAndVMT	VendorTripNumber	11.00	0.00
tblTripsAndVMT	VendorTripNumber	11.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	51.00	0.00
tblTripsAndVMT	WorkerTripNumber	13.00	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblTripsAndVMT	WorkerTripNumber	51.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00

tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	SU_TR	5.86	0.00
tblVehicleTrips	WD_TR	6.65	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.3331	1.5919	1.9817	3.5400e-003	9.0000e-004	0.0777	0.0786	1.4000e-004	0.0736	0.0738	0.0000	308.6599	308.6599	0.0725	0.0000	310.4715
2024	0.0162	0.1526	0.1744	3.0000e-004	0.0000	7.0400e-003	7.0400e-003	0.0000	6.6200e-003	6.6200e-003	0.0000	26.5529	26.5529	6.6800e-003	0.0000	26.7198
Maximum	**0.3331**	**1.5919**	**1.9817**	**3.5400e-003**	**9.0000e-004**	**0.0777**	**0.0786**	**1.4000e-004**	**0.0736**	**0.0738**	**0.0000**	**308.6599**	**308.6599**	**0.0725**	**0.0000**	**310.4715**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1979	0.4006	2.5811	3.5400e-003	3.3000e-004	0.0179	0.0183	5.0000e-005	0.0168	0.0169	0.0000	176.0269	176.0269	0.0569	0.0000	177.4501
2024	3.5600e-003	0.0399	0.2754	3.0000e-004	0.0000	1.6800e-003	1.6800e-003	0.0000	1.5700e-003	1.5700e-003	0.0000	13.1702	13.1702	4.2600e-003	0.0000	13.2767

Maximum	**0.1979**	**0.4006**	**2.5811**	**3.5400e-003**	**3.3000e-004**	**0.0179**	**0.0183**	**5.0000e-005**	**0.0168**	**0.0169**	**0.0000**	**176.0269**	**176.0269**	**0.0569**	**0.0000**	**177.4501**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**42.33**	**74.75**	**-32.49**	**0.00**	**63.33**	**76.86**	**76.71**	**64.29**	**77.11**	**77.08**	**0.00**	**43.56**	**43.56**	**22.69**	**0.00**	**43.44**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-1-2023**	**3-31-2023**	1.1584	0.4068
2	**4-1-2023**	**6-30-2023**	0.3388	0.0824
3	**7-1-2023**	**9-30-2023**	0.2117	0.0541
4	**10-1-2023**	**12-31-2023**	0.2117	0.0541
5	**1-1-2024**	**3-31-2024**	0.1679	0.0432
		Highest	1.1584	0.4068

2.2 Overall Operational

Operational Emissions Modeled Separately

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/18/2023	5	13	
2	Grading	Grading	1/2/2023	5/9/2023	5	92	
3	Foundation Pour	Building Construction	1/3/2023	3/16/2023	5	53	
4	Building Construction	Building Construction	1/4/2023	3/18/2024	5	314	
5	Paving	Paving	1/5/2023	3/15/2023	5	50	
6	Architectural Coating	Architectural Coating	1/6/2023	3/16/2023	5	50	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.1

Residential Indoor: 97,200; Residential Outdoor: 32,400; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	0	6.00	9	0.56
Demolition	Excavators	1	8.00	158	0.38
Demolition	Sweepers/Scrubbers	1	4.00	64	0.46
Grading	Concrete/Industrial Saws	0	8.00	81	0.73
Grading	Air Compressors	2	6.00	78	0.48
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Plate Compactors	1	6.00	8	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Rough Terrain Forklifts	1	6.00	100	0.40
Grading	Sweepers/Scrubbers	1	4.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundation Pour	Air Compressors	1	6.00	78	0.48
Paving	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Foundation Pour	Pumps	1	8.00	84	0.74
Foundation Pour	Rough Terrain Forklifts	1	6.00	100	0.40
Foundation Pour	Sweepers/Scrubbers	1	4.00	64	0.46
Building Construction	Air Compressors	1	6.00	78	0.48
Building Construction	Rough Terrain Forklifts	1	6.00	100	0.40
Building Construction	Sweepers/Scrubbers	1	4.00	64	0.46
Paving	Air Compressors	1	6.00	78	0.48
Paving	Forklifts	1	6.00	89	0.20
Paving	Pumps	1	6.00	84	0.74
Paving	Sweepers/Scrubbers	1	4.00	64	0.46
Architectural Coating	Forklifts	1	6.00	89	0.20
Architectural Coating	Sweepers/Scrubbers	1	4.00	64	0.46
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73

Foundation Pour	Cranes	0	4.00	231	0.29
Foundation Pour	Forklifts	1	6.00	89	0.20
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Grading	Rubber Tired Dozers	0	1.00	247	0.40
Foundation Pour	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundation Pour	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9000e-004	0.0000	1.9000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8000e-003	0.0256	0.0420	6.0000e-005		1.3400e-003	1.3400e-003		1.2300e-003	1.2300e-003	0.0000	5.4609	5.4609	1.7700e-003	0.0000	5.5051
Total	**2.8000e-003**	**0.0256**	**0.0420**	**6.0000e-005**	**1.9000e-004**	**1.3400e-003**	**1.5300e-003**	**3.0000e-005**	**1.2300e-003**	**1.2600e-003**	**0.0000**	**5.4609**	**5.4609**	**1.7700e-003**	**0.0000**	**5.5051**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.0000e-005	0.0000	7.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2500e-003	8.3600e-003	0.0470	6.0000e-005		4.4000e-004	4.4000e-004		4.1000e-004	4.1000e-004	0.0000	5.4609	5.4609	1.7700e-003	0.0000	5.5050
Total	**1.2500e-003**	**8.3600e-003**	**0.0470**	**6.0000e-005**	**7.0000e-005**	**4.4000e-004**	**5.1000e-004**	**1.0000e-005**	**4.1000e-004**	**4.2000e-004**	**0.0000**	**5.4609**	**5.4609**	**1.7700e-003**	**0.0000**	**5.5050**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.1000e-004	0.0000	7.1000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	0.0455	0.3818	0.5415	1.1400e-003		0.0175	0.0175		0.0166	0.0166	0.0000	99.5213	99.5213	0.0258	0.0000	100.1652
Total	**0.0455**	**0.3818**	**0.5415**	**1.1400e-003**	**7.1000e-004**	**0.0175**	**0.0182**	**1.1000e-004**	**0.0166**	**0.0167**	**0.0000**	**99.5213**	**99.5213**	**0.0258**	**0.0000**	**100.1652**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.6000e-004	0.0000	2.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.0814	0.5136	1.1400e-003		3.7900e-003	3.7900e-003		3.5900e-003	3.5900e-003	0.0000	74.9521	74.9521	0.0242	0.0000	75.5582
Total	**0.0140**	**0.0814**	**0.5136**	**1.1400e-003**	**2.6000e-004**	**3.7900e-003**	**4.0500e-003**	**4.0000e-005**	**3.5900e-003**	**3.6300e-003**	**0.0000**	**74.9521**	**74.9521**	**0.0242**	**0.0000**	**75.5582**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.4 Foundation Pour - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0203	0.1769	0.2403	3.9000e-004		8.9500e-003	8.9500e-003		8.6700e-003	8.6700e-003	0.0000	33.3926	33.3926	4.8600e-003	0.0000	33.5141
Total	**0.0203**	**0.1769**	**0.2403**	**3.9000e-004**		**8.9500e-003**	**8.9500e-003**		**8.6700e-003**	**8.6700e-003**	**0.0000**	**33.3926**	**33.3926**	**4.8600e-003**	**0.0000**	**33.5141**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5200e-003	0.0402	0.2615	3.9000e-004		1.7700e-003	1.7700e-003		1.6500e-003	1.6500e-003	0.0000	12.4659	12.4659	4.0300e-003	0.0000	12.5667
Total	**3.5200e-003**	**0.0402**	**0.2615**	**3.9000e-004**		**1.7700e-003**	**1.7700e-003**		**1.6500e-003**	**1.6500e-003**	**0.0000**	**12.4659**	**12.4659**	**4.0300e-003**	**0.0000**	**12.5667**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0792	0.7521	0.8077	1.4000e-003		0.0365	0.0365		0.0343	0.0343	0.0000	122.3394	122.3394	0.0309	0.0000	123.1115
Total	**0.0792**	**0.7521**	**0.8077**	**1.4000e-003**		**0.0365**	**0.0365**		**0.0343**	**0.0343**	**0.0000**	**122.3394**	**122.3394**	**0.0309**	**0.0000**	**123.1115**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0172	0.1954	1.2731	1.4000e-003		8.6100e-003	8.6100e-003		8.0500e-003	8.0500e-003	0.0000	60.6830	60.6830	0.0196	0.0000	61.1736
Total	**0.0172**	**0.1954**	**1.2731**	**1.4000e-003**		**8.6100e-003**	**8.6100e-003**		**8.0500e-003**	**8.0500e-003**	**0.0000**	**60.6830**	**60.6830**	**0.0196**	**0.0000**	**61.1736**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0162	0.1526	0.1744	3.0000e-004		7.0400e-003	7.0400e-003		6.6200e-003	6.6200e-003	0.0000	26.5529	26.5529	6.6800e-003	0.0000	26.7198

Total	**0.0162**	**0.1526**	**0.1744**	**3.0000e-004**		**7.0400e-003**	**7.0400e-003**		**6.6200e-003**	**6.6200e-003**	**0.0000**	**26.5529**	**26.5529**	**6.6800e-003**	**0.0000**	**26.7198**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5600e-003	0.0399	0.2754	3.0000e-004		1.6800e-003	1.6800e-003		1.5700e-003	1.5700e-003	0.0000	13.1702	13.1702	4.2600e-003	0.0000	13.2767
Total	**3.5600e-003**	**0.0399**	**0.2754**	**3.0000e-004**		**1.6800e-003**	**1.6800e-003**		**1.5700e-003**	**1.5700e-003**	**0.0000**	**13.1702**	**13.1702**	**4.2600e-003**	**0.0000**	**13.2767**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0199	0.1705	0.2325	3.8000e-004		8.9800e-003	8.9800e-003		8.6000e-003	8.6000e-003	0.0000	32.6004	32.6004	5.9200e-003	0.0000	32.7483
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0199**	**0.1705**	**0.2325**	**3.8000e-004**		**8.9800e-003**	**8.9800e-003**		**8.6000e-003**	**8.6000e-003**	**0.0000**	**32.6004**	**32.6004**	**5.9200e-003**	**0.0000**	**32.7483**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.9700e-003	0.0408	0.2875	3.8000e-004		1.7600e-003	1.7600e-003		1.6500e-003	1.6500e-003	0.0000	16.3946	16.3946	5.3000e-003	0.0000	16.5271
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.9700e-003**	**0.0408**	**0.2875**	**3.8000e-004**		**1.7600e-003**	**1.7600e-003**		**1.6500e-003**	**1.6500e-003**	**0.0000**	**16.3946**	**16.3946**	**5.3000e-003**	**0.0000**	**16.5271**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1555					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.8400e-003	0.0850	0.1177	1.8000e-004		4.4600e-003	4.4600e-003		4.2500e-003	4.2500e-003	0.0000	15.3453	15.3453	3.2800e-003	0.0000	15.4273
Total	**0.1654**	**0.0850**	**0.1177**	**1.8000e-004**		**4.4600e-003**	**4.4600e-003**		**4.2500e-003**	**4.2500e-003**	**0.0000**	**15.3453**	**15.3453**	**3.2800e-003**	**0.0000**	**15.4273**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1555					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.5300e-003	0.0345	0.1984	1.8000e-004		1.5600e-003	1.5600e-003		1.4500e-003	1.4500e-003	0.0000	6.0704	6.0704	1.9600e-003	0.0000	6.1195
Total	**0.1580**	**0.0345**	**0.1984**	**1.8000e-004**		**1.5600e-003**	**1.5600e-003**		**1.4500e-003**	**1.4500e-003**	**0.0000**	**6.0704**	**6.0704**	**1.9600e-003**	**0.0000**	**6.1195**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Operational Emissions Modeled Separately

Greenhouse Gas

3 - CalEEMod Output

c: Existing Operational

Miramar Hotel - Existing Operational

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	167.00	Space	0.30	66,800.00	0
Health Club	5.57	1000sqft	0.13	5,570.00	0
Hotel	301.00	Room	4.00	241,881.00	0
Quality Restaurant	13.60	1000sqft	0.31	13,600.00	0
Strip Mall	1.24	1000sqft	0.03	1,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.97	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - See Assumptions

Land Use - See Assumptions

Construction Phase - No Construction for Existing Conditions

Off-road Equipment - No Construction

Trips and VMT - No Construction

Grading -

Architectural Coating - No Construction

Vehicle Trips - See Assumptions

Energy Use - See Assumptions

Water And Wastewater - See Assumptions

Solid Waste - See Assumptions

Stationary Sources - Emergency Generators and Fire Pumps -

Stationary Sources - Emergency Generators and Fire Pumps EF -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	131,146.00	0.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	393,437.00	0.00
tblArchitecturalCoating	ConstArea_Parking	4,008.00	0.00
tblAreaCoating	Area_Nonresidential_Exterior	131146	228731
tblAreaCoating	Area_Nonresidential_Interior	393437	686193
tblEnergyUse	LightingElect	3.10	0.00
tblEnergyUse	LightingElect	2.14	0.00
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	7.87	0.00
tblEnergyUse	LightingElect	6.26	0.00
tblEnergyUse	NT24E	5.75	0.00
tblEnergyUse	NT24E	2.89	23.19
tblEnergyUse	NT24E	28.16	0.00
tblEnergyUse	NT24E	3.23	0.00
tblEnergyUse	NT24NG	4.45	0.00
tblEnergyUse	NT24NG	4.06	0.10
tblEnergyUse	NT24NG	187.78	0.00
tblEnergyUse	NT24NG	0.49	0.00
tblEnergyUse	T24E	2.25	0.00
tblEnergyUse	T24E	2.55	0.00
tblEnergyUse	T24E	8.11	0.00

tblEnergyUse	T24E	4.01	0.00
tblEnergyUse	T24NG	13.65	0.00
tblEnergyUse	T24NG	19.92	0.00
tblEnergyUse	T24NG	42.98	0.00
tblEnergyUse	T24NG	1.15	0.00
tblFleetMix	HHD	0.03	0.02
tblFleetMix	HHD	0.03	0.02
tblFleetMix	HHD	0.03	0.02
tblFleetMix	HHD	0.03	0.02
tblFleetMix	HHD	0.03	0.02
tblFleetMix	LDA	0.55	0.57
tblFleetMix	LDA	0.55	0.57
tblFleetMix	LDA	0.55	0.57
tblFleetMix	LDA	0.55	0.57
tblFleetMix	LDA	0.55	0.57
tblFleetMix	LDT1	0.05	0.06
tblFleetMix	LDT1	0.05	0.06
tblFleetMix	LDT1	0.05	0.06
tblFleetMix	LDT1	0.05	0.06
tblFleetMix	LDT1	0.05	0.06
tblFleetMix	LDT2	0.20	0.18
tblFleetMix	LDT2	0.20	0.18
tblFleetMix	LDT2	0.20	0.18
tblFleetMix	LDT2	0.20	0.18
tblFleetMix	LDT2	0.20	0.18
tblFleetMix	LHD1	0.02	0.02
tblFleetMix	LHD1	0.02	0.02
tblFleetMix	LHD1	0.02	0.02
tblFleetMix	LHD1	0.02	0.02
tblFleetMix	LHD1	0.02	0.02

tblFleetMix	LHD2	5.9530e-003	5.1110e-003
tblFleetMix	LHD2	5.9530e-003	5.1110e-003
tblFleetMix	LHD2	5.9530e-003	5.1110e-003
tblFleetMix	LHD2	5.9530e-003	5.1110e-003
tblFleetMix	LHD2	5.9530e-003	5.1110e-003
tblFleetMix	MCY	4.8040e-003	4.0240e-003
tblFleetMix	MCY	4.8040e-003	4.0240e-003
tblFleetMix	MCY	4.8040e-003	4.0240e-003
tblFleetMix	MCY	4.8040e-003	4.0240e-003
tblFleetMix	MCY	4.8040e-003	4.0240e-003
tblFleetMix	MDV	0.13	0.12
tblFleetMix	MDV	0.13	0.12
tblFleetMix	MDV	0.13	0.12
tblFleetMix	MDV	0.13	0.12
tblFleetMix	MDV	0.13	0.12
tblFleetMix	MH	9.4400e-004	8.8300e-004
tblFleetMix	MH	9.4400e-004	8.8300e-004
tblFleetMix	MH	9.4400e-004	8.8300e-004
tblFleetMix	MH	9.4400e-004	8.8300e-004
tblFleetMix	MH	9.4400e-004	8.8300e-004
tblFleetMix	MHD	0.02	0.02
tblFleetMix	MHD	0.02	0.02
tblFleetMix	MHD	0.02	0.02
tblFleetMix	MHD	0.02	0.02
tblFleetMix	MHD	0.02	0.02
tblFleetMix	OBUS	2.3410e-003	1.4320e-003
tblFleetMix	OBUS	2.3410e-003	1.4320e-003
tblFleetMix	OBUS	2.3410e-003	1.4320e-003
tblFleetMix	OBUS	2.3410e-003	1.4320e-003
tblFleetMix	OBUS	2.3410e-003	1.4320e-003

tblFleetMix	SBUS	6.6700e-004	5.7900e-004
tblFleetMix	SBUS	6.6700e-004	5.7900e-004
tblFleetMix	SBUS	6.6700e-004	5.7900e-004
tblFleetMix	SBUS	6.6700e-004	5.7900e-004
tblFleetMix	SBUS	6.6700e-004	5.7900e-004
tblFleetMix	UBUS	2.5830e-003	1.6750e-003
tblFleetMix	UBUS	2.5830e-003	1.6750e-003
tblFleetMix	UBUS	2.5830e-003	1.6750e-003
tblFleetMix	UBUS	2.5830e-003	1.6750e-003
tblFleetMix	UBUS	2.5830e-003	1.6750e-003
tblLandUse	LandUseSquareFeet	437,052.00	241,881.00
tblLandUse	LotAcreage	1.50	0.30
tblLandUse	LotAcreage	10.03	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	508.97
tblSolidWaste	SolidWasteGenerationRate	31.75	0.00
tblSolidWaste	SolidWasteGenerationRate	164.80	258.06
tblSolidWaste	SolidWasteGenerationRate	12.41	0.00
tblSolidWaste	SolidWasteGenerationRate	1.30	0.00
tblTripsAndVMT	WorkerTripNumber	28.00	0.00
tblVehicleEF	HHD	0.76	0.03
tblVehicleEF	HHD	0.09	0.08
tblVehicleEF	HHD	0.13	1.0000e-006
tblVehicleEF	HHD	3.21	5.05
tblVehicleEF	HHD	1.20	0.99
tblVehicleEF	HHD	3.93	0.01
tblVehicleEF	HHD	4,772.37	1,112.73
tblVehicleEF	HHD	1,724.08	1,616.38
tblVehicleEF	HHD	11.74	0.18
tblVehicleEF	HHD	25.66	6.70

tblVehicleEF	HHD	5.29	5.55
tblVehicleEF	HHD	19.58	1.36
tblVehicleEF	HHD	0.03	0.02
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.03	0.09
tblVehicleEF	HHD	1.7900e-004	7.0000e-006
tblVehicleEF	HHD	0.03	0.02
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8310e-003	8.8920e-003
tblVehicleEF	HHD	0.03	0.09
tblVehicleEF	HHD	1.6800e-004	7.0000e-006
tblVehicleEF	HHD	1.6300e-004	1.9000e-005
tblVehicleEF	HHD	8.3110e-003	9.8100e-004
tblVehicleEF	HHD	0.81	0.48
tblVehicleEF	HHD	1.1700e-004	1.3000e-005
tblVehicleEF	HHD	0.18	0.22
tblVehicleEF	HHD	7.0400e-004	4.3980e-003
tblVehicleEF	HHD	0.14	3.0000e-006
tblVehicleEF	HHD	0.04	0.01
tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.8300e-004	2.0000e-006
tblVehicleEF	HHD	1.6300e-004	1.9000e-005
tblVehicleEF	HHD	8.3110e-003	9.8100e-004
tblVehicleEF	HHD	0.94	0.55
tblVehicleEF	HHD	1.1700e-004	1.3000e-005
tblVehicleEF	HHD	0.29	0.33
tblVehicleEF	HHD	7.0400e-004	4.3980e-003
tblVehicleEF	HHD	0.15	3.0000e-006
tblVehicleEF	HHD	0.71	0.03

tblVehicleEF	HHD	0.09	0.08
tblVehicleEF	HHD	0.12	1.0000e-006
tblVehicleEF	HHD	2.34	4.85
tblVehicleEF	HHD	1.21	0.99
tblVehicleEF	HHD	3.74	0.01
tblVehicleEF	HHD	5,051.49	1,119.89
tblVehicleEF	HHD	1,724.08	1,616.38
tblVehicleEF	HHD	11.74	0.17
tblVehicleEF	HHD	26.47	6.63
tblVehicleEF	HHD	5.00	5.25
tblVehicleEF	HHD	19.57	1.36
tblVehicleEF	HHD	0.03	0.02
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.03	0.09
tblVehicleEF	HHD	1.7900e-004	7.0000e-006
tblVehicleEF	HHD	0.03	0.02
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8310e-003	8.8920e-003
tblVehicleEF	HHD	0.03	0.09
tblVehicleEF	HHD	1.6800e-004	7.0000e-006
tblVehicleEF	HHD	2.5500e-004	3.1000e-005
tblVehicleEF	HHD	8.4680e-003	9.8600e-004
tblVehicleEF	HHD	0.76	0.49
tblVehicleEF	HHD	1.7600e-004	2.1000e-005
tblVehicleEF	HHD	0.18	0.22
tblVehicleEF	HHD	6.9300e-004	4.3600e-003
tblVehicleEF	HHD	0.13	3.0000e-006
tblVehicleEF	HHD	0.05	0.01
tblVehicleEF	HHD	0.02	0.01

tblVehicleEF	HHD	1.8000e-004	2.0000e-006
tblVehicleEF	HHD	2.5500e-004	3.1000e-005
tblVehicleEF	HHD	8.4680e-003	9.8600e-004
tblVehicleEF	HHD	0.89	0.56
tblVehicleEF	HHD	1.7600e-004	2.1000e-005
tblVehicleEF	HHD	0.29	0.33
tblVehicleEF	HHD	6.9300e-004	4.3600e-003
tblVehicleEF	HHD	0.14	3.0000e-006
tblVehicleEF	HHD	0.81	0.03
tblVehicleEF	HHD	0.09	0.08
tblVehicleEF	HHD	0.13	1.0000e-006
tblVehicleEF	HHD	4.40	5.33
tblVehicleEF	HHD	1.20	0.99
tblVehicleEF	HHD	3.96	0.01
tblVehicleEF	HHD	4,386.91	1,102.85
tblVehicleEF	HHD	1,724.08	1,616.37
tblVehicleEF	HHD	11.74	0.18
tblVehicleEF	HHD	24.53	6.80
tblVehicleEF	HHD	5.20	5.46
tblVehicleEF	HHD	19.59	1.36
tblVehicleEF	HHD	0.04	0.03
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.03	0.09
tblVehicleEF	HHD	1.7900e-004	7.0000e-006
tblVehicleEF	HHD	0.04	0.02
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8310e-003	8.8920e-003
tblVehicleEF	HHD	0.03	0.09
tblVehicleEF	HHD	1.6800e-004	7.0000e-006

tblVehicleEF	HHD	1.6900e-004	2.1000e-005
tblVehicleEF	HHD	9.7550e-003	1.2220e-003
tblVehicleEF	HHD	0.87	0.46
tblVehicleEF	HHD	1.1600e-004	1.3000e-005
tblVehicleEF	HHD	0.18	0.22
tblVehicleEF	HHD	7.5400e-004	4.6470e-003
tblVehicleEF	HHD	0.14	3.0000e-006
tblVehicleEF	HHD	0.04	0.01
tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.8400e-004	2.0000e-006
tblVehicleEF	HHD	1.6900e-004	2.1000e-005
tblVehicleEF	HHD	9.7550e-003	1.2220e-003
tblVehicleEF	HHD	1.01	0.53
tblVehicleEF	HHD	1.1600e-004	1.3000e-005
tblVehicleEF	HHD	0.29	0.33
tblVehicleEF	HHD	7.5400e-004	4.6470e-003
tblVehicleEF	HHD	0.15	3.0000e-006
tblVehicleEF	LDA	8.3350e-003	5.6460e-003
tblVehicleEF	LDA	9.7470e-003	0.07
tblVehicleEF	LDA	0.93	1.09
tblVehicleEF	LDA	1.81	2.38
tblVehicleEF	LDA	319.38	302.95
tblVehicleEF	LDA	65.08	59.62
tblVehicleEF	LDA	0.08	0.08
tblVehicleEF	LDA	0.12	0.24
tblVehicleEF	LDA	2.3950e-003	2.1400e-003
tblVehicleEF	LDA	2.4280e-003	2.1700e-003
tblVehicleEF	LDA	2.2120e-003	1.9730e-003
tblVehicleEF	LDA	2.2340e-003	1.9970e-003
tblVehicleEF	LDA	0.06	0.08

tblVehicleEF	LDA	0.14	0.14
tblVehicleEF	LDA	0.05	0.07
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.05	0.26
tblVehicleEF	LDA	0.13	0.34
tblVehicleEF	LDA	3.2020e-003	2.9970e-003
tblVehicleEF	LDA	6.8200e-004	5.9000e-004
tblVehicleEF	LDA	0.06	0.08
tblVehicleEF	LDA	0.14	0.14
tblVehicleEF	LDA	0.05	0.07
tblVehicleEF	LDA	0.03	0.04
tblVehicleEF	LDA	0.05	0.26
tblVehicleEF	LDA	0.14	0.37
tblVehicleEF	LDA	8.8220e-003	6.0140e-003
tblVehicleEF	LDA	8.6480e-003	0.06
tblVehicleEF	LDA	1.02	1.20
tblVehicleEF	LDA	1.54	2.03
tblVehicleEF	LDA	334.26	316.77
tblVehicleEF	LDA	65.08	58.93
tblVehicleEF	LDA	0.07	0.07
tblVehicleEF	LDA	0.11	0.23
tblVehicleEF	LDA	2.3950e-003	2.1400e-003
tblVehicleEF	LDA	2.4280e-003	2.1700e-003
tblVehicleEF	LDA	2.2120e-003	1.9730e-003
tblVehicleEF	LDA	2.2340e-003	1.9970e-003
tblVehicleEF	LDA	0.09	0.12
tblVehicleEF	LDA	0.15	0.14
tblVehicleEF	LDA	0.07	0.10
tblVehicleEF	LDA	0.02	0.03
tblVehicleEF	LDA	0.05	0.25

tblVehicleEF	LDA	0.12	0.30
tblVehicleEF	LDA	3.3520e-003	3.1340e-003
tblVehicleEF	LDA	6.7800e-004	5.8300e-004
tblVehicleEF	LDA	0.09	0.12
tblVehicleEF	LDA	0.15	0.14
tblVehicleEF	LDA	0.07	0.10
tblVehicleEF	LDA	0.03	0.04
tblVehicleEF	LDA	0.05	0.25
tblVehicleEF	LDA	0.13	0.33
tblVehicleEF	LDA	8.1700e-003	5.5310e-003
tblVehicleEF	LDA	9.9770e-003	0.07
tblVehicleEF	LDA	0.90	1.05
tblVehicleEF	LDA	1.86	2.46
tblVehicleEF	LDA	313.94	297.90
tblVehicleEF	LDA	65.08	59.77
tblVehicleEF	LDA	0.08	0.07
tblVehicleEF	LDA	0.12	0.25
tblVehicleEF	LDA	2.3950e-003	2.1400e-003
tblVehicleEF	LDA	2.4280e-003	2.1700e-003
tblVehicleEF	LDA	2.2120e-003	1.9730e-003
tblVehicleEF	LDA	2.2340e-003	1.9970e-003
tblVehicleEF	LDA	0.06	0.07
tblVehicleEF	LDA	0.16	0.15
tblVehicleEF	LDA	0.05	0.06
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.06	0.30
tblVehicleEF	LDA	0.13	0.35
tblVehicleEF	LDA	3.1470e-003	2.9470e-003
tblVehicleEF	LDA	6.8300e-004	5.9100e-004
tblVehicleEF	LDA	0.06	0.07

tblVehicleEF	LDA	0.16	0.15
tblVehicleEF	LDA	0.05	0.06
tblVehicleEF	LDA	0.03	0.03
tblVehicleEF	LDA	0.06	0.30
tblVehicleEF	LDA	0.15	0.38
tblVehicleEF	LDT1	0.02	0.01
tblVehicleEF	LDT1	0.02	0.10
tblVehicleEF	LDT1	2.49	2.43
tblVehicleEF	LDT1	4.24	2.66
tblVehicleEF	LDT1	379.11	355.31
tblVehicleEF	LDT1	76.17	70.91
tblVehicleEF	LDT1	0.24	0.22
tblVehicleEF	LDT1	0.25	0.37
tblVehicleEF	LDT1	4.4580e-003	3.7800e-003
tblVehicleEF	LDT1	4.1880e-003	3.4740e-003
tblVehicleEF	LDT1	4.1100e-003	3.4810e-003
tblVehicleEF	LDT1	3.8540e-003	3.1960e-003
tblVehicleEF	LDT1	0.17	0.19
tblVehicleEF	LDT1	0.35	0.29
tblVehicleEF	LDT1	0.13	0.15
tblVehicleEF	LDT1	0.07	0.07
tblVehicleEF	LDT1	0.22	1.01
tblVehicleEF	LDT1	0.31	0.56
tblVehicleEF	LDT1	3.8260e-003	3.5160e-003
tblVehicleEF	LDT1	8.3700e-004	7.0200e-004
tblVehicleEF	LDT1	0.17	0.19
tblVehicleEF	LDT1	0.35	0.29
tblVehicleEF	LDT1	0.13	0.15
tblVehicleEF	LDT1	0.09	0.10
tblVehicleEF	LDT1	0.22	1.01

tblVehicleEF	LDT1	0.34	0.61
tblVehicleEF	LDT1	0.03	0.02
tblVehicleEF	LDT1	0.02	0.09
tblVehicleEF	LDT1	2.68	2.63
tblVehicleEF	LDT1	3.60	2.25
tblVehicleEF	LDT1	395.47	369.40
tblVehicleEF	LDT1	76.17	70.05
tblVehicleEF	LDT1	0.21	0.19
tblVehicleEF	LDT1	0.23	0.34
tblVehicleEF	LDT1	4.4580e-003	3.7800e-003
tblVehicleEF	LDT1	4.1880e-003	3.4740e-003
tblVehicleEF	LDT1	4.1100e-003	3.4810e-003
tblVehicleEF	LDT1	3.8540e-003	3.1960e-003
tblVehicleEF	LDT1	0.26	0.30
tblVehicleEF	LDT1	0.37	0.30
tblVehicleEF	LDT1	0.19	0.22
tblVehicleEF	LDT1	0.07	0.07
tblVehicleEF	LDT1	0.20	0.93
tblVehicleEF	LDT1	0.27	0.50
tblVehicleEF	LDT1	3.9920e-003	3.6550e-003
tblVehicleEF	LDT1	8.2600e-004	6.9300e-004
tblVehicleEF	LDT1	0.26	0.30
tblVehicleEF	LDT1	0.37	0.30
tblVehicleEF	LDT1	0.19	0.22
tblVehicleEF	LDT1	0.10	0.10
tblVehicleEF	LDT1	0.20	0.93
tblVehicleEF	LDT1	0.30	0.54
tblVehicleEF	LDT1	0.02	0.01
tblVehicleEF	LDT1	0.02	0.11
tblVehicleEF	LDT1	2.42	2.35

tblVehicleEF	LDT1	4.38	2.75
tblVehicleEF	LDT1	373.10	350.16
tblVehicleEF	LDT1	76.17	71.10
tblVehicleEF	LDT1	0.23	0.21
tblVehicleEF	LDT1	0.25	0.37
tblVehicleEF	LDT1	4.4580e-003	3.7800e-003
tblVehicleEF	LDT1	4.1880e-003	3.4740e-003
tblVehicleEF	LDT1	4.1100e-003	3.4810e-003
tblVehicleEF	LDT1	3.8540e-003	3.1960e-003
tblVehicleEF	LDT1	0.17	0.19
tblVehicleEF	LDT1	0.40	0.33
tblVehicleEF	LDT1	0.13	0.14
tblVehicleEF	LDT1	0.06	0.07
tblVehicleEF	LDT1	0.26	1.19
tblVehicleEF	LDT1	0.32	0.57
tblVehicleEF	LDT1	3.7650e-003	3.4650e-003
tblVehicleEF	LDT1	8.4000e-004	7.0400e-004
tblVehicleEF	LDT1	0.17	0.19
tblVehicleEF	LDT1	0.40	0.33
tblVehicleEF	LDT1	0.13	0.14
tblVehicleEF	LDT1	0.09	0.09
tblVehicleEF	LDT1	0.26	1.19
tblVehicleEF	LDT1	0.35	0.63
tblVehicleEF	LDT2	0.01	8.6880e-003
tblVehicleEF	LDT2	0.01	0.09
tblVehicleEF	LDT2	1.22	1.58
tblVehicleEF	LDT2	2.19	3.13
tblVehicleEF	LDT2	433.60	395.48
tblVehicleEF	LDT2	87.80	79.26
tblVehicleEF	LDT2	0.13	0.16

tblVehicleEF	LDT2	0.20	0.43
tblVehicleEF	LDT2	2.1980e-003	2.2420e-003
tblVehicleEF	LDT2	2.3440e-003	2.1850e-003
tblVehicleEF	LDT2	2.0230e-003	2.0650e-003
tblVehicleEF	LDT2	2.1570e-003	2.0100e-003
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.14	0.16
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.03	0.04
tblVehicleEF	LDT2	0.08	0.50
tblVehicleEF	LDT2	0.15	0.46
tblVehicleEF	LDT2	4.3480e-003	3.9130e-003
tblVehicleEF	LDT2	9.1600e-004	7.8400e-004
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.14	0.16
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.08	0.50
tblVehicleEF	LDT2	0.17	0.51
tblVehicleEF	LDT2	0.01	9.2010e-003
tblVehicleEF	LDT2	0.01	0.08
tblVehicleEF	LDT2	1.33	1.72
tblVehicleEF	LDT2	1.87	2.66
tblVehicleEF	LDT2	453.06	410.02
tblVehicleEF	LDT2	87.80	78.35
tblVehicleEF	LDT2	0.12	0.14
tblVehicleEF	LDT2	0.19	0.40
tblVehicleEF	LDT2	2.1980e-003	2.2420e-003
tblVehicleEF	LDT2	2.3440e-003	2.1850e-003
tblVehicleEF	LDT2	2.0230e-003	2.0650e-003

tblVehicleEF	LDT2	2.1570e-003	2.0100e-003
tblVehicleEF	LDT2	0.09	0.14
tblVehicleEF	LDT2	0.15	0.17
tblVehicleEF	LDT2	0.08	0.13
tblVehicleEF	LDT2	0.03	0.04
tblVehicleEF	LDT2	0.07	0.47
tblVehicleEF	LDT2	0.14	0.41
tblVehicleEF	LDT2	4.5440e-003	4.0570e-003
tblVehicleEF	LDT2	9.1000e-004	7.7500e-004
tblVehicleEF	LDT2	0.09	0.14
tblVehicleEF	LDT2	0.15	0.17
tblVehicleEF	LDT2	0.08	0.13
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.07	0.47
tblVehicleEF	LDT2	0.15	0.45
tblVehicleEF	LDT2	0.01	8.5260e-003
tblVehicleEF	LDT2	0.01	0.10
tblVehicleEF	LDT2	1.18	1.53
tblVehicleEF	LDT2	2.26	3.24
tblVehicleEF	LDT2	426.45	390.15
tblVehicleEF	LDT2	87.80	79.46
tblVehicleEF	LDT2	0.13	0.16
tblVehicleEF	LDT2	0.21	0.44
tblVehicleEF	LDT2	2.1980e-003	2.2420e-003
tblVehicleEF	LDT2	2.3440e-003	2.1850e-003
tblVehicleEF	LDT2	2.0230e-003	2.0650e-003
tblVehicleEF	LDT2	2.1570e-003	2.0100e-003
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.16	0.18
tblVehicleEF	LDT2	0.05	0.08

tblVehicleEF	LDT2	0.03	0.04
tblVehicleEF	LDT2	0.09	0.59
tblVehicleEF	LDT2	0.16	0.47
tblVehicleEF	LDT2	4.2760e-003	3.8600e-003
tblVehicleEF	LDT2	9.1700e-004	7.8600e-004
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.16	0.18
tblVehicleEF	LDT2	0.05	0.08
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.09	0.59
tblVehicleEF	LDT2	0.17	0.52
tblVehicleEF	LHD1	6.9100e-003	6.4960e-003
tblVehicleEF	LHD1	0.02	9.8570e-003
tblVehicleEF	LHD1	0.03	0.02
tblVehicleEF	LHD1	0.17	0.20
tblVehicleEF	LHD1	1.36	1.20
tblVehicleEF	LHD1	3.84	1.44
tblVehicleEF	LHD1	8.85	9.03
tblVehicleEF	LHD1	643.18	728.25
tblVehicleEF	LHD1	38.53	14.49
tblVehicleEF	LHD1	0.07	0.05
tblVehicleEF	LHD1	1.35	1.08
tblVehicleEF	LHD1	1.23	0.42
tblVehicleEF	LHD1	7.3700e-004	6.0300e-004
tblVehicleEF	LHD1	9.6950e-003	9.3330e-003
tblVehicleEF	LHD1	0.01	7.9410e-003
tblVehicleEF	LHD1	1.4580e-003	4.1800e-004
tblVehicleEF	LHD1	7.0600e-004	5.7700e-004
tblVehicleEF	LHD1	2.4240e-003	2.3330e-003
tblVehicleEF	LHD1	9.6170e-003	7.5600e-003

tblVehicleEF	LHD1	1.3460e-003	3.8600e-004
tblVehicleEF	LHD1	3.7800e-003	3.4990e-003
tblVehicleEF	LHD1	0.12	0.11
tblVehicleEF	LHD1	0.02	0.03
tblVehicleEF	LHD1	2.1720e-003	2.0050e-003
tblVehicleEF	LHD1	0.09	0.07
tblVehicleEF	LHD1	0.34	0.75
tblVehicleEF	LHD1	0.38	0.12
tblVehicleEF	LHD1	9.0000e-005	8.8000e-005
tblVehicleEF	LHD1	6.3470e-003	7.1340e-003
tblVehicleEF	LHD1	4.5700e-004	1.4300e-004
tblVehicleEF	LHD1	3.7800e-003	3.4990e-003
tblVehicleEF	LHD1	0.12	0.11
tblVehicleEF	LHD1	0.03	0.04
tblVehicleEF	LHD1	2.1720e-003	2.0050e-003
tblVehicleEF	LHD1	0.11	0.10
tblVehicleEF	LHD1	0.34	0.75
tblVehicleEF	LHD1	0.41	0.13
tblVehicleEF	LHD1	6.9100e-003	6.5100e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.03	0.02
tblVehicleEF	LHD1	0.17	0.20
tblVehicleEF	LHD1	1.38	1.21
tblVehicleEF	LHD1	3.66	1.37
tblVehicleEF	LHD1	8.85	9.03
tblVehicleEF	LHD1	643.18	728.28
tblVehicleEF	LHD1	38.53	14.36
tblVehicleEF	LHD1	0.07	0.05
tblVehicleEF	LHD1	1.26	1.01
tblVehicleEF	LHD1	1.18	0.40

tblVehicleEF	LHD1	7.3700e-004	6.0300e-004
tblVehicleEF	LHD1	9.6950e-003	9.3330e-003
tblVehicleEF	LHD1	0.01	7.9410e-003
tblVehicleEF	LHD1	1.4580e-003	4.1800e-004
tblVehicleEF	LHD1	7.0600e-004	5.7700e-004
tblVehicleEF	LHD1	2.4240e-003	2.3330e-003
tblVehicleEF	LHD1	9.6170e-003	7.5600e-003
tblVehicleEF	LHD1	1.3460e-003	3.8600e-004
tblVehicleEF	LHD1	5.6970e-003	5.2880e-003
tblVehicleEF	LHD1	0.12	0.11
tblVehicleEF	LHD1	0.02	0.03
tblVehicleEF	LHD1	3.1190e-003	2.8920e-003
tblVehicleEF	LHD1	0.09	0.08
tblVehicleEF	LHD1	0.33	0.73
tblVehicleEF	LHD1	0.36	0.12
tblVehicleEF	LHD1	9.0000e-005	8.8000e-005
tblVehicleEF	LHD1	6.3480e-003	7.1340e-003
tblVehicleEF	LHD1	4.5400e-004	1.4200e-004
tblVehicleEF	LHD1	5.6970e-003	5.2880e-003
tblVehicleEF	LHD1	0.12	0.11
tblVehicleEF	LHD1	0.03	0.04
tblVehicleEF	LHD1	3.1190e-003	2.8920e-003
tblVehicleEF	LHD1	0.11	0.10
tblVehicleEF	LHD1	0.33	0.73
tblVehicleEF	LHD1	0.40	0.13
tblVehicleEF	LHD1	6.9100e-003	6.4940e-003
tblVehicleEF	LHD1	0.02	9.8130e-003
tblVehicleEF	LHD1	0.03	0.02
tblVehicleEF	LHD1	0.17	0.20
tblVehicleEF	LHD1	1.36	1.19

tblVehicleEF	LHD1	3.86	1.45
tblVehicleEF	LHD1	8.85	9.03
tblVehicleEF	LHD1	643.18	728.25
tblVehicleEF	LHD1	38.53	14.50
tblVehicleEF	LHD1	0.07	0.05
tblVehicleEF	LHD1	1.32	1.06
tblVehicleEF	LHD1	1.24	0.42
tblVehicleEF	LHD1	7.3700e-004	6.0300e-004
tblVehicleEF	LHD1	9.6950e-003	9.3330e-003
tblVehicleEF	LHD1	0.01	7.9410e-003
tblVehicleEF	LHD1	1.4580e-003	4.1800e-004
tblVehicleEF	LHD1	7.0600e-004	5.7700e-004
tblVehicleEF	LHD1	2.4240e-003	2.3330e-003
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tblVehicleEF	LHD1	1.3460e-003	3.8600e-004
tblVehicleEF	LHD1	4.0690e-003	3.7750e-003
tblVehicleEF	LHD1	0.14	0.13
tblVehicleEF	LHD1	0.02	0.03
tblVehicleEF	LHD1	2.1590e-003	1.9950e-003
tblVehicleEF	LHD1	0.09	0.07
tblVehicleEF	LHD1	0.37	0.81
tblVehicleEF	LHD1	0.38	0.12
tblVehicleEF	LHD1	9.0000e-005	8.8000e-005
tblVehicleEF	LHD1	6.3470e-003	7.1340e-003
tblVehicleEF	LHD1	4.5800e-004	1.4400e-004
tblVehicleEF	LHD1	4.0690e-003	3.7750e-003
tblVehicleEF	LHD1	0.14	0.13
tblVehicleEF	LHD1	0.03	0.04
tblVehicleEF	LHD1	2.1590e-003	1.9950e-003
tblVehicleEF	LHD1	0.11	0.10

tblVehicleEF	LHD1	0.37	0.81
tblVehicleEF	LHD1	0.41	0.13
tblVehicleEF	LHD2	5.2030e-003	4.7580e-003
tblVehicleEF	LHD2	8.3250e-003	6.8310e-003
tblVehicleEF	LHD2	0.01	0.02
tblVehicleEF	LHD2	0.14	0.17
tblVehicleEF	LHD2	0.63	0.80
tblVehicleEF	LHD2	2.09	1.03
tblVehicleEF	LHD2	13.45	13.43
tblVehicleEF	LHD2	657.26	733.51
tblVehicleEF	LHD2	32.53	11.59
tblVehicleEF	LHD2	0.10	0.09
tblVehicleEF	LHD2	1.19	1.50
tblVehicleEF	LHD2	0.78	0.30
tblVehicleEF	LHD2	1.1500e-003	1.1060e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	6.9600e-004	2.2800e-004
tblVehicleEF	LHD2	1.1000e-003	1.0580e-003
tblVehicleEF	LHD2	2.5990e-003	2.5610e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	6.4000e-004	2.1000e-004
tblVehicleEF	LHD2	1.7770e-003	2.2760e-003
tblVehicleEF	LHD2	0.06	0.07
tblVehicleEF	LHD2	0.02	0.02
tblVehicleEF	LHD2	1.0440e-003	1.2940e-003
tblVehicleEF	LHD2	0.06	0.07
tblVehicleEF	LHD2	0.14	0.53
tblVehicleEF	LHD2	0.20	0.08
tblVehicleEF	LHD2	1.3200e-004	1.2900e-004

tblVehicleEF	LHD2	6.4240e-003	7.1230e-003
tblVehicleEF	LHD2	3.6400e-004	1.1500e-004
tblVehicleEF	LHD2	1.7770e-003	2.2760e-003
tblVehicleEF	LHD2	0.06	0.07
tblVehicleEF	LHD2	0.02	0.03
tblVehicleEF	LHD2	1.0440e-003	1.2940e-003
tblVehicleEF	LHD2	0.08	0.09
tblVehicleEF	LHD2	0.14	0.53
tblVehicleEF	LHD2	0.22	0.09
tblVehicleEF	LHD2	5.2030e-003	4.7680e-003
tblVehicleEF	LHD2	8.4650e-003	6.9290e-003
tblVehicleEF	LHD2	0.01	0.02
tblVehicleEF	LHD2	0.14	0.17
tblVehicleEF	LHD2	0.63	0.81
tblVehicleEF	LHD2	2.00	0.99
tblVehicleEF	LHD2	13.45	13.43
tblVehicleEF	LHD2	657.26	733.53
tblVehicleEF	LHD2	32.53	11.50
tblVehicleEF	LHD2	0.10	0.09
tblVehicleEF	LHD2	1.12	1.42
tblVehicleEF	LHD2	0.74	0.29
tblVehicleEF	LHD2	1.1500e-003	1.1060e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	6.9600e-004	2.2800e-004
tblVehicleEF	LHD2	1.1000e-003	1.0580e-003
tblVehicleEF	LHD2	2.5990e-003	2.5610e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	6.4000e-004	2.1000e-004
tblVehicleEF	LHD2	2.6560e-003	3.4070e-003

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tblVehicleEF	LHD2	0.02	0.02
tblVehicleEF	LHD2	1.4860e-003	1.8490e-003
tblVehicleEF	LHD2	0.06	0.07
tblVehicleEF	LHD2	0.14	0.51
tblVehicleEF	LHD2	0.19	0.08
tblVehicleEF	LHD2	1.3200e-004	1.2900e-004
tblVehicleEF	LHD2	6.4240e-003	7.1230e-003
tblVehicleEF	LHD2	3.6200e-004	1.1400e-004
tblVehicleEF	LHD2	2.6560e-003	3.4070e-003
tblVehicleEF	LHD2	0.06	0.08
tblVehicleEF	LHD2	0.02	0.03
tblVehicleEF	LHD2	1.4860e-003	1.8490e-003
tblVehicleEF	LHD2	0.08	0.09
tblVehicleEF	LHD2	0.14	0.51
tblVehicleEF	LHD2	0.21	0.09
tblVehicleEF	LHD2	5.2030e-003	4.7560e-003
tblVehicleEF	LHD2	8.2880e-003	6.8050e-003
tblVehicleEF	LHD2	0.01	0.02
tblVehicleEF	LHD2	0.14	0.17
tblVehicleEF	LHD2	0.62	0.80
tblVehicleEF	LHD2	2.11	1.04
tblVehicleEF	LHD2	13.45	13.43
tblVehicleEF	LHD2	657.26	733.51
tblVehicleEF	LHD2	32.53	11.60
tblVehicleEF	LHD2	0.10	0.09
tblVehicleEF	LHD2	1.17	1.48
tblVehicleEF	LHD2	0.78	0.30
tblVehicleEF	LHD2	1.1500e-003	1.1060e-003
tblVehicleEF	LHD2	0.01	0.01

tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	6.9600e-004	2.2800e-004
tblVehicleEF	LHD2	1.1000e-003	1.0580e-003
tblVehicleEF	LHD2	2.5990e-003	2.5610e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	6.4000e-004	2.1000e-004
tblVehicleEF	LHD2	1.8890e-003	2.4360e-003
tblVehicleEF	LHD2	0.07	0.09
tblVehicleEF	LHD2	0.02	0.02
tblVehicleEF	LHD2	1.0270e-003	1.2730e-003
tblVehicleEF	LHD2	0.06	0.07
tblVehicleEF	LHD2	0.15	0.57
tblVehicleEF	LHD2	0.20	0.08
tblVehicleEF	LHD2	1.3200e-004	1.2900e-004
tblVehicleEF	LHD2	6.4240e-003	7.1220e-003
tblVehicleEF	LHD2	3.6400e-004	1.1500e-004
tblVehicleEF	LHD2	1.8890e-003	2.4360e-003
tblVehicleEF	LHD2	0.07	0.09
tblVehicleEF	LHD2	0.02	0.03
tblVehicleEF	LHD2	1.0270e-003	1.2730e-003
tblVehicleEF	LHD2	0.08	0.09
tblVehicleEF	LHD2	0.15	0.57
tblVehicleEF	LHD2	0.22	0.09
tblVehicleEF	MCY	0.52	0.39
tblVehicleEF	MCY	0.15	0.24
tblVehicleEF	MCY	20.35	20.90
tblVehicleEF	MCY	9.58	8.43
tblVehicleEF	MCY	186.71	223.71
tblVehicleEF	MCY	46.30	61.39
tblVehicleEF	MCY	1.14	1.14

tblVehicleEF	MCY	0.31	0.26
tblVehicleEF	MCY	2.1580e-003	2.1430e-003
tblVehicleEF	MCY	4.3620e-003	3.7140e-003
tblVehicleEF	MCY	2.0230e-003	2.0110e-003
tblVehicleEF	MCY	4.1270e-003	3.5150e-003
tblVehicleEF	MCY	1.09	1.13
tblVehicleEF	MCY	0.70	0.75
tblVehicleEF	MCY	0.68	0.71
tblVehicleEF	MCY	2.69	2.73
tblVehicleEF	MCY	0.69	2.43
tblVehicleEF	MCY	2.11	1.88
tblVehicleEF	MCY	2.2800e-003	2.2140e-003
tblVehicleEF	MCY	6.8200e-004	6.0800e-004
tblVehicleEF	MCY	1.09	1.13
tblVehicleEF	MCY	0.70	0.75
tblVehicleEF	MCY	0.68	0.71
tblVehicleEF	MCY	3.31	3.33
tblVehicleEF	MCY	0.69	2.43
tblVehicleEF	MCY	2.30	2.04
tblVehicleEF	MCY	0.51	0.38
tblVehicleEF	MCY	0.14	0.21
tblVehicleEF	MCY	19.53	20.04
tblVehicleEF	MCY	8.80	7.71
tblVehicleEF	MCY	186.71	222.05
tblVehicleEF	MCY	46.30	59.50
tblVehicleEF	MCY	0.99	0.99
tblVehicleEF	MCY	0.29	0.25
tblVehicleEF	MCY	2.1580e-003	2.1430e-003
tblVehicleEF	MCY	4.3620e-003	3.7140e-003
tblVehicleEF	MCY	2.0230e-003	2.0110e-003

tblVehicleEF	MCY	4.1270e-003	3.5150e-003
tblVehicleEF	MCY	1.77	1.84
tblVehicleEF	MCY	0.76	0.82
tblVehicleEF	MCY	1.13	1.17
tblVehicleEF	MCY	2.61	2.64
tblVehicleEF	MCY	0.65	2.30
tblVehicleEF	MCY	1.87	1.65
tblVehicleEF	MCY	2.2650e-003	2.1970e-003
tblVehicleEF	MCY	6.6200e-004	5.8900e-004
tblVehicleEF	MCY	1.77	1.84
tblVehicleEF	MCY	0.76	0.82
tblVehicleEF	MCY	1.13	1.17
tblVehicleEF	MCY	3.22	3.24
tblVehicleEF	MCY	0.65	2.30
tblVehicleEF	MCY	2.04	1.79
tblVehicleEF	MCY	0.52	0.39
tblVehicleEF	MCY	0.16	0.25
tblVehicleEF	MCY	20.46	21.02
tblVehicleEF	MCY	9.71	8.54
tblVehicleEF	MCY	186.71	223.94
tblVehicleEF	MCY	46.30	61.71
tblVehicleEF	MCY	1.11	1.11
tblVehicleEF	MCY	0.31	0.27
tblVehicleEF	MCY	2.1580e-003	2.1430e-003
tblVehicleEF	MCY	4.3620e-003	3.7140e-003
tblVehicleEF	MCY	2.0230e-003	2.0110e-003
tblVehicleEF	MCY	4.1270e-003	3.5150e-003
tblVehicleEF	MCY	1.19	1.23
tblVehicleEF	MCY	0.91	0.97
tblVehicleEF	MCY	0.65	0.68

tblVehicleEF	MCY	2.71	2.74
tblVehicleEF	MCY	0.78	2.77
tblVehicleEF	MCY	2.16	1.92
tblVehicleEF	MCY	2.2820e-003	2.2160e-003
tblVehicleEF	MCY	6.8500e-004	6.1100e-004
tblVehicleEF	MCY	1.19	1.23
tblVehicleEF	MCY	0.91	0.97
tblVehicleEF	MCY	0.65	0.68
tblVehicleEF	MCY	3.32	3.35
tblVehicleEF	MCY	0.78	2.77
tblVehicleEF	MCY	2.34	2.09
tblVehicleEF	MDV	0.02	0.01
tblVehicleEF	MDV	0.02	0.11
tblVehicleEF	MDV	2.12	2.02
tblVehicleEF	MDV	3.78	3.87
tblVehicleEF	MDV	571.96	478.97
tblVehicleEF	MDV	114.37	95.85
tblVehicleEF	MDV	0.24	0.21
tblVehicleEF	MDV	0.36	0.52
tblVehicleEF	MDV	2.5560e-003	2.5210e-003
tblVehicleEF	MDV	2.7450e-003	2.4860e-003
tblVehicleEF	MDV	2.3610e-003	2.3280e-003
tblVehicleEF	MDV	2.5300e-003	2.2910e-003
tblVehicleEF	MDV	0.08	0.10
tblVehicleEF	MDV	0.18	0.18
tblVehicleEF	MDV	0.08	0.10
tblVehicleEF	MDV	0.07	0.06
tblVehicleEF	MDV	0.10	0.53
tblVehicleEF	MDV	0.31	0.60
tblVehicleEF	MDV	5.7420e-003	4.7370e-003

tblVehicleEF	MDV	1.2110e-003	9.4800e-004
tblVehicleEF	MDV	0.08	0.10
tblVehicleEF	MDV	0.18	0.18
tblVehicleEF	MDV	0.08	0.10
tblVehicleEF	MDV	0.09	0.08
tblVehicleEF	MDV	0.10	0.53
tblVehicleEF	MDV	0.34	0.66
tblVehicleEF	MDV	0.02	0.01
tblVehicleEF	MDV	0.02	0.10
tblVehicleEF	MDV	2.27	2.17
tblVehicleEF	MDV	3.24	3.29
tblVehicleEF	MDV	597.13	494.49
tblVehicleEF	MDV	114.37	94.71
tblVehicleEF	MDV	0.21	0.19
tblVehicleEF	MDV	0.33	0.48
tblVehicleEF	MDV	2.5560e-003	2.5210e-003
tblVehicleEF	MDV	2.7450e-003	2.4860e-003
tblVehicleEF	MDV	2.3610e-003	2.3280e-003
tblVehicleEF	MDV	2.5300e-003	2.2910e-003
tblVehicleEF	MDV	0.12	0.16
tblVehicleEF	MDV	0.19	0.18
tblVehicleEF	MDV	0.11	0.15
tblVehicleEF	MDV	0.07	0.06
tblVehicleEF	MDV	0.09	0.49
tblVehicleEF	MDV	0.28	0.53
tblVehicleEF	MDV	5.9950e-003	4.8900e-003
tblVehicleEF	MDV	1.2020e-003	9.3700e-004
tblVehicleEF	MDV	0.12	0.16
tblVehicleEF	MDV	0.19	0.18
tblVehicleEF	MDV	0.11	0.15

tblVehicleEF	MDV	0.09	0.09
tblVehicleEF	MDV	0.09	0.49
tblVehicleEF	MDV	0.30	0.58
tblVehicleEF	MDV	0.02	0.01
tblVehicleEF	MDV	0.02	0.12
tblVehicleEF	MDV	2.07	1.96
tblVehicleEF	MDV	3.90	4.00
tblVehicleEF	MDV	562.74	473.30
tblVehicleEF	MDV	114.37	96.09
tblVehicleEF	MDV	0.24	0.21
tblVehicleEF	MDV	0.37	0.52
tblVehicleEF	MDV	2.5560e-003	2.5210e-003
tblVehicleEF	MDV	2.7450e-003	2.4860e-003
tblVehicleEF	MDV	2.3610e-003	2.3280e-003
tblVehicleEF	MDV	2.5300e-003	2.2910e-003
tblVehicleEF	MDV	0.08	0.10
tblVehicleEF	MDV	0.20	0.19
tblVehicleEF	MDV	0.07	0.10
tblVehicleEF	MDV	0.07	0.06
tblVehicleEF	MDV	0.12	0.61
tblVehicleEF	MDV	0.32	0.61
tblVehicleEF	MDV	5.6490e-003	4.6810e-003
tblVehicleEF	MDV	1.2130e-003	9.5100e-004
tblVehicleEF	MDV	0.08	0.10
tblVehicleEF	MDV	0.20	0.19
tblVehicleEF	MDV	0.07	0.10
tblVehicleEF	MDV	0.09	0.08
tblVehicleEF	MDV	0.12	0.61
tblVehicleEF	MDV	0.35	0.67
tblVehicleEF	MH	0.05	0.02

tblVehicleEF	MH	0.04	0.03
tblVehicleEF	MH	5.33	3.07
tblVehicleEF	MH	8.75	2.69
tblVehicleEF	MH	1,160.55	1,599.90
tblVehicleEF	MH	69.46	22.39
tblVehicleEF	MH	1.46	1.44
tblVehicleEF	MH	1.00	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.03
tblVehicleEF	MH	2.3750e-003	4.6500e-004
tblVehicleEF	MH	3.1870e-003	3.2100e-003
tblVehicleEF	MH	0.02	0.03
tblVehicleEF	MH	2.2190e-003	4.3100e-004
tblVehicleEF	MH	1.42	1.32
tblVehicleEF	MH	0.10	0.09
tblVehicleEF	MH	0.58	0.52
tblVehicleEF	MH	0.19	0.12
tblVehicleEF	MH	0.02	2.22
tblVehicleEF	MH	0.57	0.14
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	8.4900e-004	2.2200e-004
tblVehicleEF	MH	1.42	1.32
tblVehicleEF	MH	0.10	0.09
tblVehicleEF	MH	0.58	0.52
tblVehicleEF	MH	0.26	0.16
tblVehicleEF	MH	0.02	2.22
tblVehicleEF	MH	0.62	0.15
tblVehicleEF	MH	0.05	0.02
tblVehicleEF	MH	0.04	0.03
tblVehicleEF	MH	5.34	3.12

tblVehicleEF	MH	8.26	2.53
tblVehicleEF	MH	1,160.55	1,599.98
tblVehicleEF	MH	69.46	22.12
tblVehicleEF	MH	1.33	1.32
tblVehicleEF	MH	0.95	0.24
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.03
tblVehicleEF	MH	2.3750e-003	4.6500e-004
tblVehicleEF	MH	3.1870e-003	3.2100e-003
tblVehicleEF	MH	0.02	0.03
tblVehicleEF	MH	2.2190e-003	4.3100e-004
tblVehicleEF	MH	2.11	1.96
tblVehicleEF	MH	0.10	0.09
tblVehicleEF	MH	0.84	0.76
tblVehicleEF	MH	0.19	0.12
tblVehicleEF	MH	0.02	2.17
tblVehicleEF	MH	0.54	0.13
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	8.4100e-004	2.1900e-004
tblVehicleEF	MH	2.11	1.96
tblVehicleEF	MH	0.10	0.09
tblVehicleEF	MH	0.84	0.76
tblVehicleEF	MH	0.26	0.17
tblVehicleEF	MH	0.02	2.17
tblVehicleEF	MH	0.59	0.14
tblVehicleEF	MH	0.05	0.02
tblVehicleEF	MH	0.04	0.03
tblVehicleEF	MH	5.32	3.06
tblVehicleEF	MH	8.81	2.72
tblVehicleEF	MH	1,160.55	1,599.88

tblVehicleEF	MH	69.46	22.44
tblVehicleEF	MH	1.43	1.41
tblVehicleEF	MH	1.01	0.26
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.03
tblVehicleEF	MH	2.3750e-003	4.6500e-004
tblVehicleEF	MH	3.1870e-003	3.2100e-003
tblVehicleEF	MH	0.02	0.03
tblVehicleEF	MH	2.2190e-003	4.3100e-004
tblVehicleEF	MH	1.64	1.53
tblVehicleEF	MH	0.13	0.11
tblVehicleEF	MH	0.61	0.55
tblVehicleEF	MH	0.19	0.12
tblVehicleEF	MH	0.03	2.35
tblVehicleEF	MH	0.57	0.14
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	8.5100e-004	2.2200e-004
tblVehicleEF	MH	1.64	1.53
tblVehicleEF	MH	0.13	0.11
tblVehicleEF	MH	0.61	0.55
tblVehicleEF	MH	0.26	0.16
tblVehicleEF	MH	0.03	2.35
tblVehicleEF	MH	0.63	0.15
tblVehicleEF	MHD	0.02	4.5970e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	0.07	0.02
tblVehicleEF	MHD	0.52	0.40
tblVehicleEF	MHD	0.97	1.31
tblVehicleEF	MHD	9.10	1.84
tblVehicleEF	MHD	131.26	71.37

tblVehicleEF	MHD	1,173.40	1,175.43
tblVehicleEF	MHD	68.95	13.88
tblVehicleEF	MHD	1.07	0.73
tblVehicleEF	MHD	2.94	3.57
tblVehicleEF	MHD	9.72	0.80
tblVehicleEF	MHD	4.4680e-003	3.3820e-003
tblVehicleEF	MHD	0.08	0.11
tblVehicleEF	MHD	1.1900e-003	2.1400e-004
tblVehicleEF	MHD	4.2750e-003	3.2360e-003
tblVehicleEF	MHD	0.08	0.10
tblVehicleEF	MHD	1.0990e-003	1.9800e-004
tblVehicleEF	MHD	1.6210e-003	1.0170e-003
tblVehicleEF	MHD	0.06	0.04
tblVehicleEF	MHD	0.04	0.03
tblVehicleEF	MHD	9.7000e-004	6.0400e-004
tblVehicleEF	MHD	0.17	0.22
tblVehicleEF	MHD	0.03	0.20
tblVehicleEF	MHD	0.56	0.09
tblVehicleEF	MHD	1.2660e-003	6.7800e-004
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	8.5000e-004	1.3700e-004
tblVehicleEF	MHD	1.6210e-003	1.0170e-003
tblVehicleEF	MHD	0.06	0.04
tblVehicleEF	MHD	0.05	0.04
tblVehicleEF	MHD	9.7000e-004	6.0400e-004
tblVehicleEF	MHD	0.20	0.26
tblVehicleEF	MHD	0.03	0.20
tblVehicleEF	MHD	0.62	0.10
tblVehicleEF	MHD	0.02	4.3440e-003
tblVehicleEF	MHD	0.01	0.01

tblVehicleEF	MHD	0.07	0.02
tblVehicleEF	MHD	0.37	0.31
tblVehicleEF	MHD	0.98	1.33
tblVehicleEF	MHD	8.64	1.75
tblVehicleEF	MHD	139.02	73.61
tblVehicleEF	MHD	1,173.40	1,175.45
tblVehicleEF	MHD	68.95	13.72
tblVehicleEF	MHD	1.10	0.74
tblVehicleEF	MHD	2.77	3.36
tblVehicleEF	MHD	9.66	0.79
tblVehicleEF	MHD	3.7670e-003	2.8530e-003
tblVehicleEF	MHD	0.08	0.11
tblVehicleEF	MHD	1.1900e-003	2.1400e-004
tblVehicleEF	MHD	3.6040e-003	2.7300e-003
tblVehicleEF	MHD	0.08	0.10
tblVehicleEF	MHD	1.0990e-003	1.9800e-004
tblVehicleEF	MHD	2.4460e-003	1.5390e-003
tblVehicleEF	MHD	0.06	0.04
tblVehicleEF	MHD	0.04	0.03
tblVehicleEF	MHD	1.4100e-003	8.8200e-004
tblVehicleEF	MHD	0.17	0.22
tblVehicleEF	MHD	0.03	0.19
tblVehicleEF	MHD	0.54	0.09
tblVehicleEF	MHD	1.3390e-003	7.0000e-004
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	8.4200e-004	1.3600e-004
tblVehicleEF	MHD	2.4460e-003	1.5390e-003
tblVehicleEF	MHD	0.06	0.04
tblVehicleEF	MHD	0.05	0.04
tblVehicleEF	MHD	1.4100e-003	8.8200e-004

tblVehicleEF	MHD	0.20	0.26
tblVehicleEF	MHD	0.03	0.19
tblVehicleEF	MHD	0.59	0.10
tblVehicleEF	MHD	0.02	4.9580e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	0.07	0.02
tblVehicleEF	MHD	0.71	0.53
tblVehicleEF	MHD	0.97	1.31
tblVehicleEF	MHD	9.18	1.86
tblVehicleEF	MHD	120.53	68.29
tblVehicleEF	MHD	1,173.40	1,175.42
tblVehicleEF	MHD	68.95	13.91
tblVehicleEF	MHD	1.02	0.70
tblVehicleEF	MHD	2.88	3.51
tblVehicleEF	MHD	9.73	0.80
tblVehicleEF	MHD	5.4370e-003	4.1130e-003
tblVehicleEF	MHD	0.08	0.11
tblVehicleEF	MHD	1.1900e-003	2.1400e-004
tblVehicleEF	MHD	5.2020e-003	3.9350e-003
tblVehicleEF	MHD	0.08	0.10
tblVehicleEF	MHD	1.0990e-003	1.9800e-004
tblVehicleEF	MHD	1.7380e-003	1.0950e-003
tblVehicleEF	MHD	0.07	0.04
tblVehicleEF	MHD	0.04	0.03
tblVehicleEF	MHD	9.6300e-004	6.0100e-004
tblVehicleEF	MHD	0.17	0.22
tblVehicleEF	MHD	0.03	0.22
tblVehicleEF	MHD	0.57	0.09
tblVehicleEF	MHD	1.1650e-003	6.4900e-004
tblVehicleEF	MHD	0.01	0.01

tblVehicleEF	MHD	8.5100e-004	1.3800e-004
tblVehicleEF	MHD	1.7380e-003	1.0950e-003
tblVehicleEF	MHD	0.07	0.04
tblVehicleEF	MHD	0.06	0.04
tblVehicleEF	MHD	9.6300e-004	6.0100e-004
tblVehicleEF	MHD	0.20	0.26
tblVehicleEF	MHD	0.03	0.22
tblVehicleEF	MHD	0.62	0.10
tblVehicleEF	OBUS	0.01	9.4120e-003
tblVehicleEF	OBUS	0.01	0.02
tblVehicleEF	OBUS	0.04	0.03
tblVehicleEF	OBUS	0.30	0.60
tblVehicleEF	OBUS	0.91	1.73
tblVehicleEF	OBUS	6.92	2.70
tblVehicleEF	OBUS	108.10	97.99
tblVehicleEF	OBUS	1,295.47	1,511.54
tblVehicleEF	OBUS	70.36	20.77
tblVehicleEF	OBUS	0.72	0.81
tblVehicleEF	OBUS	2.47	3.15
tblVehicleEF	OBUS	2.71	0.54
tblVehicleEF	OBUS	4.2400e-004	5.1280e-003
tblVehicleEF	OBUS	0.01	0.08
tblVehicleEF	OBUS	8.1600e-004	2.3200e-004
tblVehicleEF	OBUS	4.0500e-004	4.9060e-003
tblVehicleEF	OBUS	0.01	0.08
tblVehicleEF	OBUS	7.5300e-004	2.1500e-004
tblVehicleEF	OBUS	1.5910e-003	1.9300e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.04	0.08
tblVehicleEF	OBUS	8.0300e-004	9.3600e-004

tblVehicleEF	OBUS	0.09	0.21
tblVehicleEF	OBUS	0.04	0.26
tblVehicleEF	OBUS	0.44	0.14
tblVehicleEF	OBUS	1.0440e-003	9.3200e-004
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	8.2500e-004	2.0500e-004
tblVehicleEF	OBUS	1.5910e-003	1.9300e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.06	0.09
tblVehicleEF	OBUS	8.0300e-004	9.3600e-004
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tblVehicleEF	OBUS	0.04	0.26
tblVehicleEF	OBUS	0.48	0.15
tblVehicleEF	OBUS	0.01	9.3680e-003
tblVehicleEF	OBUS	0.01	0.02
tblVehicleEF	OBUS	0.03	0.02
tblVehicleEF	OBUS	0.28	0.55
tblVehicleEF	OBUS	0.92	1.76
tblVehicleEF	OBUS	6.54	2.55
tblVehicleEF	OBUS	113.50	99.84
tblVehicleEF	OBUS	1,295.47	1,511.58
tblVehicleEF	OBUS	70.36	20.51
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tblVehicleEF	OBUS	2.33	2.96
tblVehicleEF	OBUS	2.66	0.53
tblVehicleEF	OBUS	3.5700e-004	4.3270e-003
tblVehicleEF	OBUS	0.01	0.08
tblVehicleEF	OBUS	8.1600e-004	2.3200e-004
tblVehicleEF	OBUS	3.4200e-004	4.1400e-003
tblVehicleEF	OBUS	0.01	0.08

tblVehicleEF	OBUS	7.5300e-004	2.1500e-004
tblVehicleEF	OBUS	2.3340e-003	2.8220e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.04	0.07
tblVehicleEF	OBUS	1.1530e-003	1.3400e-003
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tblVehicleEF	OBUS	0.04	0.25
tblVehicleEF	OBUS	0.42	0.13
tblVehicleEF	OBUS	1.0950e-003	9.5000e-004
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	8.1900e-004	2.0300e-004
tblVehicleEF	OBUS	2.3340e-003	2.8220e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.06	0.09
tblVehicleEF	OBUS	1.1530e-003	1.3400e-003
tblVehicleEF	OBUS	0.11	0.25
tblVehicleEF	OBUS	0.04	0.25
tblVehicleEF	OBUS	0.46	0.14
tblVehicleEF	OBUS	0.01	9.4890e-003
tblVehicleEF	OBUS	0.01	0.02
tblVehicleEF	OBUS	0.04	0.03
tblVehicleEF	OBUS	0.32	0.68
tblVehicleEF	OBUS	0.90	1.73
tblVehicleEF	OBUS	6.99	2.73
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tblVehicleEF	OBUS	1,295.47	1,511.53
tblVehicleEF	OBUS	70.36	20.82
tblVehicleEF	OBUS	0.69	0.79
tblVehicleEF	OBUS	2.43	3.09
tblVehicleEF	OBUS	2.72	0.54

tblVehicleEF	OBUS	5.1500e-004	6.2340e-003
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tblVehicleEF	OBUS	4.9300e-004	5.9640e-003
tblVehicleEF	OBUS	0.01	0.08
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tblVehicleEF	OBUS	1.6850e-003	2.0790e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.04	0.08
tblVehicleEF	OBUS	7.9100e-004	9.3100e-004
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tblVehicleEF	OBUS	0.04	0.28
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tblVehicleEF	OBUS	1.6850e-003	2.0790e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.06	0.10
tblVehicleEF	OBUS	7.9100e-004	9.3100e-004
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tblVehicleEF	SBUS	0.02	6.3880e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.03	0.04
tblVehicleEF	SBUS	7.0200e-004	3.2000e-005
tblVehicleEF	SBUS	0.02	6.1120e-003
tblVehicleEF	SBUS	2.7110e-003	2.7370e-003
tblVehicleEF	SBUS	0.03	0.04
tblVehicleEF	SBUS	6.4500e-004	3.0000e-005
tblVehicleEF	SBUS	3.7610e-003	8.0200e-004
tblVehicleEF	SBUS	0.03	6.7430e-003
tblVehicleEF	SBUS	0.91	0.25
tblVehicleEF	SBUS	1.6760e-003	3.8200e-004
tblVehicleEF	SBUS	0.13	0.12
tblVehicleEF	SBUS	0.02	0.05
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tblVehicleEF	SBUS	6.2500e-004	4.1000e-005
tblVehicleEF	SBUS	3.7610e-003	8.0200e-004
tblVehicleEF	SBUS	0.03	6.7430e-003
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tblVehicleEF	SBUS	13.36	0.66
tblVehicleEF	SBUS	0.01	5.3920e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.03	0.04
tblVehicleEF	SBUS	7.0200e-004	3.2000e-005
tblVehicleEF	SBUS	0.01	5.1590e-003
tblVehicleEF	SBUS	2.7110e-003	2.7370e-003
tblVehicleEF	SBUS	0.03	0.04
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tblVehicleEF	SBUS	2.4450e-003	5.3900e-004
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tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	5.9900e-004	3.9000e-005

tblVehicleEF	SBUS	5.5520e-003	1.1640e-003
tblVehicleEF	SBUS	0.03	6.8340e-003
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tblVehicleEF	SBUS	0.03	0.04
tblVehicleEF	SBUS	6.4500e-004	3.0000e-005
tblVehicleEF	SBUS	4.1100e-003	8.6000e-004
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tblVehicleEF	SBUS	1.6450e-003	3.7600e-004
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tblVehicleEF	SBUS	0.43	0.03
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tblVehicleEF	SBUS	4.1100e-003	8.6000e-004
tblVehicleEF	SBUS	0.03	7.5350e-003
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tblVehicleEF	UBUS	2,060.73	1,966.93
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tblVehicleEF	UBUS	16.66	0.09
tblVehicleEF	UBUS	0.66	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.18	4.9460e-003
tblVehicleEF	UBUS	9.1600e-004	1.6000e-005
tblVehicleEF	UBUS	0.28	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9830e-003
tblVehicleEF	UBUS	0.17	4.7310e-003
tblVehicleEF	UBUS	8.4400e-004	1.4000e-005

tblVehicleEF	UBUS	4.2490e-003	6.0800e-004
tblVehicleEF	UBUS	0.07	8.7980e-003
tblVehicleEF	UBUS	2.3080e-003	4.8700e-004
tblVehicleEF	UBUS	1.11	0.42
tblVehicleEF	UBUS	0.02	0.05
tblVehicleEF	UBUS	0.65	0.05
tblVehicleEF	UBUS	0.01	1.8350e-003
tblVehicleEF	UBUS	9.4500e-004	8.7000e-005
tblVehicleEF	UBUS	4.2490e-003	6.0800e-004
tblVehicleEF	UBUS	0.07	8.7980e-003
tblVehicleEF	UBUS	2.3080e-003	4.8700e-004
tblVehicleEF	UBUS	4.50	7.39
tblVehicleEF	UBUS	0.02	0.05
tblVehicleEF	UBUS	0.71	0.06
tblVehicleEF	UBUS	3.27	6.89
tblVehicleEF	UBUS	0.04	0.01
tblVehicleEF	UBUS	13.82	35.99
tblVehicleEF	UBUS	7.68	0.62
tblVehicleEF	UBUS	2,060.73	1,966.93
tblVehicleEF	UBUS	78.62	8.68
tblVehicleEF	UBUS	12.70	2.91
tblVehicleEF	UBUS	16.62	0.08
tblVehicleEF	UBUS	0.66	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.18	4.9460e-003
tblVehicleEF	UBUS	9.1600e-004	1.6000e-005
tblVehicleEF	UBUS	0.28	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9830e-003
tblVehicleEF	UBUS	0.17	4.7310e-003
tblVehicleEF	UBUS	8.4400e-004	1.4000e-005

tblVehicleEF	UBUS	6.0530e-003	8.8500e-004
tblVehicleEF	UBUS	0.07	9.0710e-003
tblVehicleEF	UBUS	3.1970e-003	6.7400e-004
tblVehicleEF	UBUS	1.12	0.42
tblVehicleEF	UBUS	0.02	0.05
tblVehicleEF	UBUS	0.59	0.05
tblVehicleEF	UBUS	0.01	1.8350e-003
tblVehicleEF	UBUS	9.2500e-004	8.6000e-005
tblVehicleEF	UBUS	6.0530e-003	8.8500e-004
tblVehicleEF	UBUS	0.07	9.0710e-003
tblVehicleEF	UBUS	3.1970e-003	6.7400e-004
tblVehicleEF	UBUS	4.51	7.39
tblVehicleEF	UBUS	0.02	0.05
tblVehicleEF	UBUS	0.65	0.05
tblVehicleEF	UBUS	3.26	6.89
tblVehicleEF	UBUS	0.05	0.01
tblVehicleEF	UBUS	13.76	35.99
tblVehicleEF	UBUS	9.07	0.72
tblVehicleEF	UBUS	2,060.73	1,966.93
tblVehicleEF	UBUS	78.62	8.86
tblVehicleEF	UBUS	13.21	2.91
tblVehicleEF	UBUS	16.67	0.09
tblVehicleEF	UBUS	0.66	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.18	4.9460e-003
tblVehicleEF	UBUS	9.1600e-004	1.6000e-005
tblVehicleEF	UBUS	0.28	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9830e-003
tblVehicleEF	UBUS	0.17	4.7310e-003
tblVehicleEF	UBUS	8.4400e-004	1.4000e-005

tblVehicleEF	UBUS	4.9340e-003	5.9200e-004
tblVehicleEF	UBUS	0.09	9.3650e-003
tblVehicleEF	UBUS	2.4730e-003	4.6300e-004
tblVehicleEF	UBUS	1.10	0.42
tblVehicleEF	UBUS	0.02	0.06
tblVehicleEF	UBUS	0.66	0.05
tblVehicleEF	UBUS	0.01	1.8350e-003
tblVehicleEF	UBUS	9.4900e-004	8.8000e-005
tblVehicleEF	UBUS	4.9340e-003	5.9200e-004
tblVehicleEF	UBUS	0.09	9.3650e-003
tblVehicleEF	UBUS	2.4730e-003	4.6300e-004
tblVehicleEF	UBUS	4.50	7.39
tblVehicleEF	UBUS	0.02	0.06
tblVehicleEF	UBUS	0.72	0.06
tblVehicleTrips	ST_TR	20.87	17.78
tblVehicleTrips	ST_TR	8.19	5.71
tblVehicleTrips	ST_TR	94.36	126.41
tblVehicleTrips	ST_TR	42.04	14.57
tblVehicleTrips	SU_TR	26.73	17.78
tblVehicleTrips	SU_TR	5.95	5.71
tblVehicleTrips	SU_TR	72.16	126.41
tblVehicleTrips	SU_TR	20.43	14.57
tblVehicleTrips	WD_TR	32.93	14.54
tblVehicleTrips	WD_TR	8.17	2.96
tblVehicleTrips	WD_TR	89.95	64.64
tblVehicleTrips	WD_TR	44.32	2.43
tblWater	AerobicPercent	87.46	97.54
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	IndoorWaterUseRate	329,427.31	0.00
tblWater	IndoorWaterUseRate	7,635,397.77	25,837,172.00

tblWater	IndoorWaterUseRate	4,128,058.49	0.00
tblWater	IndoorWaterUseRate	91,849.93	0.00
tblWater	OutdoorWaterUseRate	201,907.06	0.00
tblWater	OutdoorWaterUseRate	848,377.53	2,905,177.00
tblWater	OutdoorWaterUseRate	263,493.10	0.00
tblWater	OutdoorWaterUseRate	56,295.12	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

2.1 Overall Construction

Construction Modeled Separately

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1657	6.0000e-005	6.3200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0121	0.0121	3.0000e-005	0.0000	0.0130
Energy	1.3000e-004	1.1900e-003	1.0000e-003	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1,296.2629	1,296.2629	0.0738	0.0153	1,302.6644
Mobile	1.3194	2.2045	10.0499	0.0203	1.6916	0.0341	1.7257	0.4521	0.0322	0.4843	0.0000	1,895.1416	1,895.1416	0.1684	0.0000	1,899.3518
Stationary	0.0200	0.0558	0.0509	1.0000e-004		2.9400e-003	2.9400e-003		2.9400e-003	2.9400e-003	0.0000	9.2724	9.2724	1.3000e-003	0.0000	9.3049
Waste						0.0000	0.0000		0.0000	0.0000	52.3830	0.0000	52.3830	3.0958	0.0000	129.7768
Water						0.0000	0.0000		0.0000	0.0000	9.1412	85.1204	94.2617	0.2673	0.0209	107.1669
Total	**2.5052**	**2.2616**	**10.1081**	**0.0204**	**1.6916**	**0.0371**	**1.7287**	**0.4521**	**0.0352**	**0.4873**	**61.5243**	**3,285.8094**	**3,347.3337**	**3.6066**	**0.0362**	**3,448.2777**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1657	6.0000e-005	6.3200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0121	0.0121	3.0000e-005	0.0000	0.0130
Energy	1.3000e-004	1.1900e-003	1.0000e-003	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1,296.2629	1,296.2629	0.0738	0.0153	1,302.6644
Mobile	1.3194	2.2045	10.0499	0.0203	1.6916	0.0341	1.7257	0.4521	0.0322	0.4843	0.0000	1,895.1416	1,895.1416	0.1684	0.0000	1,899.3518
Stationary	0.0200	0.0558	0.0509	1.0000e-004		2.9400e-003	2.9400e-003		2.9400e-003	2.9400e-003	0.0000	9.2724	9.2724	1.3000e-003	0.0000	9.3049
Waste						0.0000	0.0000		0.0000	0.0000	52.3830	0.0000	52.3830	3.0958	0.0000	129.7768
Water						0.0000	0.0000		0.0000	0.0000	9.1412	85.1204	94.2617	0.2673	0.0209	107.1669
Total	**2.5052**	**2.2616**	**10.1081**	**0.0204**	**1.6916**	**0.0371**	**1.7287**	**0.4521**	**0.0352**	**0.4873**	**61.5243**	**3,285.8094**	**3,347.3337**	**3.6066**	**0.0362**	**3,448.2777**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Modeled Separately

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Category	tons/yr										MT/yr					
Mitigated	1.3194	2.2045	10.0499	0.0203	1.6916	0.0341	1.7257	0.4521	0.0322	0.4843	0.0000	1,895.1416	1,895.1416	0.1684	0.0000	1,899.3518
Unmitigated	1.3194	2.2045	10.0499	0.0203	1.6916	0.0341	1.7257	0.4521	0.0322	0.4843	0.0000	1,895.1416	1,895.1416	0.1684	0.0000	1,899.3518

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	80.99	99.03	99.03	184,242	184,242
Hotel	890.96	1,718.71	1718.71	2,690,312	2,690,312
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	879.10	1,719.18	1719.18	1,593,221	1,593,221
Strip Mall	3.01	18.07	18.07	13,916	13,916
Total	1,854.07	3,554.99	3,554.99	4,481,692	4,481,692

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.565327	0.056181	0.184241	0.119131	0.022092	0.005111	0.016199	0.023126	0.001432	0.001675	0.004024	0.000579	0.000883
Hotel	0.565327	0.056181	0.184241	0.119131	0.022092	0.005111	0.016199	0.023126	0.001432	0.001675	0.004024	0.000579	0.000883
Parking Lot	0.565327	0.056181	0.184241	0.119131	0.022092	0.005111	0.016199	0.023126	0.001432	0.001675	0.004024	0.000579	0.000883
Quality Restaurant	0.565327	0.056181	0.184241	0.119131	0.022092	0.005111	0.016199	0.023126	0.001432	0.001675	0.004024	0.000579	0.000883
Strip Mall	0.565327	0.056181	0.184241	0.119131	0.022092	0.005111	0.016199	0.023126	0.001432	0.001675	0.004024	0.000579	0.000883

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,294.9722	1,294.9722	0.0738	0.0153	1,301.3660
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,294.9722	1,294.9722	0.0738	0.0153	1,301.3660
NaturalGas Mitigated	1.3000e-004	1.1900e-003	1.0000e-003	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2908	1.2908	2.0000e-005	2.0000e-005	1.2984
NaturalGas Unmitigated	1.3000e-004	1.1900e-003	1.0000e-003	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2908	1.2908	2.0000e-005	2.0000e-005	1.2984

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	24188.1	1.3000e-004	1.1900e-003	1.0000e-003	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2908	1.2908	2.0000e-005	2.0000e-005	1.2984
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Total		**1.3000e-004**	**1.1900e-003**	**1.0000e-003**	**1.0000e-005**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**	**0.0000**	**1.2908**	**1.2908**	**2.0000e-005**	**2.0000e-005**	**1.2984**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	24188.1	1.3000e-004	1.1900e-003	1.0000e-003	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2908	1.2908	2.0000e-005	2.0000e-005	1.2984
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-004**	**1.1900e-003**	**1.0000e-003**	**1.0000e-005**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**	**0.0000**	**1.2908**	**1.2908**	**2.0000e-005**	**2.0000e-005**	**1.2984**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	0	0.0000	0.0000	0.0000	0.0000
Hotel	5.60922e+006	1,294.9722	0.0738	0.0153	1,301.3660
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000

Strip Mall	0	0.0000	0.0000	0.0000	0.0000
Total		**1,294.9722**	**0.0738**	**0.0153**	**1,301.3660**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	0	0.0000	0.0000	0.0000	0.0000
Hotel	5.60922e+006	1,294.9722	0.0738	0.0153	1,301.3660
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000
Total		**1,294.9722**	**0.0738**	**0.0153**	**1,301.3660**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Mitigated	1.1657	6.0000e-005	6.3200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0121	0.0121	3.0000e-005	0.0000	0.0130
Unmitigated	1.1657	6.0000e-005	6.3200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0121	0.0121	3.0000e-005	0.0000	0.0130

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2130					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9521					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-004	6.0000e-005	6.3200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0121	0.0121	3.0000e-005	0.0000	0.0130
Total	**1.1657**	**6.0000e-005**	**6.3200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0121**	**0.0121**	**3.0000e-005**	**0.0000**	**0.0130**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2130					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9521					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-004	6.0000e-005	6.3200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0121	0.0121	3.0000e-005	0.0000	0.0130
Total	**1.1657**	**6.0000e-005**	**6.3200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0121**	**0.0121**	**3.0000e-005**	**0.0000**	**0.0130**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	94.2617	0.2673	0.0209	107.1669
Unmitigated	94.2617	0.2673	0.0209	107.1669

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	25.8372 / 2.90518	94.2617	0.2673	0.0209	107.1669
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**94.2617**	**0.2673**	**0.0209**	**107.1669**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	25.8372 / 2.90518	94.2617	0.2673	0.0209	107.1669
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**94.2617**	**0.2673**	**0.0209**	**107.1669**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	52.3830	3.0958	0.0000	129.7768
Unmitigated	52.3830	3.0958	0.0000	129.7768

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	0	0.0000	0.0000	0.0000	0.0000
Hotel	258.056	52.3830	3.0958	0.0000	129.7768
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000
Total		**52.3830**	**3.0958**	**0.0000**	**129.7768**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	0	0.0000	0.0000	0.0000	0.0000
Hotel	258.056	52.3830	3.0958	0.0000	129.7768
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000

Total		**52.3830**	**3.0958**	**0.0000**	**129.7768**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	277	0.73	Diesel
Emergency Generator	1	2	50	210	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (175 - 300	0.0200	0.0558	0.0509	1.0000e-004		2.9400e-003	2.9400e-003		2.9400e-003	2.9400e-003	0.0000	9.2724	9.2724	1.3000e-003	0.0000	9.3049
Total	**0.0200**	**0.0558**	**0.0509**	**1.0000e-004**		**2.9400e-003**	**2.9400e-003**		**2.9400e-003**	**2.9400e-003**	**0.0000**	**9.2724**	**9.2724**	**1.3000e-003**	**0.0000**	**9.3049**

Greenhouse Gas

3 - CalEEMod Output

d: Project Operational

Miramar Hotel - Project Operations Only

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	524.00	Space	0.95	209,600.00	0
Health Club	12.50	1000sqft	0.29	12,500.00	0
Hotel	312.00	Room	2.32	300,676.00	0
Quality Restaurant	19.71	1000sqft	0.45	19,710.00	0
Apartments Mid Rise	48.00	Dwelling Unit	0.20	48,000.00	137
Condo/Townhouse	60.00	Dwelling Unit	0.39	60,000.00	172
Strip Mall	6.60	1000sqft	0.15	6,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	401.15	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - See Assumptions

Land Use - See Assumptions

Construction Phase - Operational only, construction modeled separately

Off-road Equipment - construction modeled separately

Trips and VMT - construction modeled separately

Architectural Coating - construction modeled separately

Vehicle Trips - See Assumptions

Woodstoves - See Assumptions

Energy Use - See Assumptions

Water And Wastewater - See Assumptions

Solid Waste - See Assumptions

Construction Off-road Equipment Mitigation -

Area Mitigation - See assumptions

Energy Mitigation - See Assumptions

Stationary Sources - Emergency Generators and Fire Pumps -

Stationary Sources - Emergency Generators and Fire Pumps EF - See Assumptions

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	169,743.00	0.00
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tblArchitecturalCoating	ConstArea_Parking	12,576.00	0.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	72,900.00	0.00
tblArchitecturalCoating	ConstArea_Residential_Interior	218,700.00	0.00
tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	100	50
tblEnergyUse	T24E	164.54	152.99
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tblEnergyUse	T24E	3.92	2.74
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tblEnergyUse	T24E	4.01	2.81
tblEnergyUse	T24NG	4,385.94	4,078.92
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tblEnergyUse	T24NG	13.65	18.43

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tblFleetMix	MDV	0.12	0.12
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
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tblTripsAndVMT	WorkerTripNumber	62.00	0.00
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tblVehicleEF	LDA	0.03	0.04
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.04	0.22
tblVehicleEF	LDA	0.06	0.19
tblVehicleEF	LDT1	0.01	5.2390e-003
tblVehicleEF	LDT1	9.9480e-003	0.05
tblVehicleEF	LDT1	1.29	1.07
tblVehicleEF	LDT1	2.04	2.02
tblVehicleEF	LDT1	311.16	292.93
tblVehicleEF	LDT1	63.39	57.87
tblVehicleEF	LDT1	0.12	0.08
tblVehicleEF	LDT1	0.12	0.20
tblVehicleEF	LDT1	3.0970e-003	2.1780e-003
tblVehicleEF	LDT1	3.0440e-003	2.1450e-003
tblVehicleEF	LDT1	2.8500e-003	2.0040e-003
tblVehicleEF	LDT1	2.7990e-003	1.9720e-003
tblVehicleEF	LDT1	0.10	0.10
tblVehicleEF	LDT1	0.22	0.16
tblVehicleEF	LDT1	0.09	0.09
tblVehicleEF	LDT1	0.03	0.02
tblVehicleEF	LDT1	0.15	0.56
tblVehicleEF	LDT1	0.13	0.26
tblVehicleEF	LDT1	3.1270e-003	2.8990e-003
tblVehicleEF	LDT1	6.6900e-004	5.7300e-004
tblVehicleEF	LDT1	0.10	0.10

tblVehicleEF	LDT1	0.22	0.16
tblVehicleEF	LDT1	0.09	0.09
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.15	0.56
tblVehicleEF	LDT1	0.15	0.28
tblVehicleEF	LDT1	0.01	5.5680e-003
tblVehicleEF	LDT1	8.8180e-003	0.05
tblVehicleEF	LDT1	1.39	1.17
tblVehicleEF	LDT1	1.74	1.72
tblVehicleEF	LDT1	324.78	304.23
tblVehicleEF	LDT1	63.39	57.30
tblVehicleEF	LDT1	0.10	0.07
tblVehicleEF	LDT1	0.11	0.19
tblVehicleEF	LDT1	3.0970e-003	2.1780e-003
tblVehicleEF	LDT1	3.0440e-003	2.1450e-003
tblVehicleEF	LDT1	2.8500e-003	2.0040e-003
tblVehicleEF	LDT1	2.7990e-003	1.9720e-003
tblVehicleEF	LDT1	0.16	0.15
tblVehicleEF	LDT1	0.23	0.16
tblVehicleEF	LDT1	0.12	0.12
tblVehicleEF	LDT1	0.03	0.02
tblVehicleEF	LDT1	0.14	0.52
tblVehicleEF	LDT1	0.12	0.23
tblVehicleEF	LDT1	3.2650e-003	3.0110e-003
tblVehicleEF	LDT1	6.6400e-004	5.6700e-004
tblVehicleEF	LDT1	0.16	0.15
tblVehicleEF	LDT1	0.23	0.16
tblVehicleEF	LDT1	0.12	0.12
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.14	0.52

tblVehicleEF	LDT1	0.13	0.25
tblVehicleEF	LDT1	0.01	5.1380e-003
tblVehicleEF	LDT1	0.01	0.06
tblVehicleEF	LDT1	1.25	1.04
tblVehicleEF	LDT1	2.11	2.08
tblVehicleEF	LDT1	306.16	288.79
tblVehicleEF	LDT1	63.39	57.99
tblVehicleEF	LDT1	0.11	0.08
tblVehicleEF	LDT1	0.12	0.21
tblVehicleEF	LDT1	3.0970e-003	2.1780e-003
tblVehicleEF	LDT1	3.0440e-003	2.1450e-003
tblVehicleEF	LDT1	2.8500e-003	2.0040e-003
tblVehicleEF	LDT1	2.7990e-003	1.9720e-003
tblVehicleEF	LDT1	0.10	0.10
tblVehicleEF	LDT1	0.24	0.17
tblVehicleEF	LDT1	0.08	0.08
tblVehicleEF	LDT1	0.03	0.02
tblVehicleEF	LDT1	0.18	0.67
tblVehicleEF	LDT1	0.14	0.26
tblVehicleEF	LDT1	3.0770e-003	2.8580e-003
tblVehicleEF	LDT1	6.7000e-004	5.7400e-004
tblVehicleEF	LDT1	0.10	0.10
tblVehicleEF	LDT1	0.24	0.17
tblVehicleEF	LDT1	0.08	0.08
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.18	0.67
tblVehicleEF	LDT1	0.15	0.29
tblVehicleEF	LDT2	5.6930e-003	3.6260e-003
tblVehicleEF	LDT2	4.5790e-003	0.05
tblVehicleEF	LDT2	0.72	0.82

tblVehicleEF	LDT2	1.06	2.37
tblVehicleEF	LDT2	344.14	306.21
tblVehicleEF	LDT2	70.20	60.85
tblVehicleEF	LDT2	0.06	0.06
tblVehicleEF	LDT2	0.07	0.21
tblVehicleEF	LDT2	2.1870e-003	1.6990e-003
tblVehicleEF	LDT2	2.4210e-003	1.6940e-003
tblVehicleEF	LDT2	2.0120e-003	1.5640e-003
tblVehicleEF	LDT2	2.2260e-003	1.5580e-003
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.08	0.10
tblVehicleEF	LDT2	0.04	0.07
tblVehicleEF	LDT2	0.01	0.01
tblVehicleEF	LDT2	0.06	0.36
tblVehicleEF	LDT2	0.06	0.24
tblVehicleEF	LDT2	3.4470e-003	3.0290e-003
tblVehicleEF	LDT2	7.1900e-004	6.0200e-004
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.08	0.10
tblVehicleEF	LDT2	0.04	0.07
tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.36
tblVehicleEF	LDT2	0.07	0.26
tblVehicleEF	LDT2	6.0430e-003	3.8700e-003
tblVehicleEF	LDT2	4.0840e-003	0.05
tblVehicleEF	LDT2	0.78	0.90
tblVehicleEF	LDT2	0.91	2.02
tblVehicleEF	LDT2	359.52	316.94
tblVehicleEF	LDT2	70.20	60.21
tblVehicleEF	LDT2	0.05	0.05

tblVehicleEF	LDT2	0.07	0.20
tblVehicleEF	LDT2	2.1870e-003	1.6990e-003
tblVehicleEF	LDT2	2.4210e-003	1.6940e-003
tblVehicleEF	LDT2	2.0120e-003	1.5640e-003
tblVehicleEF	LDT2	2.2260e-003	1.5580e-003
tblVehicleEF	LDT2	0.06	0.10
tblVehicleEF	LDT2	0.09	0.11
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.01	0.02
tblVehicleEF	LDT2	0.05	0.34
tblVehicleEF	LDT2	0.06	0.21
tblVehicleEF	LDT2	3.6010e-003	3.1350e-003
tblVehicleEF	LDT2	7.1700e-004	5.9600e-004
tblVehicleEF	LDT2	0.06	0.10
tblVehicleEF	LDT2	0.09	0.11
tblVehicleEF	LDT2	0.06	0.09
tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.05	0.34
tblVehicleEF	LDT2	0.06	0.24
tblVehicleEF	LDT2	5.5790e-003	3.5510e-003
tblVehicleEF	LDT2	4.6850e-003	0.05
tblVehicleEF	LDT2	0.69	0.79
tblVehicleEF	LDT2	1.10	2.44
tblVehicleEF	LDT2	338.48	302.27
tblVehicleEF	LDT2	70.20	60.99
tblVehicleEF	LDT2	0.06	0.06
tblVehicleEF	LDT2	0.07	0.22
tblVehicleEF	LDT2	2.1870e-003	1.6990e-003
tblVehicleEF	LDT2	2.4210e-003	1.6940e-003
tblVehicleEF	LDT2	2.0120e-003	1.5640e-003

tblVehicleEF	LDT2	2.2260e-003	1.5580e-003
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.09	0.11
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.01	0.01
tblVehicleEF	LDT2	0.07	0.43
tblVehicleEF	LDT2	0.06	0.25
tblVehicleEF	LDT2	3.3900e-003	2.9900e-003
tblVehicleEF	LDT2	7.2000e-004	6.0400e-004
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.09	0.11
tblVehicleEF	LDT2	0.04	0.06
tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.07	0.43
tblVehicleEF	LDT2	0.07	0.27
tblVehicleEF	LHD1	4.7150e-003	4.9030e-003
tblVehicleEF	LHD1	8.0770e-003	4.0000e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.14	0.18
tblVehicleEF	LHD1	0.59	0.45
tblVehicleEF	LHD1	2.20	0.99
tblVehicleEF	LHD1	8.95	8.67
tblVehicleEF	LHD1	580.87	626.90
tblVehicleEF	LHD1	29.92	11.23
tblVehicleEF	LHD1	0.07	0.05
tblVehicleEF	LHD1	0.70	0.44
tblVehicleEF	LHD1	0.83	0.28
tblVehicleEF	LHD1	8.3800e-004	8.5000e-004
tblVehicleEF	LHD1	0.01	9.8360e-003
tblVehicleEF	LHD1	8.2510e-003	5.6280e-003

tblVehicleEF	LHD1	8.2900e-004	2.4100e-004
tblVehicleEF	LHD1	8.0200e-004	8.1300e-004
tblVehicleEF	LHD1	2.5700e-003	2.4590e-003
tblVehicleEF	LHD1	7.8720e-003	5.3580e-003
tblVehicleEF	LHD1	7.6200e-004	2.2200e-004
tblVehicleEF	LHD1	2.6190e-003	2.0220e-003
tblVehicleEF	LHD1	0.09	0.07
tblVehicleEF	LHD1	0.02	0.02
tblVehicleEF	LHD1	1.6470e-003	1.2790e-003
tblVehicleEF	LHD1	0.05	0.04
tblVehicleEF	LHD1	0.28	0.46
tblVehicleEF	LHD1	0.20	0.06
tblVehicleEF	LHD1	8.9000e-005	8.4000e-005
tblVehicleEF	LHD1	5.6880e-003	6.1140e-003
tblVehicleEF	LHD1	3.4000e-004	1.1100e-004
tblVehicleEF	LHD1	2.6190e-003	2.0220e-003
tblVehicleEF	LHD1	0.09	0.07
tblVehicleEF	LHD1	0.02	0.03
tblVehicleEF	LHD1	1.6470e-003	1.2790e-003
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.28	0.46
tblVehicleEF	LHD1	0.22	0.07
tblVehicleEF	LHD1	4.7150e-003	4.9140e-003
tblVehicleEF	LHD1	8.2350e-003	4.0690e-003
tblVehicleEF	LHD1	0.01	0.01
tblVehicleEF	LHD1	0.14	0.18
tblVehicleEF	LHD1	0.60	0.46
tblVehicleEF	LHD1	2.09	0.95
tblVehicleEF	LHD1	8.95	8.67
tblVehicleEF	LHD1	580.87	626.91

tblVehicleEF	LHD1	29.92	11.16
tblVehicleEF	LHD1	0.07	0.05
tblVehicleEF	LHD1	0.65	0.42
tblVehicleEF	LHD1	0.79	0.27
tblVehicleEF	LHD1	8.3800e-004	8.5000e-004
tblVehicleEF	LHD1	0.01	9.8360e-003
tblVehicleEF	LHD1	8.2510e-003	5.6280e-003
tblVehicleEF	LHD1	8.2900e-004	2.4100e-004
tblVehicleEF	LHD1	8.0200e-004	8.1300e-004
tblVehicleEF	LHD1	2.5700e-003	2.4590e-003
tblVehicleEF	LHD1	7.8720e-003	5.3580e-003
tblVehicleEF	LHD1	7.6200e-004	2.2200e-004
tblVehicleEF	LHD1	3.9080e-003	3.0250e-003
tblVehicleEF	LHD1	0.09	0.07
tblVehicleEF	LHD1	0.02	0.02
tblVehicleEF	LHD1	2.2890e-003	1.7850e-003
tblVehicleEF	LHD1	0.05	0.04
tblVehicleEF	LHD1	0.27	0.44
tblVehicleEF	LHD1	0.19	0.06
tblVehicleEF	LHD1	8.9000e-005	8.4000e-005
tblVehicleEF	LHD1	5.6880e-003	6.1140e-003
tblVehicleEF	LHD1	3.3800e-004	1.1000e-004
tblVehicleEF	LHD1	3.9080e-003	3.0250e-003
tblVehicleEF	LHD1	0.09	0.07
tblVehicleEF	LHD1	0.02	0.03
tblVehicleEF	LHD1	2.2890e-003	1.7850e-003
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.27	0.44
tblVehicleEF	LHD1	0.21	0.06
tblVehicleEF	LHD1	4.7150e-003	4.9010e-003

tblVehicleEF	LHD1	8.0360e-003	3.9830e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.14	0.18
tblVehicleEF	LHD1	0.59	0.45
tblVehicleEF	LHD1	2.21	1.00
tblVehicleEF	LHD1	8.95	8.67
tblVehicleEF	LHD1	580.87	626.89
tblVehicleEF	LHD1	29.92	11.25
tblVehicleEF	LHD1	0.07	0.05
tblVehicleEF	LHD1	0.69	0.44
tblVehicleEF	LHD1	0.84	0.28
tblVehicleEF	LHD1	8.3800e-004	8.5000e-004
tblVehicleEF	LHD1	0.01	9.8360e-003
tblVehicleEF	LHD1	8.2510e-003	5.6280e-003
tblVehicleEF	LHD1	8.2900e-004	2.4100e-004
tblVehicleEF	LHD1	8.0200e-004	8.1300e-004
tblVehicleEF	LHD1	2.5700e-003	2.4590e-003
tblVehicleEF	LHD1	7.8720e-003	5.3580e-003
tblVehicleEF	LHD1	7.6200e-004	2.2200e-004
tblVehicleEF	LHD1	2.7130e-003	2.0970e-003
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.02
tblVehicleEF	LHD1	1.6130e-003	1.2540e-003
tblVehicleEF	LHD1	0.05	0.04
tblVehicleEF	LHD1	0.30	0.50
tblVehicleEF	LHD1	0.20	0.06
tblVehicleEF	LHD1	8.9000e-005	8.4000e-005
tblVehicleEF	LHD1	5.6880e-003	6.1130e-003
tblVehicleEF	LHD1	3.4000e-004	1.1100e-004
tblVehicleEF	LHD1	2.7130e-003	2.0970e-003

tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.03
tblVehicleEF	LHD1	1.6130e-003	1.2540e-003
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.30	0.50
tblVehicleEF	LHD1	0.22	0.07
tblVehicleEF	LHD2	3.3210e-003	3.3690e-003
tblVehicleEF	LHD2	3.1130e-003	3.0140e-003
tblVehicleEF	LHD2	5.8080e-003	8.3260e-003
tblVehicleEF	LHD2	0.12	0.15
tblVehicleEF	LHD2	0.26	0.32
tblVehicleEF	LHD2	1.10	0.63
tblVehicleEF	LHD2	13.56	13.24
tblVehicleEF	LHD2	600.50	628.02
tblVehicleEF	LHD2	25.41	8.40
tblVehicleEF	LHD2	0.08	0.08
tblVehicleEF	LHD2	0.39	0.56
tblVehicleEF	LHD2	0.42	0.19
tblVehicleEF	LHD2	1.1070e-003	1.3380e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	7.7320e-003	9.5260e-003
tblVehicleEF	LHD2	4.0800e-004	1.3500e-004
tblVehicleEF	LHD2	1.0590e-003	1.2810e-003
tblVehicleEF	LHD2	2.6780e-003	2.6650e-003
tblVehicleEF	LHD2	7.3840e-003	9.0990e-003
tblVehicleEF	LHD2	3.7500e-004	1.2500e-004
tblVehicleEF	LHD2	8.6500e-004	1.1980e-003
tblVehicleEF	LHD2	0.03	0.04
tblVehicleEF	LHD2	0.01	0.02
tblVehicleEF	LHD2	6.0000e-004	7.8700e-004

tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.06	0.25
tblVehicleEF	LHD2	0.08	0.04
tblVehicleEF	LHD2	1.3200e-004	1.2700e-004
tblVehicleEF	LHD2	5.8440e-003	6.0700e-003
tblVehicleEF	LHD2	2.7400e-004	8.3000e-005
tblVehicleEF	LHD2	8.6500e-004	1.1980e-003
tblVehicleEF	LHD2	0.03	0.04
tblVehicleEF	LHD2	0.02	0.02
tblVehicleEF	LHD2	6.0000e-004	7.8700e-004
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.06	0.25
tblVehicleEF	LHD2	0.09	0.04
tblVehicleEF	LHD2	3.3210e-003	3.3760e-003
tblVehicleEF	LHD2	3.1470e-003	3.0430e-003
tblVehicleEF	LHD2	5.6270e-003	8.0400e-003
tblVehicleEF	LHD2	0.12	0.15
tblVehicleEF	LHD2	0.26	0.32
tblVehicleEF	LHD2	1.06	0.61
tblVehicleEF	LHD2	13.56	13.24
tblVehicleEF	LHD2	600.50	628.02
tblVehicleEF	LHD2	25.41	8.35
tblVehicleEF	LHD2	0.08	0.08
tblVehicleEF	LHD2	0.37	0.53
tblVehicleEF	LHD2	0.41	0.18
tblVehicleEF	LHD2	1.1070e-003	1.3380e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	7.7320e-003	9.5260e-003
tblVehicleEF	LHD2	4.0800e-004	1.3500e-004
tblVehicleEF	LHD2	1.0590e-003	1.2810e-003

tblVehicleEF	LHD2	2.6780e-003	2.6650e-003
tblVehicleEF	LHD2	7.3840e-003	9.0990e-003
tblVehicleEF	LHD2	3.7500e-004	1.2500e-004
tblVehicleEF	LHD2	1.2880e-003	1.7850e-003
tblVehicleEF	LHD2	0.03	0.04
tblVehicleEF	LHD2	0.01	0.02
tblVehicleEF	LHD2	8.3100e-004	1.0960e-003
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.06	0.25
tblVehicleEF	LHD2	0.08	0.04
tblVehicleEF	LHD2	1.3200e-004	1.2700e-004
tblVehicleEF	LHD2	5.8440e-003	6.0700e-003
tblVehicleEF	LHD2	2.7300e-004	8.3000e-005
tblVehicleEF	LHD2	1.2880e-003	1.7850e-003
tblVehicleEF	LHD2	0.03	0.04
tblVehicleEF	LHD2	0.02	0.02
tblVehicleEF	LHD2	8.3100e-004	1.0960e-003
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.06	0.25
tblVehicleEF	LHD2	0.08	0.04
tblVehicleEF	LHD2	3.3210e-003	3.3670e-003
tblVehicleEF	LHD2	3.1040e-003	3.0070e-003
tblVehicleEF	LHD2	5.8450e-003	8.3840e-003
tblVehicleEF	LHD2	0.12	0.15
tblVehicleEF	LHD2	0.26	0.32
tblVehicleEF	LHD2	1.11	0.64
tblVehicleEF	LHD2	13.56	13.24
tblVehicleEF	LHD2	600.50	628.02
tblVehicleEF	LHD2	25.41	8.40
tblVehicleEF	LHD2	0.08	0.08

tblVehicleEF	LHD2	0.38	0.55
tblVehicleEF	LHD2	0.42	0.19
tblVehicleEF	LHD2	1.1070e-003	1.3380e-003
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	7.7320e-003	9.5260e-003
tblVehicleEF	LHD2	4.0800e-004	1.3500e-004
tblVehicleEF	LHD2	1.0590e-003	1.2810e-003
tblVehicleEF	LHD2	2.6780e-003	2.6650e-003
tblVehicleEF	LHD2	7.3840e-003	9.0990e-003
tblVehicleEF	LHD2	3.7500e-004	1.2500e-004
tblVehicleEF	LHD2	8.6300e-004	1.2130e-003
tblVehicleEF	LHD2	0.03	0.05
tblVehicleEF	LHD2	0.01	0.02
tblVehicleEF	LHD2	5.7900e-004	7.6000e-004
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.07	0.28
tblVehicleEF	LHD2	0.08	0.04
tblVehicleEF	LHD2	1.3200e-004	1.2700e-004
tblVehicleEF	LHD2	5.8440e-003	6.0700e-003
tblVehicleEF	LHD2	2.7400e-004	8.3000e-005
tblVehicleEF	LHD2	8.6300e-004	1.2130e-003
tblVehicleEF	LHD2	0.03	0.05
tblVehicleEF	LHD2	0.02	0.02
tblVehicleEF	LHD2	5.7900e-004	7.6000e-004
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.07	0.28
tblVehicleEF	LHD2	0.09	0.04
tblVehicleEF	MCY	0.55	0.38
tblVehicleEF	MCY	0.15	0.23
tblVehicleEF	MCY	18.47	18.64

tblVehicleEF	MCY	9.72	8.60
tblVehicleEF	MCY	191.20	224.57
tblVehicleEF	MCY	43.46	58.73
tblVehicleEF	MCY	1.13	1.13
tblVehicleEF	MCY	0.31	0.26
tblVehicleEF	MCY	2.5730e-003	2.5680e-003
tblVehicleEF	MCY	3.4840e-003	3.0320e-003
tblVehicleEF	MCY	2.4010e-003	2.3970e-003
tblVehicleEF	MCY	3.2670e-003	2.8440e-003
tblVehicleEF	MCY	1.05	1.07
tblVehicleEF	MCY	0.60	0.62
tblVehicleEF	MCY	0.63	0.64
tblVehicleEF	MCY	2.59	2.60
tblVehicleEF	MCY	0.54	1.74
tblVehicleEF	MCY	2.02	1.79
tblVehicleEF	MCY	2.2930e-003	2.2220e-003
tblVehicleEF	MCY	6.5300e-004	5.8100e-004
tblVehicleEF	MCY	1.05	1.07
tblVehicleEF	MCY	0.60	0.62
tblVehicleEF	MCY	0.63	0.64
tblVehicleEF	MCY	3.24	3.25
tblVehicleEF	MCY	0.54	1.74
tblVehicleEF	MCY	2.20	1.95
tblVehicleEF	MCY	0.54	0.37
tblVehicleEF	MCY	0.13	0.21
tblVehicleEF	MCY	17.82	17.98
tblVehicleEF	MCY	8.86	7.81
tblVehicleEF	MCY	191.20	223.32
tblVehicleEF	MCY	43.46	56.80
tblVehicleEF	MCY	0.99	0.99

tblVehicleEF	MCY	0.29	0.25
tblVehicleEF	MCY	2.5730e-003	2.5680e-003
tblVehicleEF	MCY	3.4840e-003	3.0320e-003
tblVehicleEF	MCY	2.4010e-003	2.3970e-003
tblVehicleEF	MCY	3.2670e-003	2.8440e-003
tblVehicleEF	MCY	1.70	1.73
tblVehicleEF	MCY	0.66	0.69
tblVehicleEF	MCY	1.04	1.06
tblVehicleEF	MCY	2.54	2.54
tblVehicleEF	MCY	0.51	1.62
tblVehicleEF	MCY	1.80	1.59
tblVehicleEF	MCY	2.2810e-003	2.2100e-003
tblVehicleEF	MCY	6.3200e-004	5.6200e-004
tblVehicleEF	MCY	1.70	1.73
tblVehicleEF	MCY	0.66	0.69
tblVehicleEF	MCY	1.04	1.06
tblVehicleEF	MCY	3.17	3.18
tblVehicleEF	MCY	0.51	1.62
tblVehicleEF	MCY	1.96	1.73
tblVehicleEF	MCY	0.55	0.38
tblVehicleEF	MCY	0.15	0.24
tblVehicleEF	MCY	18.56	18.73
tblVehicleEF	MCY	9.87	8.74
tblVehicleEF	MCY	191.20	224.76
tblVehicleEF	MCY	43.46	59.07
tblVehicleEF	MCY	1.11	1.11
tblVehicleEF	MCY	0.31	0.27
tblVehicleEF	MCY	2.5730e-003	2.5680e-003
tblVehicleEF	MCY	3.4840e-003	3.0320e-003
tblVehicleEF	MCY	2.4010e-003	2.3970e-003

tblVehicleEF	MCY	3.2670e-003	2.8440e-003
tblVehicleEF	MCY	1.15	1.17
tblVehicleEF	MCY	0.77	0.79
tblVehicleEF	MCY	0.60	0.61
tblVehicleEF	MCY	2.60	2.61
tblVehicleEF	MCY	0.63	2.02
tblVehicleEF	MCY	2.06	1.83
tblVehicleEF	MCY	2.2950e-003	2.2240e-003
tblVehicleEF	MCY	6.5600e-004	5.8500e-004
tblVehicleEF	MCY	1.15	1.17
tblVehicleEF	MCY	0.77	0.79
tblVehicleEF	MCY	0.60	0.61
tblVehicleEF	MCY	3.25	3.26
tblVehicleEF	MCY	0.63	2.02
tblVehicleEF	MCY	2.24	1.99
tblVehicleEF	MDV	9.7170e-003	4.4100e-003
tblVehicleEF	MDV	9.5630e-003	0.06
tblVehicleEF	MDV	1.02	0.90
tblVehicleEF	MDV	1.80	2.60
tblVehicleEF	MDV	464.22	376.83
tblVehicleEF	MDV	93.29	73.75
tblVehicleEF	MDV	0.11	0.07
tblVehicleEF	MDV	0.15	0.25
tblVehicleEF	MDV	2.2520e-003	1.7630e-003
tblVehicleEF	MDV	2.4170e-003	1.7300e-003
tblVehicleEF	MDV	2.0750e-003	1.6250e-003
tblVehicleEF	MDV	2.2220e-003	1.5910e-003
tblVehicleEF	MDV	0.06	0.07
tblVehicleEF	MDV	0.13	0.12
tblVehicleEF	MDV	0.06	0.08

tblVehicleEF	MDV	0.02	0.02
tblVehicleEF	MDV	0.08	0.38
tblVehicleEF	MDV	0.13	0.29
tblVehicleEF	MDV	4.6460e-003	3.7250e-003
tblVehicleEF	MDV	9.6400e-004	7.3000e-004
tblVehicleEF	MDV	0.06	0.07
tblVehicleEF	MDV	0.13	0.12
tblVehicleEF	MDV	0.06	0.08
tblVehicleEF	MDV	0.04	0.03
tblVehicleEF	MDV	0.08	0.38
tblVehicleEF	MDV	0.14	0.32
tblVehicleEF	MDV	0.01	4.7060e-003
tblVehicleEF	MDV	8.5030e-003	0.05
tblVehicleEF	MDV	1.11	0.98
tblVehicleEF	MDV	1.54	2.21
tblVehicleEF	MDV	484.49	388.00
tblVehicleEF	MDV	93.29	73.03
tblVehicleEF	MDV	0.09	0.06
tblVehicleEF	MDV	0.14	0.23
tblVehicleEF	MDV	2.2520e-003	1.7630e-003
tblVehicleEF	MDV	2.4170e-003	1.7300e-003
tblVehicleEF	MDV	2.0750e-003	1.6250e-003
tblVehicleEF	MDV	2.2220e-003	1.5910e-003
tblVehicleEF	MDV	0.09	0.11
tblVehicleEF	MDV	0.14	0.12
tblVehicleEF	MDV	0.09	0.11
tblVehicleEF	MDV	0.03	0.02
tblVehicleEF	MDV	0.08	0.36
tblVehicleEF	MDV	0.11	0.26
tblVehicleEF	MDV	4.8500e-003	3.8350e-003

tblVehicleEF	MDV	9.5900e-004	7.2300e-004
tblVehicleEF	MDV	0.09	0.11
tblVehicleEF	MDV	0.14	0.12
tblVehicleEF	MDV	0.09	0.11
tblVehicleEF	MDV	0.04	0.03
tblVehicleEF	MDV	0.08	0.36
tblVehicleEF	MDV	0.13	0.28
tblVehicleEF	MDV	9.5250e-003	4.3190e-003
tblVehicleEF	MDV	9.7860e-003	0.06
tblVehicleEF	MDV	0.98	0.87
tblVehicleEF	MDV	1.86	2.68
tblVehicleEF	MDV	456.78	372.75
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tblVehicleEF	MDV	0.10	0.07
tblVehicleEF	MDV	0.15	0.26
tblVehicleEF	MDV	2.2520e-003	1.7630e-003
tblVehicleEF	MDV	2.4170e-003	1.7300e-003
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tblVehicleEF	MDV	2.2220e-003	1.5910e-003
tblVehicleEF	MDV	0.06	0.07
tblVehicleEF	MDV	0.14	0.13
tblVehicleEF	MDV	0.06	0.08
tblVehicleEF	MDV	0.02	0.02
tblVehicleEF	MDV	0.10	0.44
tblVehicleEF	MDV	0.13	0.30
tblVehicleEF	MDV	4.5720e-003	3.6840e-003
tblVehicleEF	MDV	9.6500e-004	7.3100e-004
tblVehicleEF	MDV	0.06	0.07
tblVehicleEF	MDV	0.14	0.13
tblVehicleEF	MDV	0.06	0.08

tblVehicleEF	MDV	0.03	0.03
tblVehicleEF	MDV	0.10	0.44
tblVehicleEF	MDV	0.14	0.33
tblVehicleEF	MH	0.02	6.9660e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.25	0.71
tblVehicleEF	MH	4.58	1.87
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tblVehicleEF	MH	59.05	17.85
tblVehicleEF	MH	0.88	0.99
tblVehicleEF	MH	0.68	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	9.6100e-004	2.4500e-004
tblVehicleEF	MH	3.2080e-003	3.2640e-003
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	8.8400e-004	2.2600e-004
tblVehicleEF	MH	0.71	0.60
tblVehicleEF	MH	0.05	0.04
tblVehicleEF	MH	0.31	0.27
tblVehicleEF	MH	0.05	0.04
tblVehicleEF	MH	0.02	1.04
tblVehicleEF	MH	0.26	0.08
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	6.7000e-004	1.7700e-004
tblVehicleEF	MH	0.71	0.60
tblVehicleEF	MH	0.05	0.04
tblVehicleEF	MH	0.31	0.27
tblVehicleEF	MH	0.07	0.06
tblVehicleEF	MH	0.02	1.04

tblVehicleEF	MH	0.29	0.09
tblVehicleEF	MH	0.02	7.1180e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.28	0.72
tblVehicleEF	MH	4.31	1.77
tblVehicleEF	MH	1,122.04	1,420.79
tblVehicleEF	MH	59.05	17.67
tblVehicleEF	MH	0.81	0.92
tblVehicleEF	MH	0.65	0.23
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	9.6100e-004	2.4500e-004
tblVehicleEF	MH	3.2080e-003	3.2640e-003
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	8.8400e-004	2.2600e-004
tblVehicleEF	MH	1.04	0.89
tblVehicleEF	MH	0.05	0.04
tblVehicleEF	MH	0.44	0.38
tblVehicleEF	MH	0.06	0.04
tblVehicleEF	MH	0.02	1.01
tblVehicleEF	MH	0.25	0.08
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	6.6500e-004	1.7500e-004
tblVehicleEF	MH	1.04	0.89
tblVehicleEF	MH	0.05	0.04
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tblVehicleEF	MH	0.08	0.06
tblVehicleEF	MH	0.02	1.01
tblVehicleEF	MH	0.28	0.09
tblVehicleEF	MH	0.02	6.9250e-003

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tblVehicleEF	MH	1.24	0.70
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tblVehicleEF	MH	1,122.04	1,420.75
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tblVehicleEF	MH	0.86	0.97
tblVehicleEF	MH	0.69	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	9.6100e-004	2.4500e-004
tblVehicleEF	MH	3.2080e-003	3.2640e-003
tblVehicleEF	MH	0.01	0.02
tblVehicleEF	MH	8.8400e-004	2.2600e-004
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tblVehicleEF	MH	0.06	0.05
tblVehicleEF	MH	0.32	0.27
tblVehicleEF	MH	0.05	0.04
tblVehicleEF	MH	0.02	1.10
tblVehicleEF	MH	0.27	0.08
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	6.7100e-004	1.7700e-004
tblVehicleEF	MH	0.78	0.66
tblVehicleEF	MH	0.06	0.05
tblVehicleEF	MH	0.32	0.27
tblVehicleEF	MH	0.07	0.06
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tblVehicleEF	MH	0.29	0.09
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tblVehicleEF	MHD	3.1570e-003	1.5480e-003
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tblVehicleEF	MHD	0.35	0.39
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tblVehicleEF	MHD	0.35	0.33
tblVehicleEF	MHD	0.75	1.09
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tblVehicleEF	MHD	8.0000e-005	2.4300e-004
tblVehicleEF	MHD	2.8700e-003	6.2130e-003
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tblVehicleEF	MHD	7.6000e-005	2.3200e-004
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tblVehicleEF	MHD	9.1700e-004	5.1400e-004
tblVehicleEF	MHD	0.04	0.02
tblVehicleEF	MHD	0.02	0.02
tblVehicleEF	MHD	6.3900e-004	3.5300e-004
tblVehicleEF	MHD	0.04	0.01
tblVehicleEF	MHD	0.02	0.12
tblVehicleEF	MHD	0.29	0.06
tblVehicleEF	MHD	1.2910e-003	5.9500e-004
tblVehicleEF	MHD	0.01	9.5030e-003
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tblVehicleEF	MHD	9.1700e-004	5.1400e-004
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tblVehicleEF	MHD	0.03	0.03
tblVehicleEF	MHD	6.3900e-004	3.5300e-004
tblVehicleEF	MHD	0.04	0.02

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tblVehicleEF	MHD	0.27	0.21
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tblVehicleEF	MHD	1,136.53	994.23
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tblVehicleEF	MHD	0.36	0.32
tblVehicleEF	MHD	0.70	1.02
tblVehicleEF	MHD	10.19	1.61
tblVehicleEF	MHD	6.7000e-005	2.0800e-004
tblVehicleEF	MHD	2.8700e-003	6.2130e-003
tblVehicleEF	MHD	7.6400e-004	1.2100e-004
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tblVehicleEF	MHD	2.7410e-003	5.9370e-003
tblVehicleEF	MHD	7.0200e-004	1.1200e-004
tblVehicleEF	MHD	1.3700e-003	7.6900e-004
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tblVehicleEF	MHD	0.02	0.02
tblVehicleEF	MHD	8.9000e-004	4.9300e-004
tblVehicleEF	MHD	0.04	0.01
tblVehicleEF	MHD	0.02	0.11
tblVehicleEF	MHD	0.28	0.05
tblVehicleEF	MHD	1.3660e-003	5.9400e-004
tblVehicleEF	MHD	0.01	9.5030e-003
tblVehicleEF	MHD	6.8200e-004	1.0700e-004

tblVehicleEF	MHD	1.3700e-003	7.6900e-004
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tblVehicleEF	MHD	0.03	0.03
tblVehicleEF	MHD	8.9000e-004	4.9300e-004
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tblVehicleEF	MHD	0.31	0.06
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tblVehicleEF	MHD	0.27	0.21
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tblVehicleEF	MHD	1,136.53	994.22
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tblVehicleEF	MHD	0.34	0.34
tblVehicleEF	MHD	0.73	1.07
tblVehicleEF	MHD	10.23	1.62
tblVehicleEF	MHD	9.7000e-005	2.9200e-004
tblVehicleEF	MHD	2.8700e-003	6.2130e-003
tblVehicleEF	MHD	7.6400e-004	1.2100e-004
tblVehicleEF	MHD	9.3000e-005	2.7900e-004
tblVehicleEF	MHD	2.7410e-003	5.9370e-003
tblVehicleEF	MHD	7.0200e-004	1.1200e-004
tblVehicleEF	MHD	9.1700e-004	5.1800e-004
tblVehicleEF	MHD	0.04	0.02
tblVehicleEF	MHD	0.03	0.02
tblVehicleEF	MHD	6.1700e-004	3.4100e-004
tblVehicleEF	MHD	0.04	0.01

tblVehicleEF	MHD	0.02	0.13
tblVehicleEF	MHD	0.29	0.06
tblVehicleEF	MHD	1.1880e-003	5.9600e-004
tblVehicleEF	MHD	0.01	9.5030e-003
tblVehicleEF	MHD	6.8700e-004	1.0800e-004
tblVehicleEF	MHD	9.1700e-004	5.1800e-004
tblVehicleEF	MHD	0.04	0.02
tblVehicleEF	MHD	0.04	0.03
tblVehicleEF	MHD	6.1700e-004	3.4100e-004
tblVehicleEF	MHD	0.04	0.02
tblVehicleEF	MHD	0.02	0.13
tblVehicleEF	MHD	0.32	0.06
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tblVehicleEF	OBUS	5.0410e-003	3.9860e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.25	0.64
tblVehicleEF	OBUS	0.39	0.49
tblVehicleEF	OBUS	4.74	2.18
tblVehicleEF	OBUS	104.31	93.56
tblVehicleEF	OBUS	1,245.44	1,302.58
tblVehicleEF	OBUS	67.18	18.02
tblVehicleEF	OBUS	0.22	0.38
tblVehicleEF	OBUS	0.72	1.17
tblVehicleEF	OBUS	2.49	0.87
tblVehicleEF	OBUS	2.0000e-005	1.2700e-004
tblVehicleEF	OBUS	2.8390e-003	7.3400e-003
tblVehicleEF	OBUS	8.6900e-004	2.0100e-004
tblVehicleEF	OBUS	2.0000e-005	1.2200e-004
tblVehicleEF	OBUS	2.6990e-003	7.0070e-003
tblVehicleEF	OBUS	7.9900e-004	1.8400e-004

tblVehicleEF	OBUS	1.3860e-003	1.8010e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.03	0.05
tblVehicleEF	OBUS	7.6500e-004	9.4400e-004
tblVehicleEF	OBUS	0.04	0.02
tblVehicleEF	OBUS	0.04	0.27
tblVehicleEF	OBUS	0.30	0.10
tblVehicleEF	OBUS	1.0070e-003	8.9000e-004
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.5500e-004	1.7800e-004
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tblVehicleEF	OBUS	0.05	0.07
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tblVehicleEF	OBUS	0.05	0.03
tblVehicleEF	OBUS	0.04	0.27
tblVehicleEF	OBUS	0.33	0.11
tblVehicleEF	OBUS	0.01	8.3290e-003
tblVehicleEF	OBUS	5.1240e-003	4.0730e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.24	0.63
tblVehicleEF	OBUS	0.39	0.50
tblVehicleEF	OBUS	4.48	2.06
tblVehicleEF	OBUS	109.53	92.48
tblVehicleEF	OBUS	1,245.44	1,302.60
tblVehicleEF	OBUS	67.18	17.81
tblVehicleEF	OBUS	0.23	0.36
tblVehicleEF	OBUS	0.68	1.10
tblVehicleEF	OBUS	2.45	0.86
tblVehicleEF	OBUS	1.7000e-005	1.1300e-004

tblVehicleEF	OBUS	2.8390e-003	7.3400e-003
tblVehicleEF	OBUS	8.6900e-004	2.0100e-004
tblVehicleEF	OBUS	1.7000e-005	1.0800e-004
tblVehicleEF	OBUS	2.6990e-003	7.0070e-003
tblVehicleEF	OBUS	7.9900e-004	1.8400e-004
tblVehicleEF	OBUS	2.0270e-003	2.6200e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.03	0.06
tblVehicleEF	OBUS	1.0680e-003	1.3160e-003
tblVehicleEF	OBUS	0.04	0.02
tblVehicleEF	OBUS	0.04	0.26
tblVehicleEF	OBUS	0.29	0.10
tblVehicleEF	OBUS	1.0570e-003	8.7900e-004
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.5000e-004	1.7600e-004
tblVehicleEF	OBUS	2.0270e-003	2.6200e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.05	0.07
tblVehicleEF	OBUS	1.0680e-003	1.3160e-003
tblVehicleEF	OBUS	0.05	0.03
tblVehicleEF	OBUS	0.04	0.26
tblVehicleEF	OBUS	0.31	0.11
tblVehicleEF	OBUS	0.01	8.1270e-003
tblVehicleEF	OBUS	5.0190e-003	3.9630e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.25	0.64
tblVehicleEF	OBUS	0.39	0.49
tblVehicleEF	OBUS	4.79	2.21
tblVehicleEF	OBUS	97.10	95.06
tblVehicleEF	OBUS	1,245.44	1,302.58

tblVehicleEF	OBUS	67.18	18.06
tblVehicleEF	OBUS	0.21	0.40
tblVehicleEF	OBUS	0.71	1.15
tblVehicleEF	OBUS	2.50	0.87
tblVehicleEF	OBUS	2.5000e-005	1.4700e-004
tblVehicleEF	OBUS	2.8390e-003	7.3400e-003
tblVehicleEF	OBUS	8.6900e-004	2.0100e-004
tblVehicleEF	OBUS	2.4000e-005	1.4100e-004
tblVehicleEF	OBUS	2.6990e-003	7.0070e-003
tblVehicleEF	OBUS	7.9900e-004	1.8400e-004
tblVehicleEF	OBUS	1.3950e-003	1.8550e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.03	0.05
tblVehicleEF	OBUS	7.3900e-004	9.2100e-004
tblVehicleEF	OBUS	0.04	0.02
tblVehicleEF	OBUS	0.04	0.29
tblVehicleEF	OBUS	0.30	0.11
tblVehicleEF	OBUS	9.3800e-004	9.0400e-004
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.5600e-004	1.7900e-004
tblVehicleEF	OBUS	1.3950e-003	1.8550e-003
tblVehicleEF	OBUS	0.02	0.02
tblVehicleEF	OBUS	0.05	0.07
tblVehicleEF	OBUS	7.3900e-004	9.2100e-004
tblVehicleEF	OBUS	0.05	0.03
tblVehicleEF	OBUS	0.04	0.29
tblVehicleEF	OBUS	0.33	0.12
tblVehicleEF	SBUS	0.82	0.08
tblVehicleEF	SBUS	9.1930e-003	5.9590e-003
tblVehicleEF	SBUS	0.06	7.0040e-003

tblVehicleEF	SBUS	8.54	3.22
tblVehicleEF	SBUS	0.56	0.50
tblVehicleEF	SBUS	6.87	0.95
tblVehicleEF	SBUS	1,074.78	349.76
tblVehicleEF	SBUS	1,054.45	1,060.41
tblVehicleEF	SBUS	59.03	5.91
tblVehicleEF	SBUS	7.16	2.87
tblVehicleEF	SBUS	3.13	4.01
tblVehicleEF	SBUS	11.32	1.04
tblVehicleEF	SBUS	5.9710e-003	3.0450e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.02
tblVehicleEF	SBUS	9.3000e-004	6.6000e-005
tblVehicleEF	SBUS	5.7130e-003	2.9130e-003
tblVehicleEF	SBUS	2.6410e-003	2.6500e-003
tblVehicleEF	SBUS	0.02	0.02
tblVehicleEF	SBUS	8.5500e-004	6.1000e-005
tblVehicleEF	SBUS	3.4720e-003	1.0490e-003
tblVehicleEF	SBUS	0.03	9.1640e-003
tblVehicleEF	SBUS	1.01	0.37
tblVehicleEF	SBUS	1.9700e-003	5.8800e-004
tblVehicleEF	SBUS	0.09	0.08
tblVehicleEF	SBUS	0.01	0.06
tblVehicleEF	SBUS	0.37	0.04
tblVehicleEF	SBUS	0.01	3.3410e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	7.0900e-004	5.9000e-005
tblVehicleEF	SBUS	3.4720e-003	1.0490e-003
tblVehicleEF	SBUS	0.03	9.1640e-003
tblVehicleEF	SBUS	1.47	0.53

tblVehicleEF	SBUS	1.9700e-003	5.8800e-004
tblVehicleEF	SBUS	0.10	0.10
tblVehicleEF	SBUS	0.01	0.06
tblVehicleEF	SBUS	0.40	0.04
tblVehicleEF	SBUS	0.82	0.08
tblVehicleEF	SBUS	9.3280e-003	6.0250e-003
tblVehicleEF	SBUS	0.05	6.2380e-003
tblVehicleEF	SBUS	8.45	3.19
tblVehicleEF	SBUS	0.57	0.51
tblVehicleEF	SBUS	5.57	0.77
tblVehicleEF	SBUS	1,121.34	355.94
tblVehicleEF	SBUS	1,054.45	1,060.43
tblVehicleEF	SBUS	59.03	5.62
tblVehicleEF	SBUS	7.39	2.92
tblVehicleEF	SBUS	2.95	3.78
tblVehicleEF	SBUS	11.29	1.04
tblVehicleEF	SBUS	5.0340e-003	2.5750e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.02
tblVehicleEF	SBUS	9.3000e-004	6.6000e-005
tblVehicleEF	SBUS	4.8160e-003	2.4640e-003
tblVehicleEF	SBUS	2.6410e-003	2.6500e-003
tblVehicleEF	SBUS	0.02	0.02
tblVehicleEF	SBUS	8.5500e-004	6.1000e-005
tblVehicleEF	SBUS	5.0990e-003	1.5250e-003
tblVehicleEF	SBUS	0.03	9.3000e-003
tblVehicleEF	SBUS	1.01	0.37
tblVehicleEF	SBUS	2.7520e-003	8.1300e-004
tblVehicleEF	SBUS	0.09	0.08
tblVehicleEF	SBUS	0.01	0.05

tblVehicleEF	SBUS	0.32	0.04
tblVehicleEF	SBUS	0.01	3.3990e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.8800e-004	5.6000e-005
tblVehicleEF	SBUS	5.0990e-003	1.5250e-003
tblVehicleEF	SBUS	0.03	9.3000e-003
tblVehicleEF	SBUS	1.46	0.53
tblVehicleEF	SBUS	2.7520e-003	8.1300e-004
tblVehicleEF	SBUS	0.10	0.10
tblVehicleEF	SBUS	0.01	0.05
tblVehicleEF	SBUS	0.36	0.04
tblVehicleEF	SBUS	0.82	0.08
tblVehicleEF	SBUS	9.1540e-003	5.9390e-003
tblVehicleEF	SBUS	0.06	7.1730e-003
tblVehicleEF	SBUS	8.67	3.27
tblVehicleEF	SBUS	0.56	0.50
tblVehicleEF	SBUS	7.09	0.98
tblVehicleEF	SBUS	1,010.49	341.22
tblVehicleEF	SBUS	1,054.45	1,060.41
tblVehicleEF	SBUS	59.03	5.97
tblVehicleEF	SBUS	6.84	2.81
tblVehicleEF	SBUS	3.07	3.94
tblVehicleEF	SBUS	11.33	1.04
tblVehicleEF	SBUS	7.2660e-003	3.6930e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.02
tblVehicleEF	SBUS	9.3000e-004	6.6000e-005
tblVehicleEF	SBUS	6.9510e-003	3.5330e-003
tblVehicleEF	SBUS	2.6410e-003	2.6500e-003
tblVehicleEF	SBUS	0.02	0.02

tblVehicleEF	SBUS	8.5500e-004	6.1000e-005
tblVehicleEF	SBUS	3.4210e-003	1.0390e-003
tblVehicleEF	SBUS	0.03	9.4970e-003
tblVehicleEF	SBUS	1.02	0.37
tblVehicleEF	SBUS	1.8860e-003	5.6200e-004
tblVehicleEF	SBUS	0.09	0.08
tblVehicleEF	SBUS	0.02	0.07
tblVehicleEF	SBUS	0.37	0.04
tblVehicleEF	SBUS	9.9400e-003	3.2600e-003
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	7.1300e-004	5.9000e-005
tblVehicleEF	SBUS	3.4210e-003	1.0390e-003
tblVehicleEF	SBUS	0.03	9.4970e-003
tblVehicleEF	SBUS	1.47	0.53
tblVehicleEF	SBUS	1.8860e-003	5.6200e-004
tblVehicleEF	SBUS	0.10	0.10
tblVehicleEF	SBUS	0.02	0.07
tblVehicleEF	SBUS	0.41	0.05
tblVehicleEF	UBUS	2.16	5.82
tblVehicleEF	UBUS	0.05	8.7170e-003
tblVehicleEF	UBUS	9.46	45.20
tblVehicleEF	UBUS	8.69	0.70
tblVehicleEF	UBUS	1,903.75	1,972.35
tblVehicleEF	UBUS	108.80	7.62
tblVehicleEF	UBUS	7.56	0.46
tblVehicleEF	UBUS	14.48	0.07
tblVehicleEF	UBUS	0.58	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.10	3.2880e-003
tblVehicleEF	UBUS	1.2250e-003	8.4000e-005

tblVehicleEF	UBUS	0.25	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9830e-003
tblVehicleEF	UBUS	0.09	3.1400e-003
tblVehicleEF	UBUS	1.1270e-003	7.7000e-005
tblVehicleEF	UBUS	4.0090e-003	2.3200e-004
tblVehicleEF	UBUS	0.06	2.2660e-003
tblVehicleEF	UBUS	2.4650e-003	1.5900e-004
tblVehicleEF	UBUS	0.65	0.08
tblVehicleEF	UBUS	0.02	0.01
tblVehicleEF	UBUS	0.70	0.04
tblVehicleEF	UBUS	9.3960e-003	1.3410e-003
tblVehicleEF	UBUS	1.2460e-003	7.5000e-005
tblVehicleEF	UBUS	4.0090e-003	2.3200e-004
tblVehicleEF	UBUS	0.06	2.2660e-003
tblVehicleEF	UBUS	2.4650e-003	1.5900e-004
tblVehicleEF	UBUS	2.89	5.94
tblVehicleEF	UBUS	0.02	0.01
tblVehicleEF	UBUS	0.76	0.04
tblVehicleEF	UBUS	2.17	5.82
tblVehicleEF	UBUS	0.05	8.0930e-003
tblVehicleEF	UBUS	9.50	45.20
tblVehicleEF	UBUS	7.56	0.62
tblVehicleEF	UBUS	1,903.75	1,972.36
tblVehicleEF	UBUS	108.80	7.48
tblVehicleEF	UBUS	7.12	0.46
tblVehicleEF	UBUS	14.43	0.06
tblVehicleEF	UBUS	0.58	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.10	3.2880e-003
tblVehicleEF	UBUS	1.2250e-003	8.4000e-005

tblVehicleEF	UBUS	0.25	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9830e-003
tblVehicleEF	UBUS	0.09	3.1400e-003
tblVehicleEF	UBUS	1.1270e-003	7.7000e-005
tblVehicleEF	UBUS	5.7360e-003	3.4700e-004
tblVehicleEF	UBUS	0.07	2.4270e-003
tblVehicleEF	UBUS	3.3950e-003	2.3700e-004
tblVehicleEF	UBUS	0.65	0.08
tblVehicleEF	UBUS	0.02	0.01
tblVehicleEF	UBUS	0.64	0.03
tblVehicleEF	UBUS	9.3970e-003	1.3410e-003
tblVehicleEF	UBUS	1.2260e-003	7.4000e-005
tblVehicleEF	UBUS	5.7360e-003	3.4700e-004
tblVehicleEF	UBUS	0.07	2.4270e-003
tblVehicleEF	UBUS	3.3950e-003	2.3700e-004
tblVehicleEF	UBUS	2.90	5.94
tblVehicleEF	UBUS	0.02	0.01
tblVehicleEF	UBUS	0.70	0.04
tblVehicleEF	UBUS	2.16	5.82
tblVehicleEF	UBUS	0.05	8.8540e-003
tblVehicleEF	UBUS	9.45	45.20
tblVehicleEF	UBUS	8.90	0.72
tblVehicleEF	UBUS	1,903.75	1,972.35
tblVehicleEF	UBUS	108.80	7.65
tblVehicleEF	UBUS	7.42	0.46
tblVehicleEF	UBUS	14.50	0.07
tblVehicleEF	UBUS	0.58	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.10	3.2880e-003
tblVehicleEF	UBUS	1.2250e-003	8.4000e-005

tblVehicleEF	UBUS	0.25	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9830e-003
tblVehicleEF	UBUS	0.09	3.1400e-003
tblVehicleEF	UBUS	1.1270e-003	7.7000e-005
tblVehicleEF	UBUS	4.4300e-003	2.5000e-004
tblVehicleEF	UBUS	0.08	2.5870e-003
tblVehicleEF	UBUS	2.5230e-003	1.5700e-004
tblVehicleEF	UBUS	0.64	0.08
tblVehicleEF	UBUS	0.03	0.01
tblVehicleEF	UBUS	0.71	0.04
tblVehicleEF	UBUS	9.3960e-003	1.3410e-003
tblVehicleEF	UBUS	1.2490e-003	7.6000e-005
tblVehicleEF	UBUS	4.4300e-003	2.5000e-004
tblVehicleEF	UBUS	0.08	2.5870e-003
tblVehicleEF	UBUS	2.5230e-003	1.5700e-004
tblVehicleEF	UBUS	2.88	5.94
tblVehicleEF	UBUS	0.03	0.01
tblVehicleEF	UBUS	0.78	0.04
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	6.39	4.67
tblVehicleTrips	ST_TR	5.67	5.47
tblVehicleTrips	ST_TR	20.87	17.76
tblVehicleTrips	ST_TR	8.19	6.24
tblVehicleTrips	ST_TR	94.36	101.73
tblVehicleTrips	ST_TR	42.04	29.55

tblVehicleTrips	SU_TR	5.86	4.67
tblVehicleTrips	SU_TR	4.84	5.47
tblVehicleTrips	SU_TR	26.73	17.76
tblVehicleTrips	SU_TR	5.95	6.24
tblVehicleTrips	SU_TR	72.16	101.73
tblVehicleTrips	SU_TR	20.43	29.55
tblVehicleTrips	WD_TR	6.65	4.67
tblVehicleTrips	WD_TR	5.81	5.47
tblVehicleTrips	WD_TR	32.93	14.56
tblVehicleTrips	WD_TR	8.17	3.19
tblVehicleTrips	WD_TR	89.95	53.02
tblVehicleTrips	WD_TR	44.32	29.55
tblWater	AerobicPercent	87.46	97.54
tblWater	AerobicPercent	87.46	97.54
tblWater	AerobicPercent	87.46	97.54
tblWater	AerobicPercent	87.46	97.54
tblWater	AerobicPercent	87.46	97.54
tblWater	AerobicPercent	87.46	97.54
tblWater	AerobicPercent	87.46	97.54
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	2.46
tblWater	IndoorWaterUseRate	3,127,393.23	1,255,273.00
tblWater	IndoorWaterUseRate	3,909,241.54	1,936,581.00
tblWater	IndoorWaterUseRate	739,289.30	2,645,034.00
tblWater	IndoorWaterUseRate	7,914,432.24	4,252,214.00

tblWater	IndoorWaterUseRate	5,982,649.47	4,170,267.00
tblWater	IndoorWaterUseRate	488,878.64	1,396,581.00
tblWater	OutdoorWaterUseRate	1,971,617.47	0.00
tblWater	OutdoorWaterUseRate	2,464,521.84	0.00
tblWater	OutdoorWaterUseRate	453,112.80	0.00
tblWater	OutdoorWaterUseRate	879,381.36	1,877,706.00
tblWater	OutdoorWaterUseRate	381,871.24	0.00
tblWater	OutdoorWaterUseRate	299,635.30	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Construction Modeled Separately

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Area	1.8590	0.0129	1.1239	6.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.0000	1.8410	1.8410	1.8000e-003	0.0000	1.8860
Energy	0.0618	0.5578	0.4406	3.3700e-003		0.0427	0.0427		0.0427	0.0427	0.0000	1,443.1685	1,443.1685	0.0718	0.0237	1,452.0121
Mobile	1.1938	1.9025	10.1166	0.0282	2.8631	0.0222	2.8854	0.7658	0.0207	0.7865	0.0000	2,645.3955	2,645.3955	0.1819	0.0000	2,649.9437
Stationary	0.0550	0.2459	0.1402	2.6000e-004		8.0900e-003	8.0900e-003		8.0900e-003	8.0900e-003	0.0000	25.5134	25.5134	3.5800e-003	0.0000	25.6028
Waste						0.0000	0.0000		0.0000	0.0000	78.9533	0.0000	78.9533	4.6660	0.0000	195.6036
Water						0.0000	0.0000		0.0000	0.0000	5.5391	40.8893	46.4284	0.1620	0.0127	54.2497
Total	**3.1696**	**2.7190**	**11.8212**	**0.0319**	**2.8631**	**0.0792**	**2.9424**	**0.7658**	**0.0777**	**0.8436**	**84.4924**	**4,156.8077**	**4,241.3001**	**5.0871**	**0.0363**	**4,379.2980**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.8000	0.0129	1.1239	6.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.0000	1.8410	1.8410	1.8000e-003	0.0000	1.8860
Energy	0.0602	0.5433	0.4293	3.2900e-003		0.0416	0.0416		0.0416	0.0416	0.0000	1,349.6966	1,349.6966	0.0659	0.0222	1,357.9598
Mobile	1.1938	1.9025	10.1166	0.0282	2.8631	0.0222	2.8854	0.7658	0.0207	0.7865	0.0000	2,645.3955	2,645.3955	0.1819	0.0000	2,649.9437
Stationary	0.0550	0.2459	0.1402	2.6000e-004		8.0900e-003	8.0900e-003		8.0900e-003	8.0900e-003	0.0000	25.5134	25.5134	3.5800e-003	0.0000	25.6028
Waste						0.0000	0.0000		0.0000	0.0000	78.9533	0.0000	78.9533	4.6660	0.0000	195.6036
Water						0.0000	0.0000		0.0000	0.0000	5.5391	40.8893	46.4284	0.1620	0.0127	54.2497
Total	**3.1090**	**2.7046**	**11.8100**	**0.0319**	**2.8631**	**0.0781**	**2.9413**	**0.7658**	**0.0766**	**0.8424**	**84.4924**	**4,063.3358**	**4,147.8283**	**5.0812**	**0.0349**	**4,285.2456**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.91**	**0.53**	**0.10**	**0.25**	**0.00**	**1.40**	**0.04**	**0.00**	**1.43**	**0.13**	**0.00**	**2.25**	**2.20**	**0.12**	**3.99**	**2.15**

3.0 Construction Detail

Construction Modeled Separately

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1938	1.9025	10.1166	0.0282	2.8631	0.0222	2.8854	0.7658	0.0207	0.7865	0.0000	2,645.3955	2,645.3955	0.1819	0.0000	2,649.9437
Unmitigated	1.1938	1.9025	10.1166	0.0282	2.8631	0.0222	2.8854	0.7658	0.0207	0.7865	0.0000	2,645.3955	2,645.3955	0.1819	0.0000	2,649.9437

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	224.16	224.16	224.16	765,525	765,525
Condo/Townhouse	328.20	328.20	328.20	1,120,831	1,120,831
Enclosed Parking with Elevator	0.00	0.00	0.00		
Health Club	182.00	222.00	222.00	413,699	413,699
Hotel	995.28	1,946.88	1946.88	3,023,674	3,023,674
Quality Restaurant	1,045.02	2,005.10	2005.10	1,878,241	1,878,241
Strip Mall	195.03	195.03	195.03	371,063	371,063
Total	2,969.69	4,921.37	4,921.37	7,573,034	7,573,034

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3

Condo/Townhouse	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920
Condo/Townhouse	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920
Enclosed Parking with Elevator	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920
Health Club	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920
Hotel	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920
Quality Restaurant	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920
Strip Mall	0.545536	0.063671	0.188557	0.118075	0.024059	0.006480	0.018412	0.025898	0.001418	0.001678	0.004643	0.000654	0.000920

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	753.6584	753.6584	0.0545	0.0113	758.3797

Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	831.2143	831.2143	0.0601	0.0124	836.4214
NaturalGas Mitigated	0.0602	0.5433	0.4293	3.2900e-003		0.0416	0.0416		0.0416	0.0416	0.0000	596.0382	596.0382	0.0114	0.0109	599.5802
NaturalGas Unmitigated	0.0618	0.5578	0.4406	3.3700e-003		0.0427	0.0427		0.0427	0.0427	0.0000	611.9542	611.9542	0.0117	0.0112	615.5907

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	427676	2.3100e-003	0.0197	8.3900e-003	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003	0.0000	22.8224	22.8224	4.4000e-004	4.2000e-004	22.9581
Condo/Townhouse	1.03895e+006	5.6000e-003	0.0479	0.0204	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	55.4422	55.4422	1.0600e-003	1.0200e-003	55.7716
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	286000	1.5400e-003	0.0140	0.0118	8.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	15.2621	15.2621	2.9000e-004	2.8000e-004	15.3527
Hotel	5.41217e+006	0.0292	0.2653	0.2229	1.5900e-003		0.0202	0.0202		0.0202	0.0202	0.0000	288.8139	288.8139	5.5400e-003	5.2900e-003	290.5302
Quality Restaurant	4.29422e+006	0.0232	0.2105	0.1768	1.2600e-003		0.0160	0.0160		0.0160	0.0160	0.0000	229.1558	229.1558	4.3900e-003	4.2000e-003	230.5176
Strip Mall	8580	5.0000e-005	4.2000e-004	3.5000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4579	0.4579	1.0000e-005	1.0000e-005	0.4606
Total		**0.0618**	**0.5578**	**0.4406**	**3.3700e-003**		**0.0427**	**0.0427**		**0.0427**	**0.0427**	**0.0000**	**611.9542**	**611.9542**	**0.0117**	**0.0112**	**615.5907**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					

Apartments Mid Rise	417887	2.2500e-003	0.0193	8.1900e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3000	22.3000	4.3000e-004	4.1000e-004	22.4326
Condo/Townhouse	1.00149e+006	5.4000e-003	0.0462	0.0196	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003	0.0000	53.4435	53.4435	1.0200e-003	9.8000e-004	53.7610
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	274481	1.4800e-003	0.0135	0.0113	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6474	14.6474	2.8000e-004	2.7000e-004	14.7344
Hotel	5.2026e+006	0.0281	0.2550	0.2142	1.5300e-003		0.0194	0.0194		0.0194	0.0194	0.0000	277.6304	277.6304	5.3200e-003	5.0900e-003	279.2802
Quality Restaurant	4.26456e+006	0.0230	0.2091	0.1756	1.2500e-003		0.0159	0.0159		0.0159	0.0159	0.0000	227.5734	227.5734	4.3600e-003	4.1700e-003	228.9257
Strip Mall	8312.7	4.0000e-005	4.1000e-004	3.4000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4436	0.4436	1.0000e-005	1.0000e-005	0.4462
Total		**0.0602**	**0.5434**	**0.4293**	**3.2700e-003**		**0.0416**	**0.0416**		**0.0416**	**0.0416**	**0.0000**	**596.0382**	**596.0382**	**0.0114**	**0.0109**	**599.5802**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	189529	34.4865	2.4900e-003	5.2000e-004	34.7026
Condo/Townhouse	298181	54.2566	3.9200e-003	8.1000e-004	54.5964
Enclosed Parking with Elevator	980928	178.4883	0.0129	2.6700e-003	179.6064
Health Club	148625	27.0436	1.9600e-003	4.0000e-004	27.2130
Hotel	2.0476e+006	372.5790	0.0269	5.5700e-003	374.9131
Quality Restaurant	822104	149.5889	0.0108	2.2400e-003	150.5260
Strip Mall	81180	14.7714	1.0700e-003	2.2000e-004	14.8639
Total		**831.2142**	**0.0601**	**0.0124**	**836.4214**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	137528	25.0244	1.8100e-003	3.7000e-004	25.1812
Condo/Townhouse	246026	44.7665	3.2400e-003	6.7000e-004	45.0470
Enclosed Parking with Elevator	900579	163.8680	0.0119	2.4500e-003	164.8945
Health Club	95090.7	17.3026	1.2500e-003	2.6000e-004	17.4110
Hotel	1.96921e+006	358.3145	0.0259	5.3600e-003	360.5592
Quality Restaurant	764872	139.1751	0.0101	2.0800e-003	140.0469
Strip Mall	28618.4	5.2074	3.8000e-004	8.0000e-005	5.2400
Total		**753.6584**	**0.0545**	**0.0113**	**758.3797**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Non-Residential Interior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Category	tons/yr										MT/yr					
Mitigated	1.8000	0.0129	1.1239	6.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.0000	1.8410	1.8410	1.8000e-003	0.0000	1.8860
Unmitigated	1.8590	0.0129	1.1239	6.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.0000	1.8410	1.8410	1.8000e-003	0.0000	1.8860

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1941					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6305					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0344	0.0129	1.1239	6.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.0000	1.8410	1.8410	1.8000e-003	0.0000	1.8860
Total	**1.8590**	**0.0129**	**1.1239**	**6.0000e-005**		**6.2100e-003**	**6.2100e-003**		**6.2100e-003**	**6.2100e-003**	**0.0000**	**1.8410**	**1.8410**	**1.8000e-003**	**0.0000**	**1.8860**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1351					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6305					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0344	0.0129	1.1239	6.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.0000	1.8410	1.8410	1.8000e-003	0.0000	1.8860
Total	**1.8000**	**0.0129**	**1.1239**	**6.0000e-005**		**6.2100e-003**	**6.2100e-003**		**6.2100e-003**	**6.2100e-003**	**0.0000**	**1.8410**	**1.8410**	**1.8000e-003**	**0.0000**	**1.8860**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	46.4284	0.1620	0.0127	54.2497
Unmitigated	46.4284	0.1620	0.0127	54.2497

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.25527 / 0	3.4182	0.0130	1.0100e-003	4.0434
Condo/Townhouse	1.93658 / 0	5.2735	0.0200	1.5600e-003	6.2380
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000

Health Club	2.64503 / 0	7.2027	0.0273	2.1300e-003	8.5200
Hotel	4.25221 / 1.87771	15.3750	0.0442	3.4800e-003	17.5167
Quality Restaurant	4.17027 / 0	11.3560	0.0431	3.3600e-003	13.4330
Strip Mall	1.39658 / 0	3.8030	0.0144	1.1200e-003	4.4986
Total		**46.4284**	**0.1620**	**0.0127**	**54.2497**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.25527 / 0	3.4182	0.0130	1.0100e-003	4.0434
Condo/Townhouse	1.93658 / 0	5.2735	0.0200	1.5600e-003	6.2380
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	2.64503 / 0	7.2027	0.0273	2.1300e-003	8.5200
Hotel	4.25221 / 1.87771	15.3750	0.0442	3.4800e-003	17.5167
Quality Restaurant	4.17027 / 0	11.3560	0.0431	3.3600e-003	13.4330
Strip Mall	1.39658 / 0	3.8030	0.0144	1.1200e-003	4.4986
Total		**46.4284**	**0.1620**	**0.0127**	**54.2497**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	78.9533	4.6660	0.0000	195.6036
Unmitigated	78.9533	4.6660	0.0000	195.6036

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
Hotel	388.95	78.9533	4.6660	0.0000	195.6036
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000
Total		**78.9533**	**4.6660**	**0.0000**	**195.6036**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
Hotel	388.95	78.9533	4.6660	0.0000	195.6036
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0	0.0000	0.0000	0.0000	0.0000
Total		**78.9533**	**4.6660**	**0.0000**	**195.6036**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	1340.5	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	0.0550	0.2459	0.1402	2.6000e-004		8.0900e-003	8.0900e-003		8.0900e-003	8.0900e-003	0.0000	25.5134	25.5134	3.5800e-003	0.0000	25.6028
Total	**0.0550**	**0.2459**	**0.1402**	**2.6000e-004**		**8.0900e-003**	**8.0900e-003**		**8.0900e-003**	**8.0900e-003**	**0.0000**	**25.5134**	**25.5134**	**3.5800e-003**	**0.0000**	**25.6028**

11.0 Vegetation

Greenhouse Gas

4 - EMFAC2017

Miramar Hotel
Total On-Road Emissions

Miramar Hotel

Total On-Road Emissions

Construction Phase	Daily One-Way Trips	Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)
Hotel Demolition	2022				
Total Haul Trips	7600				
Hauling	84	91	8	20	15
Vendor	0	91	8	6.9	15
Worker	70	91	8	14.7	0
Hotel Grading	2022				
Total Haul Trips	12500				
Hauling	122	103	8	20	15
Vendor	0	103	8	6.9	15
Worker	114	103	8	14.7	0
Hotel Concrete Pour	2022				
Total Haul Trips	5300				
Hauling	60	224	8	20	15
Vendor	80	224	8	6.9	15
Worker	200	224	8	14.7	0
Hotel Building construction	2022				
Total Haul Trips	0				
Hauling	0	443	8	20	15
Vendor	80	443	8	6.9	15
Worker	800	443	8	14.7	0
Hotel Paving	2022				
Total Haul Trips	0				
Hauling	0	207	8	20	15
Vendor	0	207	8	6.9	15
Worker	100	207	8	14.7	0
Hotel Arch Coating	2022				
Total Haul Trips	0				
Hauling	0	128	8	20	15
Vendor	0	128	8	6.9	15
Worker	100	128	8	14.7	0
2nd St. Demo	2023				
Total Haul Trips	26				
Hauling	5	13	8	20	15
Vendor	0	13	8	6.9	15
Worker	10	13	8	14.7	0
2nd St. Grading	2023				
Total Haul Trips	895				
Hauling	100	92	8	20	15
Vendor	0	92	8	6.9	15
Worker	50	92	8	14.7	0

Miramar Hotel

Total On-Road Emissions

Construction Phase	Daily One-Way Trips	Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)
2nd St. Concrete Pour	2023				
Total Haul Trips	210				
Hauling	40	53	8	20	15
Vendor	11	53	8	6.9	15
Worker	70	53	8	14.7	0
2nd St. Building Const.	2023				
Total Haul Trips	0				
Hauling	0	314	8	20	15
Vendor	11	314	8	6.9	15
Worker	130	314	8	14.7	0
2nd St. Paving	2023				
Total Haul Trips	0				
Hauling	0	50	8	20	15
Vendor	0	50	8	6.9	15
Worker	70	50	8	14.7	0
2nd St. Arch Coating	2023				
Total Haul Trips	0				
Hauling	0	50	8	20	15
Vendor	0	50	8	6.9	15
Worker	70	50	8	14.7	0
Water Trucks	2022				
Hotel Demolition	2	91	8	15	15
Hotel Grading	2	103	3	15	15
Hotel Building Construction	2	443	3	15	15

Miramar Hotel

Total On-Road Emissions

Construction Phase	Regional Emissions (pounds/day)										(MT/yr)
	ROG	NOX	CO	SO2	PM10 Dust	PM10 Exh	Total PM10	PM2.5 Dust	PM2.5 Exh	Total PM2.5	Total CO2e
Hotel Demolition											
Total Haul Trips											
Hauling	0.35	13.94	2.83	0.05	1.47	0.10	1.57	0.40	0.06	0.46	230.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.04	0.16	2.23	0.01	0.78	0.00	0.79	0.21	0.00	0.21	28.32
Hotel Grading											
Total Haul Trips											
Hauling	0.51	20.24	4.11	0.07	2.13	0.15	2.28	0.58	0.09	0.68	378.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.07	0.27	3.63	0.01	1.27	0.01	1.28	0.34	0.01	0.34	52.20
Hotel Concrete Pour											
Total Haul Trips											
Hauling	0.25	9.95	2.02	0.04	1.05	0.07	1.12	0.29	0.04	0.33	160.61
Vendor	0.11	3.53	0.99	0.02	0.51	0.04	0.55	0.15	0.03	0.18	171.18
Worker	0.13	0.47	6.37	0.02	2.23	0.01	2.25	0.59	0.01	0.60	199.18
Hotel Building construction											
Total Haul Trips											
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.11	3.53	0.99	0.02	0.51	0.04	0.55	0.15	0.03	0.18	338.54
Worker	0.51	1.87	25.46	0.08	8.93	0.05	8.99	2.37	0.05	2.42	1575.62
Hotel Paving											
Total Haul Trips											
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.06	0.23	3.18	0.01	1.12	0.01	1.12	0.30	0.01	0.30	92.03
Hotel Arch Coating											
Total Haul Trips											
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.06	0.23	3.18	0.01	1.12	0.01	1.12	0.30	0.01	0.30	56.91
2nd St. Demo											
Total Haul Trips											
Hauling	0.01	0.63	0.14	0.00	0.09	0.00	0.09	0.02	0.00	0.03	0.74
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.01	0.02	0.29	0.00	0.11	0.00	0.11	0.03	0.00	0.03	0.56
2nd St. Grading											
Total Haul Trips											
Hauling	0.17	12.66	2.89	0.06	1.75	0.08	1.83	0.48	0.03	0.51	25.60
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.03	0.10	1.45	0.00	0.56	0.00	0.56	0.15	0.00	0.15	19.79

Miramar Hotel

Total On-Road Emissions

Construction Phase	Regional Emissions (pounds/day)										(MT/yr)
	ROG	NOX	CO	SO2	PM10 Dust	PM10 Exh	Total PM10	PM2.5 Dust	PM2.5 Exh	Total PM2.5	Total CO2e
2nd St. Concrete Pour											
Total Haul Trips											
Hauling	0.07	5.06	1.16	0.02	0.70	0.03	0.73	0.19	0.01	0.20	6.01
Vendor	0.01	0.36	0.11	0.00	0.07	0.00	0.07	0.02	0.00	0.02	5.30
Worker	0.04	0.14	2.03	0.01	0.78	0.00	0.79	0.21	0.00	0.21	15.96
2nd St. Building Const.											
Total Haul Trips											
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.01	0.36	0.11	0.00	0.07	0.00	0.07	0.02	0.00	0.02	31.40
Worker	0.07	0.27	3.77	0.01	1.45	0.01	1.46	0.38	0.01	0.39	175.57
2nd St. Paving											
Total Haul Trips											
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.04	0.14	2.03	0.01	0.78	0.00	0.79	0.21	0.00	0.21	15.05
2nd St. Arch Coating											
Total Haul Trips											
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.04	0.14	2.03	0.01	0.78	0.00	0.79	0.21	0.00	0.21	15.05
Water Trucks											
Hotel Demolition	0.28	2.22	18.24	0.01	2.79	0.00	2.79	0.29	0.00	0.29	45.51
Hotel Grading	0.11	0.83	6.84	0.00	1.05	0.00	1.05	0.11	0.00	0.11	19.32
Hotel Building Construction	0.11	0.83	6.84	0.00	1.05	0.00	1.05	0.11	0.00	0.11	83.09

Miramar Hotel
Running Emissions

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)					
		ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling	Hauling	0.22368198	5.553373468	0.99397408	0.01486792	0.08921043	0.0756122
2018Vendor	Vendor	0.22258182	4.563468825	1.15447213	0.01305626	0.09908739	0.08992735
2018Worker	Worker	0.0388647	0.13262669	1.54681085	0.0033558	0.00257537	0.00237293
2022Hauling	Hauling	0.08103572	3.571515626	0.57499969	0.01347655	0.0279869	0.01673702
2022Vendor	Vendor	0.0717977	2.602453214	0.52331731	0.01185125	0.02991351	0.02359656
2022Worker	Worker	0.01983052	0.072203528	0.98204326	0.00297251	0.00205325	0.00189053
2023Hauling	Hauling	0.02463044	2.696920068	0.45130496	0.01267644	0.01843607	0.00673608
2023Vendor	Vendor	0.01991806	1.889760516	0.36497107	0.01125961	0.01227567	0.00629015
2023Worker	Worker	0.01715438	0.063123425	0.89542399	0.00287684	0.00192961	0.00177654
2025Hauling	Hauling	0.02402351	2.689787743	0.47666471	0.01223847	0.01862862	0.00700718
2025Vendor	Vendor	0.01822972	1.888185974	0.34201743	0.01087074	0.01242057	0.00647224
2025Worker	Worker	0.01324139	0.0497028	0.76635705	0.00270062	0.00175808	0.00161827
	GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
Hotel Demolition	2022									
Total Haul Trips	7600									
Hauling	84	91	8	20	0.30	13.23	2.13	0.05	0.10	0.06
Vendor	0	91	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	91	8	14.7	0.04	0.16	2.23	0.01	0.00	0.00
Hotel Grading	2022									
Total Haul Trips	12500									
Hauling	122	103	8	20	0.44	19.21	3.09	0.07	0.15	0.09
Vendor	0	103	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	114	103	8	14.7	0.07	0.27	3.63	0.01	0.01	0.01

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)					
		ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling	Hauling	0.22368198	5.553373468	0.99397408	0.01486792	0.08921043	0.0756122
2018Vendor	Vendor	0.22258182	4.563468825	1.15447213	0.01305626	0.09908739	0.08992735
2018Worker	Worker	0.0388647	0.13262669	1.54681085	0.0033558	0.00257537	0.00237293
2022Hauling	Hauling	0.08103572	3.571515626	0.57499969	0.01347655	0.0279869	0.01673702
2022Vendor	Vendor	0.0717977	2.602453214	0.52331731	0.01185125	0.02991351	0.02359656
2022Worker	Worker	0.01983052	0.072203528	0.98204326	0.00297251	0.00205325	0.00189053
2023Hauling	Hauling	0.02463044	2.696920068	0.45130496	0.01267644	0.01843607	0.00673608
2023Vendor	Vendor	0.01991806	1.889760516	0.36497107	0.01125961	0.01227567	0.00629015
2023Worker	Worker	0.01715438	0.063123425	0.89542399	0.00287684	0.00192961	0.00177654
2025Hauling	Hauling	0.02402351	2.689787743	0.47666471	0.01223847	0.01862862	0.00700718
2025Vendor	Vendor	0.01822972	1.888185974	0.34201743	0.01087074	0.01242057	0.00647224
2025Worker	Worker	0.01324139	0.0497028	0.76635705	0.00270062	0.00175808	0.00161827
	GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
Hotel Concrete Pour	2022									
Total Haul Trips	5300									
Hauling	60	224	8	20	0.21	9.45	1.52	0.04	0.07	0.04
Vendor	80	224	8	6.9	0.09	3.17	0.64	0.01	0.04	0.03
Worker	200	224	8	14.7	0.13	0.47	6.37	0.02	0.01	0.01
Hotel Building construction	2022									
Total Haul Trips	0									
Hauling	0	443	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	80	443	8	6.9	0.09	3.17	0.64	0.01	0.04	0.03
Worker	800	443	8	14.7	0.51	1.87	25.46	0.08	0.05	0.05

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)					
		ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling	Hauling	0.22368198	5.553373468	0.99397408	0.01486792	0.08921043	0.0756122
2018Vendor	Vendor	0.22258182	4.563468825	1.15447213	0.01305626	0.09908739	0.08992735
2018Worker	Worker	0.0388647	0.13262669	1.54681085	0.0033558	0.00257537	0.00237293
2022Hauling	Hauling	0.08103572	3.571515626	0.57499969	0.01347655	0.0279869	0.01673702
2022Vendor	Vendor	0.0717977	2.602453214	0.52331731	0.01185125	0.02991351	0.02359656
2022Worker	Worker	0.01983052	0.072203528	0.98204326	0.00297251	0.00205325	0.00189053
2023Hauling	Hauling	0.02463044	2.696920068	0.45130496	0.01267644	0.01843607	0.00673608
2023Vendor	Vendor	0.01991806	1.889760516	0.36497107	0.01125961	0.01227567	0.00629015
2023Worker	Worker	0.01715438	0.063123425	0.89542399	0.00287684	0.00192961	0.00177654
2025Hauling	Hauling	0.02402351	2.689787743	0.47666471	0.01223847	0.01862862	0.00700718
2025Vendor	Vendor	0.01822972	1.888185974	0.34201743	0.01087074	0.01242057	0.00647224
2025Worker	Worker	0.01324139	0.0497028	0.76635705	0.00270062	0.00175808	0.00161827
	GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
Hotel Paving	2022									
Total Haul Trips	0									
Hauling	0	207	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	207	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	100	207	8	14.7	0.06	0.23	3.18	0.01	0.01	0.01
Hotel Arch Coating	2022									
Total Haul Trips	0									
Hauling	0	128	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	128	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	100	128	8	14.7	0.06	0.23	3.18	0.01	0.01	0.01

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)					
		ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling	Hauling	0.22368198	5.553373468	0.99397408	0.01486792	0.08921043	0.0756122
2018Vendor	Vendor	0.22258182	4.563468825	1.15447213	0.01305626	0.09908739	0.08992735
2018Worker	Worker	0.0388647	0.13262669	1.54681085	0.0033558	0.00257537	0.00237293
2022Hauling	Hauling	0.08103572	3.571515626	0.57499969	0.01347655	0.0279869	0.01673702
2022Vendor	Vendor	0.0717977	2.602453214	0.52331731	0.01185125	0.02991351	0.02359656
2022Worker	Worker	0.01983052	0.072203528	0.98204326	0.00297251	0.00205325	0.00189053
2023Hauling	Hauling	0.02463044	2.696920068	0.45130496	0.01267644	0.01843607	0.00673608
2023Vendor	Vendor	0.01991806	1.889760516	0.36497107	0.01125961	0.01227567	0.00629015
2023Worker	Worker	0.01715438	0.063123425	0.89542399	0.00287684	0.00192961	0.00177654
2025Hauling	Hauling	0.02402351	2.689787743	0.47666471	0.01223847	0.01862862	0.00700718
2025Vendor	Vendor	0.01822972	1.888185974	0.34201743	0.01087074	0.01242057	0.00647224
2025Worker	Worker	0.01324139	0.0497028	0.76635705	0.00270062	0.00175808	0.00161827
	GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
2nd St. Demo	2023									
Total Haul Trips	26									
Hauling	5	13	8	20	0.01	0.59	0.10	0.00	0.00	0.00
Vendor	0	13	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	10	13	8	14.7	0.01	0.02	0.29	0.00	0.00	0.00
2nd St. Grading	2023									
Total Haul Trips	895									
Hauling	100	92	8	20	0.11	11.89	1.99	0.06	0.08	0.03
Vendor	0	92	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	50	92	8	14.7	0.03	0.10	1.45	0.00	0.00	0.00

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)					
		ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling	Hauling	0.22368198	5.553373468	0.99397408	0.01486792	0.08921043	0.0756122
2018Vendor	Vendor	0.22258182	4.563468825	1.15447213	0.01305626	0.09908739	0.08992735
2018Worker	Worker	0.0388647	0.13262669	1.54681085	0.0033558	0.00257537	0.00237293
2022Hauling	Hauling	0.08103572	3.571515626	0.57499969	0.01347655	0.0279869	0.01673702
2022Vendor	Vendor	0.0717977	2.602453214	0.52331731	0.01185125	0.02991351	0.02359656
2022Worker	Worker	0.01983052	0.072203528	0.98204326	0.00297251	0.00205325	0.00189053
2023Hauling	Hauling	0.02463044	2.696920068	0.45130496	0.01267644	0.01843607	0.00673608
2023Vendor	Vendor	0.01991806	1.889760516	0.36497107	0.01125961	0.01227567	0.00629015
2023Worker	Worker	0.01715438	0.063123425	0.89542399	0.00287684	0.00192961	0.00177654
2025Hauling	Hauling	0.02402351	2.689787743	0.47666471	0.01223847	0.01862862	0.00700718
2025Vendor	Vendor	0.01822972	1.888185974	0.34201743	0.01087074	0.01242057	0.00647224
2025Worker	Worker	0.01324139	0.0497028	0.76635705	0.00270062	0.00175808	0.00161827
	GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
2nd St. Concrete Pour	2023									
Total Haul Trips	210									
Hauling	40	53	8	20	0.04	4.76	0.80	0.02	0.03	0.01
Vendor	11	53	8	6.9	0.00	0.32	0.06	0.00	0.00	0.00
Worker	70	53	8	14.7	0.04	0.14	2.03	0.01	0.00	0.00
2nd St. Building Const.	2023									
Total Haul Trips	0									
Hauling	0	314	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	11	314	8	6.9	0.00	0.32	0.06	0.00	0.00	0.00
Worker	130	314	8	14.7	0.07	0.27	3.77	0.01	0.01	0.01

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)					
		ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling	Hauling	0.22368198	5.553373468	0.99397408	0.01486792	0.08921043	0.0756122
2018Vendor	Vendor	0.22258182	4.563468825	1.15447213	0.01305626	0.09908739	0.08992735
2018Worker	Worker	0.0388647	0.13262669	1.54681085	0.0033558	0.00257537	0.00237293
2022Hauling	Hauling	0.08103572	3.571515626	0.57499969	0.01347655	0.0279869	0.01673702
2022Vendor	Vendor	0.0717977	2.602453214	0.52331731	0.01185125	0.02991351	0.02359656
2022Worker	Worker	0.01983052	0.072203528	0.98204326	0.00297251	0.00205325	0.00189053
2023Hauling	Hauling	0.02463044	2.696920068	0.45130496	0.01267644	0.01843607	0.00673608
2023Vendor	Vendor	0.01991806	1.889760516	0.36497107	0.01125961	0.01227567	0.00629015
2023Worker	Worker	0.01715438	0.063123425	0.89542399	0.00287684	0.00192961	0.00177654
2025Hauling	Hauling	0.02402351	2.689787743	0.47666471	0.01223847	0.01862862	0.00700718
2025Vendor	Vendor	0.01822972	1.888185974	0.34201743	0.01087074	0.01242057	0.00647224
2025Worker	Worker	0.01324139	0.0497028	0.76635705	0.00270062	0.00175808	0.00161827
	GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
2nd St. Paving	2023									
Total Haul Trips	0									
Hauling	0	50	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	50	8	14.7	0.04	0.14	2.03	0.01	0.00	0.00
2nd St. Arch Coating	2023									
Total Haul Trips	0									
Hauling	0	50	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	50	8	14.7	0.04	0.14	2.03	0.01	0.00	0.00

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)		
		CO2	CH4	N2O
2018Hauling	Hauling	1616.37505	0.08237486	0.25591527
2018Vendor	Vendor	1395.90272	0.04831056	0.19953918
2018Worker	Worker	339.17058	0.00856223	0.01001632
2022Hauling	Hauling	1477.43548	0.08019506	0.23446951
2022Vendor	Vendor	1273.54109	0.04239589	0.18204996
2022Worker	Worker	300.448479	0.00471177	0.00646256
2023Hauling	Hauling	1394.21089	0.07850131	0.22145577
2023Vendor	Vendor	1211.83967	0.04029686	0.17274956
2023Worker	Worker	290.781675	0.00413135	0.00590029
2025Hauling	Hauling	1349.96343	0.08018655	0.21460127
2025Vendor	Vendor	1172.0935	0.04086716	0.16736985
2025Worker	Worker	272.975362	0.00326623	0.00505458
	GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
Hotel Demolition	2022							
Total Haul Trips	7600							
Hauling	84	91	8	20	224.57	0.01	0.04	224.62
Vendor	0	91	8	6.9	0.00	0.00	0.00	0.00
Worker	70	91	8	14.7	28.13	0.01	0.18	28.32
Hotel Grading	2022							
Total Haul Trips	12500							
Hauling	122	103	8	20	369.36	0.02	0.06	369.44
Vendor	0	103	8	6.9	0.00	0.00	0.00	0.00
Worker	114	103	8	14.7	51.86	0.02	0.32	52.20

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)		
		CO2	CH4	N2O
2018Hauling	Hauling	1616.37505	0.08237486	0.25591527
2018Vendor	Vendor	1395.90272	0.04831056	0.19953918
2018Worker	Worker	339.17058	0.00856223	0.01001632
2022Hauling	Hauling	1477.43548	0.08019506	0.23446951
2022Vendor	Vendor	1273.54109	0.04239589	0.18204996
2022Worker	Worker	300.448479	0.00471177	0.00646256
2023Hauling	Hauling	1394.21089	0.07850131	0.22145577
2023Vendor	Vendor	1211.83967	0.04029686	0.17274956
2023Worker	Worker	290.781675	0.00413135	0.00590029
2025Hauling	Hauling	1349.96343	0.08018655	0.21460127
2025Vendor	Vendor	1172.0935	0.04086716	0.16736985
2025Worker	Worker	272.975362	0.00326623	0.00505458
	GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
Hotel Concrete Pour	2022							
Total Haul Trips	5300							
Hauling	60	224	8	20	156.61	0.01	0.02	156.64
Vendor	80	224	8	6.9	157.47	0.13	6.53	164.13
Worker	200	224	8	14.7	197.86	0.08	1.23	199.18
Hotel Building construction	2022							
Total Haul Trips	0							
Hauling	0	443	8	20	0.00	0.00	0.00	0.00
Vendor	80	443	8	6.9	311.43	0.26	12.91	324.60
Worker	800	443	8	14.7	1565.24	0.61	9.76	1575.62

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)		
		CO2	CH4	N2O
2018Hauling	Hauling	1616.37505	0.08237486	0.25591527
2018Vendor	Vendor	1395.90272	0.04831056	0.19953918
2018Worker	Worker	339.17058	0.00856223	0.01001632
2022Hauling	Hauling	1477.43548	0.08019506	0.23446951
2022Vendor	Vendor	1273.54109	0.04239589	0.18204996
2022Worker	Worker	300.448479	0.00471177	0.00646256
2023Hauling	Hauling	1394.21089	0.07850131	0.22145577
2023Vendor	Vendor	1211.83967	0.04029686	0.17274956
2023Worker	Worker	290.781675	0.00413135	0.00590029
2025Hauling	Hauling	1349.96343	0.08018655	0.21460127
2025Vendor	Vendor	1172.0935	0.04086716	0.16736985
2025Worker	Worker	272.975362	0.00326623	0.00505458
	GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
Hotel Paving	2022							
Total Haul Trips	0							
Hauling	0	207	8	20	0.00	0.00	0.00	0.00
Vendor	0	207	8	6.9	0.00	0.00	0.00	0.00
Worker	100	207	8	14.7	91.42	0.04	0.57	92.03
Hotel Arch Coating	2022							
Total Haul Trips	0							
Hauling	0	128	8	20	0.00	0.00	0.00	0.00
Vendor	0	128	8	6.9	0.00	0.00	0.00	0.00
Worker	100	128	8	14.7	56.53	0.02	0.35	56.91

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)		
		CO2	CH4	N2O
2018Hauling	Hauling	1616.37505	0.08237486	0.25591527
2018Vendor	Vendor	1395.90272	0.04831056	0.19953918
2018Worker	Worker	339.17058	0.00856223	0.01001632
2022Hauling	Hauling	1477.43548	0.08019506	0.23446951
2022Vendor	Vendor	1273.54109	0.04239589	0.18204996
2022Worker	Worker	300.448479	0.00471177	0.00646256
2023Hauling	Hauling	1394.21089	0.07850131	0.22145577
2023Vendor	Vendor	1211.83967	0.04029686	0.17274956
2023Worker	Worker	290.781675	0.00413135	0.00590029
2025Hauling	Hauling	1349.96343	0.08018655	0.21460127
2025Vendor	Vendor	1172.0935	0.04086716	0.16736985
2025Worker	Worker	272.975362	0.00326623	0.00505458
	GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
2nd St. Demo	2023							
Total Haul Trips	26							
Hauling	5	13	8	20	0.72	0.00	0.00	0.73
Vendor	0	13	8	6.9	0.00	0.00	0.00	0.00
Worker	10	13	8	14.7	0.56	0.00	0.00	0.56
2nd St. Grading	2023							
Total Haul Trips	895							
Hauling	100	92	8	20	24.96	0.00	0.00	24.96
Vendor	0	92	8	6.9	0.00	0.00	0.00	0.00
Worker	50	92	8	14.7	19.66	0.01	0.12	19.79

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)		
		CO2	CH4	N2O
2018Hauling	Hauling	1616.37505	0.08237486	0.25591527
2018Vendor	Vendor	1395.90272	0.04831056	0.19953918
2018Worker	Worker	339.17058	0.00856223	0.01001632
2022Hauling	Hauling	1477.43548	0.08019506	0.23446951
2022Vendor	Vendor	1273.54109	0.04239589	0.18204996
2022Worker	Worker	300.448479	0.00471177	0.00646256
2023Hauling	Hauling	1394.21089	0.07850131	0.22145577
2023Vendor	Vendor	1211.83967	0.04029686	0.17274956
2023Worker	Worker	290.781675	0.00413135	0.00590029
2025Hauling	Hauling	1349.96343	0.08018655	0.21460127
2025Vendor	Vendor	1172.0935	0.04086716	0.16736985
2025Worker	Worker	272.975362	0.00326623	0.00505458
	GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
2nd St. Concrete Pour	2023							
Total Haul Trips	210							
Hauling	40	53	8	20	5.86	0.00	0.00	5.86
Vendor	11	53	8	6.9	4.87	0.00	0.20	5.08
Worker	70	53	8	14.7	15.86	0.01	0.09	15.96
2nd St. Building Const.	2023							
Total Haul Trips	0							
Hauling	0	314	8	20	0.00	0.00	0.00	0.00
Vendor	11	314	8	6.9	28.88	0.02	1.19	30.10
Worker	130	314	8	14.7	174.48	0.06	1.03	175.57

Miramar Hotel
Running Emissions

		Running Emissions Factor (grams/mile)		
		CO2	CH4	N2O
2018Hauling	Hauling	1616.37505	0.08237486	0.25591527
2018Vendor	Vendor	1395.90272	0.04831056	0.19953918
2018Worker	Worker	339.17058	0.00856223	0.01001632
2022Hauling	Hauling	1477.43548	0.08019506	0.23446951
2022Vendor	Vendor	1273.54109	0.04239589	0.18204996
2022Worker	Worker	300.448479	0.00471177	0.00646256
2023Hauling	Hauling	1394.21089	0.07850131	0.22145577
2023Vendor	Vendor	1211.83967	0.04029686	0.17274956
2023Worker	Worker	290.781675	0.00413135	0.00590029
2025Hauling	Hauling	1349.96343	0.08018655	0.21460127
2025Vendor	Vendor	1172.0935	0.04086716	0.16736985
2025Worker	Worker	272.975362	0.00326623	0.00505458
	GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
2nd St. Paving	2023							
Total Haul Trips	0							
Hauling	0	50	8	20	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00
Worker	70	50	8	14.7	14.96	0.01	0.09	15.05
2nd St. Arch Coating	2023							
Total Haul Trips	0							
Hauling	0	50	8	20	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00
Worker	70	50	8	14.7	14.96	0.01	0.09	15.05

Miramar Hotel
Idling Emissions

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)					
	ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling Hauling	0.01916649	0.268091747	0.20204452	0.00041463	0.00091858	0.00087884
2018Vendor Vendor	0.0101436	0.148560601	0.10909513	0.00022089	0.00052693	0.00050414
2018Worker Worker	0	0	0	0	0	0
2022Hauling Hauling	0.01840798	0.255177208	0.25283938	0.00044167	0.00015725	0.00015045
2022Vendor Vendor	0.0096457	0.137105548	0.13427245	0.00023364	0.00010016	9.5824E-05
2022Worker Worker	0	0	0	0	0	0
2023Hauling Hauling	0.0183884	0.232517081	0.27212729	0.00042369	0.00012747	0.00012196
2023Vendor Vendor	0.00960599	0.123301146	0.14407088	0.00022414	7.0228E-05	6.719E-05
2023Worker Worker	0	0	0	0	0	0
2025Hauling Hauling	0.01828576	0.229222051	0.27155072	0.00041017	0.00011749	0.00011241
2025Vendor Vendor	0.00953662	0.121211593	0.14363534	0.00021698	6.3606E-05	6.0854E-05
2025Worker Worker	0	0	0	0	0	0
GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
Hotel Demolition	2022									
Total Haul Trips	7600									
Hauling	84	91	8	15	0.05	0.71	0.70	0.00	0.00	0.00
Vendor	0	91	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	91	8	0	0.00	0.00	0.00	0.00	0.00	0.00
Hotel Grading	2022									
Total Haul Trips	12500									
Hauling	122	103	8	15	0.07	1.03	1.02	0.00	0.00	0.00
Vendor	0	103	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	114	103	8	0	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)					
	ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling Hauling	0.01916649	0.268091747	0.20204452	0.00041463	0.00091858	0.00087884
2018Vendor Vendor	0.0101436	0.148560601	0.10909513	0.00022089	0.00052693	0.00050414
2018Worker Worker	0	0	0	0	0	0
2022Hauling Hauling	0.01840798	0.255177208	0.25283938	0.00044167	0.00015725	0.00015045
2022Vendor Vendor	0.0096457	0.137105548	0.13427245	0.00023364	0.00010016	9.5824E-05
2022Worker Worker	0	0	0	0	0	0
2023Hauling Hauling	0.0183884	0.232517081	0.27212729	0.00042369	0.00012747	0.00012196
2023Vendor Vendor	0.00960599	0.123301146	0.14407088	0.00022414	7.0228E-05	6.719E-05
2023Worker Worker	0	0	0	0	0	0
2025Hauling Hauling	0.01828576	0.229222051	0.27155072	0.00041017	0.00011749	0.00011241
2025Vendor Vendor	0.00953662	0.121211593	0.14363534	0.00021698	6.3606E-05	6.0854E-05
2025Worker Worker	0	0	0	0	0	0
GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
Hotel Concrete Pour	2022									
Total Haul Trips	5300									
Hauling	60	224	8	15	0.04	0.51	0.50	0.00	0.00	0.00
Vendor	80	224	8	15	0.03	0.36	0.36	0.00	0.00	0.00
Worker	200	224	8	0	0.00	0.00	0.00	0.00	0.00	0.00
Hotel Building construction	2022									
Total Haul Trips	0									
Hauling	0	443	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	80	443	8	15	0.03	0.36	0.36	0.00	0.00	0.00
Worker	800	443	8	0	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)					
	ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling Hauling	0.01916649	0.268091747	0.20204452	0.00041463	0.00091858	0.00087884
2018Vendor Vendor	0.0101436	0.148560601	0.10909513	0.00022089	0.00052693	0.00050414
2018Worker Worker	0	0	0	0	0	0
2022Hauling Hauling	0.01840798	0.255177208	0.25283938	0.00044167	0.00015725	0.00015045
2022Vendor Vendor	0.0096457	0.137105548	0.13427245	0.00023364	0.00010016	9.5824E-05
2022Worker Worker	0	0	0	0	0	0
2023Hauling Hauling	0.0183884	0.232517081	0.27212729	0.00042369	0.00012747	0.00012196
2023Vendor Vendor	0.00960599	0.123301146	0.14407088	0.00022414	7.0228E-05	6.719E-05
2023Worker Worker	0	0	0	0	0	0
2025Hauling Hauling	0.01828576	0.229222051	0.27155072	0.00041017	0.00011749	0.00011241
2025Vendor Vendor	0.00953662	0.121211593	0.14363534	0.00021698	6.3606E-05	6.0854E-05
2025Worker Worker	0	0	0	0	0	0
GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
Hotel Paving	2022									
Total Haul Trips	0									
Hauling	0	207	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	207	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	100	207	8	0	0.00	0.00	0.00	0.00	0.00	0.00
Hotel Arch Coating	2022									
Total Haul Trips	0									
Hauling	0	128	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	128	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	100	128	8	0	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)					
	ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling Hauling	0.01916649	0.268091747	0.20204452	0.00041463	0.00091858	0.00087884
2018Vendor Vendor	0.0101436	0.148560601	0.10909513	0.00022089	0.00052693	0.00050414
2018Worker Worker	0	0	0	0	0	0
2022Hauling Hauling	0.01840798	0.255177208	0.25283938	0.00044167	0.00015725	0.00015045
2022Vendor Vendor	0.0096457	0.137105548	0.13427245	0.00023364	0.00010016	9.5824E-05
2022Worker Worker	0	0	0	0	0	0
2023Hauling Hauling	0.0183884	0.232517081	0.27212729	0.00042369	0.00012747	0.00012196
2023Vendor Vendor	0.00960599	0.123301146	0.14407088	0.00022414	7.0228E-05	6.719E-05
2023Worker Worker	0	0	0	0	0	0
2025Hauling Hauling	0.01828576	0.229222051	0.27155072	0.00041017	0.00011749	0.00011241
2025Vendor Vendor	0.00953662	0.121211593	0.14363534	0.00021698	6.3606E-05	6.0854E-05
2025Worker Worker	0	0	0	0	0	0
GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
2nd St. Demo	2023									
Total Haul Trips	26									
Hauling	5	13	8	15	0.00	0.04	0.04	0.00	0.00	0.00
Vendor	0	13	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	10	13	8	0	0.00	0.00	0.00	0.00	0.00	0.00
2nd St. Grading	2023									
Total Haul Trips	895									
Hauling	100	92	8	15	0.06	0.77	0.90	0.00	0.00	0.00
Vendor	0	92	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	50	92	8	0	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)					
	ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling Hauling	0.01916649	0.268091747	0.20204452	0.00041463	0.00091858	0.00087884
2018Vendor Vendor	0.0101436	0.148560601	0.10909513	0.00022089	0.00052693	0.00050414
2018Worker Worker	0	0	0	0	0	0
2022Hauling Hauling	0.01840798	0.255177208	0.25283938	0.00044167	0.00015725	0.00015045
2022Vendor Vendor	0.0096457	0.137105548	0.13427245	0.00023364	0.00010016	9.5824E-05
2022Worker Worker	0	0	0	0	0	0
2023Hauling Hauling	0.0183884	0.232517081	0.27212729	0.00042369	0.00012747	0.00012196
2023Vendor Vendor	0.00960599	0.123301146	0.14407088	0.00022414	7.0228E-05	6.719E-05
2023Worker Worker	0	0	0	0	0	0
2025Hauling Hauling	0.01828576	0.229222051	0.27155072	0.00041017	0.00011749	0.00011241
2025Vendor Vendor	0.00953662	0.121211593	0.14363534	0.00021698	6.3606E-05	6.0854E-05
2025Worker Worker	0	0	0	0	0	0
GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
2nd St. Concrete Pour	2023									
Total Haul Trips	210									
Hauling	40	53	8	15	0.02	0.31	0.36	0.00	0.00	0.00
Vendor	11	53	8	15	0.00	0.04	0.05	0.00	0.00	0.00
Worker	70	53	8	0	0.00	0.00	0.00	0.00	0.00	0.00
2nd St. Building Const.	2023									
Total Haul Trips	0									
Hauling	0	314	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	11	314	8	15	0.00	0.04	0.05	0.00	0.00	0.00
Worker	130	314	8	0	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)					
	ROG	NOX	CO	SO2	PM10	PM2.5
2018Hauling Hauling	0.01916649	0.268091747	0.20204452	0.00041463	0.00091858	0.00087884
2018Vendor Vendor	0.0101436	0.148560601	0.10909513	0.00022089	0.00052693	0.00050414
2018Worker Worker	0	0	0	0	0	0
2022Hauling Hauling	0.01840798	0.255177208	0.25283938	0.00044167	0.00015725	0.00015045
2022Vendor Vendor	0.0096457	0.137105548	0.13427245	0.00023364	0.00010016	9.5824E-05
2022Worker Worker	0	0	0	0	0	0
2023Hauling Hauling	0.0183884	0.232517081	0.27212729	0.00042369	0.00012747	0.00012196
2023Vendor Vendor	0.00960599	0.123301146	0.14407088	0.00022414	7.0228E-05	6.719E-05
2023Worker Worker	0	0	0	0	0	0
2025Hauling Hauling	0.01828576	0.229222051	0.27155072	0.00041017	0.00011749	0.00011241
2025Vendor Vendor	0.00953662	0.121211593	0.14363534	0.00021698	6.3606E-05	6.0854E-05
2025Worker Worker	0	0	0	0	0	0
GWP	N/A	N/A	N/A	N/A	N/A	N/A

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (pounds/day)					
					ROG	NOX	CO	SO2	PM10	PM2.5
2nd St. Paving	2023									
Total Haul Trips	0									
Hauling	0	50	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	50	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	50	8	0	0.00	0.00	0.00	0.00	0.00	0.00
2nd St. Arch Coating	2023									
Total Haul Trips	0									
Hauling	0	50	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	50	8	15	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	50	8	0	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2018Hauling Hauling	44.5093625	0.00109121	0.00702524
2018Vendor Vendor	23.6821695	0.00063755	0.00371048
2018Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
2025Hauling Hauling	44.17464	0.00109304	0.00697905
2025Vendor Vendor	23.3392609	0.00063117	0.0036643
2025Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
Hotel Demolition	2022							
Total Haul Trips	7600							
Hauling	84	91	8	15	5.41	0.01	0.25	5.67
Vendor	0	91	8	15	0.00	0.00	0.00	0.00
Worker	70	91	8	0	0.00	0.00	0.00	0.00
Hotel Grading	2022							
Total Haul Trips	12500							
Hauling	122	103	8	15	8.90	0.02	0.41	9.33
Vendor	0	103	8	15	0.00	0.00	0.00	0.00
Worker	114	103	8	0	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2018Hauling Hauling	44.5093625	0.00109121	0.00702524
2018Vendor Vendor	23.6821695	0.00063755	0.00371048
2018Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
2025Hauling Hauling	44.17464	0.00109304	0.00697905
2025Vendor Vendor	23.3392609	0.00063117	0.0036643
2025Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
Hotel Concrete Pour	2022							
Total Haul Trips	5300							
Hauling	60	224	8	15	3.77	0.02	0.17	3.97
Vendor	80	224	8	15	6.74	0.00	0.31	7.05
Worker	200	224	8	0	0.00	0.00	0.00	0.00
Hotel Building construction	2022							
Total Haul Trips	0							
Hauling	0	443	8	15	0.00	0.00	0.00	0.00
Vendor	80	443	8	15	13.33	0.01	0.61	13.95
Worker	800	443	8	0	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2018Hauling Hauling	44.5093625	0.00109121	0.00702524
2018Vendor Vendor	23.6821695	0.00063755	0.00371048
2018Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
2025Hauling Hauling	44.17464	0.00109304	0.00697905
2025Vendor Vendor	23.3392609	0.00063117	0.0036643
2025Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
Hotel Paving	2022							
Total Haul Trips	0							
Hauling	0	207	8	15	0.00	0.00	0.00	0.00
Vendor	0	207	8	15	0.00	0.00	0.00	0.00
Worker	100	207	8	0	0.00	0.00	0.00	0.00
Hotel Arch Coating	2022							
Total Haul Trips	0							
Hauling	0	128	8	15	0.00	0.00	0.00	0.00
Vendor	0	128	8	15	0.00	0.00	0.00	0.00
Worker	100	128	8	0	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2018Hauling Hauling	44.5093625	0.00109121	0.00702524
2018Vendor Vendor	23.6821695	0.00063755	0.00371048
2018Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
2025Hauling Hauling	44.17464	0.00109304	0.00697905
2025Vendor Vendor	23.3392609	0.00063117	0.0036643
2025Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
2nd St. Demo	2023							
Total Haul Trips	26							
Hauling	5	13	8	15	0.02	0.00	0.00	0.02
Vendor	0	13	8	15	0.00	0.00	0.00	0.00
Worker	10	13	8	0	0.00	0.00	0.00	0.00
2nd St. Grading	2023							
Total Haul Trips	895							
Hauling	100	92	8	15	0.61	0.00	0.03	0.64
Vendor	0	92	8	15	0.00	0.00	0.00	0.00
Worker	50	92	8	0	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2018Hauling Hauling	44.5093625	0.00109121	0.00702524
2018Vendor Vendor	23.6821695	0.00063755	0.00371048
2018Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
2025Hauling Hauling	44.17464	0.00109304	0.00697905
2025Vendor Vendor	23.3392609	0.00063117	0.0036643
2025Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
2nd St. Concrete Pour	2023							
Total Haul Trips	210							
Hauling	40	53	8	15	0.14	0.00	0.01	0.15
Vendor	11	53	8	15	0.21	0.00	0.01	0.22
Worker	70	53	8	0	0.00	0.00	0.00	0.00
2nd St. Building Const.	2023							
Total Haul Trips	0							
Hauling	0	314	8	15	0.00	0.00	0.00	0.00
Vendor	11	314	8	15	1.25	0.00	0.06	1.31
Worker	130	314	8	0	0.00	0.00	0.00	0.00

Miramar Hotel
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2018Hauling Hauling	44.5093625	0.00109121	0.00702524
2018Vendor Vendor	23.6821695	0.00063755	0.00371048
2018Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
2025Hauling Hauling	44.17464	0.00109304	0.00697905
2025Vendor Vendor	23.3392609	0.00063117	0.0036643
2025Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year)			
					CO2	CH4	N2O	CO2e
2nd St. Paving	2023							
Total Haul Trips	0							
Hauling	0	50	8	15	0.00	0.00	0.00	0.00
Vendor	0	50	8	15	0.00	0.00	0.00	0.00
Worker	70	50	8	0	0.00	0.00	0.00	0.00
2nd St. Arch Coating	2023							
Total Haul Trips	0							
Hauling	0	50	8	15	0.00	0.00	0.00	0.00
Vendor	0	50	8	15	0.00	0.00	0.00	0.00
Worker	70	50	8	0	0.00	0.00	0.00	0.00

Miramar Hotel
Road Dust, Break Wear, and Tire wear Emissions

Miramar Hotel

Road Dust, Break Wear, and Tire wear Emissions

	Emission Factors (grams/mile)					
	PM10			PM2.5		
	RD	BW	TW	RD	BW	TW
2018Hauling Hauling	3.00E-01	0.061024095	0.035568	7.36E-02	0.02615318	0.008892
2018Vendor Vendor	3.00E-01	0.095682066	0.023784	7.36E-02	0.0410066	0.005946
2018Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2022Hauling Hauling	3.00E-01	0.061055751	0.0355879	7.36E-02	0.02616675	0.00889698
2022Vendor Vendor	3.00E-01	0.095697894	0.02379395	7.36E-02	0.04101338	0.00594849
2022Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2023Hauling Hauling	3.00E-01	0.061063462	0.03559233	7.36E-02	0.02617005	0.00889808
2023Vendor Vendor	3.00E-01	0.095701749	0.02379617	7.36E-02	0.04101504	0.00594904
2023Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2025Hauling Hauling	3.00E-01	0.061075887	0.03559921	7.36E-02	0.02617538	0.0088998
2025Vendor Vendor	3.00E-01	0.095707962	0.02379961	7.36E-02	0.0410177	0.0059499
2025Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW
Hotel Demolition	2022									
Total Haul Trips	7600									
Hauling	84	91	8	20	1.11	0.23	0.13	0.27	0.10	0.03
Vendor	0	91	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	91	8	14.7	0.68	0.08	0.02	0.17	0.04	0.00
Hotel Grading	2022									
Total Haul Trips	12500									
Hauling	122	103	8	20	1.61	0.33	0.19	0.40	0.14	0.05
Vendor	0	103	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	114	103	8	14.7	1.11	0.14	0.03	0.27	0.06	0.01

Miramar Hotel

Road Dust, Break Wear, and Tire wear Emissions

	Emission Factors (grams/mile)					
	PM10			PM2.5		
	RD	BW	TW	RD	BW	TW
2018Hauling Hauling	3.00E-01	0.061024095	0.035568	7.36E-02	0.02615318	0.008892
2018Vendor Vendor	3.00E-01	0.095682066	0.023784	7.36E-02	0.0410066	0.005946
2018Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2022Hauling Hauling	3.00E-01	0.061055751	0.0355879	7.36E-02	0.02616675	0.00889698
2022Vendor Vendor	3.00E-01	0.095697894	0.02379395	7.36E-02	0.04101338	0.00594849
2022Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2023Hauling Hauling	3.00E-01	0.061063462	0.03559233	7.36E-02	0.02617005	0.00889808
2023Vendor Vendor	3.00E-01	0.095701749	0.02379617	7.36E-02	0.04101504	0.00594904
2023Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2025Hauling Hauling	3.00E-01	0.061075887	0.03559921	7.36E-02	0.02617538	0.0088998
2025Vendor Vendor	3.00E-01	0.095707962	0.02379961	7.36E-02	0.0410177	0.0059499
2025Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW
Hotel Concrete Pour	2022									
Total Haul Trips	5300									
Hauling	60	224	8	20	0.79	0.16	0.09	0.19	0.07	0.02
Vendor	80	224	8	6.9	0.36	0.12	0.03	0.09	0.05	0.01
Worker	200	224	8	14.7	1.94	0.24	0.05	0.48	0.10	0.01
Hotel Building construction	2022									
Total Haul Trips	0									
Hauling	0	443	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	80	443	8	6.9	0.36	0.12	0.03	0.09	0.05	0.01
Worker	800	443	8	14.7	7.77	0.95	0.21	1.91	0.41	0.05

Miramar Hotel

Road Dust, Break Wear, and Tire wear Emissions

	Emission Factors (grams/mile)					
	PM10			PM2.5		
	RD	BW	TW	RD	BW	TW
2018Hauling Hauling	3.00E-01	0.061024095	0.035568	7.36E-02	0.02615318	0.008892
2018Vendor Vendor	3.00E-01	0.095682066	0.023784	7.36E-02	0.0410066	0.005946
2018Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2022Hauling Hauling	3.00E-01	0.061055751	0.0355879	7.36E-02	0.02616675	0.00889698
2022Vendor Vendor	3.00E-01	0.095697894	0.02379395	7.36E-02	0.04101338	0.00594849
2022Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2023Hauling Hauling	3.00E-01	0.061063462	0.03559233	7.36E-02	0.02617005	0.00889808
2023Vendor Vendor	3.00E-01	0.095701749	0.02379617	7.36E-02	0.04101504	0.00594904
2023Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2025Hauling Hauling	3.00E-01	0.061075887	0.03559921	7.36E-02	0.02617538	0.0088998
2025Vendor Vendor	3.00E-01	0.095707962	0.02379961	7.36E-02	0.0410177	0.0059499
2025Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW
Hotel Paving	2022									
Total Haul Trips	0									
Hauling	0	207	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	207	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	100	207	8	14.7	0.97	0.12	0.03	0.24	0.05	0.01
Hotel Arch Coating	2022									
Total Haul Trips	0									
Hauling	0	128	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	128	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	100	128	8	14.7	0.97	0.12	0.03	0.24	0.05	0.01

Miramar Hotel
Road Dust, Break Wear, and Tire wear Emissions

	Emission Factors (grams/mile)					
	PM10			PM2.5		
	RD	BW	TW	RD	BW	TW
2018Hauling Hauling	3.00E-01	0.061024095	0.035568	7.36E-02	0.02615318	0.008892
2018Vendor Vendor	3.00E-01	0.095682066	0.023784	7.36E-02	0.0410066	0.005946
2018Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2022Hauling Hauling	3.00E-01	0.061055751	0.0355879	7.36E-02	0.02616675	0.00889698
2022Vendor Vendor	3.00E-01	0.095697894	0.02379395	7.36E-02	0.04101338	0.00594849
2022Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2023Hauling Hauling	3.00E-01	0.061063462	0.03559233	7.36E-02	0.02617005	0.00889808
2023Vendor Vendor	3.00E-01	0.095701749	0.02379617	7.36E-02	0.04101504	0.00594904
2023Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2025Hauling Hauling	3.00E-01	0.061075887	0.03559921	7.36E-02	0.02617538	0.0088998
2025Vendor Vendor	3.00E-01	0.095707962	0.02379961	7.36E-02	0.0410177	0.0059499
2025Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW
2nd St. Demo	2023									
Total Haul Trips	26									
Hauling	5	13	8	20	0.07	0.01	0.01	0.02	0.01	0.00
Vendor	0	13	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	10	13	8	14.7	0.10	0.01	0.00	0.02	0.01	0.00
2nd St. Grading	2023									
Total Haul Trips	895									
Hauling	100	92	8	20	1.32	0.27	0.16	0.32	0.12	0.04
Vendor	0	92	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	50	92	8	14.7	0.49	0.06	0.01	0.12	0.03	0.00

Miramar Hotel

Road Dust, Break Wear, and Tire wear Emissions

	Emission Factors (grams/mile)					
	PM10			PM2.5		
	RD	BW	TW	RD	BW	TW
2018Hauling Hauling	3.00E-01	0.061024095	0.035568	7.36E-02	0.02615318	0.008892
2018Vendor Vendor	3.00E-01	0.095682066	0.023784	7.36E-02	0.0410066	0.005946
2018Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2022Hauling Hauling	3.00E-01	0.061055751	0.0355879	7.36E-02	0.02616675	0.00889698
2022Vendor Vendor	3.00E-01	0.095697894	0.02379395	7.36E-02	0.04101338	0.00594849
2022Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2023Hauling Hauling	3.00E-01	0.061063462	0.03559233	7.36E-02	0.02617005	0.00889808
2023Vendor Vendor	3.00E-01	0.095701749	0.02379617	7.36E-02	0.04101504	0.00594904
2023Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2025Hauling Hauling	3.00E-01	0.061075887	0.03559921	7.36E-02	0.02617538	0.0088998
2025Vendor Vendor	3.00E-01	0.095707962	0.02379961	7.36E-02	0.0410177	0.0059499
2025Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW
2nd St. Concrete Pour	2023									
Total Haul Trips	210									
Hauling	40	53	8	20	0.53	0.11	0.06	0.13	0.05	0.02
Vendor	11	53	8	6.9	0.05	0.02	0.00	0.01	0.01	0.00
Worker	70	53	8	14.7	0.68	0.08	0.02	0.17	0.04	0.00
2nd St. Building Const.	2023									
Total Haul Trips	0									
Hauling	0	314	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	11	314	8	6.9	0.05	0.02	0.00	0.01	0.01	0.00
Worker	130	314	8	14.7	1.26	0.15	0.03	0.31	0.07	0.01

Miramar Hotel
Road Dust, Break Wear, and Tire wear Emissions

	Emission Factors (grams/mile)					
	PM10			PM2.5		
	RD	BW	TW	RD	BW	TW
2018Hauling Hauling	3.00E-01	0.061024095	0.035568	7.36E-02	0.02615318	0.008892
2018Vendor Vendor	3.00E-01	0.095682066	0.023784	7.36E-02	0.0410066	0.005946
2018Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2022Hauling Hauling	3.00E-01	0.061055751	0.0355879	7.36E-02	0.02616675	0.00889698
2022Vendor Vendor	3.00E-01	0.095697894	0.02379395	7.36E-02	0.04101338	0.00594849
2022Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2023Hauling Hauling	3.00E-01	0.061063462	0.03559233	7.36E-02	0.02617005	0.00889808
2023Vendor Vendor	3.00E-01	0.095701749	0.02379617	7.36E-02	0.04101504	0.00594904
2023Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002
2025Hauling Hauling	3.00E-01	0.061075887	0.03559921	7.36E-02	0.02617538	0.0088998
2025Vendor Vendor	3.00E-01	0.095707962	0.02379961	7.36E-02	0.0410177	0.0059499
2025Worker Worker	3.00E-01	0.036750011	0.008	7.36E-02	0.01575	0.002

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW
2nd St. Paving	2023									
Total Haul Trips	0									
Hauling	0	50	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	50	8	14.7	0.68	0.08	0.02	0.17	0.04	0.00
2nd St. Arch Coating	2023									
Total Haul Trips	0									
Hauling	0	50	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00
Worker	70	50	8	14.7	0.68	0.08	0.02	0.17	0.04	0.00

Miramar Hotel
Road Dust

Miramar Hotel
Road Dust

Paved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,P} = (k\ (sL)^{0.91} \times (W)^{1.02})$

Where:

$EF_{Dust,P}$ = Paved Road Dust Emission Factor (having the same units as k)

k = particle size multiplier

sL = road surface silt loading (g/m^2)

W = average fleet vehicle weight (tons) (CARB uses 2.4 tons as a fleet average vehicle weight factor)

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	0.9979	0.2449
sL	0.1	0.1
W	2.4	2.4
$EF_{Dust,P}$	3.00E-01	7.36E-02

Unpaved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,U} = (k\ (\ s / 12)^{1} \times (Sp / 30)^{0.5} / (M / 0.5)^{0.2}) - C)$

Where:

$EF_{Dust,U}$ = Unpaved Road Dust Emission Factor (having the same units as k)

k = particle size multiplier

s = surface material silt content (%)

Sp = mean vehicle speed (mph)

M = surface material moisture content (%)

C = Emission Factor for 1980s vehicle fleet exhaust, brake wear, and tire wear

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	816.47	81.65
s	4.3%	4.3%
Sp	15	15
M	0.5%	0.5%
C	0.00047	0.00036
$EF_{Dust,U}$	5.20E+00	5.19E-01

Sources:

SCAQMD, CalEEMod, Version 2011.1.

CARB, *Entrained Dust from Paved Road Travel: Emission Estimation Methodology Background Document* , (1997).

USEPA, *AP-42* , Fifth Edition, Volume I, Chapter 13.2.1 - Paved Roads, (2011).

PCR Services Corporation, 2013.

Miramar Hotel
Water Truck Emissions

Miramar Hotel
Water Truck Emissions

		Running Emissions Factor (grams/mile)						Running Emissions Factor (grams/mile)		
		ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O
2018Running	Running	1.1788825	6.61629009	53.1377844	0.02276575	0.00248674	0.00231175	2300.54395	0.19466017	0.19599817
2022Running	Running	0.53268787	4.20067089	34.4707943	0.02061941	0.00131873	0.00121252	2083.65037	0.10461593	0.19599817
2023Running	Running	0.46777591	3.82443439	32.4109541	0.02012433	0.00126932	0.0011671	2033.62125	0.09447815	0.14301214
2025Running	Running	0.39868177	3.41305215	30.6043995	0.01917502	0.0012563	0.00115512	1937.69034	0.08381227	0.13521105
GWP		N/A	N/A	N/A	N/A	N/A	N/A	1	25	290
		Idling Emissions Factor (grams/minute)						Idling Emissions Factor (grams/minute)		
2018Idling	Idling	0	0	0	0	0	0	0	0	0
2022Idling	Idling	0	0	0	0	0	0	0	0	0
2023Idling	Idling	0	0	0	0	0	0	0	0	0
2025Idling	Idling	0	0	0	0	0	0	0	0	0

		Emission Factors (grams/mile)					
			PM10			PM2.5	
		RD	BW	TW	RD	BW	TW
2018Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005
2022Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005
2023Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005
2025Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005

	Total Trucks	Haul Days per Phase (days)	Idling minutes per Day (minutes)	Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Hotel Demolition	2022													
Running	2	91	15	120	0.28	2.22	18.24	0.01	0.00	0.00	45.51	0.00	0.00	45.51
Idling	2	91	15	120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hotel Grading	2022													
Running	2	103	15	45	0.11	0.83	6.84	0.00	0.00	0.00	19.32	0.00	0.00	19.32
Idling	2	103	15	45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hotel Building Construc	2022													
Running	2	443	15	45	0.11	0.83	6.84	0.00	0.00	0.00	83.08	0.00	0.01	83.09
Idling	2	443	15	45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Miramar Hotel
Water Truck Emissions

		Running Emissions Factor (grams/mile)						Running Emissions Factor (grams/mile)		
		ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O
2018Running	Running	1.1788825	6.61629009	53.1377844	0.02276575	0.00248674	0.00231175	2300.54395	0.19466017	0.19599817
2022Running	Running	0.53268787	4.20067089	34.4707943	0.02061941	0.00131873	0.00121252	2083.65037	0.10461593	0.19599817
2023Running	Running	0.46777591	3.82443439	32.4109541	0.02012433	0.00126932	0.0011671	2033.62125	0.09447815	0.14301214
2025Running	Running	0.39868177	3.41305215	30.6043995	0.01917502	0.0012563	0.00115512	1937.69034	0.08381227	0.13521105
GWP		N/A	N/A	N/A	N/A	N/A	N/A	1	25	290
		Idling Emissions Factor (grams/minute)						Idling Emissions Factor (grams/minute)		
2018Idling	Idling	0	0	0	0	0	0	0	0	0
2022Idling	Idling	0	0	0	0	0	0	0	0	0
2023Idling	Idling	0	0	0	0	0	0	0	0	0
2025Idling	Idling	0	0	0	0	0	0	0	0	0

		Emission Factors (grams/mile)					
			PM10			PM2.5	
		RD	BW	TW	RD	BW	TW
2018Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005
2022Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005
2023Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005
2025Dust	Dust	5.20E+00	0.06174002	0.02000001	5.19E-01	0.02646001	0.005

	Total Trucks	Haul Days per Phase (days)	Idling minutes per Day (minutes)	Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e

Construction Phase	Total Trucks	Haul Days per Phase (days)	Idling minutes per Day (minutes)	Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
						PM10			PM2.5	
					RD	BW	TW	RD	BW	TW
Hotel Demolition	2022									
Dust	2	91	15	120	2.75	0.03	0.01	0.27	0.01	0.00
Hotel Grading	2022									
Dust	2	103	15	45	1.03	0.01	0.00	0.10	0.01	0.00
Hotel Building Construc	2022									
Dust	2	443	15	45	1.03	0.01	0.00	0.10	0.01	0.00

Miramar Hotel
Operational CalEEMod Input Values

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
	Fleet Mix	0.565327	0.056181	0.184241	0.119131	0.022092492	0.00511066	0.016198536
A	CH4_IDLEX	0	0	0	0	0.006496013	0.00475782	0.004597494
A	CH4_RUNEX	0.005646	0.014269	0.008688	0.012304	0.009856838	0.006830825	0.014246263
A	CH4_STREX	0.069726	0.104927	0.093201	0.11494	0.023422662	0.016501371	0.015724796
A	CO_IDLEX	0	0	0	0	0.203011009	0.165460194	0.403643755
A	CO_RUNEX	1.089902	2.426961	1.580478	2.022714	1.196654482	0.801477466	1.314970187
A	CO_STREX	2.382127	2.662935	3.130879	3.869953	1.436306771	1.034707096	1.842911825
A	CO2_NBIO_IDLEX	0	0	0	0	9.029977274	13.42884189	71.37441358
A	CO2_NBIO_RUNEX	302.9474	355.312	395.4755	478.9667	728.2547071	733.512832	1175.430385
A	CO2_NBIO_STREX	59.61724	70.91006	79.26137	95.8457	14.48504068	11.58752892	13.88402223
A	NOX_IDLEX	0	0	0	0	0.052812367	0.09315981	0.725736381
A	NOX_RUNEX	0.075019	0.220469	0.159999	0.212334	1.082976406	1.503566127	3.573564182
A	NOX_STREX	0.244317	0.368383	0.428867	0.516224	0.416636488	0.299064902	0.796589014
A	PM10_IDLEX	0	0	0	0	0.000603128	0.00110585	0.003382112
A	PM10_PMBW	0.03675	0.03675	0.03675	0.03675	0.076440022	0.089180026	0.130340037
A	PM10_PMTW	0.008	0.008	0.008	0.008	0.009332812	0.010244423	0.012000003
A	PM10_RUNEX	0.00214	0.00378	0.002242	0.002521	0.007941476	0.012435807	0.108964343
A	PM10_STREX	0.00217	0.003474	0.002185	0.002486	0.000417682	0.000227928	0.000213949
A	PM25_IDLEX	0	0	0	0	0.000577037	0.001058011	0.003235803
A	PM25_PMBW	0.01575	0.01575	0.01575	0.01575	0.032760009	0.038220011	0.055860016
A	PM25_PMTW	0.002	0.002	0.002	0.002	0.002333203	0.002561106	0.003000001
A	PM25_RUNEX	0.001973	0.003481	0.002065	0.002328	0.007560109	0.011874953	0.104242492
A	PM25_STREX	0.001997	0.003196	0.00201	0.002291	0.000385877	0.000209603	0.000198011
A	ROG_DIURN	0.075365	0.189141	0.092258	0.103196	0.003499063	0.002275887	0.001017032
A	ROG_HTSK	0.135794	0.288804	0.161518	0.176837	0.110165495	0.074638959	0.038681957
A	ROG_IDLEX	0	0	0	0	0.025602114	0.020786299	0.028017687
A	ROG_RESTL	0.066674	0.149589	0.088071	0.102475	0.002005112	0.00129411	0.000603663
A	ROG_RUNEX	0.024488	0.067215	0.039267	0.06227	0.074977699	0.072426924	0.22148165
A	ROG_RUNLS	0.261299	1.007323	0.501108	0.526231	0.748446738	0.528505862	0.197986632
A	ROG_STREX	0.337443	0.560122	0.461885	0.601008	0.119818826	0.082912431	0.090820181

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
A	SO2_IDLEX	0	0	0	0	8.80638E-05	0.000129167	0.000678404
A	SO2_RUNEX	0.002997	0.003516	0.003913	0.004737	0.007133619	0.007122533	0.011244593
A	SO2_STREX	0.00059	0.000702	0.000784	0.000948	0.000143341	0.000114668	0.000137394
A	TOG_DIURN	0.075365	0.189141	0.092258	0.103196	0.003499063	0.002275887	0.001017032
A	TOG_HTSK	0.135794	0.288804	0.161518	0.176837	0.110165495	0.074638959	0.038681957
A	TOG_IDLEX	0	0	0	0	0.036563936	0.028991621	0.037025262
A	TOG_RESTL	0.066674	0.149589	0.088071	0.102475	0.002005112	0.00129411	0.000603663
A	TOG_RUNEX	0.035249	0.096539	0.056046	0.084744	0.097231692	0.089115762	0.260096414
A	TOG_RUNLS	0.261299	1.007323	0.501108	0.526231	0.748446738	0.528505862	0.197986632
A	TOG_STREX	0.369433	0.613227	0.505678	0.657895	0.131111623	0.090777392	0.099357968
S	CH4_IDLEX	0	0	0	0	0.006510106	0.004768163	0.004344219
S	CH4_RUNEX	0.006014	0.015056	0.009201	0.012882	0.010020395	0.006929053	0.014356315
S	CH4_STREX	0.062452	0.093326	0.08344	0.102773	0.022590986	0.01592616	0.015121051
S	CO_IDLEX	0	0	0	0	0.203011009	0.165460194	0.314197684
S	CO_RUNEX	1.196755	2.628949	1.723565	2.17103	1.210331851	0.812255456	1.327044418
S	CO_STREX	2.026915	2.25467	2.662361	3.293412	1.369999522	0.98729437	1.749605838
S	CO2_NBIO_IDLEX	0	0	0	0	9.029977274	13.42884189	73.60514706
S	CO2_NBIO_RUNEX	316.7699	369.3963	410.0201	494.4863	728.2799037	733.5319845	1175.451864
S	CO2_NBIO_STREX	58.92876	70.0455	78.34688	94.70573	14.36445484	11.5019985	13.7235704
S	NOX_IDLEX	0	0	0	0	0.052812367	0.09315981	0.742025238
S	NOX_RUNEX	0.06595	0.192526	0.140233	0.18612	1.011947592	1.415591421	3.363629667
S	NOX_STREX	0.226157	0.341093	0.39702	0.477893	0.398942174	0.286420891	0.790798503
S	PM10_IDLEX	0	0	0	0	0.000603128	0.00110585	0.002853207
S	PM10_PMBW	0.03675	0.03675	0.03675	0.03675	0.076440022	0.089180026	0.130340037
S	PM10_PMTW	0.008	0.008	0.008	0.008	0.009332812	0.010244423	0.012000003
S	PM10_RUNEX	0.00214	0.00378	0.002242	0.002521	0.007941476	0.012435807	0.108964343
S	PM10_STREX	0.00217	0.003474	0.002185	0.002486	0.000417682	0.000227928	0.000213949
S	PM25_IDLEX	0	0	0	0	0.000577037	0.001058011	0.002729779
S	PM25_PMBW	0.01575	0.01575	0.01575	0.01575	0.032760009	0.038220011	0.055860016
S	PM25_PMTW	0.002	0.002	0.002	0.002	0.002333203	0.002561106	0.003000001

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
S	PM25_RUNEX	0.001973	0.003481	0.002065	0.002328	0.007560109	0.011874953	0.104242492
S	PM25_STREX	0.001997	0.003196	0.00201	0.002291	0.000385877	0.000209603	0.000198011
S	ROG_DIURN	0.118029	0.296984	0.144298	0.162079	0.005287712	0.003406645	0.001538577
S	ROG_HTSK	0.141539	0.304161	0.168017	0.18338	0.113894055	0.077507233	0.039999608
S	ROG_IDLEX	0	0	0	0	0.025602114	0.020786299	0.026567872
S	ROG_RESTL	0.095512	0.216064	0.125165	0.146221	0.002892469	0.001848898	0.000881856
S	ROG_RUNEX	0.025871	0.07045	0.041181	0.063979	0.075706427	0.072905075	0.221997757
S	ROG_RUNLS	0.247242	0.932292	0.466464	0.491888	0.725551346	0.511045153	0.19143933
S	ROG_STREX	0.300066	0.495337	0.41068	0.533618	0.115199897	0.079820575	0.087073007
S	SO2_IDLEX	0	0	0	0	8.80638E-05	0.000129167	0.000699654
S	SO2_RUNEX	0.003134	0.003655	0.004057	0.00489	0.007133868	0.007122722	0.011244805
S	SO2_STREX	0.000583	0.000693	0.000775	0.000937	0.000142148	0.000113822	0.000135806
S	TOG_DIURN	0.118029	0.296984	0.144298	0.162079	0.005287712	0.003406645	0.001538577
S	TOG_HTSK	0.141539	0.304161	0.168017	0.18338	0.113894055	0.077507233	0.039999608
S	TOG_IDLEX	0	0	0	0	0.036563936	0.028991621	0.035067022
S	TOG_RESTL	0.095512	0.216064	0.125165	0.146221	0.002892469	0.001848898	0.000881856
S	TOG_RUNEX	0.037284	0.101335	0.058902	0.087582	0.098425607	0.089815808	0.260889626
S	TOG_RUNLS	0.247242	0.932292	0.466464	0.491888	0.725551346	0.511045153	0.19143933
S	TOG_STREX	0.328513	0.542301	0.44962	0.58413	0.12605862	0.087392272	0.095260057
W	CH4_IDLEX	0	0	0	0	0.006493526	0.00475592	0.004957977
W	CH4_RUNEX	0.005531	0.014018	0.008526	0.01211	0.0098132	0.006805391	0.014213482
W	CH4_STREX	0.071276	0.107384	0.095296	0.117495	0.023581858	0.016617104	0.015839827
W	CO_IDLEX	0	0	0	0	0.203011009	0.165460194	0.528367592
W	CO_RUNEX	1.051085	2.352314	1.527964	1.964669	1.192534798	0.798693989	1.311555637
W	CO_STREX	2.460103	2.752614	3.235098	3.995714	1.446518627	1.042454584	1.860332027
W	CO2_NBIO_IDLEX	0	0	0	0	9.029977274	13.42884189	68.28642414
W	CO2_NBIO_RUNEX	297.8957	350.1564	390.1493	473.2961	728.2472062	733.5078757	1175.424313
W	CO2_NBIO_STREX	59.76726	71.09742	79.463	96.09189	14.50413851	11.60188308	13.91438581
W	NOX_IDLEX	0	0	0	0	0.052812367	0.09315981	0.703241276
W	NOX_RUNEX	0.0727	0.214089	0.155173	0.205957	1.062706023	1.476295952	3.506256276

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
W	NOX_STREX	0.248154	0.374174	0.435647	0.524249	0.42030053	0.301741382	0.797919357
W	PM10_IDLEX	0	0	0	0	0.000603128	0.00110585	0.004112504
W	PM10_PMBW	0.03675	0.03675	0.03675	0.03675	0.076440022	0.089180026	0.130340037
W	PM10_PMTW	0.008	0.008	0.008	0.008	0.009332812	0.010244423	0.012000003
W	PM10_RUNEX	0.00214	0.00378	0.002242	0.002521	0.007941476	0.012435807	0.108964343
W	PM10_STREX	0.00217	0.003474	0.002185	0.002486	0.000417682	0.000227928	0.000213949
W	PM25_IDLEX	0	0	0	0	0.000577037	0.001058011	0.003934599
W	PM25_PMBW	0.01575	0.01575	0.01575	0.01575	0.032760009	0.038220011	0.055860016
W	PM25_PMTW	0.002	0.002	0.002	0.002	0.002333203	0.002561106	0.003000001
W	PM25_RUNEX	0.001973	0.003481	0.002065	0.002328	0.007560109	0.011874953	0.104242492
W	PM25_STREX	0.001997	0.003196	0.00201	0.002291	0.000385877	0.000209603	0.000198011
W	ROG_DIURN	0.07486	0.192376	0.090001	0.100011	0.003774846	0.002436245	0.00109526
W	ROG_HTSK	0.149887	0.330594	0.176778	0.191888	0.130683846	0.087220492	0.043942768
W	ROG_IDLEX	0	0	0	0	0.025602114	0.020786299	0.030038278
W	ROG_RESTL	0.063602	0.142869	0.083979	0.097858	0.001994962	0.001272815	0.000600749
W	ROG_RUNEX	0.024025	0.066101	0.038606	0.061549	0.074770599	0.072301101	0.221335482
W	ROG_RUNLS	0.295771	1.193149	0.586479	0.611808	0.810691817	0.574998704	0.216574717
W	ROG_STREX	0.345316	0.573594	0.472739	0.614973	0.120686948	0.083530288	0.091641179
W	SO2_IDLEX	0	0	0	0	8.80638E-05	0.000129167	0.000648985
W	SO2_RUNEX	0.002947	0.003465	0.00386	0.004681	0.007133545	0.007122484	0.011244533
W	SO2_STREX	0.000591	0.000704	0.000786	0.000951	0.00014353	0.00011481	0.000137694
W	TOG_DIURN	0.07486	0.192376	0.090001	0.100011	0.003774846	0.002436245	0.00109526
W	TOG_HTSK	0.149887	0.330594	0.176778	0.191888	0.130683846	0.087220492	0.043942768
W	TOG_IDLEX	0	0	0	0	0.036563936	0.028991621	0.039756383
W	TOG_RESTL	0.063602	0.142869	0.083979	0.097858	0.001994962	0.001272815	0.000600749
W	TOG_RUNEX	0.034571	0.094901	0.055072	0.083631	0.096902388	0.088931595	0.259873133
W	TOG_RUNLS	0.295771	1.193149	0.586479	0.611808	0.810691817	0.574998704	0.216574717
W	TOG_STREX	0.378052	0.627976	0.517561	0.673182	0.132061558	0.091453854	0.100255919

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
	Fleet Mix	0.545536	0.063671	0.188557	0.118075	0.024058953	0.00647995	0.018411684
A	CH4_IDLEX	0	0	0	0	0.004903264	0.003368862	0.004232389
A	CH4_RUNEX	0.0021	0.005239	0.003626	0.00441	0.004000417	0.00301436	0.001547779
A	CH4_STREX	0.039229	0.053934	0.053431	0.061233	0.012399575	0.008325735	0.010733599
A	CO_IDLEX	0	0	0	0	0.182613676	0.145008119	0.392999036
A	CO_RUNEX	0.586003	1.072333	0.82109	0.898904	0.450751388	0.321714677	0.207370145
A	CO_STREX	1.871144	2.015545	2.366822	2.597399	0.989954079	0.63462869	1.173329631
A	CO2_NBIO_IDLEX	0	0	0	0	8.67171319	13.23567888	62.59704593
A	CO2_NBIO_RUNEX	246.3831	292.9284	306.2068	376.8308	626.8980937	628.0188032	994.2235564
A	CO2_NBIO_STREX	48.36998	57.86958	60.84921	73.74794	11.23403267	8.396109189	10.87100921
A	NOX_IDLEX	0	0	0	0	0.050118946	0.076984577	0.330028383
A	NOX_RUNEX	0.028953	0.081524	0.059381	0.07303	0.444416854	0.560779725	1.086584205
A	NOX_STREX	0.15035	0.203306	0.21338	0.252267	0.278360239	0.18858569	1.615742601
A	PM10_IDLEX	0	0	0	0	0.00084965	0.001338401	0.000243002
A	PM10_PMBW	0.03675	0.03675	0.03675	0.03675	0.076440022	0.089180026	0.130340037
A	PM10_PMTW	0.008	0.008	0.008	0.008	0.009835995	0.010658232	0.012000003
A	PM10_RUNEX	0.001577	0.002178	0.001699	0.001763	0.005628132	0.009525823	0.006212524
A	PM10_STREX	0.001626	0.002145	0.001694	0.00173	0.000241229	0.000135448	0.000121274
A	PM25_IDLEX	0	0	0	0	0.000812895	0.001280502	0.00023249
A	PM25_PMBW	0.01575	0.01575	0.01575	0.01575	0.032760009	0.038220011	0.055860016
A	PM25_PMTW	0.002	0.002	0.002	0.002	0.002458999	0.002664558	0.003000001
A	PM25_RUNEX	0.001453	0.002004	0.001564	0.001625	0.005357922	0.009098566	0.005937296
A	PM25_STREX	0.001495	0.001972	0.001558	0.001591	0.000221801	0.000124539	0.000111507
A	ROG_DIURN	0.042531	0.098713	0.064001	0.073626	0.002022261	0.001197795	0.000514467
A	ROG_HTSK	0.085227	0.157321	0.104395	0.119752	0.065521642	0.041935319	0.022294601
A	ROG_IDLEX	0	0	0	0	0.01981334	0.016068962	0.019687288
A	ROG_RESTL	0.041497	0.086332	0.066501	0.079805	0.001278663	0.000787412	0.000352538
A	ROG_RUNEX	0.007843	0.02267	0.01461	0.01832	0.039272795	0.043168572	0.01243594
A	ROG_RUNLS	0.190169	0.563171	0.364856	0.381601	0.457348297	0.254715292	0.115371568

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
A	ROG_STREX	0.169557	0.258871	0.240874	0.29055	0.060601423	0.040461917	0.055306166
A	SO2_IDLEX	0	0	0	0	8.41098E-05	0.000126743	0.00059487
A	SO2_RUNEX	0.002437	0.002899	0.003029	0.003725	0.006113501	0.006070217	0.009503013
A	SO2_STREX	0.000479	0.000573	0.000602	0.00073	0.00011117	8.30863E-05	0.000107577
A	TOG_DIURN	0.042531	0.098713	0.064001	0.073626	0.002022261	0.001197795	0.000514467
A	TOG_HTSK	0.085227	0.157321	0.104395	0.119752	0.065521642	0.041935319	0.022294601
A	TOG_IDLEX	0	0	0	0	0.027827766	0.021776271	0.027201486
A	TOG_RESTL	0.041497	0.086332	0.066501	0.079805	0.001278663	0.000787412	0.000352538
A	TOG_RUNEX	0.011396	0.033065	0.021261	0.026609	0.04889152	0.050878788	0.0160075
A	TOG_RUNLS	0.190169	0.563171	0.364856	0.381601	0.457348297	0.254715292	0.115371568
A	TOG_STREX	0.185644	0.283432	0.263727	0.318115	0.06635093	0.044300706	0.06055329
S	CH4_IDLEX	0	0	0	0	0.004913885	0.003376144	0.00401925
S	CH4_RUNEX	0.002251	0.005568	0.00387	0.004706	0.004069193	0.003042796	0.001578057
S	CH4_STREX	0.035282	0.048268	0.048019	0.054973	0.011970655	0.008040207	0.010348322
S	CO_IDLEX	0	0	0	0	0.182613676	0.145008119	0.331096741
S	CO_RUNEX	0.645587	1.169589	0.899932	0.984764	0.458018191	0.324570496	0.210444978
S	CO_STREX	1.5969	1.718158	2.017841	2.210771	0.945985297	0.606636728	1.113933334
S	CO2_NBIO_IDLEX	0	0	0	0	8.67171319	13.23567888	62.51800051
S	CO2_NBIO_RUNEX	257.552	304.2307	316.9432	387.9965	626.9110977	628.0238513	994.2289921
S	CO2_NBIO_STREX	47.87356	57.30097	60.20817	73.02818	11.1567827	8.346721007	10.76951656
S	NOX_IDLEX	0	0	0	0	0.050118946	0.076984577	0.320983924
S	NOX_RUNEX	0.025481	0.071294	0.052091	0.064107	0.417145972	0.529134763	1.023186419
S	NOX_STREX	0.139167	0.188223	0.197534	0.233507	0.266572603	0.180616259	1.611244524
S	PM10_IDLEX	0	0	0	0	0.00084965	0.001338401	0.000207641
S	PM10_PMBW	0.03675	0.03675	0.03675	0.03675	0.076440022	0.089180026	0.130340037
S	PM10_PMTW	0.008	0.008	0.008	0.008	0.009835995	0.010658232	0.012000003
S	PM10_RUNEX	0.001577	0.002178	0.001699	0.001763	0.005628132	0.009525823	0.006212524
S	PM10_STREX	0.001626	0.002145	0.001694	0.00173	0.000241229	0.000135448	0.000121274
S	PM25_IDLEX	0	0	0	0	0.000812895	0.001280502	0.000198658
S	PM25_PMBW	0.01575	0.01575	0.01575	0.01575	0.032760009	0.038220011	0.055860016

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
S	PM25_PMTW	0.002	0.002	0.002	0.002	0.002458999	0.002664558	0.003000001
S	PM25_RUNEX	0.001453	0.002004	0.001564	0.001625	0.005357922	0.009098566	0.005937296
S	PM25_STREX	0.001495	0.001972	0.001558	0.001591	0.000221801	0.000124539	0.000111507
S	ROG_DIURN	0.066336	0.15395	0.09949	0.114802	0.003024517	0.001785025	0.000769061
S	ROG_HTSK	0.087918	0.164143	0.107989	0.123609	0.067431392	0.043344267	0.02298087
S	ROG_IDLEX	0	0	0	0	0.01981334	0.016068962	0.019018669
S	ROG_RESTL	0.05802	0.121269	0.092198	0.110978	0.001784558	0.001096076	0.000493256
S	ROG_RUNEX	0.008334	0.023975	0.015485	0.019393	0.039617294	0.043289485	0.012566227
S	ROG_RUNLS	0.178788	0.521639	0.338803	0.355878	0.44312218	0.246139794	0.111055803
S	ROG_STREX	0.151167	0.229904	0.214693	0.258696	0.058350278	0.038966698	0.05311792
S	SO2_IDLEX	0	0	0	0	8.41098E-05	0.000126743	0.000594269
S	SO2_RUNEX	0.002548	0.003011	0.003135	0.003835	0.00611363	0.006070267	0.009503067
S	SO2_STREX	0.000474	0.000567	0.000596	0.000723	0.000110405	8.25976E-05	0.000106573
S	TOG_DIURN	0.066336	0.15395	0.09949	0.114802	0.003024517	0.001785025	0.000769061
S	TOG_HTSK	0.087918	0.164143	0.107989	0.123609	0.067431392	0.043344267	0.02298087
S	TOG_IDLEX	0	0	0	0	0.027827766	0.021776271	0.026152992
S	TOG_RESTL	0.05802	0.121269	0.092198	0.110978	0.001784558	0.001096076	0.000493256
S	TOG_RUNEX	0.012113	0.03497	0.022538	0.028175	0.049394211	0.051055224	0.016197615
S	TOG_RUNLS	0.178788	0.521639	0.338803	0.355878	0.44312218	0.246139794	0.111055803
S	TOG_STREX	0.165509	0.251716	0.235061	0.283239	0.063886209	0.042663629	0.058157437
W	CH4_IDLEX	0	0	0	0	0.004901264	0.003367463	0.004540579
W	CH4_RUNEX	0.002054	0.005138	0.003551	0.004319	0.003982813	0.003007042	0.001538296
W	CH4_STREX	0.040063	0.055143	0.054598	0.062563	0.012485022	0.008383857	0.010797762
W	CO_IDLEX	0	0	0	0	0.182613676	0.145008119	0.479592624
W	CO_RUNEX	0.564513	1.03698	0.792487	0.867739	0.448916041	0.320977724	0.206531322
W	CO_STREX	1.930752	2.081307	2.444729	2.682874	0.997156722	0.639363994	1.184503
W	CO2_NBIO_IDLEX	0	0	0	0	8.67171319	13.23567888	62.70003595
W	CO2_NBIO_RUNEX	242.3067	288.7871	302.2716	372.7469	626.8947987	628.0174982	994.2220715
W	CO2_NBIO_STREX	48.47744	57.99427	60.9915	73.90591	11.24693978	8.404630545	10.89034895
W	NOX_IDLEX	0	0	0	0	0.050118946	0.076984577	0.342517458

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Season	EmissionType	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD
W	NOX_RUNEX	0.028046	0.079124	0.05758	0.070797	0.436552557	0.550901455	1.066063123
W	NOX_STREX	0.152698	0.206519	0.216761	0.256218	0.280843193	0.190287518	1.616773219
W	PM10_IDLEX	0	0	0	0	0.00084965	0.001338401	0.000291834
W	PM10_PMBW	0.03675	0.03675	0.03675	0.03675	0.076440022	0.089180026	0.130340037
W	PM10_PMTW	0.008	0.008	0.008	0.008	0.009835995	0.010658232	0.012000003
W	PM10_RUNEX	0.001577	0.002178	0.001699	0.001763	0.005628132	0.009525823	0.006212524
W	PM10_STREX	0.001626	0.002145	0.001694	0.00173	0.000241229	0.000135448	0.000121274
W	PM25_IDLEX	0	0	0	0	0.000812895	0.001280502	0.00027921
W	PM25_PMBW	0.01575	0.01575	0.01575	0.01575	0.032760009	0.038220011	0.055860016
W	PM25_PMTW	0.002	0.002	0.002	0.002	0.002458999	0.002664558	0.003000001
W	PM25_RUNEX	0.001453	0.002004	0.001564	0.001625	0.005357922	0.009098566	0.005937296
W	PM25_STREX	0.001495	0.001972	0.001558	0.001591	0.000221801	0.000124539	0.000111507
W	ROG_DIURN	0.040992	0.097694	0.060754	0.069186	0.002096816	0.001213147	0.000517783
W	ROG_HTSK	0.091236	0.174662	0.112145	0.127505	0.074432665	0.046352814	0.023813543
W	ROG_IDLEX	0	0	0	0	0.01981334	0.016068962	0.020627679
W	ROG_RESTL	0.039544	0.082352	0.063402	0.076153	0.001254436	0.000759622	0.000341037
W	ROG_RUNEX	0.007684	0.022246	0.014326	0.017966	0.039183342	0.04313683	0.012399934
W	ROG_RUNLS	0.217711	0.66554	0.428545	0.444984	0.495468296	0.277743451	0.12691391
W	ROG_STREX	0.173423	0.264966	0.246476	0.297251	0.061045441	0.040764471	0.055791515
W	SO2_IDLEX	0	0	0	0	8.41098E-05	0.000126743	0.00059564
W	SO2_RUNEX	0.002397	0.002858	0.00299	0.003684	0.006113469	0.006070204	0.009502998
W	SO2_STREX	0.00048	0.000574	0.000604	0.000731	0.000111298	8.31706E-05	0.000107769
W	TOG_DIURN	0.040992	0.097694	0.060754	0.069186	0.002096816	0.001213147	0.000517783
W	TOG_HTSK	0.091236	0.174662	0.112145	0.127505	0.074432665	0.046352814	0.023813543
W	TOG_IDLEX	0	0	0	0	0.027827766	0.021776271	0.028674302
W	TOG_RESTL	0.039544	0.082352	0.063402	0.076153	0.001254436	0.000759622	0.000341037
W	TOG_RUNEX	0.011165	0.032446	0.020846	0.026093	0.048760989	0.05083247	0.015954961
W	TOG_RUNLS	0.217711	0.66554	0.428545	0.444984	0.495468296	0.277743451	0.12691391
W	TOG_STREX	0.189876	0.290104	0.26986	0.325452	0.066837074	0.044631964	0.061084686

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH	
	Fleet Mix	0.023125596	0.00143211	0.001675	0.004024	0.000578666	0.000883	Calendar Year: 2018
A	CH4_IDLEX	0.027280171	0.009412032	0	0	0.051012121	0	
A	CH4_RUNEX	0.082374859	0.017115846	6.889094	0.390307	0.00921684	0.020947	
A	CH4_STREX	5.2968E-07	0.025150209	0.011649	0.241351	0.004914557	0.029082	
A	CO_IDLEX	5.051112905	0.60477947	0	0	2.144605028	0	
A	CO_RUNEX	0.993974082	1.734236495	35.99284	20.90219	0.784118926	3.069292	
A	CO_STREX	0.013158125	2.702519997	0.703392	8.429216	0.700034226	2.691348	
A	CO2_NBIO_IDLEX	1112.734062	97.98906377	0	0	347.0284619	0	
A	CO2_NBIO_RUNEX	1616.375053	1511.541304	1966.925	223.7098	1170.068084	1599.899	
A	CO2_NBIO_STREX	0.175899761	20.7660055	8.828278	61.3903	4.120930332	22.39385	
A	NOX_IDLEX	6.702293668	0.806909682	0	0	3.628542541	0	
A	NOX_RUNEX	5.553373468	3.152425488	2.909808	1.141118	6.144632306	1.438344	
A	NOX_STREX	1.356881799	0.540767204	0.088549	0.262844	0.667068746	0.253203	
A	PM10_IDLEX	0.022964512	0.005127952	0	0	0.006388133	0	
A	PM10_PMBW	0.061024095	0.130340037	0.072534	0.01176	0.744800211	0.13034	
A	PM10_PMTW	0.035567997	0.012000003	0.031933	0.004	0.010947475	0.012839	
A	PM10_RUNEX	0.089210428	0.079046748	0.004946	0.002143	0.040518392	0.026344	
A	PM10_STREX	7.239E-06	0.000232328	1.57E-05	0.003714	3.22548E-05	0.000465	
A	PM25_IDLEX	0.021971078	0.004906119	0	0	0.006111785	0	
A	PM25_PMBW	0.026153184	0.055860016	0.031086	0.00504	0.31920009	0.05586	
A	PM25_PMTW	0.008891999	0.003000001	0.007983	0.001	0.002736869	0.00321	
A	PM25_RUNEX	0.085351163	0.075612201	0.004731	0.002011	0.038754793	0.025149	
A	PM25_STREX	6.79362E-06	0.000215083	1.44E-05	0.003515	2.96571E-05	0.000431	
A	ROG_DIURN	1.9464E-05	0.001930349	0.000608	1.129559	0.000802161	1.324821	
A	ROG_HTSK	0.000980979	0.022807448	0.008798	0.747779	0.006742703	0.089294	
A	ROG_IDLEX	0.479162211	0.075462691	0	0	0.246204768	0	
A	ROG_RESTL	1.32418E-05	0.000936065	0.000487	0.708816	0.000382336	0.523453	
A	ROG_RUNEX	0.223681981	0.210024861	0.417838	2.728411	0.12373291	0.120076	
A	ROG_RUNLS	0.004398333	0.258553751	0.051536	2.43488	0.054481348	2.22232	
A	ROG_STREX	2.80434E-06	0.137065701	0.05046	1.875385	0.028500946	0.13754	

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH
A	SO2_IDLEX	0.010365866	0.000932186	0	0	0.003303389	0
A	SO2_RUNEX	0.014867923	0.014653217	0.001835	0.002214	0.01116037	0.015739
A	SO2_STREX	1.74067E-06	0.000205496	8.74E-05	0.000608	4.07799E-05	0.000222
A	TOG_DIURN	1.9464E-05	0.001930349	0.000608	1.129559	0.000802161	1.324821
A	TOG_HTSK	0.000980979	0.022807448	0.008798	0.747779	0.006742703	0.089294
A	TOG_IDLEX	0.550554017	0.094675732	0	0	0.350518957	0
A	TOG_RESTL	1.32418E-05	0.000936065	0.000487	0.708816	0.000382336	0.523453
A	TOG_RUNEX	0.327404599	0.253371928	7.394818	3.334203	0.1481858	0.162985
A	TOG_RUNLS	0.004398333	0.258553751	0.051536	2.43488	0.054481348	2.22232
A	TOG_STREX	3.0704E-06	0.14998359	0.055247	2.039958	0.031204949	0.150401
S	CH4_IDLEX	0.027789186	0.009368338	0	0	0.051012939	0
S	CH4_RUNEX	0.082377088	0.017314144	6.889104	0.380997	0.009316937	0.021333
S	CH4_STREX	5.07223E-07	0.024156355	0.010825	0.213902	0.004377064	0.027773
S	CO_IDLEX	4.850368027	0.553599939	0	0	2.096561482	0
S	CO_RUNEX	0.994500935	1.756384875	35.99339	20.04004	0.795548833	3.11502
S	CO_STREX	0.012496982	2.55368942	0.618467	7.710798	0.569414874	2.533536
S	CO2_NBIO_IDLEX	1119.89231	99.84110476	0	0	357.4588298	0
S	CO2_NBIO_RUNEX	1616.375945	1511.580499	1966.926	222.0489	1170.088475	1599.981
S	CO2_NBIO_STREX	0.174851425	20.51109927	8.681048	59.50036	3.903396462	22.12338
S	NOX_IDLEX	6.630057532	0.819773965	0	0	3.722673831	0
S	NOX_RUNEX	5.254792644	2.956088915	2.906516	0.994154	5.793919589	1.322696
S	NOX_STREX	1.356741929	0.529643234	0.084661	0.248599	0.664519046	0.241767
S	PM10_IDLEX	0.021459001	0.00432721	0	0	0.005391753	0
S	PM10_PMBW	0.061024095	0.130340037	0.072534	0.01176	0.744800211	0.13034
S	PM10_PMTW	0.035567997	0.012000003	0.031933	0.004	0.010947475	0.012839
S	PM10_RUNEX	0.089210428	0.079046748	0.004946	0.002143	0.040518392	0.026344
S	PM10_STREX	7.239E-06	0.000232328	1.57E-05	0.003714	3.22548E-05	0.000465
S	PM25_IDLEX	0.020530694	0.004140017	0	0	0.005158508	0
S	PM25_PMBW	0.026153184	0.055860016	0.031086	0.00504	0.31920009	0.05586
S	PM25_PMTW	0.008891999	0.003000001	0.007983	0.001	0.002736869	0.00321

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH
S	PM25_RUNEX	0.085351163	0.075612201	0.004731	0.002011	0.038754793	0.025149
S	PM25_STREX	6.79362E-06	0.000215083	1.44E-05	0.003515	2.96571E-05	0.000431
S	ROG_DIURN	3.06493E-05	0.002822175	0.000885	1.839634	0.001163811	1.95958
S	ROG_HTSK	0.000986386	0.023377217	0.009071	0.815237	0.006833841	0.090989
S	ROG_IDLEX	0.489524065	0.074211019	0	0	0.245408896	0
S	ROG_RESTL	2.05695E-05	0.001339821	0.000674	1.169744	0.000538632	0.755354
S	ROG_RUNEX	0.223690973	0.210938402	0.417867	2.644553	0.124260079	0.121783
S	ROG_RUNLS	0.00435998	0.252028702	0.046928	2.297223	0.048958004	2.174721
S	ROG_STREX	2.69322E-06	0.131398985	0.046701	1.649168	0.025375078	0.131471
S	SO2_IDLEX	0.01043149	0.000949683	0	0	0.00340193	0
S	SO2_RUNEX	0.014867932	0.014653604	0.001835	0.002197	0.011160572	0.015739
S	SO2_STREX	1.7303E-06	0.000202974	8.59E-05	0.000589	3.86273E-05	0.000219
S	TOG_DIURN	3.06493E-05	0.002822175	0.000885	1.839634	0.001163811	1.95958
S	TOG_HTSK	0.000986386	0.023377217	0.009071	0.815237	0.006833841	0.090989
S	TOG_IDLEX	0.562377165	0.093250799	0	0	0.349612916	0
S	TOG_RESTL	2.05695E-05	0.001339821	0.000674	1.169744	0.000538632	0.755354
S	TOG_RUNEX	0.327423751	0.254756697	7.39486	3.235284	0.148955043	0.165944
S	TOG_RUNLS	0.00435998	0.252028702	0.046928	2.297223	0.048958004	2.174721
S	TOG_STREX	2.94874E-06	0.143783897	0.051132	1.79397	0.027782516	0.143766
W	CH4_IDLEX	0.026577245	0.009489302	0	0	0.05105604	0
W	CH4_RUNEX	0.082374174	0.017062598	6.889092	0.391948	0.009187459	0.020842
W	CH4_STREX	5.34741E-07	0.025379477	0.01183	0.246356	0.005034097	0.029343
W	CO_IDLEX	5.328332022	0.675455966	0	0	2.210950877	0
W	CO_RUNEX	0.993806863	1.728259607	35.9927	21.01645	0.780714346	3.056315
W	CO_STREX	0.01328823	2.731705823	0.719755	8.542711	0.723734711	2.715493
W	CO2_NBIO_IDLEX	1102.848862	95.43148334	0	0	332.6246204	0
W	CO2_NBIO_RUNEX	1616.374771	1511.53072	1966.925	223.9432	1170.062013	1599.876
W	CO2_NBIO_STREX	0.17610607	20.8166333	8.856996	61.70878	4.160833606	22.43603
W	NOX_IDLEX	6.802048333	0.78914472	0	0	3.498551711	0
W	NOX_RUNEX	5.458802305	3.093865918	2.90904	1.113908	6.040446099	1.409369

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH
W	NOX_STREX	1.356915043	0.543321176	0.089425	0.265899	0.6677995	0.255485
W	PM10_IDLEX	0.025043552	0.00623374	0	0	0.007764087	0
W	PM10_PMBW	0.061024095	0.130340037	0.072534	0.01176	0.744800211	0.13034
W	PM10_PMTW	0.035567997	0.012000003	0.031933	0.004	0.010947475	0.012839
W	PM10_RUNEX	0.089210428	0.079046748	0.004946	0.002143	0.040518392	0.026344
W	PM10_STREX	7.239E-06	0.000232328	1.57E-05	0.003714	3.22548E-05	0.000465
W	PM25_IDLEX	0.023960179	0.005964071	0	0	0.007428216	0
W	PM25_PMBW	0.026153184	0.055860016	0.031086	0.00504	0.31920009	0.05586
W	PM25_PMTW	0.008891999	0.003000001	0.007983	0.001	0.002736869	0.00321
W	PM25_RUNEX	0.085351163	0.075612201	0.004731	0.002011	0.038754793	0.025149
W	PM25_STREX	6.79362E-06	0.000215083	1.44E-05	0.003515	2.96571E-05	0.000431
W	ROG_DIURN	2.09172E-05	0.00207876	0.000592	1.228791	0.000860076	1.53363
W	ROG_HTSK	0.001222036	0.024987488	0.009365	0.965273	0.007534673	0.113277
W	ROG_IDLEX	0.464852984	0.077191191	0	0	0.24730383	0
W	ROG_RESTL	1.33871E-05	0.000930606	0.000463	0.678076	0.000376307	0.545066
W	ROG_RUNEX	0.223679004	0.209776604	0.417831	2.743324	0.123576442	0.119596
W	ROG_RUNLS	0.004646584	0.276996014	0.062407	2.771551	0.06661629	2.346224
W	ROG_STREX	2.82881E-06	0.138367884	0.051289	1.917109	0.029196953	0.138706
W	SO2_IDLEX	0.010275242	0.000908023	0	0	0.003167309	0
W	SO2_RUNEX	0.014867921	0.014653112	0.001835	0.002216	0.01116031	0.015738
W	SO2_STREX	1.74271E-06	0.000205997	8.76E-05	0.000611	4.11748E-05	0.000222
W	TOG_DIURN	2.09172E-05	0.00207876	0.000592	1.228791	0.000860076	1.53363
W	TOG_HTSK	0.001222036	0.024987488	0.009365	0.965273	0.007534673	0.113277
W	TOG_IDLEX	0.534226813	0.096643497	0	0	0.351770155	0
W	TOG_RESTL	1.33871E-05	0.000930606	0.000463	0.678076	0.000376307	0.545066
W	TOG_RUNEX	0.327398644	0.252995854	7.394808	3.351776	0.147957482	0.16217
W	TOG_RUNLS	0.004646584	0.276996014	0.062407	2.771551	0.06661629	2.346224
W	TOG_STREX	3.09719E-06	0.151408313	0.056155	2.085334	0.031966988	0.151676

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH	
Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH	
	Fleet Mix	0.025897706	0.001417527	0.001678	0.004643	0.000653743	0.00092	Calendar Year: 2025
A	CH4_IDLEX	0.027325962	0.008235729	0	0	0.079499509	0	
A	CH4_RUNEX	0.080186546	0.003985971	5.818194	0.380981	0.005958606	0.006966	
A	CH4_STREX	4.70479E-07	0.020023636	0.008717	0.231837	0.007003615	0.021475	
A	CO_IDLEX	6.788767879	0.637185499	0	0	3.222315915	0	
A	CO_RUNEX	0.476664715	0.493412733	45.19747	18.63838	0.499481551	0.706027	
A	CO_STREX	0.008455686	2.184137235	0.703906	8.602318	0.945739249	1.871772	
A	CO2_NBIO_IDLEX	1104.366001	93.56116675	0	0	349.7584235	0	
A	CO2_NBIO_RUNEX	1349.963435	1302.579647	1972.355	224.5722	1060.414279	1420.762	
A	CO2_NBIO_STREX	0.073730235	18.01507356	7.62091	58.72643	5.914659239	17.84664	
A	NOX_IDLEX	5.730551279	0.376996172	0	0	2.872449779	0	
A	NOX_RUNEX	2.689787743	1.168808024	0.46478	1.133129	4.007391361	0.988194	
A	NOX_STREX	2.346944421	0.870986779	0.065874	0.26377	1.041672231	0.245162	
A	PM10_IDLEX	0.002937292	0.000127495	0	0	0.003044704	0	
A	PM10_PMBW	0.061075887	0.130340037	0.072534	0.01176	0.74480021	0.13034	
A	PM10_PMTW	0.035599211	0.012000003	0.031933	0.004	0.010598163	0.013054	
A	PM10_RUNEX	0.018628621	0.007339785	0.003288	0.002568	0.022717592	0.016888	
A	PM10_STREX	1.03143E-06	0.000200604	8.41E-05	0.003032	6.58129E-05	0.000245	
A	PM25_IDLEX	0.002810226	0.00012198	0	0	0.002912991	0	
A	PM25_PMBW	0.02617538	0.055860016	0.031086	0.00504	0.31920009	0.05586	
A	PM25_PMTW	0.008899803	0.003000001	0.007983	0.001	0.002649541	0.003264	
A	PM25_RUNEX	0.017822715	0.007007184	0.00314	0.002397	0.021719316	0.01612	
A	PM25_STREX	9.48364E-07	0.000184448	7.74E-05	0.002844	6.05126E-05	0.000226	
A	ROG_DIURN	4.17804E-06	0.001801292	0.000232	1.071283	0.001049137	0.604275	
A	ROG_HTSK	0.000163996	0.022008326	0.002266	0.61849	0.009163704	0.043283	
A	ROG_IDLEX	0.457143882	0.053474156	0	0	0.367424042	0	
A	ROG_RESTL	2.9951E-06	0.000944421	0.000159	0.643796	0.000587756	0.269275	
A	ROG_RUNEX	0.024023506	0.024378552	0.084778	2.601077	0.079989944	0.041523	
A	ROG_RUNLS	0.000832787	0.26738375	0.011631	1.737433	0.056340756	1.036686	

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH
A	ROG_STREX	2.48266E-06	0.104849969	0.036922	1.79054	0.040334976	0.083875
A	SO2_IDLEX	0.010254292	0.000889735	0	0	0.003340991	0
A	SO2_RUNEX	0.012238474	0.012582616	0.001341	0.002222	0.010149664	0.013952
A	SO2_STREX	7.2962E-07	0.000178274	7.54E-05	0.000581	5.85303E-05	0.000177
A	TOG_DIURN	4.17804E-06	0.001801292	0.000232	1.071283	0.001049137	0.604275
A	TOG_HTSK	0.000163996	0.022008326	0.002266	0.61849	0.009163704	0.043283
A	TOG_IDLEX	0.526553915	0.069314438	0	0	0.529525113	0
A	TOG_RESTL	2.9951E-06	0.000944421	0.000159	0.643796	0.000587756	0.269275
A	TOG_RUNEX	0.107009153	0.033342394	5.939776	3.249424	0.095624895	0.05532
A	TOG_RUNLS	0.000832787	0.26738375	0.011631	1.737433	0.056340756	1.036686
A	TOG_STREX	2.7182E-06	0.114797518	0.040425	1.949554	0.044161721	0.091833
S	CH4_IDLEX	0.028786826	0.008329012	0	0	0.079572001	0
S	CH4_RUNEX	0.080188031	0.004073341	5.818204	0.374649	0.006024703	0.007118
S	CH4_STREX	4.50537E-07	0.019252394	0.008093	0.207356	0.006238197	0.020533
S	CO_IDLEX	6.693198401	0.631545275	0	0	3.190528053	0
S	CO_RUNEX	0.477243936	0.502663121	45.19787	17.97888	0.506205374	0.723383
S	CO_STREX	0.008028713	2.063941061	0.618944	7.805123	0.76909491	1.765154
S	CO2_NBIO_IDLEX	1091.530432	92.47678355	0	0	355.9447661	0
S	CO2_NBIO_RUNEX	1349.964389	1302.59607	1972.355	223.3208	1060.426348	1420.793
S	CO2_NBIO_STREX	0.07305312	17.81028336	7.477003	56.79929	5.619801037	17.66591
S	NOX_IDLEX	5.473071785	0.358236611	0	0	2.920431435	0
S	NOX_RUNEX	2.544559718	1.095110972	0.463183	0.989038	3.777326254	0.920633
S	NOX_STREX	2.346916702	0.861216583	0.062983	0.249988	1.037644113	0.234236
S	PM10_IDLEX	0.002565265	0.000113288	0	0	0.002575074	0
S	PM10_PMBW	0.061075887	0.130340037	0.072534	0.01176	0.74480021	0.13034
S	PM10_PMTW	0.035599211	0.012000003	0.031933	0.004	0.010598163	0.013054
S	PM10_RUNEX	0.018628621	0.007339785	0.003288	0.002568	0.022717592	0.016888
S	PM10_STREX	1.03143E-06	0.000200604	8.41E-05	0.003032	6.58129E-05	0.000245
S	PM25_IDLEX	0.002454293	0.000108387	0	0	0.002463677	0
S	PM25_PMBW	0.02617538	0.055860016	0.031086	0.00504	0.31920009	0.05586

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH
S	PM25_PMTW	0.008899803	0.003000001	0.007983	0.001	0.002649541	0.003264
S	PM25_RUNEX	0.017822715	0.007007184	0.00314	0.002397	0.021719316	0.01612
S	PM25_STREX	9.48364E-07	0.000184448	7.74E-05	0.002844	6.05126E-05	0.000226
S	ROG_DIURN	6.49778E-06	0.002620244	0.000347	1.73459	0.001525048	0.894621
S	ROG_HTSK	0.000167427	0.022478058	0.002427	0.688643	0.009299831	0.044312
S	ROG_IDLEX	0.483744369	0.055103295	0	0	0.367494235	0
S	ROG_RESTL	4.45671E-06	0.001315699	0.000237	1.058903	0.000813124	0.383631
S	ROG_RUNEX	0.024031968	0.024786845	0.084806	2.5444	0.080317379	0.042284
S	ROG_RUNLS	0.000816632	0.260505872	0.01062	1.623826	0.050566397	1.0143
S	ROG_STREX	2.38429E-06	0.100598572	0.034172	1.591044	0.035906823	0.080379
S	SO2_IDLEX	0.010133204	0.000879491	0	0	0.003399436	0
S	SO2_RUNEX	0.012238484	0.012582778	0.001341	0.00221	0.010149784	0.013952
S	SO2_STREX	7.2292E-07	0.000176247	7.4E-05	0.000562	5.56125E-05	0.000175
S	TOG_DIURN	6.49778E-06	0.002620244	0.000347	1.73459	0.001525048	0.894621
S	TOG_HTSK	0.000167427	0.022478058	0.002427	0.688643	0.009299831	0.044312
S	TOG_IDLEX	0.557062565	0.071169088	0	0	0.529605022	0
S	TOG_RESTL	4.45671E-06	0.001315699	0.000237	1.058903	0.000813124	0.383631
S	TOG_RUNEX	0.107021501	0.033938175	5.939817	3.180115	0.096102688	0.056431
S	TOG_RUNLS	0.000816632	0.260505872	0.01062	1.623826	0.050566397	1.0143
S	TOG_STREX	2.6105E-06	0.110142774	0.037414	1.732402	0.039313451	0.088005
W	CH4_IDLEX	0.025308579	0.00812739	0	0	0.079480933	0
W	CH4_RUNEX	0.080186126	0.003962725	5.818192	0.38212	0.005939154	0.006925
W	CH4_STREX	4.74973E-07	0.020201717	0.008854	0.236556	0.007173039	0.021679
W	CO_IDLEX	6.920744778	0.644974379	0	0	3.266213438	0
W	CO_RUNEX	0.476504368	0.490943176	45.19737	18.73455	0.497462857	0.701565
W	CO_STREX	0.008537265	2.207774856	0.720279	8.740741	0.977686738	1.890154
W	CO2_NBIO_IDLEX	1122.091311	95.05864831	0	0	341.215379	0
W	CO2_NBIO_RUNEX	1349.96317	1302.575256	1972.354	224.7621	1060.410656	1420.754
W	CO2_NBIO_STREX	0.073859616	18.05583917	7.648902	59.07458	5.968600237	17.87824
W	NOX_IDLEX	6.086118199	0.402902232	0	0	2.806189397	0

Miramar Hotel
CalEEMod Input Values

Season	EmissionType	HHD	OBUS	UBUS	MCY	SBUS	MH
W	NOX_RUNEX	2.643766824	1.146939541	0.464439	1.105991	3.939054991	0.968924
W	NOX_STREX	2.346951005	0.87323048	0.066526	0.266808	1.042822653	0.247467
W	PM10_IDLEX	0.003451044	0.000147115	0	0	0.00369324	0
W	PM10_PMBW	0.061075887	0.130340037	0.072534	0.01176	0.74480021	0.13034
W	PM10_PMTW	0.035599211	0.012000003	0.031933	0.004	0.010598163	0.013054
W	PM10_RUNEX	0.018628621	0.007339785	0.003288	0.002568	0.022717592	0.016888
W	PM10_STREX	1.03143E-06	0.000200604	8.41E-05	0.003032	6.58129E-05	0.000245
W	PM25_IDLEX	0.003301753	0.00014075	0	0	0.003533472	0
W	PM25_PMBW	0.02617538	0.055860016	0.031086	0.00504	0.31920009	0.05586
W	PM25_PMTW	0.008899803	0.003000001	0.007983	0.001	0.002649541	0.003264
W	PM25_RUNEX	0.017822715	0.007007184	0.00314	0.002397	0.021719316	0.01612
W	PM25_STREX	9.48364E-07	0.000184448	7.74E-05	0.002844	6.05126E-05	0.000226
W	ROG_DIURN	4.28932E-06	0.001854895	0.00025	1.165286	0.001038693	0.662026
W	ROG_HTSK	0.000183569	0.023223092	0.002587	0.793586	0.009496521	0.051158
W	ROG_IDLEX	0.420409876	0.051224393	0	0	0.367327109	0
W	ROG_RESTL	2.96352E-06	0.00092147	0.000157	0.613414	0.000561842	0.269557
W	ROG_RUNEX	0.024021111	0.024268137	0.084771	2.611378	0.079891981	0.041322
W	ROG_RUNLS	0.000889509	0.286391332	0.014019	2.015104	0.069053949	1.096086
W	ROG_STREX	2.50432E-06	0.105832575	0.03753	1.82924	0.041318655	0.08461
W	SO2_IDLEX	0.010421509	0.000903883	0	0	0.00326028	0
W	SO2_RUNEX	0.012238472	0.012582572	0.001341	0.002224	0.010149629	0.013951
W	SO2_STREX	7.30901E-07	0.000178677	7.57E-05	0.000585	5.90641E-05	0.000177
W	TOG_DIURN	4.28932E-06	0.001854895	0.00025	1.165286	0.001038693	0.662026
W	TOG_HTSK	0.000183569	0.023223092	0.002587	0.793586	0.009496521	0.051158
W	TOG_IDLEX	0.484422922	0.066753255	0	0	0.529414762	0
W	TOG_RESTL	2.96352E-06	0.00092147	0.000157	0.613414	0.000561842	0.269557
W	TOG_RUNEX	0.107005658	0.033181277	5.939766	3.262033	0.095481948	0.055027
W	TOG_RUNLS	0.000889509	0.286391332	0.014019	2.015104	0.069053949	1.096086
W	TOG_STREX	2.74191E-06	0.115873348	0.041091	1.991685	0.045238727	0.092637

Appendix I

Phase 1 Environmental Site Assessment, Partner Engineering and Science, Inc., December 11, 2018

ESA

PARTNER
Engineering and Science, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Fairmont Miramar Hotel and Bungalows
101 Wilshire Boulevard
Santa Monica, California 90403

Report Date: April 1, 2016
Updated April 22, 2016 and December 11, 2018
Partner Project No. 16-158266.1

Prepared for:

Ocean Avenue LLC
101 Wilshire Boulevard, Suite 101
Santa Monica, CA 90401

April 1, 2016

Ocean Avenue LLC
101 Wilshire Boulevard, Suite 101
Santa Monica, CA 90401

Subject: Phase I Environmental Site Assessment
Fairmont Miramar Hotel and Bungalows
101 Wilshire Boulevard
Santa Monica, California 90403
Partner Project No. 16-158266.1

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

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

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

Sincerely,

Joseph Derhake, PE
Chief Executive Officer

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Ocean Avenue LLC for the property located at 101 Wilshire Boulevard in the City of Santa Monica, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Ocean Avenue LLC with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. This Phase I report is submitted in compliance with Mitigation Measure HAZ-2a (b) and (c) of the Environmental Impact Report prepared for the Downtown Community Plan (DCP EIR), which requires preparation of an ASTM-compliant Phase I report and an Environmental Database Search.

Property Description

The subject property is located on the block bounded by Wilshire Boulevard, 2nd Street, Ocean Avenue, and California Avenue in mixed retail and residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	101 Wilshire Boulevard, Santa Monica, California
Additional Address:	1133 Ocean Avenue and 1127 2nd Street
Historical Addresses:	1112, 1122, 1129, 1130 and 1131 2nd Street; 1101 1107, 1109, 1115, 1123, and 1133 Ocean Avenue (Ocean Street)
Property Use:	Hotel, Parking lot
Land Acreage (Ac):	4.75
Number of Buildings:	9
Number of Floors:	6 (Building A), 10 (Building B), 1 or 2 (Bungalows)
Gross Building Area (SF):	263,609 SF (Total)
Net Rentable Area (SF):	263,609 SF (Total)
Date of Construction:	1923 (Building A); 1958 (Building B); 1938 (Bungalows); with additions and renovations in 1988,1991-1993, 2000, and 2015
Assessor's Parcel Number (APN):	4292-028-001 (Parcel A); 4292-021-009 (Parcel B), 4292-021-010 (Parcel C)
Type of Construction:	Concrete spread footings with site-cast concrete walls at perimeter areas of the below-grade structures, concrete slab-on-grade with perimeter and interior footings under load bearing structures, and a partial raised wood floor foundation system at one building with reinforced concrete framing and conventional wood-framing super structures
Current Tenants:	Fairmont Miramar Hotel and Bungalows
Site Assessment Performed By:	David Lehnus of Partner
Site Assessment Conducted On:	March 18, 2016

The subject property is currently occupied by Fairmont Miramar Hotel. The property is comprised of a six-story building (Building A) near the northeast corner of the subject property; a 10-story building (Building

B) near the center of the western side of the property, bungalows located on the northwest and southwest portions, and a conference center along the central portion of the eastern side. In addition to room rental, four retail shops, a barber shop, restaurants, several meeting rooms, and a conference center are available. The subject property also includes a paved parking lot located across 2nd Street to the northeast of the hotel parcel (2nd Street parcel). A paved circular driveway accesses the hotel property from the west side of Wilshire Boulevard.

According to available historical sources, the hotel parcel was formerly developed with a residence in the center of the property in 1889, developed with a six floor hotel in 1923 with bungalows added in 1938, and the 10 floor hotel building with shops, meeting rooms, and restaurant was added in 1958. The 2nd Street property was undeveloped prior to 1891, developed with single family residences by 1895, developed with a 65-car capacity garage by 1950, and developed as a paved parking lot by 1977.

The immediately surrounding properties consist of residential apartments to the north across California Avenue; a multi-story office building to the south across Wilshire Boulevard; commercial offices, the Huntey Hotel and residences to the east across 2nd Street; and a public park to the west across Ocean Boulevard.

According to a previous subsurface investigation conducted on a nearby property located approximately 0.5 mile to the northeast at 731 Santa Monica Boulevard, (Case # T10000004679), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 70 feet below ground surface (bgs) and flow to the southwest toward the Pacific Ocean located approximately 1,000 feet west of the subject property.

Findings

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

- The subject property is currently equipped with one 1,000-gallon underground storage tank (UST) containing diesel fuel for the emergency generator. Records obtained from the Santa Monica Fire Department (SMFD) indicate that the UST was originally installed in 1990 and significantly modified in December 2010. The UST system and is equipped with secondary containment and a leak detection monitoring system. The key site manager, Mr. O'Connor stated that he was not aware of any releases from the UST. Mr. O'Connor also indicated that the UST passed the most recent integrity test in 2015. No violations or unauthorized releases have been reported to SMFD. The presence of the UST onsite poses a material threat of a future release to the environment, and is therefore considered a recognized environmental condition. However, based on the recent modifications and current compliance status, no further investigation is warranted at this time.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject

to the implementation of required controls. The following was identified during the course of this assessment:

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

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

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

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

- According to records on file at SMFD, portions of the current diesel UST were removed and replaced during UST modification activities in December 2010. Soil samples collected from the tank hold indicated that a release had not occurred and no remediation was necessary.
- Due to the age of the subject property buildings, there is a potential that ACMs are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Due to the age of the subject property buildings, there is a potential that lead-based paint (LBP) is present on-site. Overall, all painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. A comprehensive survey for LBP should be conducted prior to any planned renovation or demolition activities. A licensed abatement contractor should perform removal of identified LBP in accordance with applicable regulations, including the preparation of specifications.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 101 Wilshire Boulevard in the City of Santa Monica, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of a recognized environmental condition in connection with the subject property. However, based on the conclusions of this assessment, Partner recommends no further investigation at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 101 Wilshire Boulevard in the City of Santa Monica, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

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

This Phase I report is submitted in compliance with Mitigation Measure HAZ-2a (b) and (c) of the Environmental Impact Report prepared for the Downtown Community Plan (DCP EIR), which requires preparation of an ASTM-compliant Phase I report and an Environmental Database Search.

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any

current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

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

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

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

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

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

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http://www.partneresi.com/terms-and-conditions.php.

1.5 Limiting Conditions

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

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

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User was not provided at the time of the assessment.
- Partner was not able to document the historical use of the subject property prior to 1891 when it was developed with a residential estate. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1928; city directories were not available prior to 1920; topographic maps prior to 1902 were not reasonably ascertainable from local agencies; and fire insurance maps were not available prior to 1891. This data failure is not considered critical and does not change the conclusions of this report, as the 198 Sanborn map revealed the subject property to be a single family residence.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to

be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.

- Partner observed approximately 5% of all interior units and all common areas. Based on the size and nature of use of the unobserved units (hotel rooms), this limited method of survey is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located on the block bounded by Wilshire Boulevard, 2nd Street, Ocean Avenue, and California Avenue in mixed retail/residential area of Los Angeles County. A second parcel is located on the northeast side of 2nd Street directly across from the hotel property. According to the Los Angeles County Assessor, the subject property is assigned parcel numbers (APNs) 4292-028-001, 4292-021-009, and 4292-021-010. Ownership is currently vested in Ocean Avenue LLC since 2006.

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

2.2 Current Property Use

The subject property is currently occupied by Fairmont Miramar Hotel and Bungalows as a hotel with retail shops, restaurants, and conference rooms. The subject property consists of 2 attached hotel buildings of 6 and 10 floors with a basement. In addition to the hotel buildings, are 5 bungalow buildings with rental rooms, one bungalow building with a bar and meeting rooms, and one building with a spa and locker rooms. In addition to the current structures, the subject property is also improved with an employee parking lot on the northeast corner of the property and a circular driveway accessing the property from Wilshire Boulevard. The parcel across 2nd Street (2nd Street Parcel) is currently developed as a paved parking lot.

The subject property is designated for commercial development by the City of Santa Monica.

The hotel property was identified on the Underground Storage Tank (UST), Facility and Manifest Data (HAZNET), Emissions Inventory (EMI), Enforcement & Compliance History Information (ECHO), and EDR Historic Dry Cleaner (EDR Hist Cleaners) databases in the regulatory database report, and the 2nd Street Parcel was identified on the EDR Historic Automotive Station (EDR Hist Auto Station) database as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

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

Immediately Surrounding Properties	
Northwest:	California Avenue beyond which is Santa Monica Bay Towers apartment building (101 California Avenue) and One Two Three California apartment building (123 California Avenue).
Southwest:	Ocean Avenue beyond which is a public park.
Northeast:	2nd Street beyond which is Marmira Apartments (204 California Avenue), The Huntley Hotel (1111 2nd Street), a paved parking lot associated with the subject property (1127 and 1129 2nd Street), an unidentified office building (1137 2nd Street), and an office building

containing William Warren Group and Pure Barre fitness center (201 Wilshire Boulevard). The parking lot parcel is additionally abutted by 2nd Court beyond which is the Wilshire Ocean Terrace Apartment building (1118 3rd Street).

Southeast: Wilshire Boulevard beyond which is 800 Degrees Pizzaria (120 Wilshire Boulevard), and a California Bank office building (100 Wilshire Boulevard)

The adjacent property abutting the parking lot parcel to the east was identified as a historical cleaner site (historical address 1151 2nd Street) in the regulatory database report. Also the property located across Wilshire Boulevard to the southeast of the subject property is listed as a historical auto site in the database report. Both of these listings are discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Topanga, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 100 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the north. The subject property is depicted on the 1991 map as located in a densely developed area, although no specific site features are depicted.

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

2.4.2 Hydrology

The site is underlain by the Ballona, Bellflower and Silverado Aquifers. The Ballona aquifer consists of 30 to 50 feet of gravel and coarse sand and has a maximum depth of 70 feet (60 feet below sea level) below ground surface (bgs). Replenishment of ground water in the Santa Monica Basin is mainly by percolation of precipitation through sandy phases of the Bellflower aquiclude, the Lakewood formation and the Older Dune Sand, and by percolation of surface runoff into the basin from the mountains to the north. Groundwater in the Santa Monica Basin moves toward the south, in the direction of the Bellona Gap.

According to the Santa Monica Public Works Department, the majority of water provided by the city originates as groundwater from the Charnock Well Field. The Charnock well field includes a 10-acre parcel located in the Palms-Mar Vista-Del Rey community Plan Area of the City of Los Angeles; approximately 3.8-miles east of the site. Groundwater sources are supplemented by water supplied through the Metropolitan Water District. The nearest active water well (Well #2539L) is located approximately 2.25 miles east-southeast of the site (Los Angeles County Department of Public Works [LACDPW], 2013).

According to a previous subsurface investigation conducted on a nearby property located approximately 0.5 mile to the northeast at 731 Santa Monica Boulevard, (Case # T10000004679), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 70 feet below ground surface (bgs) and flow to the southwest toward the Pacific Ocean located approximately 1,000 feet west of the subject property.

2.4.3 Geology/Soils

The site is located within the Santa Monica Plain in the western portion of the Santa Monica Basin within the Los Angles Coastal Plain. The Santa Monica Plain lies along the south flank of the Santa Monica Mountains and extends from the ocean inland to the Newport-Inglewood belts of hills. The plain has been dissected by streams draining the Santa Monica Mountains. Streams draining Sepulveda, Dry, Stone, and Brown Canyons have eroded and backfilled an area near Sawtelle, leaving a surface which slopes to the southeast and lies at a lower elevation than the Santa Monica Plain. The Santa Monica Plain was originally deposited in the form of several large alluvial fans which overlapped onto the Ocean Park Plain and Beverly Hills.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is located in an unmapped area and no information is available.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1569F, dated September 28, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is not included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

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

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1891-1923	Topographic Maps, Sanborn Maps	Developed as a single family residential estate and two single family residences.
1923-1958	Aerial Photographs, Building Records, City Directories, Interviews, Topographic maps, Sanborn Maps	Developed with a 6-floor hotel, administrative office, and bungalows, and a garage. The 2nd Street Parcel was developed with a garage by 1928
1958-1980	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Sanborn Maps	Developed with a two multi-floor hotel buildings with a conference center and bungalows and a garage.
1981-present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Sanborn Maps	Developed with a two multi-floor hotel buildings with a conference center and bungalows.

Tenants on the subject property have included single family residences (1891-1923); Fairmont Miramar Hotel (1923-present); parking garage (1928-1954); car rental businesses (1958-2008); and multiple retail shops (1936-present). No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

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

Date: 1928	***Scale: 1"=500'***
Subject Property:	Developed with what appears to be a residence near the center of the property. The existing 6 floor building is present on the northeastern corner of the property. One of the existing bungalow buildings is present on the southwestern corner of the property. The 2nd Street property appears to be developed with a large square building occupying the entire parcel.
Northeast:	Developed with what appears to be single family residences across 2nd Street. The property abutting the 2nd Street parcel to the southeast appears to be undeveloped.
Southeast:	Developed with what appear to be single family residences and an office or commercial building at the intersection of Wilshire Boulevard and 2nd Street.
Northwest:	The property at the intersection of California Avenue and Ocean Avenue appears to be undeveloped. The property at the intersection of California Avenue and 2nd Street appears to be developed with small commercial or residential building.
Southwest:	The existing park is present across Ocean Boulevard to the southwest.

Date: 1938	***Scale: 1"=500'***
Subject Property:	No significant changes visible.
Northeast:	No significant changes visible.
Southeast:	The property at the intersection of Wilshire Boulevard and Ocean Avenue has been developed with a small commercial building with driveway access from both Ocean Avenue and Wilshire Boulevard.
Northwest:	No significant changes visible.
Southwest:	No significant changes visible.

Date: 1947	***Scale: 1"=500'***
Subject Property:	The residence has been demolished and a large square addition has been added to the southeast of the existing hotel building. A paved parking lot has been developed on the northeast corner of the property and along the entire frontage of Wilshire Boulevard. The existing bungalows have been constructed along the northwestern and southwestern boundaries along California and Ocean Avenues. They appear to be connected as a single building. A swimming pool has been developed in the center of the property encircled by the bungalow building(s). The building on the 2nd Street property has been demolished and the property appears to be a paved parking lot.
Northeast:	The property abutting the southeast of the 2nd Street parcel has been developed with a long rectangular building parallel with 2nd Street and a paved parking area behind the building and to southeast at the intersection of 2nd Street at Wilshire Boulevard.
Southeast:	The building formerly located at the intersection of 2nd Street and Wilshire Boulevard has been demolished and an L-shaped commercial building has been constructed with paved parking surrounding it.
Northwest:	No significant changes visible.
Southwest:	No significant changes visible.

Date: 1952	***Scale: 1"=500'***
Subject Property:	Two small rectangular buildings have been constructed on the 2nd Street parcel on the southeastern corner immediately adjacent to 2nd Street and on the northeastern corner of the property boundary. A paved parking area remains between the buildings.
Northeast:	No significant changes visible.
Southeast:	No significant changes visible.
Northwest:	No significant changes visible.
Southwest:	No significant changes visible.

Date: 1964, 1967	***Scale: 1"=500'***
Subject Property:	The 10-floor hotel building has been constructed in the center of the subject property abutting the southeastern corner of the existing building. A large building has been constructed on the 2nd Street property that occupies the entire property.
Northeast:	A large multi-floor building has been constructed on the property at the intersection of 2nd Street and California Avenue across 2nd Street from the subject property.

Date:	***1964, 1967***	***Scale:***	***1"=500'***

Southeast: No significant changes visible.

Northwest: A large multi-floor building has been constructed on the previously undeveloped property across California Avenue from the subject property at the intersection of Ocean Avenue and California Avenue. A large square building has been constructed at the intersection of 2nd Street and California Avenue across California Avenue from the subject property. These buildings appear to be the currently existing buildings on these properties.

Southwest: No significant changes visible.

Date:	***1977***	***Scale:***	***1"=500'***

Subject Property: The building on the 2nd Street property has been demolished and it appears to be a paved parking lot.

Northeast: The property abutting the 2nd Street property has been cleared and is now undeveloped.

Southeast: The existing multi-floor office building has been constructed at the intersection of Ocean Avenue and Wilshire Boulevard.

Northwest: No significant changes visible.

Southwest: No significant changes visible.

Date:	***1979***	***Scale:***	***1"=500'***

Subject Property: A small building/shed has been constructed on the southeast corner of the 2nd Street property. The remainder of the property continues to be used as a parking lot.

Northeast: No significant changes visible.

Southeast: No significant changes visible.

Northwest: No significant changes visible.

Southwest: No significant changes visible.

Date:	***1983, 1989***	***Scale:***	***1"=500'***

Subject Property: No significant changes visible.

Northeast: The existing multi-floor residential building has been constructed on the property abutting the northeast of the 2nd Street property.

Southeast: No significant changes visible.

Northwest: No significant changes visible.

Southwest: No significant changes visible.

Date:	***1994***	***Scale:***	***1"=500'***

Subject Property: The bungalows appear to have been renovated so that they are now detached into 5 individual buildings.

Northeast: No significant changes visible.

Southeast: No significant changes visible.

Northwest: No significant changes visible.

Southwest: No significant changes visible.

Date: 2002, 2005, 2009, 2010, 2012	*Scale: 1"=500'*
Subject Property:	The small building on the 2nd Street property has been removed.
Northeast:	No significant changes visible.
Southeast:	The existing large rectangular commercial building has been constructed on the property across Wilshire Boulevard at the intersection of 2nd Street and Wilshire Boulevard.
Northwest:	No significant changes visible.
Southwest:	No significant changes visible.

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

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from EDR on March 14, 2016. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date: 1891	
Subject Property:	Developed with a building identified as "Senator Jones' Residence" and a tennis court. The residence is identified as constructed in 1889. A water supply line and a fire hydrant are depicted on the property. The 2nd Street property is depicted as undeveloped.
Northeast:	Four of the properties located across 2nd Street from the subject property are developed with single family residences, including the property abutting the 2nd Street property to the northwest.
Southeast:	Depicted as undeveloped across Nevada Avenue (Wilshire Boulevard).
Northwest:	Depicted as undeveloped across California Avenue.
Southwest:	This area is not shown on the map.

Date: 1895	
Subject Property:	The residence is identified as "Miramar" and a garden with a greenhouse and a shed are depicted on the northwest corner of the property. A residence is depicted on one of the two parcels that comprise the 2nd Street property.
Northeast:	No significant changes visible.
Southeast:	A residence is depicted at the intersection of Ocean Avenue and Nevada Avenue to across Nevada Avenue.
Northwest:	A hay shed is depicted on the property across California Avenue at the intersection of California Avenue and 2nd Street.
Southwest:	This area is not shown on the map.

Date: 1902	
Subject Property:	No significant changes depicted on the hotel property. Both parcels that comprise the 2nd Street property are developed with single family residences.
Northeast:	No significant changes visible.
Southeast:	No significant changes visible.
Northwest:	No significant changes visible.
Southwest:	This area is not shown on the map.

Date: 1909	
Subject Property:	No significant changes depicted on the hotel property. Both parcels that comprise the 2nd Street property are developed with single family residences.
Northeast:	No significant changes visible.
Southeast:	A second residence has been constructed on the property at the intersection of Nevada Avenue and 2nd Street across Nevada Avenue.
Northwest:	No significant changes visible.
Southwest:	This area is not shown on the map.

Date: 1918	
Subject Property:	The greenhouses and shed have been removed and an L-shed building identified as a garage is located in the vicinity of the former buildings. The northwestern portion of the hotel property has been divided from the hotel property and is developed with a building identified as "Westlake Military School" and a garage. The residence formerly located on the eastern half of the 2nd Street property has been removed and the parcel is undeveloped.
Northeast:	Three residential buildings have been constructed on the southwest corner of the intersection of 2nd Street and California Avenue across 2nd Street from the subject property.
Southeast:	No significant changes visible.
Northwest:	Residences have been constructed on the properties across California Avenue from the subject property.
Southwest:	This area is not shown on the map.

Date: 1950	
Subject Property:	The hotel property has been rejoined with the military academy property and the 6-floor hotel building has been constructed in the northwest corner of the property adjacent to 2nd Street. The building is identified as Miramar Apartments and containing 108 rooms. The bungalows have been constructed in an L-shape along the northwest and southwest boundaries along California and Ocean Avenues. Two additional buildings were constructed to the southwest of the hotel building. An attached conference building has been constructed southeast of the hotel building adjacent to 2nd Street. An additional building has been constructed on the southwest side of the building adjacent to Ocean Avenue. A swimming pool has been developed in the center of the property. The 2nd Street property is developed with a garage.
Northeast:	The property abutting the 2nd Street property has been developed with a long rectangular office building identified as medical office building.
Southeast:	Gas stations have been constructed on the two properties southeast of the subject property across Wilshire Boulevard.
Northwest:	No significant changes visible.
Southwest:	Developed with a public park across Ocean Avenue.

Date: 1965	
Subject Property:	Only the southeastern half of the hotel property is depicted in the map. No significant changes visible.

Date: 1965	
Northeast:	No significant changes visible.
Southeast:	No significant changes visible.
Northwest:	This area is not shown on the map.
Southwest:	This area is not shown on the map.

Date: 1986	
Subject Property:	The 10-floor hotel building has been constructed on the subject property. The garage on the 2nd Street property has been removed and a small building adjacent to 2nd Street is present on the southeast corner of the parcel.
Northeast:	A residential apartment building identified as Wilshire Ocean Terrace Condos has been constructed on the property to the northeast of the 2nd Street property.
Southeast:	The gas stations to the southeast across Wilshire Boulevard have been removed and a multi-floor office building was constructed on the intersection of Wilshire Boulevard and Ocean Avenue and a restaurant was constructed at the intersection of Wilshire Boulevard and 2nd Street.
Northwest:	Apartment buildings have been constructed on the two properties across California Avenue.
Southwest:	No significant changes visible.

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

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on March 14, 2016 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 101 Wilshire Boulevard/*1101 1107, 1109, 1115, 1123, and 1133 *Ocean Avenue/1112, 1127, 1129, 1131, 1132 2nd Street (Subject Property)	
Year(s)	**Occupant Listed**
1920	Residential (1127 2nd Street)
1924	Vacant (1127 2nd Street)
1928	Residential (1127 2nd Street), **JJ Murphy Garage (1131 2nd Street)**, Miramar Hotel, Kiwanis Club, Optimist Club (1149 Ocean Avenue)
1933	Residential (1127 2nd Street), **A F Kubisch Garage (1131 2nd Street)**, Miramar Hotel, Kiwanis Club, Optimist Club (1149 Ocean Avenue)
1936	Agnes Argyle Massage, M Hill Beauty Shop, O R Reimer (1112 2nd Street), Residential (1127 2nd Street), **Miramar Garage (1131 2nd Street),** Miramar Hotel, Kiwanis Club, Optimist Club (1149 Ocean Avenue)
1940	Miramar Hotel Beauty Salon (1112 2nd Street), **J C Banning Garage (1131 2nd Street)**, **Union Service Station (1133 Ocean Avenue),** Miramar Hotel (1149 Ocean Avenue)
1948	**Miramar Garage (1131 2nd Street)**, Miramar Hotel (1149 Ocean Avenue)
1954	Robert Reeves and Robert Vaughan, dentists (101 Wilshire Boulevard), Miramar Hotel Beauty Salon (1112 2nd Street), **Miramar Motors and Garage (1131 2nd Street),** Airport Limousine Service (1132 2nd Street), Hotel Miramar, Exchange Club Restaurant, Miramar Smoke Shop, Lions/Kiwanis/Rotary Club (1133 Ocean Avenue)
1958	Yellow Cab Company, Tanner Livery Service/Motor Tours, Avis Rent A Car (1131 2nd Street)

City Directory Search for 101 Wilshire Boulevard/*1101 1107, 1109, 1115, 1123, and 1133 *Ocean Avenue/1112, 1127, 1129, 1131, 1132 2nd Street (Subject Property)	
Year(s)	**Occupant Listed**
1962	Yellow Cab Company, Tanner Livery Service/Motor Tours, Avis Rent A Car (1131 2nd Street)
1965	Yellow Cab Company, Red Top Can Company, Tanner Livery Service/Motor Tours, Avis Rent A Car (1131 2nd Street)
1970	Checker Red Cab Service (1131 2nd Street), Gray Line Tours, Avis Rent A Car, The Grogg Shop (1132 2nd Street), Santa Monica Cab Company (1131 2nd Street), Laura Massaglia (1133 Ocean Avenue)
1971	Avis Rent A Car, Santa Monica Miramar Hotel (1131 2nd Street), Connecticut Mutual Life Company (101 Wilshire Boulevard)
1975	Miramar Hotel Beauty Salon (1112 2nd Street), Gray Limousine Service (1132 2nd Street), Authentic Japanese Massage, Budget Rent-A-Car, David S Hamburger, John Hearn, Elinor Kratzer, La Fig Tree Restaurant, Mrs. Clare Little, Picasso Girl Dress (1133 Ocean Avenue), Fujita Corporation (1141 Ocean Avenue)
1976	Elinor Kratzer (1133 Ocean Avenue); **Machli Ross Petroleum Co, Ross Ken & Co, Toa American Gas Products (1131 Oceant Avenue)**
1980	The Grogg Shop, Gray Line Limousine (1132 2nd Street), Richard W. Ackerman, CPA, American International Travel Service Inc., Miramar Hotel, Fujita Corp, Barton Glaser, CPA, Naiti By Pasilise, Picasso Girl Dress, Porch Eileen Secretarial Services, Scandinavian Travel Bureau (1133 Ocean Avenue), Fujita Corporation (1141 Ocean Avenue)
1981	Miramar Hotel and Bungalows (101 Wilshire Boulevard), Budget Rent A Car (1133 Ocean Avenue)
1985	Sears Rent-A-Car, Miramar Sheraton Hotel (101 Wilshire Boulevard), Miramar Hotel Beauty Salon (1112 2nd Street), The Grogg Shop (1132 2nd Street), Nails by Pauline, Picasso Girl Dress (1133 Ocean Avenue), Fujita Corporation (1141 Ocean Avenue)
1986	Budget Rent A Car (1133 Ocean Avenue)
1990	Budget Rent A Car (1133 Ocean Avenue)
1991	Budget Rent-A-Car, CMS Enterprises, Miramar Sheraton Hotel, CMR Construction, Inc., CMS Pest Control, Fujita Corp US A Construction, Paul Jeff Inc., Sears (101 Wilshire Boulevard), Miramar Hotel Beauty Salon (1112 2nd Street), The Grogg Shop (1132 2nd Street), Gold Coast Truck & Equipment Rental, Picasso Girl dress (1133 Ocean Avenue)
2000	Budget Rent-A-Car, CMS Enterprises, Fujita Corporation Construction, Miramar Sheraton Hotel, Paul Jeff Inc., Club Sante (101 Wilshire Boulevard), Wealth Code (1133 Ocean Avenue)
2006	Club Sante, Hertz Car Rental, KCBS Radio, KTVU TV, Sheraton Miramar Hotel (101 Wilshire Boulevard)
2008	Club Sante, Fairmont Miramar Hotel, Grille at the Miramar, Hertz Car Rental, Presentation Services, Inc., The Meeting Manager (101 Wilshire Boulevard)
2013	Exhale Spa, Fig Restaurant, Fairmont Miramar Hotel and Bungalows, Locksmith, Ocean Avenue LLC, The Meeting Manager (101 Wilshire Boulevard)

According to the city directory review, the subject property has been occupied by the Miramar Hotel and numerous commercial businesses including beauty salons, clothing stores, auto rental agencies, and taxi service companies. The 2nd Street property was also occupied by tenants identified as garages between 1928 and 1954 and were identified in the regulatory database as further discussed in Section 4.2.1.

Union Service Station at 1133 Ocean Avenue was identified in the 1940 city directory and Machli Ross Petroleum Co, Ross Ken & Co, Toa American Gas Products (1131 Ocean Avenue) in 1976. These addresses fall within the historic address range for the subject property. Partner reviewed available historical information, including aerial photographs from 1938 and 1947, and building records for current and historical subject property addresses. 1133 and 1131 Ocean Avenue were associated with the subject property from the central portion of the western boundary to the southwestern corner. Bungalows were constructed on the southwestern portion in 1938 and no additional structures are visible in the 1938 or 1947 aerial photographs indicative that a gas station was constructed in that location. No significant changes were observed in the aerial photographs in 1967 and 1977, indicative that a gas station was present during that time. Additionally, no building permits associated with the construction or demolition of a gas station were identified for the subject property, while other permits related to the current development of the subject property were available for review during those time frames. Based on this information, it does not appear that a gas station has been located on the subject property, and therefore it is assumed that these listings are not associated with the subject property.

City Directory Search for Adjacent Properties

Address	**Occupant/Years**
1111 2nd Street	Residential listings (1970), Commercial Rent A Car (1981), Madame Butterfly Beauty Salon (1975-1991), Gates of Spain Restaurant (1975), Huntley Hotel (1975-2013), The Penthouse Restaurant (2008-2013), Crystal Chemical (2000-2013), Second Street Corporation (2008), Residential listings (1975, 1985)
1115 2nd Street	Residential listings (1920-1954)
1117 2nd Street	Residential listings (1948-1954)
1119 2nd Street	Residential listings (1924-1954)
1123 2nd Street	Residential listings (1920-1962)
1135 2nd Street	Residential listings (1920)
1137 2nd Street	Doctor offices (1948-2013), Ivy Street Productions (2008), Haldeman Business Management (2000-2008), Arthur Perlman Corp (2008), Westside Consultants (2000-2013), Mill Import Export Inc. (1991), Pizzulli Associates attorneys (1990), The Faultline, The Geyser Newsletter, Three Blind Mice, Weber and Company (1985), Dr. Paul Meyer (1970), Vacant (1924), Residential listing (1920)
1141 2nd Street	Residential listings (1920-1924)
1147 2nd Street	Residential listings (1920-1924)
101 California Avenue	Santa Monica Bay Towers (1980-2013), Parsland Corporation (1985-2008), Artcoast Magazine(1991), Barcor Management Group (1991), CJ Jenna & Associates (1991), Burt Cosgrove & Associates Inc. (1991), General Medical Products Inc. (1991) , Residential listings (1975-2013)
123 California Avenue	Le Salon Chez Nous (2008), Residential listings (1970-2006)
125 California Avenue	Vacant (1954), California Hotel and Bungalows (1928-1933), Residential listings (1933), Hotel Miramar Annex (1924), California By the Sea Furnished Rooms (1920)
129 California Avenue	Residential listings (1940-1954)
1205 Ocean Avenue	Shell Gas Station (1940-1965)
100 Wilshire Boulevard	Multiple commercial offices, primarily financial and legal (1975-2013)

City Directory Search for Adjacent Properties	
Address	**Occupant/Years**
102 Wilshire Boulevard	Santa Monica 5/25 Woilfack (1924)
110 Wilshire Boulevard	Main Office, Fullerton Office (1962), Levy Koszein & Woods (1976), Charlie Edmonds (1967)
112 Wilshire Boulevard	Multiple commercial offices, primarily dental and legal (2006), Real estate office (1933-1936)
114 Wilshire Boulevard	Multiple commercial offices, primarily medical and legal (2006), Kilgore Insurance Company, Glenn Myers Neckwear (1936), W A Lady (1920)
118 Wilshire Boulevard	Louis Williams, Salesman (1937)
120 Wilshire Boulevard	Real estate office (1940), jewelry shop (1948-1965), Miramar rental car (1975-1991), Attorneys (1976-1991), Pacific Western National Bank (2006-2008), Wilshire Garage Doors (2013)
122 Wilshire Boulevard	Dressmaker (1936), watchmaker (1936-1954), Miramar U-Drive (1958-1965), FJS Jewelers, Inc. (1975-1985), Native (1991)
124 Wilshire Boulevard	Vacant (1940), Bedspread Warehouse (1981)
128 Wilshire Boulevard	Charlotte Hildebrandt Library (1933-1940), E.P. Hallahan (1942)
130 Wilshire Boulevard	Fred Marshall Real Estate and Insurance (1925), Coffee Dan's Restaurant (1954-1971), Biff's Restaurant (1975-1991)
132 Wilshire Boulevard	Melvin's Sandwich Shop (1925)

Based upon the city directory review, a gasoline station was located at 1205 Ocean Avenue at the intersection of Wilshire Boulevard and Ocean Avenue directly across Wilshire Boulevard from the subject property. However, based upon the groundwater flow direction in the vicinity of the subject property, this listing is not expected to represent an environmental concern.

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

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR on March 11, 2016. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1903	
Subject Property:	Developed with a single building located in the center of the subject property.
Northeast:	Developed with multiple buildings across 2nd Street.
Southeast:	Developed with a building across Wilshire Boulevard at the intersection of Wilshire Boulevard and Ocean Avenue.
Northwest:	Developed with a building across California Avenue at the interaction of California Avenue and Ocean Avenue.
Southwest:	Appears to be undeveloped.

Date: 1928	
Subject Property:	Developed with a building in the center of the property and the 6-floor hotel building on the northwest corner of the property. Two smaller buildings are located to the southeast of each of these buildings.
Northeast:	No significant changes depicted.
Southeast:	No significant changes depicted.
Northwest:	No significant changes depicted.
Southwest:	No significant changes depicted.

Date: 1944	
Subject Property:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Northeast:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Southeast:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Northwest:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Southwest:	The property is shaded indicating a densely developed area. No specific building features are depicted.

Date: 1944, 1952, 1967, 1981, 1991	
Subject Property:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Northeast:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Southeast:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Northwest:	The property is shaded indicating a densely developed area. No specific building features are depicted.
Southwest:	The property is shaded indicating a densely developed area. No specific building features are depicted.

Date: 2012	
Subject Property:	No specific building features are depicted.
Northeast:	No specific building features are depicted.
Southeast:	No specific building features are depicted.
Northwest:	No specific building features are depicted.
Southwest:	No specific building features are depicted.

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Los Angeles County Department of Public Health Investigation (LACDPH)
Agency Address:	5555 Ferguson Drive, Commerce, CA 90022
Agency Phone Number:	(323) 890-8706
Date of Contact:	March 14, 2016
Method of Communication:	Emailed Request
Summary of Communication:	According a letter dated March 22, 2016 in response to the file request, no records are on file with the LACDPH regarding hazardous substance use, storage or releases, or the presence of AULs on the subject property.

A copy of pertinent documents is included in Appendix B of this report.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Santa Monica Fire Department (SMFD)
Agency Address:	333 Olympic Drive 2nd Floor
Agency Phone Number:	310-458-8915
Date of Contact:	March 29, 2016
Method of Communication:	Emailed Request
Summary of Communication:	Several reports regarding USTs were on file with the SMFD. A summary of these reports is presented below:

Date	Title	Description
8/29/08	*Work Plan for Subsurface Soil Investigations in Preparation for UST Closure in Place*	Proposal submitted to SMFD to close existing UST in-place and removal of associated piping and conduct soil sampling in order to assess whether a release has occurred.
9/8/08	*Authorization to Remove/Close Underground Storage Tank*	Permit application to allow the removal/closure of the existing UST provided by the City. Receipt by the City was acknowledged on the form.
9/16/08	Letter from SMFD	This letter was prepared in response to the proposed work plan. The work plan was not approved citing several additional stipulations that must be addressed in the work plan to be approved.
9/29/10	Letter from SMFD	Letter acknowledges receipt of approval from the Building Department to make electrical modifications in advance of removal of the UST.
1/18/11	*Final Report – Underground*	Report summarizes removal of the UST and associated

Regulatory Agency Data	
Name of Agency:	Santa Monica Fire Department (SMFD)
Agency Address:	333 Olympic Drive 2nd Floor
Agency Phone Number:	310-458-8915
Date of Contact:	March 29, 2016
Method of Communication:	Emailed Request
Summary of Communication:	Several reports regarding USTs were on file with the SMFD. A summary of these reports is presented below:

	Storage Tank Modifications	piping, removal of soil, collection of soil samples, and installation and testing of a new UST. According to the report, soil samples collected from the tank grave indicated that a release had not occurred from the excavated tank and no remediation was necessary. Pressure testing of the new tank and piping in the presence of a Fire Inspector was completed and passed in satisfaction of the stated requirements.
1/26/11	Letter from SMFD	Letter acknowledges UST modification and indicates that additional documentation was necessary to approve a permit to operate.
2/14/11	Letter from SMFD	Letter acknowledges UST testing and inspection and indicates that additional documentation was necessary to approve a permit to operate.
4/8/14	*Calibration Test Certificate*	Certificate indicating successful calibration of the newly installed measurement control system.
4/9/14	*Calibration Test Certificate*	Certificate indicating successful calibration of the newly installed measurement control system.
4/9/14	*Calibration Test Certificate*	Certificate indicating successful calibration of the newly installed measurement control system.
9/8/14	*Secondary Containment Testing Report Form*	Acknowledgement of passing grade for secondary containment system test administered by a contractor.
9/16/14	*Certified Unified Program Agency (CUPA) Permit – FY 2014/2015*	Permit to operate the UST provided by the SMFD Fire Marshal.

Copies of pertinent documents are included in Appendix B of this report.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Point of Contact:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	March 22, 2016
Method of Communication:	Online

Regulatory Agency Data	
Summary of Communication:	According to the online database, the subject property was granted a permit to operate a natural gas fueled boiler. No emissions information was provided in the AQMD website and no violations were noted.

A copy of pertinent documents is included in Appendix B of this report.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	http://geotracker.waterboards.ca.gov/
Agency Address:	1001 I Street, Sacramento, California 95814
Agency Phone Number:	(916) 341-5272
Date of Contact:	March 21, 2016
Method of Communication:	Online
Summary of Communication:	According to the RWQCB online database, a UST is registered at the subject property (facility id #600149). No additional information was available on the RWQCB database.

A copy of pertinent documents is included in Appendix B of this report.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	http://www.envirostor.dtsc.ca.gov/public/
Agency Address:	1001 I Street, Sacramento, California
Agency Phone Number:	(800) 728-6942
Date of Contact:	March 21, 2016
Method of Communication:	Online
Summary of Communication:	The subject property is not identified as an environmental cleanup or permitted facility in DTSCs online database EnviroStor. Information pertaining to hazardous waste generation from the subject property is on file in DTSC's Hazardous Waste Tracking System (HWTS) database as further discussed in Section 4.2.2.

A copy of pertinent documents is included in Appendix B of this report.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	Santa Monica Building Department (SMBD)
Point of Contact:	Danielle Koenig
Agency Address:	1685 Main St #111
Agency Phone Number:	(310) 458-2201
Date of Contact:	March 16, 2016
Method of Communication:	Online
Summary of Communication:	Numerous building department files were available for review

dating from 1923 to 2015. Permits are summarized in the following table.

Building Records Reviewed for 718 to 720 Hampton Drive, 1105-1133 Ocean Avenue (Subject Property)		
Year(s)	**Address: Owner/Applicant**	**Description**
1923	Miramar Hotel	Construct 6 floor apartment building (current hotel)
1938	Santa Monica Miramar Corp.	Construct hotel administration building (current meeting rooms)
1938	Santa Monica Miramar Corp.	Construct bungalow (7 permits)
1938	Santa Monica Miramar Corp.	Construct apartment and hotel rooms (Bungalows)
1939	Santa Monica Miramar Corp.	Increase permit valuation
1939	Santa Monica Miramar Corp.	Construct swimming pool
1939	Santa Monica Miramar Corp.	Construct bungalow
1939	Santa Monica Miramar Corp.	Increase permit valuation
1940	Santa Monica Miramar Corp.	Construct screen around pool and dance floor
1946	Miramar Hotel Corporation	Construct swimming pool
1946	Thomas E. Hull	Construct guest rooms
1958	Miramar Properties, Inc.	Construct 10 floor hotel and conference center
1978	Fujita Corporation	Additional valuation
1988	Miramar Hotel Corporation	Seismic reinforcement of 10-floor hotel building
2007	N/A	Building after hours
2010	Belfor USA Group Inc.	Foundation repair
2010	Midwest Roofing Company	Reroof buildings
2010	Roto Rooter Plumbing	Replace water service piping
2010	Roto Rooter Plumbing	Replace water service piping
2010	Unspecified	Upgrade monitoring panel for UST
2010	Easley Brandon	Replace closed circuit cooling tower
2011	Retrofit Technology	Replace closed circuit cooling tower
2012	Platinum General Services	Upgrade existing bungalows
2012	Midwest Roofing Company	Reroof buildings
2013	Valleycrest Landscape Development	Install ADA lift to deck
2014	D A Foster Construction	Footing adjustments and anchor bolt installation
2014	N/A	Temporary structure (holiday event tent)
2015	D A Foster Construction	Tenant improvements
2015	D A Foster Construction	Revision to mechanical exhaust
2015	N/A	Building after hours, other permit (work not specified)

A copy of pertinent documents is included in Appendix B.

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	Santa Monica Planning and Community Development Department
Point of Contact:	http://www.smgov.net/Departments/PCD/Zoning/
Agency Address:	1685 Main Street, Room 212
Agency Phone Number:	(310) 458-8341
Date of Contact:	March 21, 2016
Method of Communication:	Online
Summary of Communication:	According to the online zoning map, the subject property is zoned Downtown Specific Plan (DSP) for commercial development.

A copy of pertinent documents is included in Appendix B.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	http://maps.conservation.ca.gov/doggr/#close
Agency Address:	801 K Street, Sacramento, California 95814
Agency Phone Number:	(916) 445-0732
Date of Contact:	March 21, 2016
Method of Communication:	Online Database
Summary of Communication:	According to the on-line DOGGR database, no oil or gas wells are located on or near the subject property.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Los Angeles County Assessor's Office
Point of Contact:	http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=
Agency Address:	500 West Temple Street Room 225, Los Angeles, CA
Agency Phone Number:	(213) 974-3211
Date of Contact:	March 21, 2016
Method of Communication:	Online records search
Summary of Communication:	The information available on the online database indicate that the hotel property is identified as assessor parcel number (APN) 4292-008-001 and the 2nd Street lot is comprised of two attached parcels identified as APN 4292-021-009 and 4292-021-010.

A copy of pertinent documents is included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is

updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

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

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	**Search Radius (mile)**	**Subject Property**	**Adjacent Properties**	**Sites of Concern**
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Facility Index Notification System (FINDS)	Subject Property	**Y**	N	N
Enforcement and Compliance History Information (ECHO)	Subject Property	**Y**	N	N
Emissions Inventory (EMI)	Subject Property	**Y**	N	N
EDR MGP	Varies	N	N	N
Hazardous Materials (HAZNET)	Subject Property	**Y**	N	N
EDR Hist Auto Station	Varies	**Y**	**Y**	N
EDR Hist Cleaners	Varies	**Y**	N	N

The subject property is identified on the UST, HAZNET, EMI, ECHO, and EDR Hist Cleaners and EDR Hist Auto Station in the regulatory database report, as discussed below:

Multiple business listings at the subject property for the address of 101 Wilshire Boulevard are identified as HAZNET sites for the removal of hazardous materials from the site. The HAZNET database does not track violators and the presence of a property on the HAZNET database does not necessarily indicate that an environmental concern exists at that property. The presence of the subject property on the HAZNET database is not, in itself, considered to represent an environmental concern.

A summary of the HAZNET listings is presented in the following table.

Summary of HAZNET Listings at the 101 Wilshire Boulevard

Year(s)	Business/Address	Description of waste removed
1994	Miramar Hotel Corporation	0.8428 tons of asbestos containing waste
1997	Fujita Corporation	0.2293 tons of unspecified solvent mixture
1999	Agfa Corporation	0.2293 tons of photochemical processing waste
2000	Wolff-Dinapoli Inc.	6.74 tons of asbestos containing waste
2000	Fairmont Hotel	1.68 tons of asbestos containing waste
2009	Fairmont Miramar Hotel	0.125 tons of other organic solids
2009	Fairmont Miramar Hotel	0.22935 tons of unspecified oil containing waste
2009	Fairmont Miramar Hotel	0.185 tons of off-specification, aged or surplus organics
2010	Fairmont Miramar Hotel	7.2 tons of asbestos containing waste
2011	Fairmont Miramar Hotel	0.221 tons of unspecified organic liquid mixture
2012	Fairmont Miramar Hotel	0.221 tons of unspecified organic liquid mixture
2012	Fairmont Hotel	0.4 tons of unspecified waste
2013	Brent Richardson	0.825 tons recovered solvents
2014	Fairmont Miramar Hotel	0.0504 tons of aqueous solution with total organic residues less than 10 percent
2014	Fairmont Miramar Hotel	1.134 tons of aqueous solution with total organic residues less than 10 percent
2014	Fairmont Miramar Hotel	0.651 tons of aqueous solution with total organic residues less than 10 percent

- In addition to the HAZNET listings, the hotel property is also identified as a FINDS and ECHO site, which are both databases that indicate inclusion in other databases and are not indicative of a release. These listings appears to be associated with the disposal of hazardous substances, and the presence of a UST on the subject property. The subject property is also a registered EMI site with the first registration recoded in 1990. A description of the emission registration is provided in Section 4.1.3 and in Appendix B. A UST is registered at the subject property, although the database report does not provide any information regarding volume, content, or installation date of the UST. Refer to Section 4.1.2 for information pertaining to the former and current UST onsite.
- The database report identifies the Hotel Miramar Valet at 1133 Ocean Avenue as an EDR Hist Cleaner in 1954. The key site contact for the subject property was not aware of any current or historic dry cleaning operations on the subject property. No other evidence of a dry cleaning facility was found during the review of historical sources, including permits related to the installation or removal of dry cleaning equipment. This database was created and is maintenance by EDR based on information included in city directory listings and EDR's assumptions based on

that information. Partner reviewed the city directory for 1133 Ocean Avenue in 1954 and observed no additional information that would indicate that the Hotel Miramar Valet service included dry cleaning operations. It is Partner's opinion that the listing refers to a car service type valet, as it typical in hotels. Based on this, this listing is not considered a significant environmental concern.

- The regulatory database report identifies the subject property at 1131 2nd Street as an EDR Hist Auto Station from 1928 to 1948. JC Benning is listed as an automobile garage in 1928, 1933, 1936 and 1948 and identified as an automobile garage and automobile repairing in 1940. No records of hazardous substance use/generation was identified in the regulatory database or agency records reviewed for this assessment. In addition, historical sources do not indicate that autorepair operations were conducted onsite. Based on this information, the auto station is not considered a significant environmental concern.

4.2.2 Adjacent Property Listings

The adjacent properties to the east across Wilshire Boulevard are identified as historical auto station sites in the regulatory database report.

- The property located at 100 Wilshire Boulevard/1205 Ocean Avenue on the northeast corner of the intersection of Wilshire Boulevard and Ocean Avenue was formerly occupied by Santa Monica Auto Repair and J&G Auto Repair between 2005 and 2009. Also, Shell Oil Company/Jim Olsen Shell occupied the property from 1940 to 1954. The regulatory database report does not list this property as a release or cleanup site. Based on the lack of a documented release, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this property would alter the findings of this assessment.
- The property at 132 Wilshire Boulevard at the southeast corner of the intersection of Wilshire Boulevard and 2nd Street was formerly occupied by Sisson and Hartley Texaco Service Station in 1948. The regulatory database report does not list this property as a release or cleanup site. Based on the lack of a documented release, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this property would alter the findings of this assessment.

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

4.2.3 Sites of Concern Listings

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

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

4.2.4 Orphan Listings

One unmapped (orphan) property was identified in the database report. However, based upon the description of the property location, this property is not located in the vicinity of the subject property and does not represent and environmental concern.

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

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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

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

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

Pursuant to ASTM E1527-13, Partner requested the following site information from Ocean Avenue LLC (User of this report).

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

5.1 Interviews

5.1.1 Interview with Owner

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

5.1.2 Interview with Report User

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

5.1.3 Interview with Key Site Manager

Mr. Ellis O'Connor was identified as the key site manager for the property. Information obtained from Mr. O'Connor is presented above.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.1.5 Interview with Others

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

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

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

5.2.2 Specialized Knowledge

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

5.2.3 Actual Knowledge of the User

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

5.2.4 Valuation Reduction for Environmental Issues

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

5.2.5 Commonly Known or Reasonably Ascertainable Information

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

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Asbestos Abatement in Boiler Room No. 3, ENVIRON (February 3, 2010)

ENVIRON prepared this report on behalf of MSD Hospitality. This report summarized an asbestos abatement that was performed in one of the boiler rooms following repair of the boiler. According to the report, ENVIRON completed sampling and removal of asbestos material including pipe insulation and tank insulation. In addition approximately 350 square feet of the crawlspace was abated, removing pieces of insulation and 6 inches of soil. Airborne air monitoring following remediation indicated that no asbestos fibers remained.

Copies of pertinent pages reviewed are included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

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

Site Assessment Data	
Site Assessment Performed By:	David Lehnus
Site Assessment Conducted On:	March 18, 2016

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

Site Visit Personnel for 101 Wilshire Boulevard (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Mr. Ellis O'Connor	Key Site Manager	(310) 899-4121	Yes
Mr. Oscar Pinera	Maintenance Supervisor	(310) 576-7777	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

Environmental concerns were identified during the onsite reconnaissance related to the current UST as further discussed in Sections 6.1 and 6.2.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the northeast side of the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Santa Monica services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface

impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and domestic hot water equipment are fueled by natural gas provided by Southern California Gas Company. The heating system is comprised of a natural gas boiler and a natural gas water heater located in the basement of the 6-floor building. Air conditioning is provided by three rooftop mounted electric cooling towers, with two located on the roof of the 10-floor building and one on the roof of the 6-floot building. Electricity is provided by the Los Angeles Department of Water and Power.

6.1.5 Wells and Cisterns

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

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

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

6.1.8 Additional Site Observations

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

6.2 Potential Environmental Hazards

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

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite

Substance	Container Size	Location	Nature of Use	Disposal Method
Motor oil	1-gallon containers	Inside fire cabinet in generator room on building roof	Engine lubrication for the generator	N/A
Paints	Various 1 to 5-gallon cans	Maintenance Area in basement	Routine Maintenance	N/A
Aquatrol cooling water treatment	20-gallon	Adjacent to the cooling towers on the building roofs.	Water treatment	N/A
Compressor oil	5-gallon	Basement maintenance room	Lubrication	N/A
General cleaning supplies	Up to 1 gallon containers	Maintenance area in the basement	General cleaning	N/A
Chlorine	55-gallons	Basement	Pool treatment	N/A

The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills, with the exception of stained concrete beneath the air compressor in the basement maintenance room. With the exception of the pool chemicals, secondary containment is not provided. Based on the nature of use and lack of violations on-file with the local fire department, these materials are not expected to represent a significant environmental concern.

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

The subject property is equipped with one UST located near the center of the subject property, adjacent to the spa building. According to Mr. O'Connor, the UST contains 1,000-gallons of diesel fuel for the emergency generator and is currently in use. Records obtained from the Santa Monica Fire Department (SMFD) indicate that the UST was originally installed in 1990 and significantly modified in December 2010. The UST system is equipped with secondary containment and a leak detection monitoring system. Mr. O'Connor also indicated that the UST passed the most recent integrity test in 2015.

Several ASTs ranging in size from 100 to 1,000 gallons were in use in the boiler room. These tanks reportedly only contained water for the cooling system and the heating system and hot water supply.

6.2.3 Evidence of Releases

Evidence of leakage was noted on the concrete floor beneath the air compressor in the maintenance area. The spill was contained on an elevated concrete pad beneath the compressor and no staining was observed near the floor drains in the room.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "*Non-PCB;*" 2) 50 ppm-500 ppm – "*PCB-Contaminated;*" and, 3) Greater than 500 ppm – "*PCB-Containing.*" The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Two transformers were observed in the basement on the subject property. The transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

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

6.2.5 Strong, Pungent or Noxious Odors

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

6.2.6 Pools of Liquid

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

6.2.7 Drains, Sumps and Clarifiers

Five floor drains were observed in the boiler room, the maintenance shop, and the pool equipment room. Two of the drains were closed or capped. None of the drains were bermed. All of the drains reportedly discharge into the municipal sewer.

6.2.8 Pits, Ponds and Lagoons

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

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

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

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

Asbestos has been identified on-site and historical asbestos remediation has been performed on at least one occasion from the boiler room. Additional potential asbestos material was observed as presented in the table below:

Suspect ACMs			
Suspect ACM	**Location**	**Friable Yes/No**	**Physical Condition**
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Pipe insulation	Throughout building basement	No	Good
Tank insulation	Boiler room and maintenance shop	No	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm^2 (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

6.3.3 Radon

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

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

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

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

6.3.4 Lead in Drinking Water

A public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. The LADWP obtains water from several sources including the Metropolitan Water District (MWD) State Water Project, which distributes water purchased from the Sacramento-San Joaquin River Delta, and the Colorado River Aqueduct; the Los Angeles Aqueduct which provides water from the Sierra Nevada Mountains, groundwater, and recycled water.

According to the City of Los Angeles and the 2014 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

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

6.4 Adjacent Property Reconnaissance

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

7.0 FINDINGS AND CONCLUSIONS

Findings

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

- The subject property is currently equipped with one 1,000-gallon underground storage tank (UST) containing diesel fuel for the emergency generator. Records obtained from the Santa Monica Fire Department (SMFD) indicate that the UST was originally installed in 1990 and significantly modified in December 2010. The UST system and is equipped with secondary containment and a leak detection monitoring system. The key site manager, Mr. O'Connor stated that he was not aware of any releases from the UST. Mr. O'Connor also indicated that the UST passed the most recent integrity test in 2015. No violations or unauthorized releases have been reported to SMFD. The presence of the UST onsite poses a material threat of a future release to the environment, and is therefore considered a recognized environmental condition. However, based on the recent modifications and current compliance status, no further investigation is warranted at this time.

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

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

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

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

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

- According to records on file at SMFD, portions of the current diesel UST were removed and replaced during UST modification activities in December 2010. Soil samples collected from the tank hold indicated that a release had not occurred and no remediation was necessary.

- Due to the age of the subject property buildings, there is a potential that ACMs are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Due to the age of the subject property buildings, there is a potential that lead-based paint (LBP) is present on-site. Overall, all painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. A comprehensive survey for LBP should be conducted prior to any planned renovation or demolition activities. A licensed abatement contractor should perform removal of identified LBP in accordance with applicable regulations, including the preparation of specifications.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 101 Wilshire Boulevard in the City of Santa Monica, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of a recognized environmental condition in connection with the subject property. However, based on the conclusions of this assessment, Partner recommends no further investigation at this time.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 101 Wilshire Boulevard in the City of Santa Monica, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:

David Lehnus
Environmental Professional

Reviewed By:

Jennifer Kittleson
Project Manager

9.0 REFERENCES

Reference Documents

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

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

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

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

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

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

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

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

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

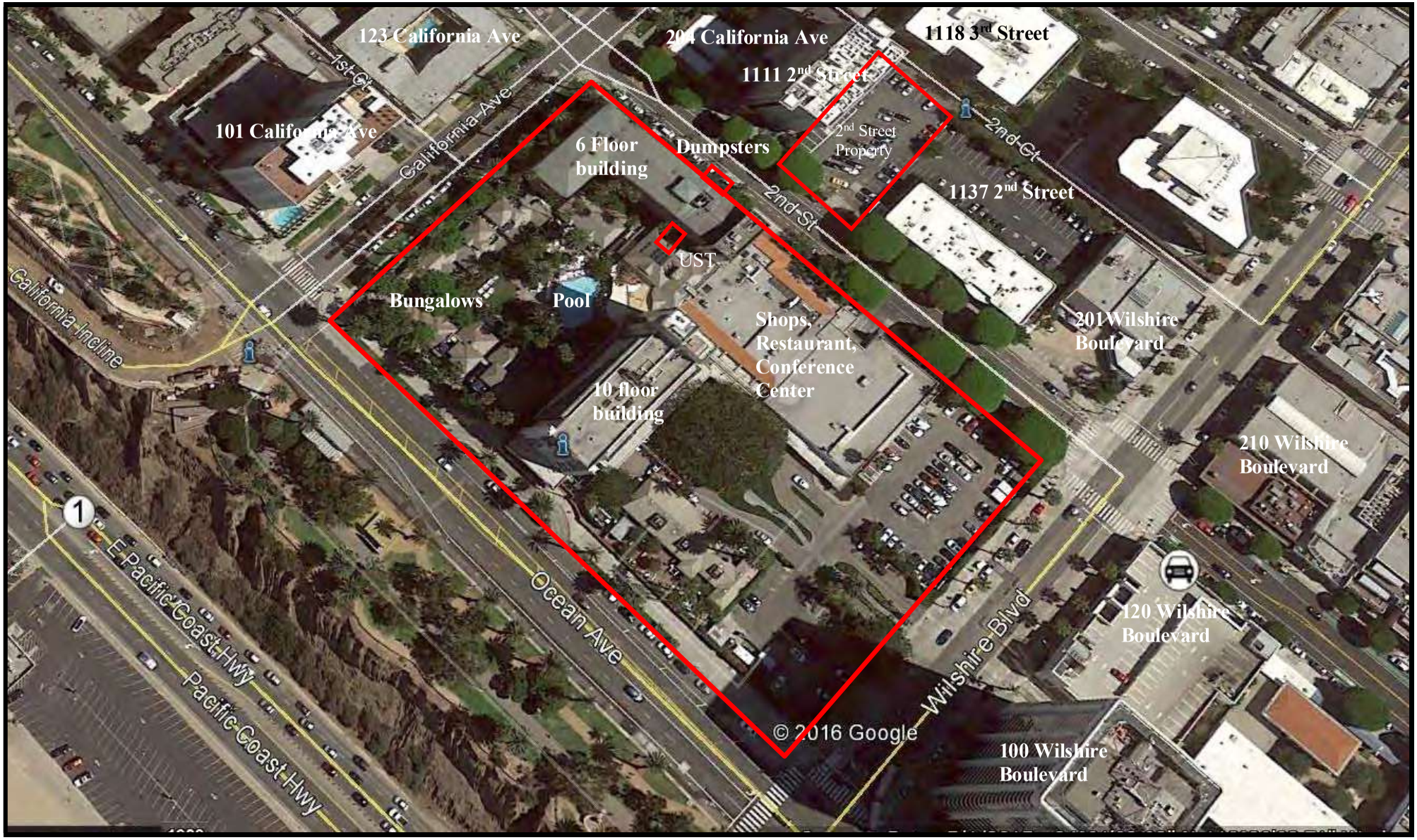
3 TOPOGRAPHIC MAP

PARTNER

FIGURE 1: SITE LOCATION MAP
Project No. 16-158266.1

Drawing Not To Scale

PARTNER



N

GROUNDWATER FLOW

KEY:
Subject Property

FIGURE 2: SITE PLAN
Project No. 16-158266.1

PARTNER

USGS 7.5 Minute *Topanga, California* Quadrangle Created: 2015

FIGURE 3: TOPOGRAPHIC MAP
Project No. 16-158266.1

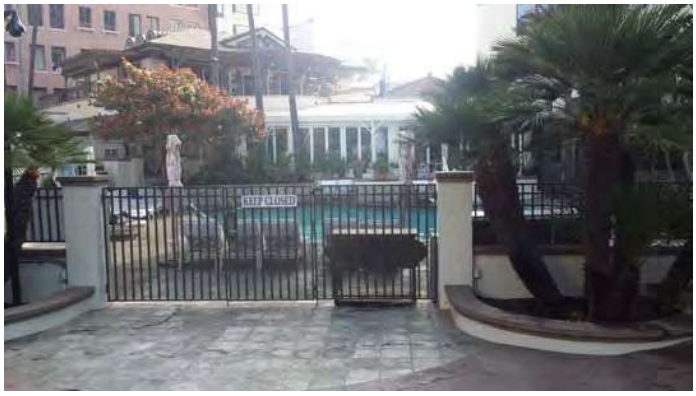
PARTNER

APPENDIX A: SITE PHOTOGRAPHS

1. View of the hotel lobby.

2. View of tone of the bungalow buildings.

3. View of the lawn and one of the bungalow buildings.



4. View of the pool and spa building.

5. View of the fitness center inside the spa building.

6. View of a typical bungalow interior.

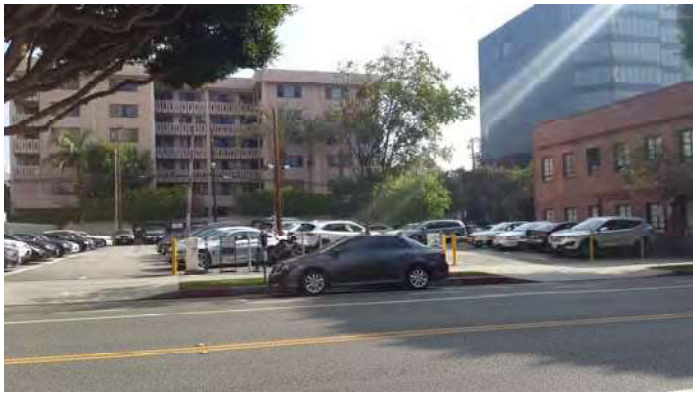
7. View of a typical hotel room.

8. View of the cooling towers on the roof of the 10-floor building.

9. View of the elevator equipment in the 10-floor building.

10. View of a typical hotel room.

11. View of the hotel restaurant.



12. View of the 2nd Street parcel.

13. View of the water treatment drums associated with the cooling tower.

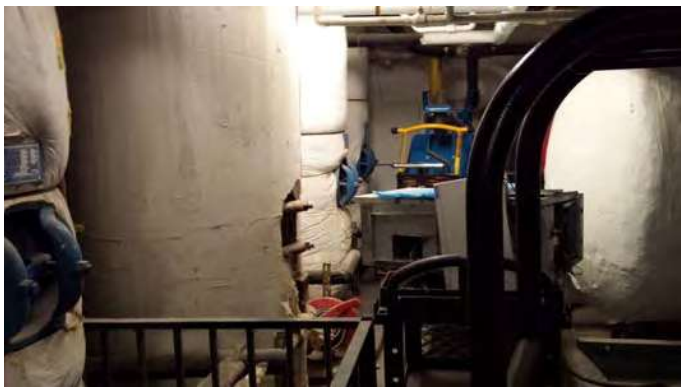
14. View of the cooling tower on the roof of the 6-floor building.

15. View of the emergency generator.

16. View of the floor beneath the generator.

17. View of the boiler room.

18. View of water tanks in the boiler room.



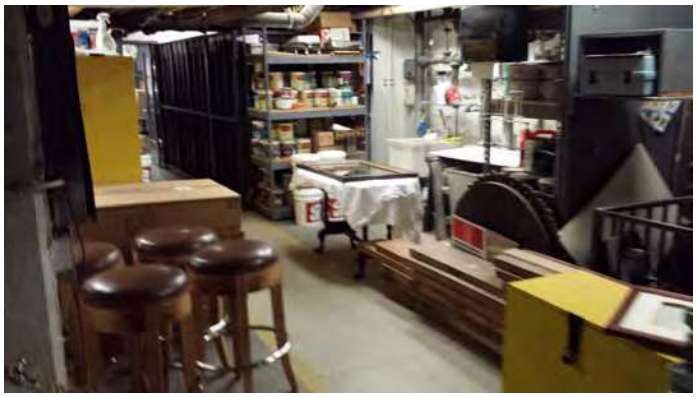
19. View of the water tank in the boiler room. Note the potential asbestos wrap.

20. View of a floor drain in the boiler room.

21. View of potential asbestos pipe wrap in the maintenance room.

22. View of a transformer in the electrical room.

23. View of a plugged floor drain in the maintenance area.



24. View of paint storage in the maintenance area.

25. View of stained concrete beneath the air compressor.

26. View of paint storage in the maintenance area.

27. View of chlorine for the swimming pool.

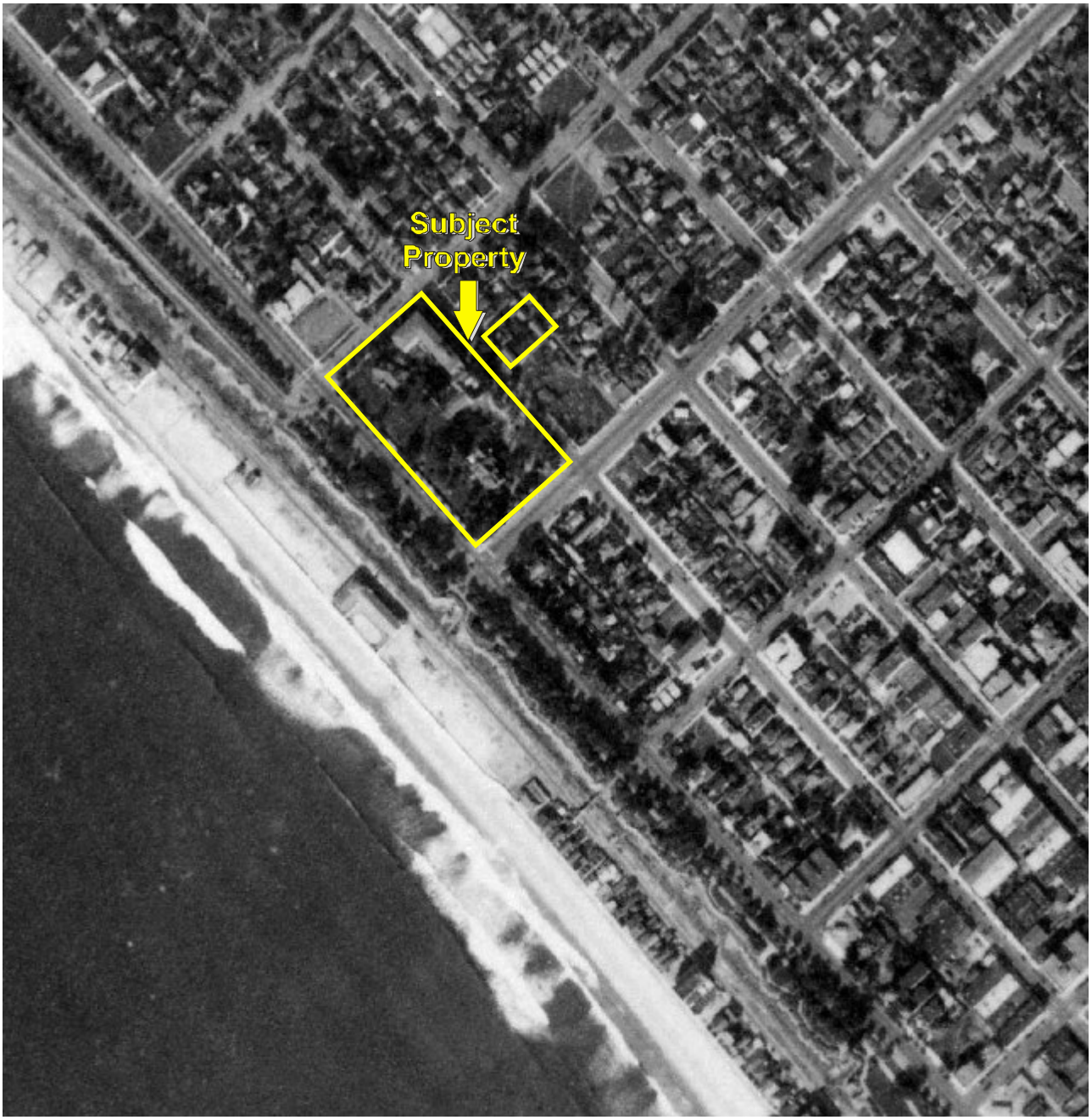
28. View of a grease trap located in the basement.

29. View of the dumpster storage area.

30. View of the UST access hatch.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

PARTNER



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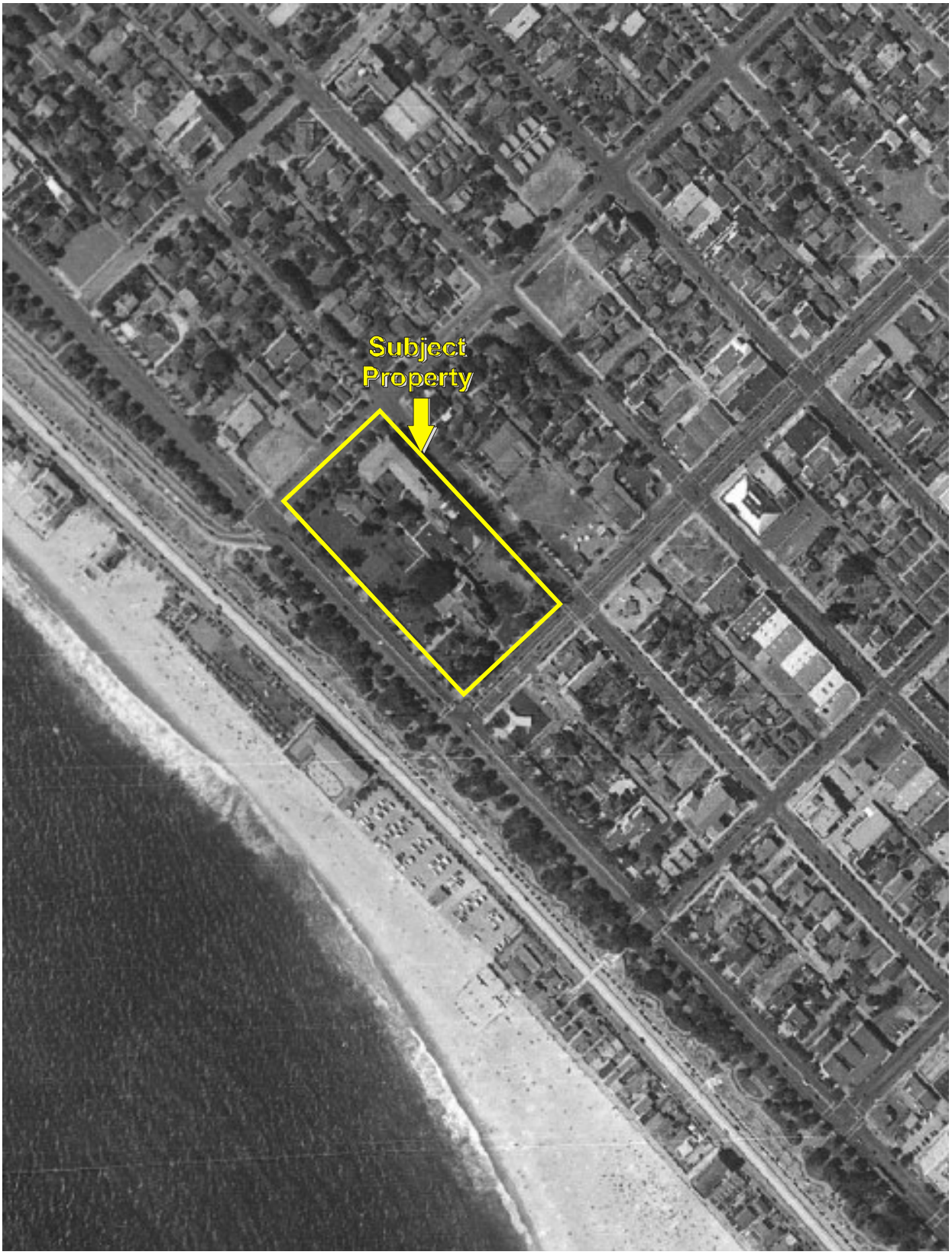
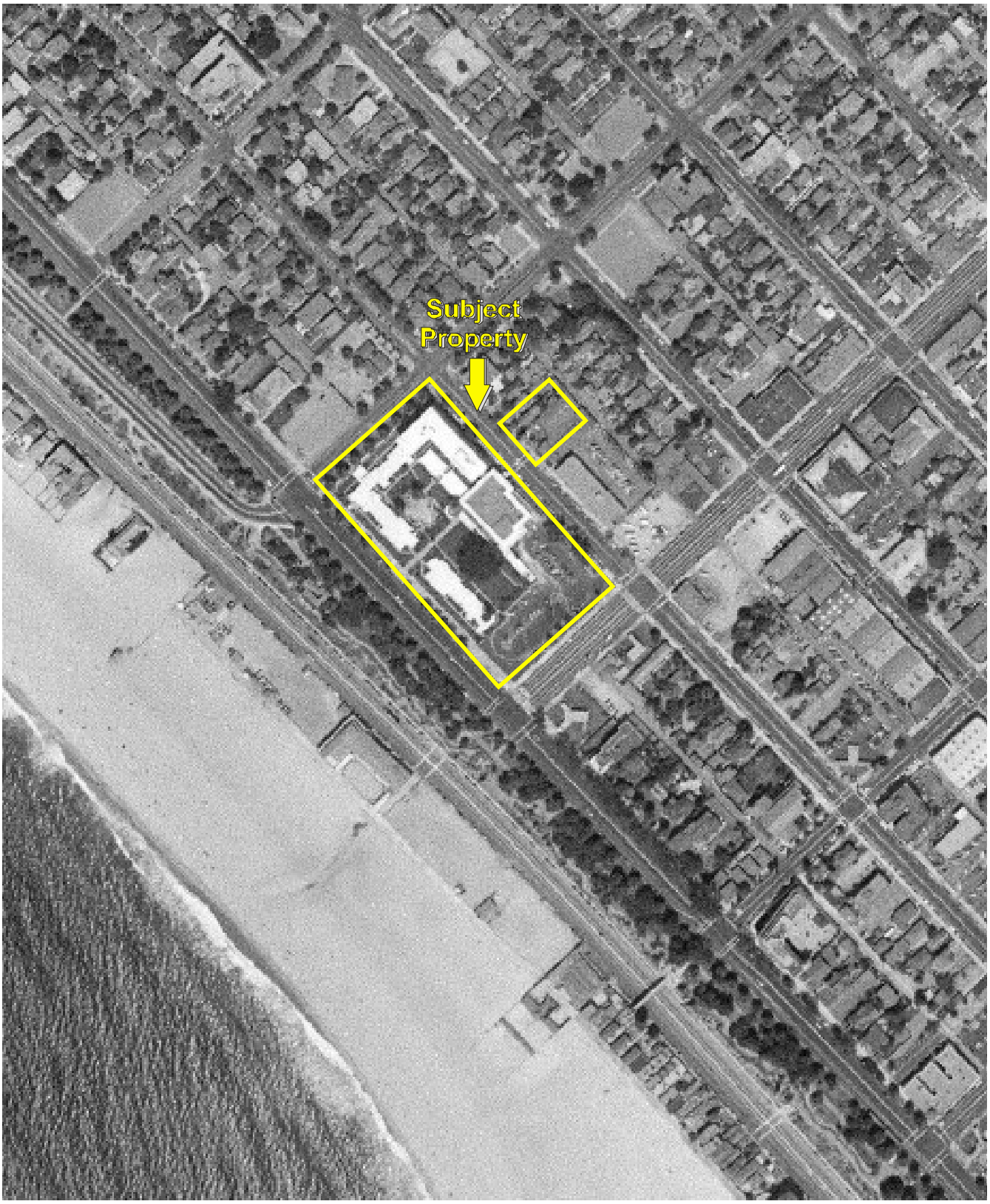
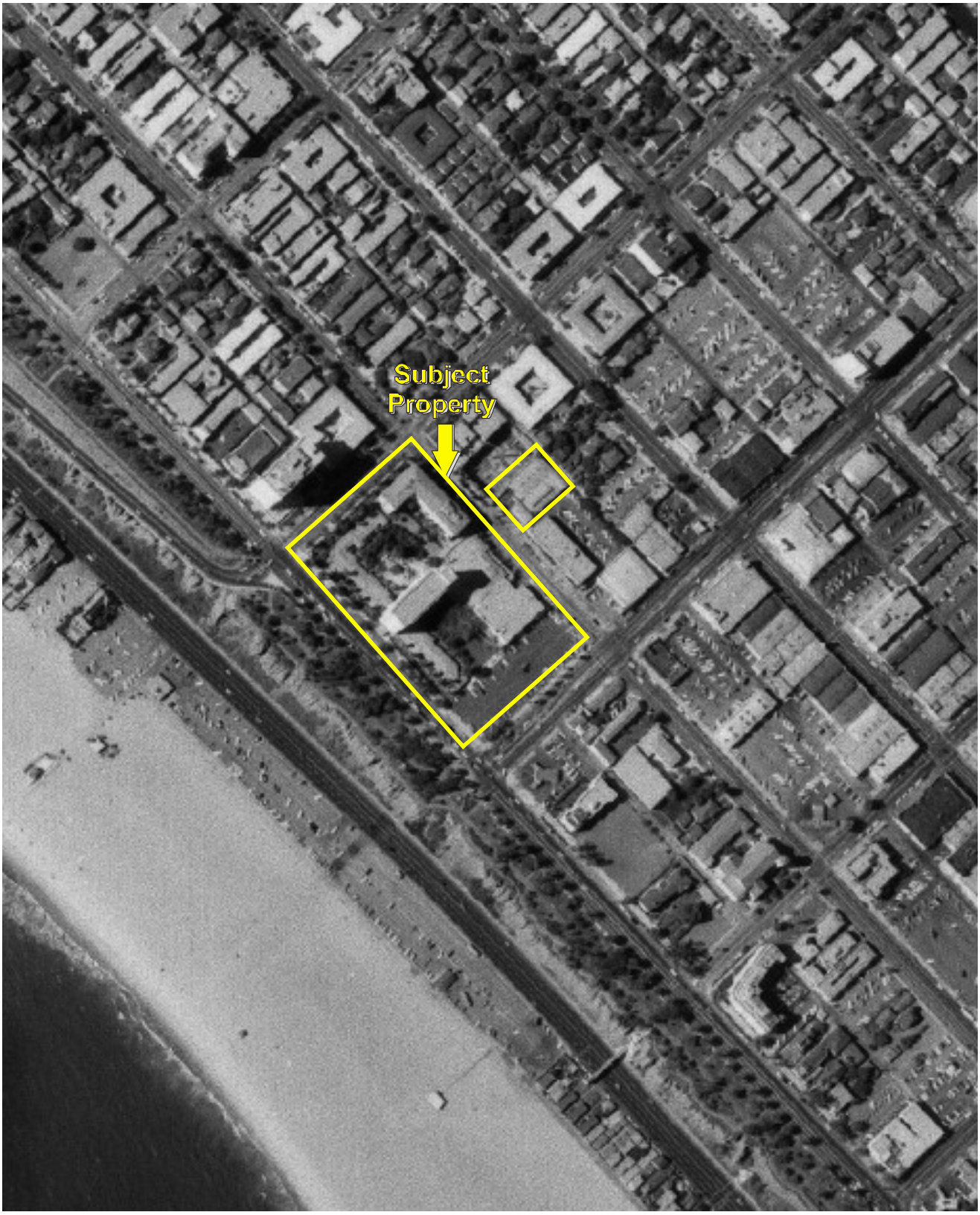


Date of Photograph: 1938



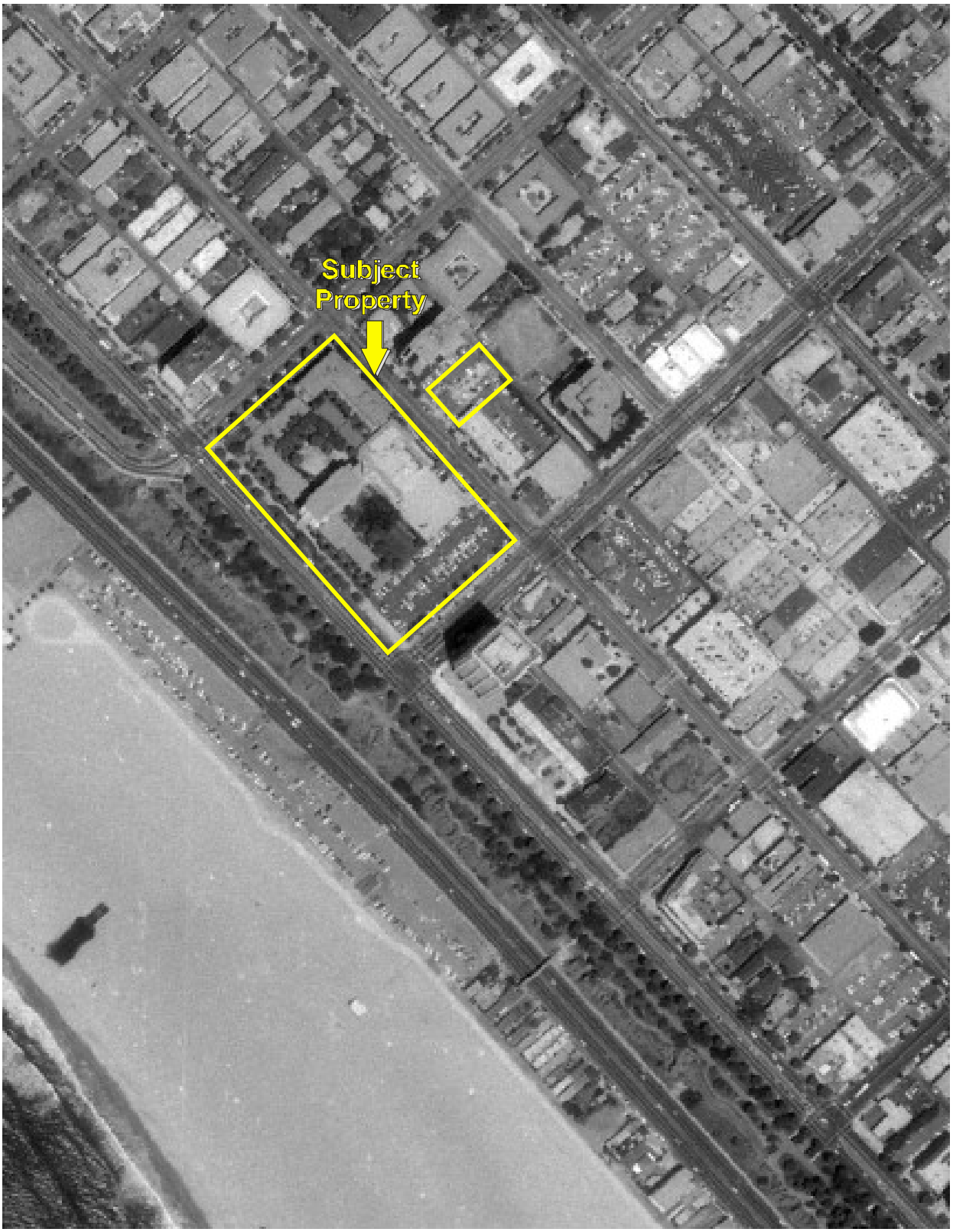
Date of Photograph: 1947

Date of Photograph: 1952

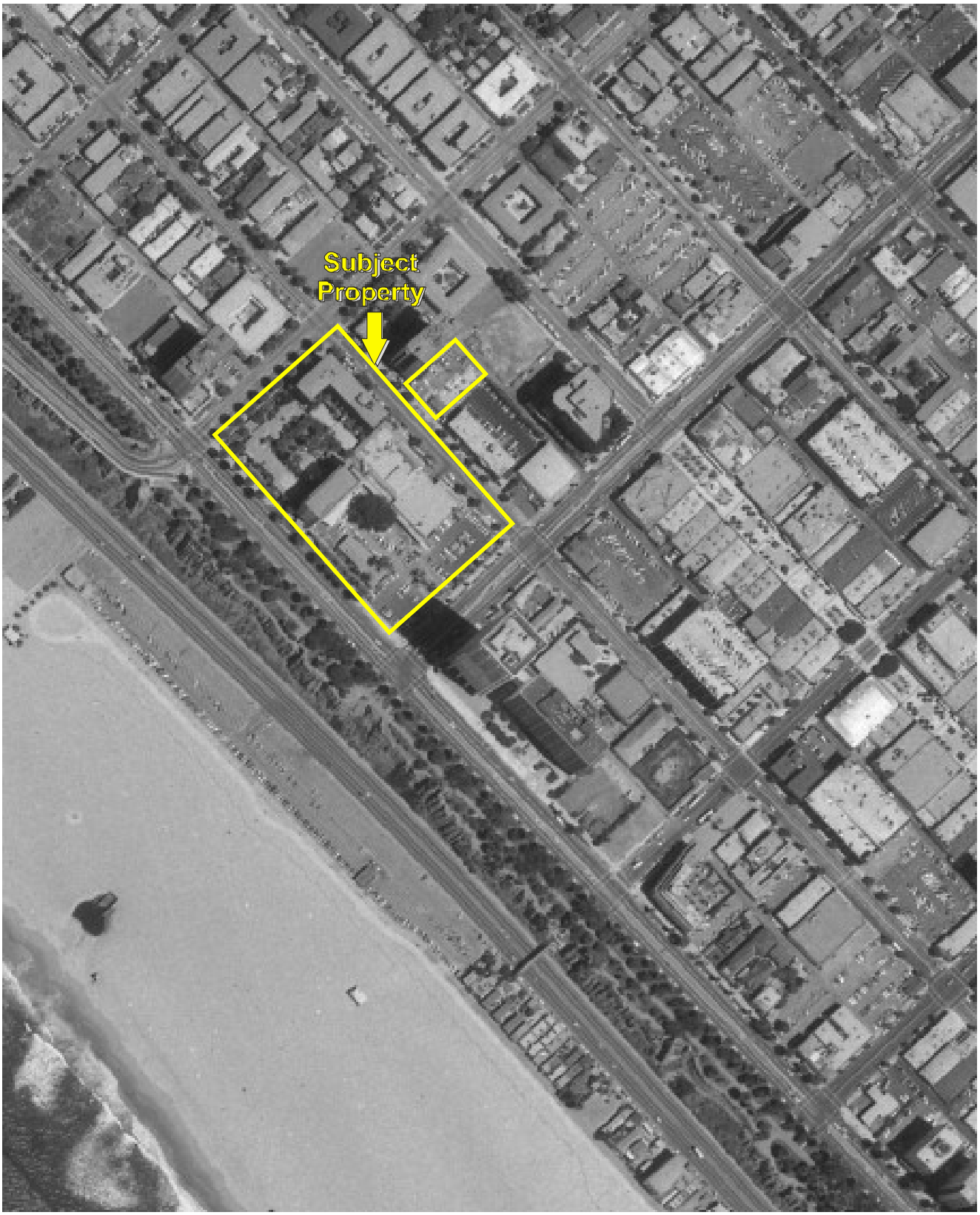


Date of Photograph: 1964

Date of Photograph: 1967



Date of Photograph: 1977



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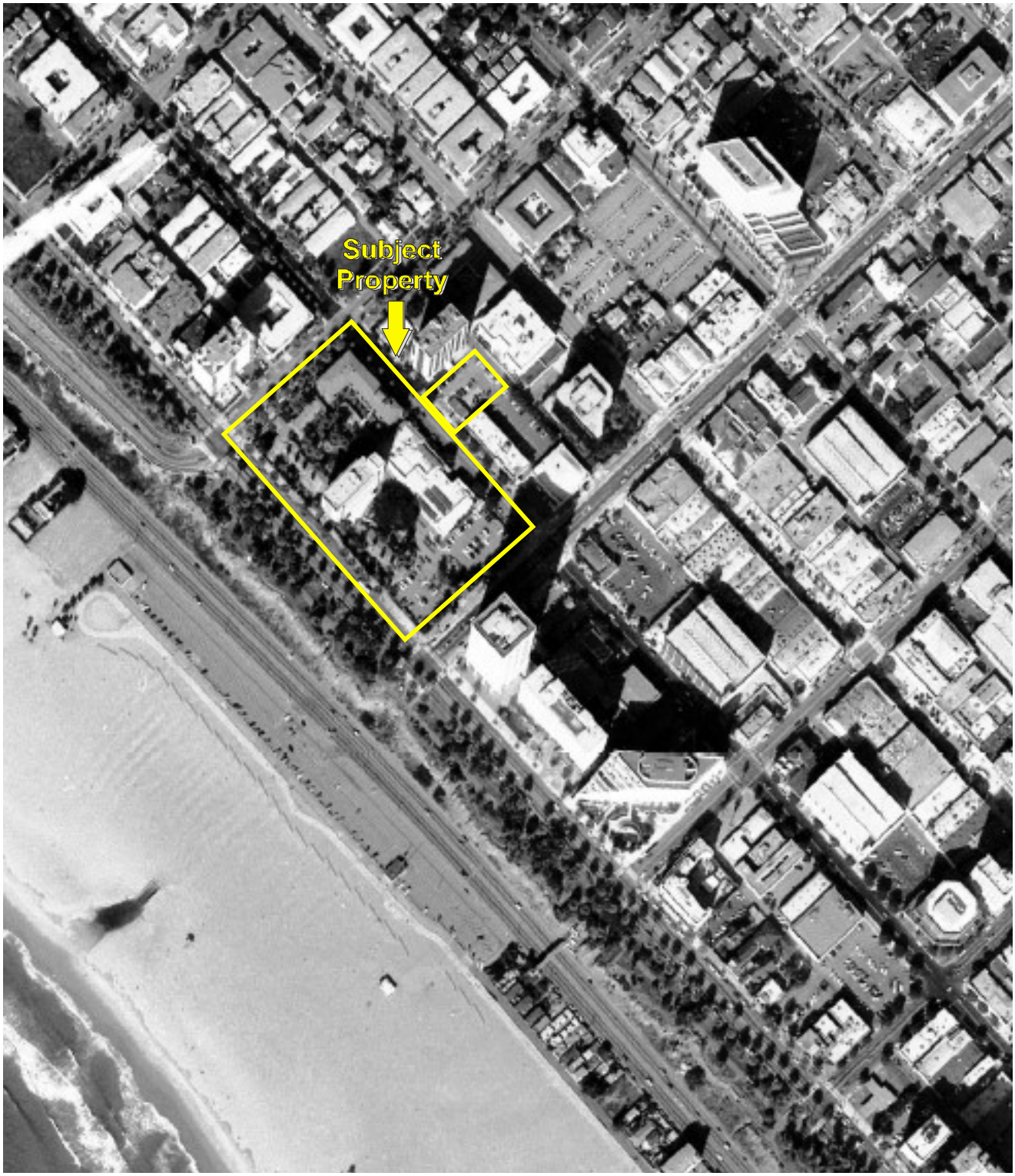


Date of Photograph: 1983

Date of Photograph: 1989

Date of Photograph: 1994

Date of Photograph: 2002

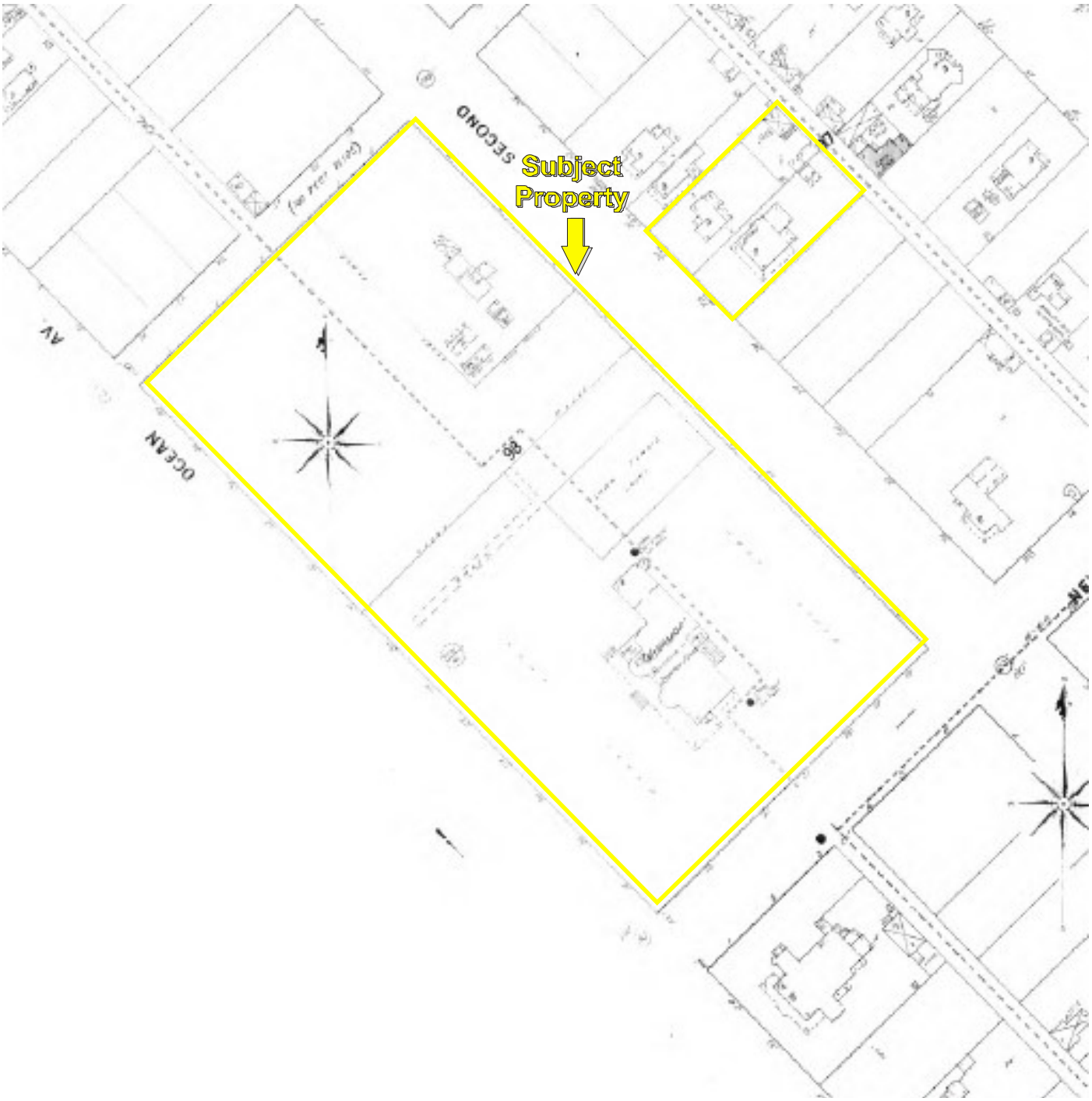
Date of Photograph: 2005

Date of Photograph: 2009

Date of Photograph: 2010

Date of Photograph: 2012

Date of Map: 1891



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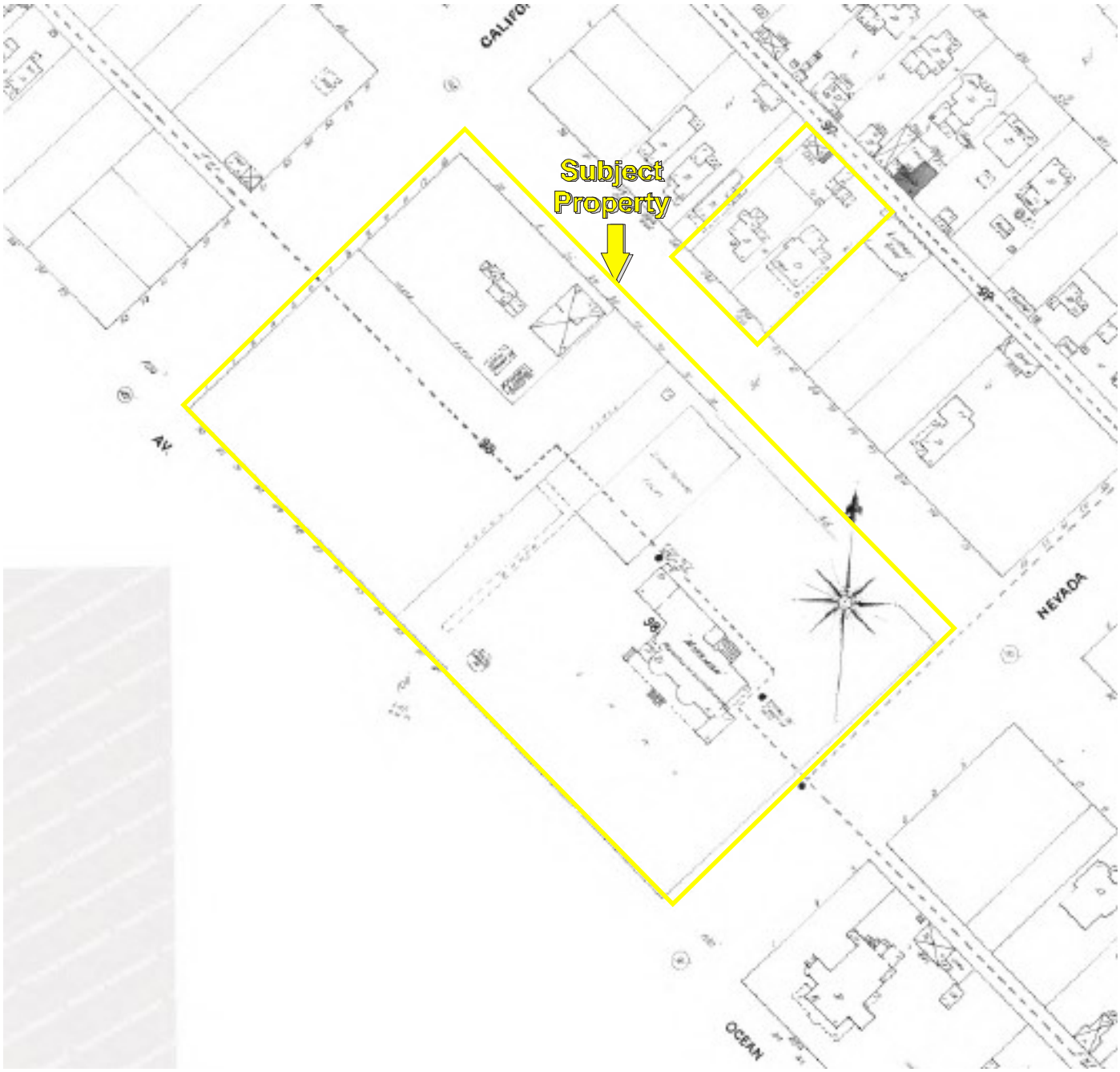
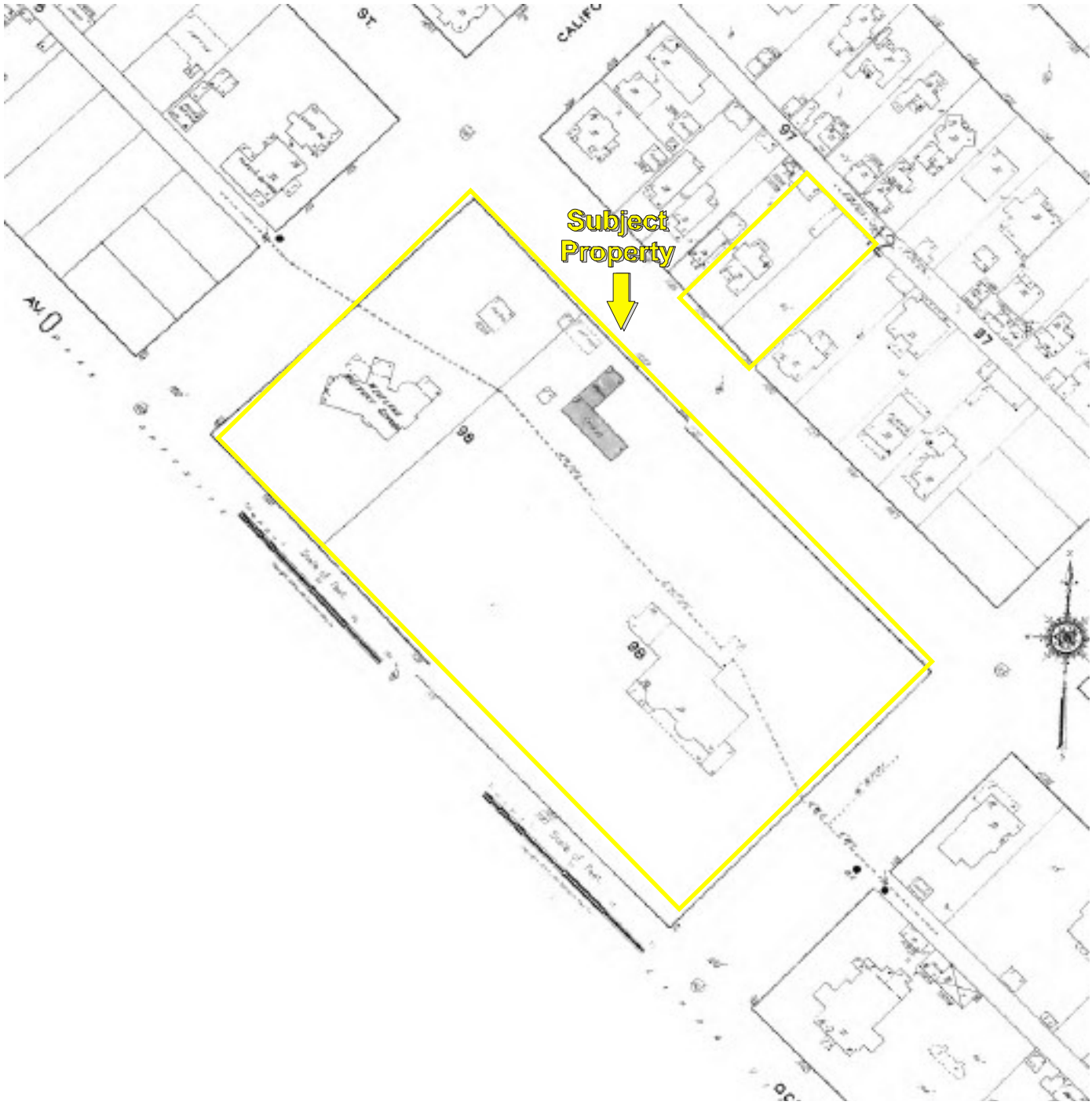


Date of Map: 1902

Date of Map: 1909



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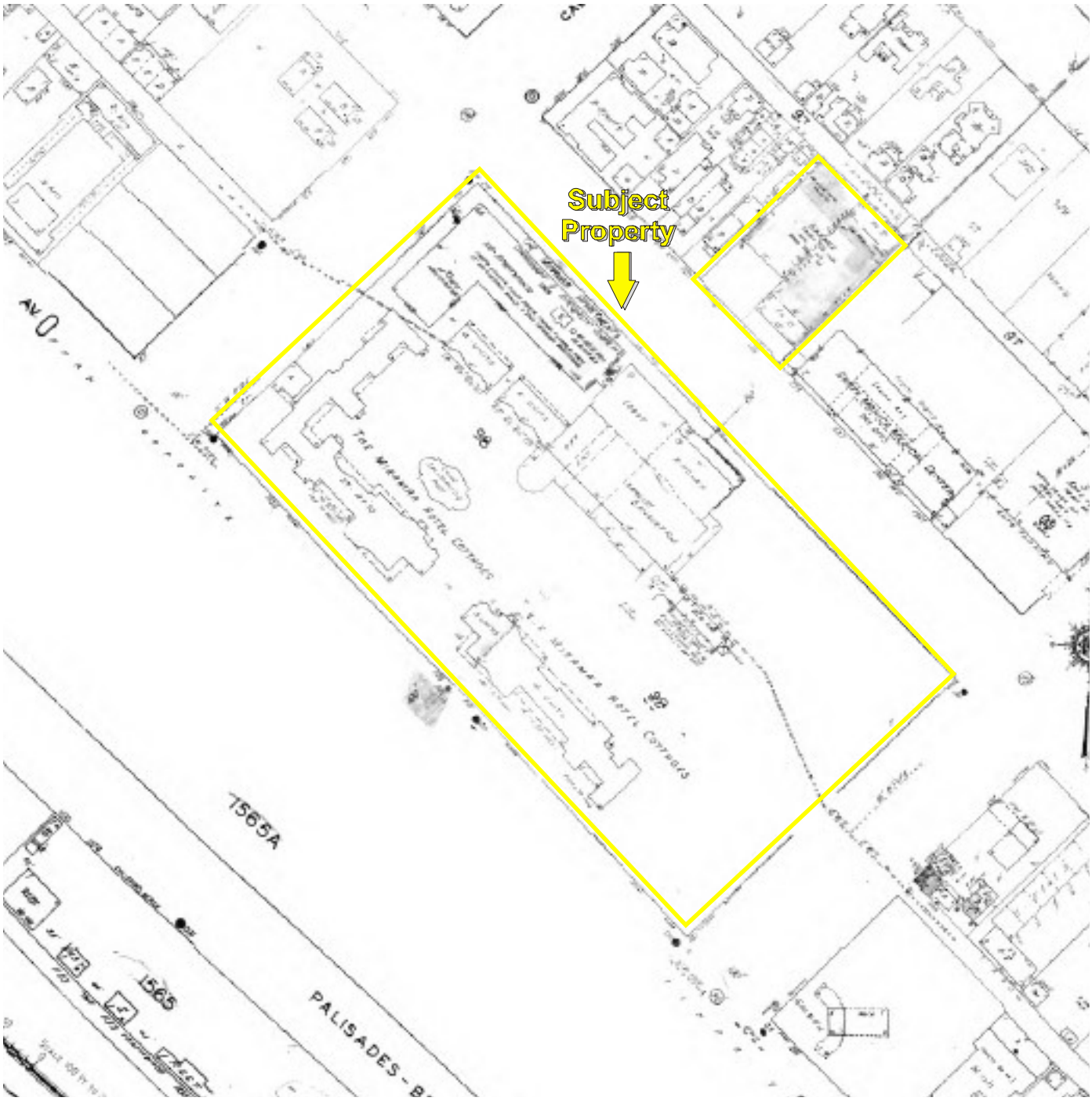

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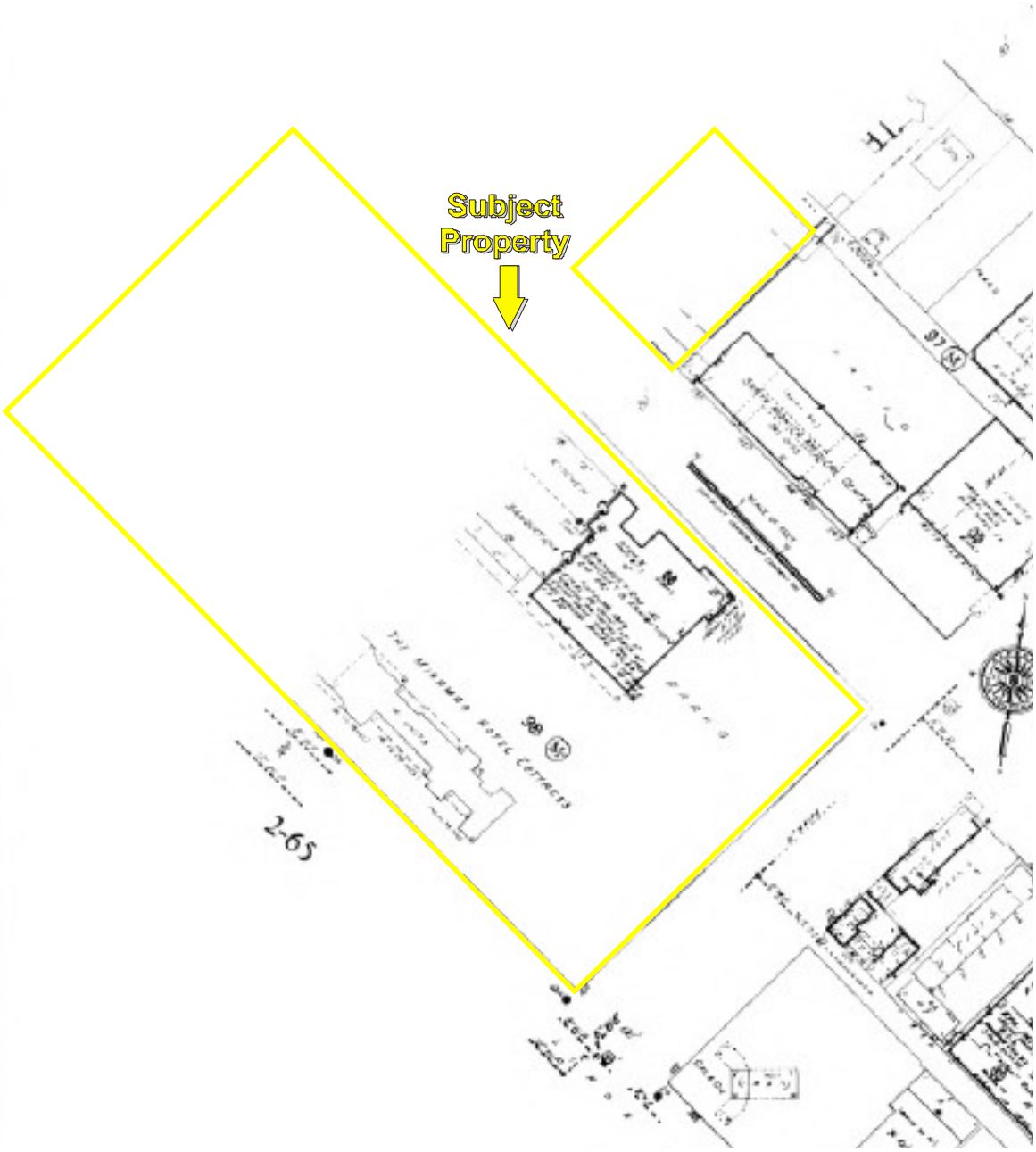
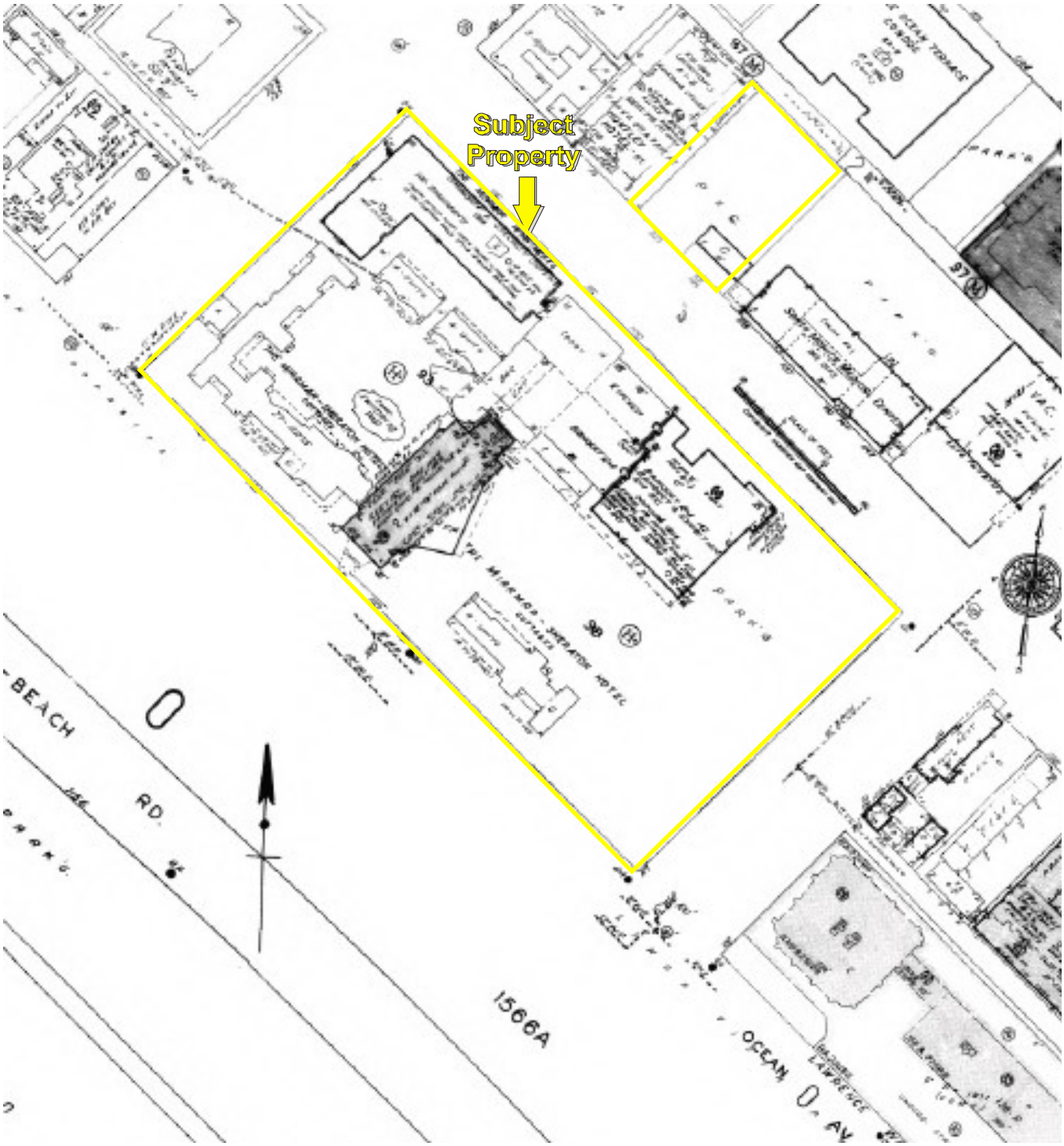


Date of Map: 1965



Date of Map: 1986

Fairmont Miramar Hotel & Bungalows
101 Wilshire Boulevard
Santa Monica, CA 90403

Inquiry Number: 4562659.6
March 14, 2016

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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SECTION

Executive Summary

Findings

City Directory Images

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

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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 2013. 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.

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.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2006	Haines Co., Inc.	X	X	X	-
	Haines Company, Inc	X	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	X	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	X	X	X	-
1981	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	-	X	X	-
	R. L. Polk & Co.	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	X	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	X	X	-
1948	Los Angeles Directory Co.	-	X	X	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
1940	Los Angeles Directory Co.	-	X	X	-
	Western Directory Co.	-	X	X	-
1939	Los Angeles Directory Co.	-	X	X	-
1938	Los Angeles Directory Co.	-	X	X	-
1937	Los Angeles Directory Co.	-	X	X	-
1936	Los Angeles Directory Co.	-	X	X	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	X	X	-
1933	Los Angeles Directory Co.	-	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
1928	Los Angeles Directory Co.	-	X	X	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1925	Los Angeles Directory Co.	-	X	X	-
1924	Los Angeles Directory Co.	-	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

101 Wilshire Boulevard
Santa Monica, CA 90403

FINDINGS DETAIL

Target Property research detail.

WILSHIRE BLVD

101 WILSHIRE BLVD

Year	*Uses*	*Source*
2013	EXHALE SPA	Cole Information Services
	F I G	Cole Information Services
	FAIRMONT MIRAMAR HOTEL & BUNGALOWS	Cole Information Services
	LOCKSMITH	Cole Information Services
	OCEAN AVENUE LLC	Cole Information Services
	THE MEETING MANAGER	Cole Information Services
2008	CLUB SANTE	Cole Information Services
	FAIRMONT HOTEL MANAGEMENT LP	Cole Information Services
	GRILLE AT THE MIRAMAR	Cole Information Services
	HERTZ LOCAL EDITION	Cole Information Services
	JAMES BROWNE	Cole Information Services
	MIRAMAR	Cole Information Services
	MIRAMAR SHERATON HOTEL	Cole Information Services
	PRESENTATION SERVICES INC	Cole Information Services
	THE MEETING MANAGER	Cole Information Services
2006	CAFE THE MIRAMAR	Haines Co., Inc.
	CLUB SANTE	Haines Co., Inc.
	EDITION	Haines Co., Inc.
	FAIRMONT	Haines Co., Inc.
	FRANCISCO	Haines Co., Inc.
	GRILLEATTHE	Haines Co., Inc.
	HERTZ LOCAL	Haines Co., Inc.
	KCBS RADIO SAN	Haines Co., Inc.
	KTVU TV	Haines Co., Inc.
	MANAGER	Haines Co., Inc.
	MIRAMAR	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	MIRAMAR HOTEL	Haines Co., Inc.
	PRese NTATION	Haines Co., Inc.
	SERVICES	Haines Co., Inc.
	SHERATON HTL	Haines Co., Inc.
	THE FAIRMONT	Haines Co., Inc.
	THEMEETING	Haines Co., Inc.
2000	BUDGET CAR & TRUCK RENTAL	Haines & Company
	CAFE THE MIRAMAR SHERATON HTL	Haines & Company
	CLUB SANTE	Haines & Company
	FUJITA CORP USA CONSTR OFC	Haines & Company
	GRILLE AT THE MIRAMAR	Haines & Company
	MIRAMAR SHERATON HOTEL	Haines & Company
	PAUL JEFF INC	Haines & Company
	SHERATON MIRAMAR HOTEL	Haines & Company
1991	BUDGET RENT A CAR Rent A Car Stations	Pacific Bell
	C MS Enterprises MARINA DEL REY 3067414	Pacific Bell
	Cafe The Wranwr Sheraton Hotel	Pacific Bell
	CAFETHE-WRANWRSHERATON HOTEL	Pacific Bell
	CMR CONSTRUCTION INC	Pacific Bell
	CMS Pest Control	Pacific Bell
	Fu la Corp US A Construction Ofc	Pacific Bell
	FU LACORP US A CONSTRUCTION OFC	Pacific Bell
	MIRAMAR SHERATON HOTEL	Pacific Bell
	Mirawar Hotel	Pacific Bell
	Paul Jeff Inc	Pacific Bell
	PAUL-JEFF INC	Pacific Bell
	Santa Monica	Pacific Bell
	Santa Monica 451426	Pacific Bell
	Seare S 8412748	Pacific Bell
	Sears Drinking Water	Pacific Bell
	SEARS ROEBUCK AND CO RETAIL STORES NORTHRIDGE STORE	Pacific Bell
	Sears S PLAYA DEL REY 3067657	Pacific Bell
	SHERATON MIRAMAR HOTEL	Pacific Bell
1985	BUDGET RENT-A- CAR SANTA MONICA MIRAMAR HOTEL	Pacific Bell
	CAFE THE-MIRAMAR SHERATON HOTEL	Pacific Bell
	MIRAMAR SHERATON HOTEL	Pacific Bell

FINDINGS

Year	Uses	Source
1985	PORCH EILEEN SECRETARIAL SERVICES MIRAMAR SHERATON HOTEL	Pacific Bell
	SEARS RENT-A-CAR RENT-A-CAR STATIONS	Pacific Bell
	SEARS ROEBUCK AND CO SPECIAL SERVICES RENT-A-CAR	Pacific Bell
1981	MIRAMAR HOTEL & BUNGALOWS SANTA MONICA	Pacific Telephone
1954	Reeves Robt L dentist EX	R. L. Polk & Co.
	Vaughan Robt S dentist EX	R. L. Polk & Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

2ND

1111 2ND

Year	Uses	Source
1991	HUNTLEY HOTEL	Pacific Bell
	Huntley Hotel	Pacific Bell
1981	COMMERCIAL RENT A CAR SANTA MONICA	Pacific Telephone
1970	HAWKINS SHIRLEY L	Pacific Telephone
	MORSE HELEN M	Pacific Telephone
	PHILLIPS SOPHIEJ	Pacific Telephone
	SLAVIN SIDNEY DR	Pacific Telephone
	HUNTLEY HOUSE	Pacific Telephone

1119 2ND

Year	Uses	Source
1924	Karll Marie Mrs	Los Angeles Directory Co.

1123 2ND

Year	Uses	Source
1924	Moore A V Mrs Reich F C	Los Angeles Directory Co.

1127 2ND

Year	Uses	Source
1924	Vacant	Los Angeles Directory Co.

1131 2ND

Year	Uses	Source
1971	AVIS RENT A CAR Rental Locations Burbank	Pacific Telephone
	Santa Monica Miramar Hotel	Pacific Telephone
1970	CHECKER RED CABS SERVICE	Pacific Telephone

1132 2ND

Year	Uses	Source
1970	GRAY LINE TOURS	Pacific Telephone

FINDINGS

1135 2ND

Year	Uses	Source
1924	Dearborn L J Mrs	Los Angeles Directory Co.

1137 2ND

Year	Uses	Source
1991	Wilson Sandra VENICE 8224838	Pacific Bell
	WILSON SAMUEL LMD	Pacific Bell
	WILSON SAMUEL LMD	Pacific Bell
	Wilson Sandy & Reg SANTA MONICA 3947408	Pacific Bell
	Wilson Scott LOS ANGELES 3970589	Pacific Bell
	Wilson Scott 5563674	Pacific Bell
1990	PIZZULLI ASSOCIATES INC SANTA MONICA	Pacific Bell
	PIZZULLI FRANCIS C ATTY SANTA MONICA	Pacific Bell
1985	THE FAULTIINE	Pacific Bell
	THE GEYSER NEWSLETTER	Pacific Bell
	THREE BLIND MICE	Pacific Bell
	ULSH JONATHAN	Pacific Bell
	WEBER & COMPANY INC	Pacific Bell
1970	MEYER PAULMD	Pacific Telephone
1924	Vacant	Los Angeles Directory Co.

1141 2ND

Year	Uses	Source
1924	OBrien J D Mrs	Los Angeles Directory Co.

1147 2ND

Year	Uses	Source
1924	Langan Kath Mrs	Los Angeles Directory Co.

1202 2ND

Year	Uses	Source
1970	HAMILTON AL	Pacific Telephone

1204 2ND

Year	Uses	Source
1924	Wrigley R F	Los Angeles Directory Co.
	Waldin Pauline Mrs	Los Angeles Directory Co.
	Rightmire Florence J	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Ellis E P Mrs	Los Angeles Directory Co.
	Proebstel Margt	Los Angeles Directory Co.

1210 2ND

Year	Uses	Source
1924	c Winstanley E Mrs	Los Angeles Directory Co.

1212 2ND

Year	Uses	Source
1991	Horwitz Brad West LOS ANGELES 4784408	Pacific Bell
	Horwitz Brad SANTA MONICA 3922723	Pacific Bell
	HORWIRTZ ARTESIA	Pacific Bell
	Horwirtz ARTESIA	Pacific Bell
1970	CORRY JAS	Pacific Telephone
1958	BIEAKIEY CHAS E MRS	Pacific Telephone
1924	Vacant	Los Angeles Directory Co.

1213 2ND

Year	Uses	Source
1957	MCNALL KENNETH R	R. L. Polk & Co.
1924	Miller Mercedes Mrs	Los Angeles Directory Co.
	Carlton H L	Los Angeles Directory Co.
	Meyer Archibald	Los Angeles Directory Co.

1214 2ND

Year	Uses	Source
1957	FRITZ SAM N BLDG CONTR	R. L. Polk & Co.
1924	1/2 Vacant	Los Angeles Directory Co.
	Post W E	Los Angeles Directory Co.

1216 2ND

Year	Uses	Source
1924	James E L	Los Angeles Directory Co.

1217 2ND

Year	Uses	Source
1957	LEE GEO C	R. L. Polk & Co.
1924	Suits M A Mrs	Los Angeles Directory Co.

FINDINGS

1220 2ND

Year	Uses	Source
1924	Vacant	Los Angeles Directory Co.

1223 2ND

Year	Uses	Source
1964	OSWALD ARNOLD HAWTHORNE	Pacific Telephone
1957	CARTER ETHEL MRS	R. L. Polk & Co.
1924	d Villars L R	Los Angeles Directory Co.
	Richison D W	Los Angeles Directory Co.

1227 2ND

Year	Uses	Source
1924	Trimlett W E	Los Angeles Directory Co.

1229 2ND

Year	Uses	Source
1957	BABER ORLA E	R. L. Polk & Co.

1232 2ND

Year	Uses	Source
1924	Carlson E J	Los Angeles Directory Co.

1233 2ND

Year	Uses	Source
1924	Hermage H J	Los Angeles Directory Co.

1235 2ND

Year	Uses	Source
1991	PROMENADE SERVICES125	Pacific Bell
	Promenade Services	Pacific Bell
1957	MYKKANEN JOHN	R. L. Polk & Co.
1924	1/2 Humphrey J R	Los Angeles Directory Co.
	Pierce M H Mrs	Los Angeles Directory Co.

1237 2ND

Year	Uses	Source
1924	Vacant	Los Angeles Directory Co.

1238 2ND

Year	Uses	Source
1924	Vacant	Los Angeles Directory Co.

FINDINGS

1243 2ND

Year	Uses	Source
1924	Carlson J I	Los Angeles Directory Co.
	Krause Cecelia Mrs	Los Angeles Directory Co.

1244 2ND

Year	Uses	Source
1957	UNITED PRESBYTERIAN CHURCH	R. L. Polk & Co.

1247 2ND

Year	Uses	Source
1957	HOAG LEONARD E	R. L. Polk & Co.
1924	Vacant	Los Angeles Directory Co.

1253 2ND

Year	Uses	Source
1957	WRIGHT W NEAL	R. L. Polk & Co.
1924	Vacant	Los Angeles Directory Co.

2ND AVE

1224 2ND AVE

Year	Uses	Source
1924	Partlow E J Mrs	Los Angeles Directory Co.

2ND ST

1109 2ND ST

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	CONNOLE J	Haines & Company
1985	CARIILE DENNIS J	Pacific Bell
1975	KAMMEYER HANS	Pacific Telephone
	GARBINSKY MILDRED	Pacific Telephone
	DERIN CYNTHEA	Pacific Telephone
	DELLOPOULES	Pacific Telephone
1954	KATELUZOS MLARIE	R. L. Polk & Co.

1111 2ND ST

Year	Uses	Source
2013	PENTHOUSE THE	Cole Information Services

FINDINGS

Year	Uses	Source
2013	RADISSON HUNTLEY HOTEL	Cole Information Services
	HUNTLEY SANTA MONICA BEACH RESERVA	Cole Information Services
	CRYSTAL CHEMICALS	Cole Information Services
2008	HUNTLEY HOTEL	Cole Information Services
	THE PENTHOUSE RESTAURANT	Cole Information Services
	SECOND STREET CORP	Cole Information Services
	CRYSTAL CHEMICALS	Cole Information Services
	D CAFE	Cole Information Services
	PENTHOUSE AT THE HUNTLEY	Cole Information Services
2006	CRYSTAL	Haines Co., Inc.
	CHEMICALS	Haines Co., Inc.
	HUNTLEY HOTEL	Haines Co., Inc.
	RADISSON HTLS&	Haines Co., Inc.
	RSRTS RDSSN	Haines Co., Inc.
	TOPPERS	Haines Co., Inc.
	RADISSON HUNTLEY	Haines Co., Inc.
	HOTEL	Haines Co., Inc.
2000	CRYSTAL CHEMICALS	Haines & Company
	HUNTLEY HOTEL	Haines & Company
	RADISSON HOTELS WORLDWIDE	Haines & Company
	TOPPERS RADISSON HUNTLEY HOTEL	Haines & Company
1991	MADAME BUTTERFLY BTY SALI	Pacific Bell
1985	COOK VICTORIA	Pacific Bell
	HUNTLEY TOTEFL	Pacific Bell
	MATSUMOTO JUDY	Pacific Bell
	PANCHO VILLA	Pacific Bell
1975	BAST JOHN	Pacific Telephone
	COOK VICTORIA G	Pacific Telephone
	FEDDERSON A T MRS	Pacific Telephone
	FRESHMAN MORRIS	Pacific Telephone
	GATE OF SPAIN RESTRNTS	Pacific Telephone
	HUNTLEY HOUSE	Pacific Telephone
	KAUFMAN ROSE MRS	Pacific Telephone
	KOPS FLOYD	Pacific Telephone
	MADAME BUTTERFLY BEAUTY SALON	Pacific Telephone
	NOYES DAVID M	Pacific Telephone
	PHILLIPS SOPHIE J	Pacific Telephone
	APTEL ARTHUR	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	APTEL JACK	Pacific Telephone

1112 2ND ST

Year	Uses	Source
2000	XXXX	Haines & Company
1991	MIRAMAR SHERATON HOTEL BEAUTY SALON	Pacific Bell
1985	MIRAMAR SHERATON HOTEL BEAUTY SALON	Pacific Bell
1975	MIRAMAR BEAUTY SALON	Pacific Telephone
1954	MIRAMAR HOTEL BEAUTY SALON	R. L. Polk & Co.
1940	Argyle Agnes Mrs massage	Los Angeles Directory Co.
	Fox C H barber	Los Angeles Directory Co.
	Miramar Hotel	Los Angeles Directory Co.
	Beauty Salon	Los Angeles Directory Co.
	Reimer O R gro	Los Angeles Directory Co.
1936	ARGYLE AGNES MRS MASSAGE	Los Angeles Directory Co.
	REIMER O R GRO	Los Angeles Directory Co.
	HILL M W BEAUTY SHOP	Los Angeles Directory Co.

1115 2ND ST

Year	Uses	Source
1954	GRUBER GERALDINE	R. L. Polk & Co.
1948	Clampitt Alta Mrs	Los Angeles Directory Co.
	Field M B Mrs	Los Angeles Directory Co.
	Godby B A	Los Angeles Directory Co.
1940	Owen L H	Los Angeles Directory Co.
	a Vidor W S	Los Angeles Directory Co.
	b Beerling Minnie	Los Angeles Directory Co.
	1/2 John Emily	Los Angeles Directory Co.
1936	OWEN L H (O)	Los Angeles Directory Co.
1933	Owen L H Co	Los Angeles Directory Co.
1928	Owen L H real est	Los Angeles Directory Co.
1920	Watson J H	Los Angeles Directory Co.

1117 2ND ST

Year	Uses	Source
1954	LANMBERT C ROSS	R. L. Polk & Co.
1948	Dankers Elda Mrs	Los Angeles Directory Co.

FINDINGS

1119 2ND ST

Year	Uses	Source
1954	SHENK CHAS M	R. L. Polk & Co.
1948	Dick David	Los Angeles Directory Co.
	Nickolls W D	Los Angeles Directory Co.
	Clark Lou Mrs	Los Angeles Directory Co.
	Marshall Richd	Los Angeles Directory Co.
	Bazeley Phyllis Mrs	Los Angeles Directory Co.
	Hughes B J	Los Angeles Directory Co.
	Strydom J C	Los Angeles Directory Co.
1940	MCKinney R J	Los Angeles Directory Co.
	a Shepherd C K	Los Angeles Directory Co.
	b Clarke Steven	Los Angeles Directory Co.
	c Palmquist P E	Los Angeles Directory Co.
	d Vacant	Los Angeles Directory Co.
	e Lyman Susie Mrs	Los Angeles Directory Co.
	f Spears J S	Los Angeles Directory Co.
1936	HARVEY BEULAH MRS	Los Angeles Directory Co.
1933	Harvey Beulah Mrs	Los Angeles Directory Co.
	a Davis D C	Los Angeles Directory Co.
	b Comstock Frances A	Los Angeles Directory Co.
	c ONeill Josephine	Los Angeles Directory Co.
	d Teofit B E	Los Angeles Directory Co.
	e Hancock R L	Los Angeles Directory Co.
	f Shaw H A	Los Angeles Directory Co.
1928	Harvey Beulah Mrs	Los Angeles Directory Co.
	a Wilson H J	Los Angeles Directory Co.
	b Edelmann W M	Los Angeles Directory Co.
	c ONeill Josephine	Los Angeles Directory Co.
	d Marshall Carrie	Los Angeles Directory Co.
	e Mac Donald Kath	Los Angeles Directory Co.

1123 2ND ST

Year	Uses	Source
1948	Stevens Bessie Mrs	Los Angeles Directory Co.
1940	Moore Ada Mrs	Los Angeles Directory Co.
1936	ORR MILDRED MRS	Los Angeles Directory Co.
	MOORE ADA MRS	Los Angeles Directory Co.
	GAUGH EDITH MRS	Los Angeles Directory Co.
1928	Moore Ada Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1920	Cook J	Los Angeles Directory Co.

1127 2ND ST

Year	Uses	Source
1936	PEARSON BLAINE	Los Angeles Directory Co.
	HANSEN JOS	Los Angeles Directory Co.
1933	Pearson Blamne	Los Angeles Directory Co.
1928	Tasker Wm	Los Angeles Directory Co.
1920	Earl C H	Los Angeles Directory Co.

1131 2ND ST

Year	Uses	Source
2000	XXXX	Haines & Company
1954	MIRAMAR MOTORS & GARAGE	R. L. Polk & Co.
	MIRAMAR-U-DRIVE	R. L. Polk & Co.
1948	Miramar Garage	Los Angeles Directory Co.
1940	Banning J C auto garage	Los Angeles Directory Co.
1936	WILSON D M	Los Angeles Directory Co.
	MILAMAR GARAGE	Los Angeles Directory Co.
	KUXHAUS JACOB	Los Angeles Directory Co.
1933	Kubisch A F garage	Los Angeles Directory Co.
1928	Murphy J J garage	Los Angeles Directory Co.
	Tabora Prospero	Los Angeles Directory Co.
	Wilshire blvd	Los Angeles Directory Co.

1132 2ND ST

Year	Uses	Source
2000	XXXX	Haines & Company
1991	GROGG SHOP THE	Pacific Bell
1985	GROGER SHOP THE	Pacific Bell
1975	GRAY LINE LIMOUSINE	Pacific Telephone
1954	AIRPORT LIMOUSINE SERV CO	R. L. Polk & Co.

1135 2ND ST

Year	Uses	Source
1920	Dearborn L J Mrs	Los Angeles Directory Co.

1137 2ND ST

Year	Uses	Source
2013	HALDEMAN BUSINESS MANAGEMENT	Cole Information Services

FINDINGS

Year	Uses	Source
2013	MANAZ SKIN CARE	Cole Information Services
	PEARLMAN EILEEN M PHD	Cole Information Services
	WESTSIDE CONSULTANTS	Cole Information Services
	DELIA LOUIS F PHD	Cole Information Services
	BYRD ROBERT DR	Cole Information Services
	HALLOWELL JULIE	Cole Information Services
	LINDA D NELSON PHD	Cole Information Services
	LYNN ALICE MFC	Cole Information Services
	MCGRANAHAN CYNTHIA PHD	Cole Information Services
	ROSENBERG JERRY M MD	Cole Information Services
	WILSON SAMUEL L MD	Cole Information Services
	DOMINGUEZ MARGARET L PHD	Cole Information Services
	CRASHHAT ENTERTAINMENT	Cole Information Services
	GROTHE CAROLYN MFC	Cole Information Services
	FITZGERALD PATRICIA LAC	Cole Information Services
	SATINOVER BARBARA MFC	Cole Information Services
	TWINSIGHT	Cole Information Services
	BRAVERMAN AHUVA PHD	Cole Information Services
	PEARLMAN ARTHUR CORP	Cole Information Services
	BLECHMAN JIM MD	Cole Information Services
	BODY Z ALIVE COLON HYDROTHERAPY	Cole Information Services
	MATA FERNANDO DC	Cole Information Services
	MICHAEL GREENSPAN	Cole Information Services
	OWEN DENTAL LAB	Cole Information Services
	STUART H GARBER DC PHD	Cole Information Services
	WESTON NANCY L PHD	Cole Information Services
	AXELRAD KEVIN J PHD	Cole Information Services
	SCHER AMY L PHD	Cole Information Services
	RUDERIAN HARVEY & SUSAN	Cole Information Services
	WONG WILLIAM S DDS	Cole Information Services
	ABNEY VERONICA LCSW	Cole Information Services
	BARANY DONALD ALEC ARCHITECTS INC	Cole Information Services
	NELSON J GORDON PHD	Cole Information Services
	ILLUMINATION PRESS	Cole Information Services
2008	CALMAN KURTZMAN	Cole Information Services
	SUSAN MOAN HARDIE PHD	Cole Information Services
	BARDOVI BETH MFCC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	FERNANDO MATA DC	Cole Information Services
	BE HIVE OF HEALING CENTER	Cole Information Services
	BETH E OKUN BARDOVI M A M F C C	Cole Information Services
	BARBARA SATINOVER	Cole Information Services
	TSO YULIEN	Cole Information Services
	OWEN DENTAL LAB	Cole Information Services
	WESTON NANCY L PHD	Cole Information Services
	CYNTHIA MC GRANAHAN PHD	Cole Information Services
	IVY STREET PRODUCTIONS INC	Cole Information Services
	DONALD ALEC BARANY ARCHITECT	Cole Information Services
	DR CHERYL LANKTREE	Cole Information Services
	AMY L SCHER PHD	Cole Information Services
	MARGARET L DOMINGUEZ PHD	Cole Information Services
	NELSON J GORDON PHD	Cole Information Services
	GARBER STUART H DC PHD	Cole Information Services
	BODY ALIVE COLON HYDROTHERAPY	Cole Information Services
	ABNEY VERONICA LCSW	Cole Information Services
	MANAZ SKIN CARE	Cole Information Services
	PATRICIA LAC FITZGERALD	Cole Information Services
	JERRY ROSENBERG MD	Cole Information Services
	MATA CHIROPRACTIC GROUP	Cole Information Services
	HEILIG SAM M MSW	Cole Information Services
	HALDEMAN BUSINESS MANAGEMENT	Cole Information Services
	ARTHUR PEARLMAN CORP	Cole Information Services
	ALICE LYNN MFC	Cole Information Services
	WESTSIDE CONSULTANTS	Cole Information Services
	EILEEN M PEARLMAN	Cole Information Services
	ESTHER S BRUDO	Cole Information Services
	BERNARD BYLE PSYCHOLOGICAL SERVICES	Cole Information Services
	BEYOND MASSAGE LLC	Cole Information Services
	HALLOWELL JULIE	Cole Information Services
	DELIA LOUIS F PHD	Cole Information Services
	DELACRUZ QUIROZ GLORIA	Cole Information Services
	BYRD ROBERT DR	Cole Information Services
	WILSON SAMUEL L MD	Cole Information Services
	NANCY HARJANI DR	Cole Information Services
	KURTZMN CLMN DDS A DENTAL CORP	Cole Information Services
	GROTHE CAROLYN MFC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	TWINSIGHT	Cole Information Services
	SANTA MONICA WELLNESS CENTER	Cole Information Services
	WILLIAM WONG DDS INC	Cole Information Services
	KEVIN J AXELRAD PHD	Cole Information Services
2006	HYDROTHERAPY	Haines Co., Inc.
	BRUDO ESTHERS	Haines Co., Inc.
	BYRD ROBERT DR	Haines Co., Inc.
	CLIFFORD CRAIG T	Haines Co., Inc.
	CLIFFORD	Haines Co., Inc.
	ENTERPRISES	Haines Co., Inc.
	DELACRUZ QUIROZ	Haines Co., Inc.
	GLORIA	Haines Co., Inc.
	DHILLON	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.
	COMPANY	Haines Co., Inc.
	DOMINGUEZ	Haines Co., Inc.
	MARGARET L PHD	Haines Co., Inc.
	DR GARBERS LLC	Haines Co., Inc.
	SNTA MNCA MDCL	Haines Co., Inc.
	ABNEY VERONICA	Haines Co., Inc.
	AXELRAD KEVIN J	Haines Co., Inc.
	BARANY DONALD A	Haines Co., Inc.
	ARCHITECT	Haines Co., Inc.
	BARDOVI BETH	Haines Co., Inc.
	BLECHMANJIMMD	Haines Co., Inc.
	BODYAUVE COLON	Haines Co., Inc.
	FITZGERALD	Haines Co., Inc.
	PATRICIA LAC	Haines Co., Inc.
	GARBER STUART H	Haines Co., Inc.
	DC PHD	Haines Co., Inc.
	GROTHE CAROLYN	Haines Co., Inc.
	HALDEMAN	Haines Co., Inc.
	Busi NESS	Haines Co., Inc.
	HALLOWELLJULIE	Haines Co., Inc.
	HEILIG SAM M MSW	Haines Co., Inc.
	HYATT TROY	Haines Co., Inc.
	ACUPUNCTR	Haines Co., Inc.
	KURTZMAN	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	CALMAN A DENTAL	Haines Co., Inc.
	LIBMANLEONOREI MA	Haines Co., Inc.
	LYNNALICEMFC	Haines Co., Inc.
	MANAZSKIN CARE	Haines Co., Inc.
	MATAFERNANDO	Haines Co., Inc.
	MCGRANAHAN	Haines Co., Inc.
	CYNTHIA PHD	Haines Co., Inc.
	MOAN HARDIE	Haines Co., Inc.
	SUSAN PHD	Haines Co., Inc.
	NELSON J GORDON	Haines Co., Inc.
	OKUN BETH M	Haines Co., Inc.
	OWEN DENTALLAB	Haines Co., Inc.
	PEARLMAN ARTHUR	Haines Co., Inc.
	PEARLMAN EILEEN 31045 B 9723	Haines Co., Inc.
	ROSENBERG	Haines Co., Inc.
	JERALD MMD	Haines Co., Inc.
	RUDERIAN HARVEY	Haines Co., Inc.
	SATINOVER B MFC	Haines Co., Inc.
	SCHERAMYLPHD	Haines Co., Inc.
	SNTAMNCA	Haines Co., Inc.
	WELLNESS CENTER	Haines Co., Inc.
	THOMPSON JOANNE	Haines Co., Inc.
	TW 1 NSIGHT	Haines Co., Inc.
	WESTON NANCYL	Haines Co., Inc.
	WESTSIDE	Haines Co., Inc.
	CONSULTANTS	Haines Co., Inc.
	WILSON SAMUEL L	Haines Co., Inc.
	WONG WILLIAM S	Haines Co., Inc.
2000	SNTA MNCA MDCL CNTR ABDAL LOS ANGELES RAYMOND DDS T	Haines & Company
	ABNEY VERONICA LCSW	Haines & Company
	AXELRAD KEVIN J PHD	Haines & Company
	BARANY ARCHITECT DONALD A	Haines & Company
	BARDOVI BETH MFCC	Haines & Company
	BLECHMAN JIM MD	Haines & Company
	BODY ALIVE COLON HYDROTHERAPY	Haines & Company
	BRUDO ESTHER S EDD	Haines & Company
	BYRD ROBERT DR	Haines & Company
	CLIFFORD CRAIG T	Haines & Company

FINDINGS

Year	Uses	Source
2000	CLIFFORD ENTERPRISES	Haines & Company
	CREATIVE DIGITAL INC	Haines & Company
	DELACRUZ QUIROZ	Haines & Company
	DELIA LOUIS FDR	Haines & Company
	FISCHMAN YAEL MFCC PHD	Haines & Company
	FITZGERALD PATRICIA LAC	Haines & Company
	GALLAGHER WILLIAM P DC	Haines & Company
	GROTHE CAROLYN M 310 B	Haines & Company
	HALDEMAN BUSINESS	Haines & Company
	HALLOWELL JULIE	Haines & Company
	HARJANI NANCY DR	Haines & Company
	HEILIG SAM H MSW	Haines & Company
	KURTZMAN CALMAN A DENTAL CORP	Haines & Company
	LYNN ALICE MFC	Haines & Company
	MANAZ SKIN CARE	Haines & Company
	MATA FERNANDO DC	Haines & Company
	MCGRANAHAN CYNTHIA PHD	Haines & Company
	MOAN HARDIE SUSAN PHD	Haines & Company
	NELSON J GORDON PHD	Haines & Company
	OKUN BETH M	Haines & Company
	OWEN DENTAL LAB	Haines & Company
	PEARLMAN EILEEN M PHD	Haines & Company
	ROSENBERG JERALD M MD	Haines & Company
	SANTA MONICA WELLNESS CENTER	Haines & Company
	SATINOVER B MFC	Haines & Company
	SCHER AMY L PHD	Haines & Company
	THOMPSON JOANNE M	Haines & Company
	TWINSIGHT	Haines & Company
	WESTON NANCY L PHD	Haines & Company
	WESTSIDE CONSULTANTS	Haines & Company
	WILSON SAMUEL L MD	Haines & Company
	X WILSHIRE BLVD	Haines & Company
	WEALTH CODE	Haines & Company
1991	MESS DONALD R CPA	Pacific Bell
	MILL IMPORT EXPORT INC	Pacific Bell
	MINER STEPHEN	Pacific Bell
	NELSONJ GORDON PHD	Pacific Bell
	OWEN DENTAL LAB	Pacific Bell

FINDINGS

Year	Uses	Source
1991	PEARIMAN&EEENMPHD	Pacific Bell
	PIZZULLI ASSOCIATES INC	Pacific Bell
	PIZZULLIFRANCIS C INCATTY	Pacific Bell
	REIGHLEY JOAN LMF CULVER CITY	Pacific Bell
	RUBEL ALFRED DOS	Pacific Bell
	SATINOVER BARBARA MFC	Pacific Bell
	SCHERAMYLPHD	Pacific Bell
	SLAUGHTER VERONICA DC	Pacific Bell
	SAVINDANLCPHD	Pacific Bell
	STEELE FIONA MFC	Pacific Bell
	WILLIAMS ANN WPHD	Pacific Bell
	YOOMINCHAE DDS	Pacific Bell
	ABDALLA RAYMONDT DOS	Pacific Bell
	AGAPECHURCH OF RELIGIOUSSCIENCE	Pacific Bell
	ASSOCIATED PSYCHOLOGICAL CONSULTANTS	Pacific Bell
	AXELRADKEVIN J PHD	Pacific Bell
	BETTINGER JOHN DDS A PROFESSIONAL CORP	Pacific Bell
	BLECHMAN JLIM MD	Pacific Bell
	BRODRIKKDIAEDR	Pacific Bell
	BRUDO CHARLES S PHD	Pacific Bell
	CLIFFORD CRAIGT	Pacific Bell
	CLIFFORD ENTERPRISES	Pacific Bell
	CONSTANT COMMUNICATIONS CORP	Pacific Bell
	FERGUSON DOROTHY MA	Pacific Bell
	GSRIII	Pacific Bell
	HOFFMAN CECIL PHD	Pacific Bell
	HOMSTEINBONHTACDDS	Pacific Bell
	INDEPENDENT CREATORS ASSOCIATES INC	Pacific Bell
	KURTZMAN CAKMAN DNTST	Pacific Bell
	KURTZMAN CALMAN ADENTAL CORP	Pacific Bell
	LYNN ALICEMFC	Pacific Bell
	MARATHON REALTY	Pacific Bell
	BRUDO ESTHER S EDOD	Pacific Bell
	DRAFTSMAN THE	Pacific Bell
1985	RUBEL ALFRED DDS	Pacific Bell
	ABDALLA RAYMOND T DDS	Pacific Bell

FINDINGS

Year	Uses	Source
1985	ALICE JACKSON & ASSOCIATES	Pacific Bell
	ARTS & ARCHITECTURE PRESS	Pacific Bell
	BETTINGER JOHN DOS	Pacific Bell
	BREMER TERESA H PHD	Pacific Bell
	BRUDO CHARLES S PHD	Pacific Bell
	BRUDO ESTHER	Pacific Bell
	CALDWELL JOHN MASON AIA ARCHITECT & ASSOCIATES	Pacific Bell
	CLIFFORD CRAIG T	Pacific Bell
	CONSTANT COMMUNICATIONS CORP	Pacific Bell
	DRAFTSMAN THE	Pacific Bell
	EDWARD SYDNEY J	Pacific Bell
	GEYSER NEWSLETTER	Pacific Bell
	HOFFMAN CECIL PHD	Pacific Bell
	KURTZMAN CALMAN DNTST	Pacific Bell
	KURTZNAN CALMAN A DENTAL CORP	Pacific Bell
	LESLIE ROBT J DOS	Pacific Bell
	MICRO-J SYSTEMS	Pacific Bell
	MINER-NIRENBERG ADVERTISING	Pacific Bell
	MINER STEPHEN	Pacific Bell
	NERMAN MAUD DO	Pacific Bell
	ONEILL BRIAN J ATTY	Pacific Bell
	RESUME SECRETARIAL SERVICE	Pacific Bell
	ROITMAN NORTON A M D	Pacific Bell
	SCHWARTZ DIANE DR	Pacific Bell
	TRAVERS DAVID & ASSOCIATES	Pacific Bell
	WEBER & CO INC	Pacific Bell
	WHITE ALAN M DDS	Pacific Bell
	WILLIAMS ANN W PHD	Pacific Bell
	WILSON SAMUEL LMD	Pacific Bell
	WORDGRAPHICS	Pacific Bell
	YOUNG ROBT B CONSULTING	Pacific Bell
1975	ADS LIB	Pacific Telephone
	ANDERSON PEGGY	Pacific Telephone
	LESLIE ROBT J DNTST	Pacific Telephone
1954	ALIEN GLORIA M MD	R. L. Polk & Co.
	BACHELLER R DALE DR	R. L. Polk & Co.
	BACON EDISON P MID	R. L. Polk & Co.
	BACON EDISON P MID	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	CONWAY MEDICAL CENTER PRESCRIPTION PHARMACY	R. L. Polk & Co.
	CONWAY MEDICAL CENTER PRESCRIPTION PHARMACY	R. L. Polk & Co.
	GILBERT GOODWIN DENTIST	R. L. Polk & Co.
	HALL ROBT W MD	R. L. Polk & Co.
	KINNEY J GIRTON MD	R. L. Polk & Co.
	KOSKY ALFRED A CLINICAL LAB	R. L. Polk & Co.
	LEIDIG LAWRENCE R MD	R. L. Polk & Co.
	MANN ALBERT W MD	R. L. Polk & Co.
	MCPHERSON JAS L DENTIST	R. L. Polk & Co.
	MEDICAL CENTER BLDG	R. L. Polk & Co.
	MEDICAL CENTER BLDG	R. L. Polk & Co.
	MEDICAL PLAN AIRCRAFT WORKERS	R. L. Polk & Co.
	RAMSAY J A DR	R. L. Polk & Co.
	ROSENFELD JACK	R. L. Polk & Co.
	ROSS CECELIA MD	R. L. Polk & Co.
	ROW CHAS F PHYS & SURG	R. L. Polk & Co.
	STEINBERG HARRY MD	R. L. Polk & Co.
	TAYLOR JACK H DDS	R. L. Polk & Co.
	TRANS-ANDEAN TRADING CO	R. L. Polk & Co.
	WILLIAMS CARL G MD OFC	R. L. Polk & Co.
	WITT CHAS R DNTST	R. L. Polk & Co.
1948	Williams C G phys	Los Angeles Directory Co.
	Davis R H dentist	Los Angeles Directory Co.
	Evans C M dentist	Los Angeles Directory Co.
	Madsen L J phys	Los Angeles Directory Co.
	Taylor J H dentist	Los Angeles Directory Co.
	Bacon E P phys	Los Angeles Directory Co.
	McCielland P H phys	Los Angeles Directory Co.
	Campbell C G dentist	Los Angeles Directory Co.
	Gronhovd G O phys	Los Angeles Directory Co.
	Rooms	Los Angeles Directory Co.
	Leidig L R phys	Los Angeles Directory Co.
	Ramsay J A phys	Los Angeles Directory Co.
	Smith J J phys	Los Angeles Directory Co.
	Kosky A A phys	Los Angeles Directory Co.
	Bradbury W C obstetrician	Los Angeles Directory Co.
	Duge J F obstetrician and surg	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1948	Bacheller Dale dentist	Los Angeles Directory Co.
	Conway J C ofc	Los Angeles Directory Co.
	Gilmore J E phys	Los Angeles Directory Co.
	Lighthill J A phys	Los Angeles Directory Co.
	Row C F phys	Los Angeles Directory Co.
	Rosenberger M D phys	Los Angeles Directory Co.
	Kinney J G phys	Los Angeles Directory Co.
	Santa Monica Medical Center Building	Los Angeles Directory Co.
	Medical Center Pharmacy	Los Angeles Directory Co.
	Keate w S phys	Los Angeles Directory Co.
	McLarand Kenneth phys	Los Angeles Directory Co.
	McPherson J L dentist	Los Angeles Directory Co.
	Rooney J C phys	Los Angeles Directory Co.
	Witt C R dentist	Los Angeles Directory Co.
1920	Stafford W S	Los Angeles Directory Co.

1141 2ND ST

Year	Uses	Source
1920	Leaman W E	Los Angeles Directory Co.

1147 2ND ST

Year	Uses	Source
1920	Langan Catherine Mrs	Los Angeles Directory Co.

1204 2ND ST

Year	Uses	Source
1940	Gordon John jr	Los Angeles Directory Co.
	Waldin Pauline Mrs CS pract	Los Angeles Directory Co.
	Rightmire Florence J	Los Angeles Directory Co.
	Ayers A M Mrs drsmkr	Los Angeles Directory Co.
1936	DE LA POER VICTORIA	Los Angeles Directory Co.
	EMMINGER R R	Los Angeles Directory Co.
	WALDIN PAULINE MRS CS PRACT	Los Angeles Directory Co.
1933	Boll Nancy	Los Angeles Directory Co.
	Henson C F Mrs	Los Angeles Directory Co.
	Pettinger Clara Mrs	Los Angeles Directory Co.
	Waldin Pauline Mrs	Los Angeles Directory Co.
	C S pract	Los Angeles Directory Co.
1928	Kelly Lucy A	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1928	Pettibone H S Mrs	Los Angeles Directory Co.
	Waldin Pauline Mrs	Los Angeles Directory Co.

1210 2ND ST

Year	Uses	Source
1936	GILL JENNA MRS	Los Angeles Directory Co.
1933	Olds Edith Mrs	Los Angeles Directory Co.
	e Cordon T T	Los Angeles Directory Co.
	d Va cant	Los Angeles Directory Co.
	c Temple Eliz Mrs	Los Angeles Directory Co.
	b Moore T C	Los Angeles Directory Co.
	a Mc Adam Kath Mrs	Los Angeles Directory Co.
1928	a Carmack P C	Los Angeles Directory Co.
	b Freeman C G	Los Angeles Directory Co.
	c Epstein Jane	Los Angeles Directory Co.
	e Aiken J E	Los Angeles Directory Co.
	Vacant	Los Angeles Directory Co.

1212 2ND ST

Year	Uses	Source
1991	CAMPBELJOS	Pacific Bell
	LEEHENG	Pacific Bell
	LEEHENG	Pacific Bell
	LEEHENG	Pacific Bell
	MCLARDY MAY	Pacific Bell
	MTCHKOALAN	Pacific Bell
	NORDELLE	Pacific Bell
1985	CAMPBELLJOS	Pacific Bell
	CIERVO ALFONSO	Pacific Bell
	FRENCH AD	Pacific Bell
	HUH YOUNGJA	Pacific Bell
	LYNN ROBT M	Pacific Bell
	MITCHKO ALAN	Pacific Bell
1975	ALBERS ELDA M MRS	Pacific Telephone
	BRODER MARIE	Pacific Telephone
	CAVANAUGH H M	Pacific Telephone
	CIERVO ALFONSO	Pacific Telephone
	DOBSON MARJORIE	Pacific Telephone
	FEIMAN DULCY M	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	HALES RALPH	Pacific Telephone
	DRIPS H E	Pacific Telephone
1954	BLEAKLEY CHAS E MRS	R. L. Polk & Co.
	CHAFFEE C MRS	R. L. Polk & Co.
	MATHEWS JOS H	R. L. Polk & Co.
	VANWESSEN JOHN	R. L. Polk & Co.
1948	Miramonte Apartments	Los Angeles Directory Co.
	Bleakley Jessie Mrs	Los Angeles Directory Co.
	Keeley C R Mrs	Los Angeles Directory Co.
	March Geo	Los Angeles Directory Co.
	Petersen C E	Los Angeles Directory Co.
	Stowe C M	Los Angeles Directory Co.
1940	Miramonte Apartments	Los Angeles Directory Co.
	Bleakley J P Mrs	Los Angeles Directory Co.
	Jones Minnie H	Los Angeles Directory Co.
	Keeley L R Mrs	Los Angeles Directory Co.
	OBrien D O	Los Angeles Directory Co.
	Winney Lucille	Los Angeles Directory Co.
1936	VACANT	Los Angeles Directory Co.
1933	d Wakefield Saml	Los Angeles Directory Co.
	c Crassett Cora Mrs	Los Angeles Directory Co.
	b Craig Thos	Los Angeles Directory Co.
	a Gill Jennie Mrs	Los Angeles Directory Co.
	Laphan Winifred Mrs	Los Angeles Directory Co.
1928	b Luckham D R	Los Angeles Directory Co.
	e Weigle Ruby B	Los Angeles Directory Co.
	c Janke W E	Los Angeles Directory Co.
	d Raquet Cath Mrs	Los Angeles Directory Co.
	Gill Jenna Mrs	Los Angeles Directory Co.

1213 2ND ST

Year	Uses	Source
1940	Kirby Apartments	Los Angeles Directory Co.
	Anderson C C Mrs	Los Angeles Directory Co.
	Bettler Corrigan	Los Angeles Directory Co.
	Rockel Jos	Los Angeles Directory Co.
	Ortaay Frances Mrs	Los Angeles Directory Co.
	Lamb Chas	Los Angeles Directory Co.
	Johnson L L Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1936	KIRBY APARTMENTS	Los Angeles Directory Co.
	FINNELL JOHN MRS	Los Angeles Directory Co.
	HOLDER MARLE A	Los Angeles Directory Co.
	MAULDIN J L	Los Angeles Directory Co.
	NEWSOM DONALD	Los Angeles Directory Co.
	ROCKEL JOS	Los Angeles Directory Co.
1933	Chestnut Blsz Mrs	Los Angeles Directory Co.
	Meyer A L real est	Los Angeles Directory Co.
	Myera G J	Los Angeles Directory Co.
	Smith C L	Los Angeles Directory Co.
1928	Crane E G Mrs	Los Angeles Directory Co.
	Hare W G	Los Angeles Directory Co.
	Harrison F E	Los Angeles Directory Co.
	Meyer A L	Los Angeles Directory Co.
1920	Robinson Margt Mrs	Los Angeles Directory Co.

1214 2ND ST

Year	Uses	Source
1936	POST W E	Los Angeles Directory Co.
	LINDEIN COURT	Los Angeles Directory Co.
1933	Nexvbonse Court	Los Angeles Directory Co.
	Pest W B	Los Angeles Directory Co.
	1/2 Payton Virginia	Los Angeles Directory Co.
1928	Post W E	Los Angeles Directory Co.
	1/2 Hausman Emm a Mrs	Los Angeles Directory Co.
	Newhouse Court	Los Angeles Directory Co.

1216 2ND ST

Year	Uses	Source
1954	WILSON MARY ETTA	R. L. Polk & Co.
1948	Stanchfield Lee	Los Angeles Directory Co.
1940	Vacant	Los Angeles Directory Co.
1936	CASSIDY B G MRS	Los Angeles Directory Co.
1933	Gillies Jas	Los Angeles Directory Co.
1928	Parker Mary Mrs	Los Angeles Directory Co.

1217 2ND ST

Year	Uses	Source
2013	STEELCASE INC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	STEEL CASE	Cole Information Services
	STEEPLECHASE INC	Cole Information Services
2006	STEELCASEINC	Haines Co., Inc.
1954	SUITS C B R	R. L. Polk & Co.
1948	Suits Charlotte B	Los Angeles Directory Co.
1940	Suits Charlotte B	Los Angeles Directory Co.
1936	SUITS M A MRS (O)	Los Angeles Directory Co.
1933	Suits M A Mrs Ce	Los Angeles Directory Co.
1928	Suits M A Mrs	Los Angeles Directory Co.
1920	Suits M A Mrs	Los Angeles Directory Co.

1220 2ND ST

Year	Uses	Source
2013	FIRST PRESBT CH SANTA MONIC	Cole Information Services
	FIRST PRESBYTERIAN CHURCH	Cole Information Services
2008	SANTA MONICA SYMPHONY ORCHESTRA OFFI	Cole Information Services
	AMADEUS MUSIC ACADEMY	Cole Information Services
	TAIWAN PRESBYTERIAN CHURCH	Cole Information Services
2006	SYMPHONY ORCH	Haines Co., Inc.
	AMADEUS MUSIC	Haines Co., Inc.
	ACADEMY	Haines Co., Inc.
	FIRSTPRSBYTRN	Haines Co., Inc.
	CH SNTAMNCA	Haines Co., Inc.
	SNTAMNCA	Haines Co., Inc.
2000	FIRST PRESBY CH OF SNTA MNCA	Haines & Company
	1ST PRSBY CH NRSY SC	Haines & Company
1991	FIRSTPRESBYTERIANCHURCHOFSAN TAMONICA	Pacific Bell
	SANTA MONICA LITERACY	Pacific Bell
1985	FIRST PRESBYTERIAN CHURCH OF SANTA MONICA	Pacific Bell
1975	GRANVILLE BLACK CONSTRUCTION	Pacific Telephone
1954	CAMP S CARPET SERV	R. L. Polk & Co.
	TURNER W A CRPT LAYR	R. L. Polk & Co.
1948	Creighton Leonie Mrs school	Los Angeles Directory Co.
1940	Breylinger L J	Los Angeles Directory Co.
1936	CLASS JOHN F VAPO- PATH	Los Angeles Directory Co.
	HINTZE KARL	Los Angeles Directory Co.
1933	Prindolle L N Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1928	Wilcoxon G D	Los Angeles Directory Co.

1221 2ND ST

Year	Uses	Source
2013	DAVISMARTIN LAW FIRM	Cole Information Services
	UCLA FAMILY COMMONS THE	Cole Information Services
	INTREPID PICTURES LLC	Cole Information Services
	ABRAMS ALAN ATTORNEY	Cole Information Services
	REVELATIONS ENTERTAINMENT	Cole Information Services
	COSTA ABRAMS & COATE	Cole Information Services
	KUTTING ROOM CO THE	Cole Information Services
	LAW OFFICES OF CHILDRESS JAMES R	Cole Information Services
	YOGIS ANONYMOUS	Cole Information Services
	INTREPRID PICTURES LLC	Cole Information Services
	BESSER ROBT S	Cole Information Services
2008	BURGHDORF GROUP INC	Cole Information Services
	THE OFFICES OF ROBERT BESSER	Cole Information Services
	COSTA JOSEPH P ATTORNEY	Cole Information Services
	COSTA ABRAMS & COATE	Cole Information Services
	CERAGEM INTERNATIONAL INC	Cole Information Services
	DAVIS MARTIN LAW FIRM	Cole Information Services
2006	BESSER & CHAPIN	Haines Co., Inc.
	BESSER ROBT S	Haines Co., Inc.
	CERAGEM	Haines Co., Inc.
	INTERNATIONAL	Haines Co., Inc.
	COATE CHARLES M	Haines Co., Inc.
	ATr Y	Haines Co., Inc.
	COSTAABRAMS	Haines Co., Inc.
	COATE	Haines Co., Inc.
	COSTAJOSEPH P	Haines Co., Inc.
	DAVIS MARTIN LAW	Haines Co., Inc.
	KIRBY PARNELL	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	KUTTING ROOM THE	Haines Co., Inc.
	REVELATIONS	Haines Co., Inc.
	ENTERTAINMENT	Haines Co., Inc.
	ABRAMSALAN	Haines Co., Inc.
1954	COWAN DANI A	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1948	Strowbridge Rebecca T	Los Angeles Directory Co.
1936	RIGGS CHARLOTTE MRS	Los Angeles Directory Co.
1933	Bartell Chas	Los Angeles Directory Co.

1223 2ND ST

Year	Uses	Source
1954	WILSON ELIZABETH	R. L. Polk & Co.
	WAGENER JENNIE	R. L. Polk & Co.
	COLEMAN ROSE E R	R. L. Polk & Co.
1948	Myton Anna A	Los Angeles Directory Co.
	Reed Mildred E	Los Angeles Directory Co.
	Vacant	Los Angeles Directory Co.
	Bond Edith C	Los Angeles Directory Co.
	Coleman Rose Mrs	Los Angeles Directory Co.
1940	Bader Agatha Mrs	Los Angeles Directory Co.
	a Bump N S	Los Angeles Directory Co.
	b Bigger C E Mrs	Los Angeles Directory Co.
	c Papin Louise	Los Angeles Directory Co.
	d Coleman C C	Los Angeles Directory Co.
1936	BADER AGATHA MRS	Los Angeles Directory Co.
1933	Bader Agatha Mrs	Los Angeles Directory Co.
	Moore Ada Mrs	Los Angeles Directory Co.
	a Corcoran M J	Los Angeles Directory Co.
	b Meyers Chas	Los Angeles Directory Co.
	c Vacant	Los Angeles Directory Co.
	d Oliveau Michl	Los Angeles Directory Co.
1928	Rache J A	Los Angeles Directory Co.
	a Cooley Willis	Los Angeles Directory Co.
	b Dodge Grace	Los Angeles Directory Co.
	c Groves H C	Los Angeles Directory Co.
	d Seliger Marcus	Los Angeles Directory Co.
1920	Muckleston H S	Los Angeles Directory Co.

1225 2ND ST

Year	Uses	Source
1928	Bulger J H	Los Angeles Directory Co.

FINDINGS

1226 2ND ST

Year	Uses	Source
2006	EMERITUS	Haines Co., Inc.

1227 2ND ST

Year	Uses	Source
2013	SANTA MONICA COLLEGE	Cole Information Services
2008	SANTA MONICA EMERITUS COLLEGE	Cole Information Services
2006	COLLEGE	Haines Co., Inc.
	SNTAMNCA	Haines Co., Inc.
1948	Lyons W M	Los Angeles Directory Co.
1940	Anderson Win	Los Angeles Directory Co.
1936	CAMERON MARGT MRS	Los Angeles Directory Co.
1920	Trimlett W E	Los Angeles Directory Co.

1229 2ND ST

Year	Uses	Source
1948	Yuckman Wm	Los Angeles Directory Co.
1940	Cingade Edgar	Los Angeles Directory Co.
1936	CLAUSENIJ	Los Angeles Directory Co.
1933	Trimlett Lillian Mrs C	Los Angeles Directory Co.
1928	Cook A S Mrs	Los Angeles Directory Co.
	Trimlett W E	Los Angeles Directory Co.

1232 2ND ST

Year	Uses	Source
1954	MARCH GEE MRS	R. L. Polk & Co.
	STRONG A J	R. L. Polk & Co.
1948	Elston W I real est	Los Angeles Directory Co.
	Strong A J real est	Los Angeles Directory Co.
1940	White Stuart	Los Angeles Directory Co.
1936	WHITE STUART	Los Angeles Directory Co.
1933	White Stuart	Los Angeles Directory Co.
1928	White Stewart	Los Angeles Directory Co.
1920	Stone H C	Los Angeles Directory Co.
	Cameron S L	Los Angeles Directory Co.

1233 2ND ST

Year	Uses	Source
1948	Hernage T B	Los Angeles Directory Co.
1940	Corey Ella Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1940	Siegel S A	Los Angeles Directory Co.
1936	HERMAGE A F MRS (O)	Los Angeles Directory Co.
1933	Hermage A F Mrs o	Los Angeles Directory Co.
1928	Hernage A F Mrs	Los Angeles Directory Co.
1920	Hernage H J	Los Angeles Directory Co.

1234 2ND ST

Year	Uses	Source
1948	Elliott O R	Los Angeles Directory Co.

1235 2ND ST

Year	Uses	Source
2000	PROMENADE SERVICES 310 384 11e	Haines & Company
1948	Warden Margt Mrs	Los Angeles Directory Co.
	Davis C G	Los Angeles Directory Co.
1940	Caulfield Jas	Los Angeles Directory Co.
	Grant Peggy A nurse	Los Angeles Directory Co.
	1/2 Humphrey J R	Los Angeles Directory Co.
1936	ARCHAMBAULT FRANCES MRS REV	Los Angeles Directory Co.
	SPIRITUAL SCIENCE CHURCH	Los Angeles Directory Co.
1933	Archambault Frances Rev	Los Angeles Directory Co.
	Spiritual Science Church	Los Angeles Directory Co.
	1/2 Humphrey J R	Los Angeles Directory Co.
1928	Mason A A Mrs	Los Angeles Directory Co.
	1/2 Humphrey J R	Los Angeles Directory Co.
1920	Pierce M H Mrs	Los Angeles Directory Co.

1236 2ND ST

Year	Uses	Source
1954	OVERTON JOHN E	R. L. Polk & Co.
1940	Bond Mary	Los Angeles Directory Co.
1936	HILL JOHN	Los Angeles Directory Co.
1933	Carter Wm	Los Angeles Directory Co.
1928	Saxer John	Los Angeles Directory Co.

1237 2ND ST

Year	Uses	Source
1948	Davis M C Mrs	Los Angeles Directory Co.
1940	Frost Henry	Los Angeles Directory Co.
1936	SNYDER LOUISE MRS	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1936	FORST DOROTHY MRS	Los Angeles Directory Co.
1933	Watson Martha Mrs	Los Angeles Directory Co.
	Forsberg Edith	Los Angeles Directory Co.
1928	Westmoreland Anne Mrs	Los Angeles Directory Co.

1238 2ND ST

Year	Uses	Source
1954	LIRSCHFELD BERYL MD	R. L. Polk & Co.
	WHELAN W F DNTST	R. L. Polk & Co.
1948	Hirschfeld Beryl phys	Los Angeles Directory Co.
	Sands R L phys	Los Angeles Directory Co.
	Whelan W F dentist	Los Angeles Directory Co.
1940	Whelan W F dentist	Los Angeles Directory Co.
	Sands R L phys	Los Angeles Directory Co.
1936	HOPKINS E G MRS	Los Angeles Directory Co.
1933	Thompson W EB	Los Angeles Directory Co.
1928	Moore A V Mrs	Los Angeles Directory Co.
	Graham J F	Los Angeles Directory Co.
1920	Laine Leonora Mrs	Los Angeles Directory Co.
	Cardenas Adolpho	Los Angeles Directory Co.

1240 2ND ST

Year	Uses	Source
1954	MARQUEZ ERNEST	R. L. Polk & Co.
1948	Cover J S	Los Angeles Directory Co.
1940	Vacant	Los Angeles Directory Co.
1936	SMITH W R	Los Angeles Directory Co.
1933	Tufts Maria C	Los Angeles Directory Co.
1928	Prentice D E Mrs	Los Angeles Directory Co.
1920	Luckham D R	Los Angeles Directory Co.

1243 2ND ST

Year	Uses	Source
1940	Haney Cath V	Los Angeles Directory Co.
1936	LEE GRACE MRS	Los Angeles Directory Co.
1933	Carlson Arth	Los Angeles Directory Co.
1928	Aiken M S Mrs	Los Angeles Directory Co.
1920	Albers Mary W	Los Angeles Directory Co.

FINDINGS

1244 2ND ST

Year	Uses	Source
1954	FIRST PRESBYTERIAN CHURCH	R. L. Polk & Co.
1948	First Presbyterian Church Recreation Hall	Los Angeles Directory Co.
1936	VACANT	Los Angeles Directory Co.
1933	Springall Jas	Los Angeles Directory Co.
1928	Sherman & Bowen furn reprs	Los Angeles Directory Co.

1247 2ND ST

Year	Uses	Source
1948	Davies Annie Mrs	Los Angeles Directory Co.
1940	Davies Annie Mrs	Los Angeles Directory Co.
1936	IRVINE C M MRS	Los Angeles Directory Co.
1933	Irvine C M Mrs	Los Angeles Directory Co.
1928	Richards M J Mrs	Los Angeles Directory Co.
1920	Nutting F G	Los Angeles Directory Co.

1248 2ND ST

Year	Uses	Source
2008	FIRST PRESBYTERIAN CH NURSERY SCH	Cole Information Services

1253 2ND ST

Year	Uses	Source
1940	Leonard E A Mrs	Los Angeles Directory Co.
1936	LEONARD E A MRS (O)	Los Angeles Directory Co.
1933	Leonard 3 A Mrs o	Los Angeles Directory Co.
1928	Leonard Ella Mrs	Los Angeles Directory Co.
1920	Phillips Augustus	Los Angeles Directory Co.

1255 2ND ST

Year	Uses	Source
2006	PUPPETRY CENTER	Haines Co., Inc.
	MELTZERSTEVEN	Haines Co., Inc.
	SNTAMNCA	Haines Co., Inc.
2000	X ARIZONA AV	Haines & Company
	SNTA MNCA PUPPET & MAGIC CENTER	Haines & Company
	MELTZER STEVEN	Haines & Company
1991	SAMPLE SHOES UNLIMITED	Pacific Bell
1985	SAMPLE SHOES UNLIMITED	Pacific Bell

FINDINGS

1260 2ND ST

Year	Uses	Source
1928	First Presbyterian Church	Los Angeles Directory Co.

1111- 2ND ST

Year	Uses	Source
1985	MADAME BUTTERFLY BTYSALN	Pacific Bell

1115A 2ND ST

Year	Uses	Source
1936	RAY E M MRS	Los Angeles Directory Co.

1115B 2ND ST

Year	Uses	Source
1936	BEAGLE WILBUR	Los Angeles Directory Co.

1119A 2ND ST

Year	Uses	Source
1954	HANGER W M	R. L. Polk & Co.
1936	WELCH WALTER	Los Angeles Directory Co.

1119B 2ND ST

Year	Uses	Source
1936	KINGSLEY J	Los Angeles Directory Co.

1119C 2ND ST

Year	Uses	Source
1936	ONEILL JOSEPHINE	Los Angeles Directory Co.

1119D 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1119E 2ND ST

Year	Uses	Source
1936	APPLEBY CHAS	Los Angeles Directory Co.

1119F 2ND ST

Year	Uses	Source
1936	HANCOCK R L	Los Angeles Directory Co.

FINDINGS

1123A 2ND ST

Year	Uses	Source
1954	MCNAMARA JOHN H JR	R. L. Polk & Co.
	MCNAMARA HARRIET B	R. L. Polk & Co.

1210A 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1210B 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1210C 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1210D 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1210E 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1212A 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1212B 2ND ST

Year	Uses	Source
1936	BLEAKLY JESSIE MRS	Los Angeles Directory Co.

1212C 2ND ST

Year	Uses	Source
1936	GRAS TT ISABEL MRR	Los Angeles Directory Co.

1212D 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

FINDINGS

1221C 2ND ST

Year	Uses	Source
1954	TOOKER WM	R. L. Polk & Co.

1223A 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1223B 2ND ST

Year	Uses	Source
1936	HAMILTON LAURA MRS	Los Angeles Directory Co.

1223C 2ND ST

Year	Uses	Source
1936	PAIN RICHD	Los Angeles Directory Co.

1223D 2ND ST

Year	Uses	Source
1936	GINGLE RUPBERT	Los Angeles Directory Co.

1214 1/2 2ND ST

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

1235 1/2 2ND ST

Year	Uses	Source
1936	HUMPHREY J R	Los Angeles Directory Co.

2ND ST E

1123 2ND ST E

Year	Uses	Source
1962	HANING J W	Pacific Telephone
	ALBRECHT CLAUS	Pacific Telephone
1958	SCOTT MARIAN	Pacific Telephone

1131 2ND ST E

Year	Uses	Source
1970	SANTA MONICA CAB CO INC	Pacific Telephone
1965	YELLOW CAB CO OF SANTA MONICA	Pacific Telephone
	AVIS RENT A CAR SYSTEM	Pacific Telephone
	AVIS TRUCK RENTAL SYSTEM	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	GRAY LINE SIGHT-SEEING TOURS	Pacific Telephone
	RED TOP CAB CO	Pacific Telephone
	TANNER MOTOR LIVERY LTD	Pacific Telephone
	TANNER MOTOR TOURS LTD	Pacific Telephone
	YELLOW CAB CO OF SANTA MONICA	Pacific Telephone
	WHITE CAB CO	Pacific Telephone
1962	TANNER GRAY LINE U-DRIVE	Pacific Telephone
	YELLOW COB CO	Pacific Telephone
	AVIS RENT-A-CAL SYSTEM	Pacific Telephone
	RED TOPANGA CAB CO	Pacific Telephone
	TANNER GRAY LINE MOTOR TOURS	Pacific Telephone
	TANNER MOTOR LIVERY	Pacific Telephone
	TANNER U-DRIVE CO	Pacific Telephone
	WHITE CAB CO	Pacific Telephone
	YELLOW COB CO	Pacific Telephone
1958	TANNER MOTOR LIVERY SANTA MONICA	Pacific Telephone
	AVIS RENT-A-CAR SYSTEM	Pacific Telephone
	REN TOPANGA CAB CO	Pacific Telephone
	TANNER GRAY LINE MOTOR TOURS	Pacific Telephone
	TANNER GRAY LINE U-DRIVE	Pacific Telephone
	TANNER U-DRIVE CO	Pacific Telephone
	WHITE CAB CO	Pacific Telephone
	YELLOW CAB CO	Pacific Telephone
	YELLOW CAB CO	Pacific Telephone

1132 2ND ST E

Year	Uses	Source
1991	Grogin Gall LOS ANGELES 444913	Pacific Bell
	Grogg Shop The	Pacific Bell
1980	Gray Line Limousine	Pacific Telephone
	Grogg Shop The	Pacific Telephone
1970	GRAY LINE LIMOUSINE	Pacific Telephone
	EPITOMY THE	Pacific Telephone
	AVIS RENT A CAR RENTAL LOCATIONS	Pacific Telephone

1137 2ND ST E

Year	Uses	Source
1991	Savin Danl CPh D	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Steele Fiona MFC	Pacific Bell
	Williams Ann WPh D	Pacific Bell
	Yoo Min Chae DDS	Pacific Bell
	Ofc	Pacific Bell
	Agape Church Of Religious Science	Pacific Bell
	Associated Psychological Consultants	Pacific Bell
	Axelrad Kevin J Ph D	Pacific Bell
	Axelrad P LOS ANGELES 8269132	Pacific Bell
	BETTINGER JOHN DDS A PROFESSIONAL CORP	Pacific Bell
	Blechman Ji Im MD	Pacific Bell
	Blechman L BEL AIR	Pacific Bell
	Blechman Lillian BEL AIR	Pacific Bell
	Blechman Robt A LOS ANGELES 3917695	Pacific Bell
	Blecker Amber WESTLOS ANGELES 4794165	Pacific Bell
	Brodrikk Diae Dr	Pacific Bell
	Office	Pacific Bell
	ofc	Pacific Bell
	Clifford Craig T	Pacific Bell
	Clifford Enterprises	Pacific Bell
	Constant Communications Corp	Pacific Bell
	DRAFTSMAN THE	Pacific Bell
	Ferguson Dorothy MA	Pacific Bell
	Ferguson E Marina Del Rey 823580	Pacific Bell
	Ferguson Eugene D 0306751	Pacific Bell
	GSRIII	Pacific Bell
	Hoffman Cecil Ph D	Pacific Bell
	Hoffman Chas E Jr MARINA DEL REY 5787668	Pacific Bell
	Homstein Bon Hta CDDS	Pacific Bell
	Independent Creators Associates Inc	Pacific Bell
	Independent Data Service	Pacific Bell
	Kurtzman Cakman dntst	Pacific Bell
	KURTZMAN CALMAN ADENTAL CORP	Pacific Bell
	Lynn Alice MFC	Pacific Bell
	Marathon Realty	Pacific Bell
	Marathon Rent A Car Marina Del Rey	Pacific Bell
	Mess Donald R CPA	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Mill Import Export Inc	Pacific Bell
	Miner Stephen	Pacific Bell
	Miner T D MAR VISTA 3913525	Pacific Bell
	Nelson J Gordon Ph D	Pacific Bell
	Owen Dental Lab	Pacific Bell
	Owen Dornia J 6579238	Pacific Bell
	Owen E& 4753141	Pacific Bell
	Owen Floyd S 5522841	Pacific Bell
	From Los Angeles Telephones Cao	Pacific Bell
	Owen Gary LOS ANGELES 3914543	Pacific Bell
	Owen H LOS ANGELES 8236131	Pacific Bell
	Peariman&Eeen MPh D	Pacific Bell
	Pizzulli Associates Inc	Pacific Bell
	Pizzulli Francis C Incatty	Pacific Bell
	Reighley Joan LMF CULVER CITY	Pacific Bell
	Rubel Alfred DOS	Pacific Bell
	Satinover Barbara MFC	Pacific Bell
	Scher Amy LPh D	Pacific Bell
	Slaughter Veronica Dc	Pacific Bell
1980	Ofc	Pacific Telephone
	Abend Fels Sherrl	Pacific Telephone
	Abend Fels Sherrl couslrs BRENTWOOD	Pacific Telephone
	Alice Jackson & Assn	Pacific Telephone
	Anderson Stewart A DDS	Pacific Telephone
	Angeles Counseling Association	Pacific Telephone
	Angeles Girl Scout Council	Pacific Telephone
	Brothers Co	Pacific Telephone
	Chateau Financial	Pacific Telephone
	CHESIAW PAUL MANAGEMENT	Pacific Telephone
	Concerned Citizens For Property Rights	Pacific Telephone
	Concerned Congregant	Pacific Telephone
	Delchamps Harold J Jr MD	Pacific Telephone
	Dimsho D A	Pacific Telephone
	Dimster Frank	Pacific Telephone
	DRAFTSMAN THE	Pacific Telephone
	Edward Sydney J	Pacific Telephone
	Edward Syrecea & Fred	Pacific Telephone
	Entertainment Productions Inc	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	GRID Corp	Pacific Telephone
	Geyser Newsletter	Pacific Telephone
	Geyser The	Pacific Telephone
	Haeseler Productions	Pacific Telephone
	Hersh Al Managenient	Pacific Telephone
	Hoffman Cecil Ph D	Pacific Telephone
	Hdlistic Acupuocture Cliric	Pacific Telephone
	International Study Programs	Pacific Telephone
	Kim Bong Dal	Pacific Telephone
	Kurtz Jud Ith family counselor	Pacific Telephone
	Kurtenan Calman A Professional Cforp	Pacific Telephone
	Kurteman Cliffor	Pacific Telephone
	Kurtzman Clifford R	Pacific Telephone
	Kurtzman D B	Pacific Telephone
	Kurtzman Oanna	Pacific Telephone
	Kurtinan H	Pacific Telephone
	Latimer H	Pacific Telephone
	Leslie Robt J DDS	Pacific Telephone
	Meyer Pau MD	Pacific Telephone
	Day Or Night Call	Pacific Telephone
	Personal Touch	Pacific Telephone
	Resume Secretarial Service	Pacific Telephone
	Rubel Alfred DOS	Pacific Telephone
	Rubel G	Pacific Telephone
	Second Street Films	Pacific Telephone
	Twin Film Co	Pacific Telephone
	Wellman&Company	Pacific Telephone
	Wellman E	Pacific Telephone
	Westgate R CS Industries	Pacific Telephone
	White Alan M DOS	Pacific Telephone
	Wilson Samuel L MD	Pacific Telephone
1970	BACHELLER R DALE DR	Pacific Telephone
	CONWAY MEDICAL CENTER PRESCRIPTION PHARMACY	Pacific Telephone
	CONWAY MEDICAL CENTER PRESCRIPTION PHARMACY	Pacific Telephone
	LARDNER WM C DNTST	Pacific Telephone
	LAIDIG LAWRENCE R MD	Pacific Telephone
	LESLIE ROBT J DNTST	Pacific Telephone

FINDINGS

Year	Uses	Source
1970	MCPHERSON JAS L DENTIST	Pacific Telephone
	ROW CGAS F PHYS & SURA SANTA MONICA	Pacific Telephone
	MEDICAL CENTER BUILDING	Pacific Telephone
	MEDICAL CENTER BUILDING	Pacific Telephone
	STEINER DENTAL LAB	Pacific Telephone
	TRANS-ANDEAN TRADING CO	Pacific Telephone
1965	LIGHTHILL JACK A MD SANTA MONICA	Pacific Telephone
	ROW CHAS F PHYS & SURG SANTA MONICA	Pacific Telephone
	BACHELLER R PALE DR	Pacific Telephone
	CONWAY MEDICAL CENTER PRESCRIPTION PHARMACY	Pacific Telephone
	KNIGHT GRANVILLE F MD	Pacific Telephone
	KOENIG GERALD L DOS	Pacific Telephone
	LEIDIG LAWRENCE R MD	Pacific Telephone
	MCPE5NJL LDEBJ	Pacific Telephone
	MT1EDLCAL CENTER BUILDING	Pacific Telephone
	MT1EDLCAL CENTER BUILDING	Pacific Telephone
	MEYER PAULMO	Pacific Telephone
	PATTON DENNIS D MD	Pacific Telephone
	TRANS-ANDEAN TRADING CO	Pacific Telephone
	WHITE ALAN MI DR	Pacific Telephone
	WITT CHAS R DDS	Pacific Telephone
	CONWAY MEDICAL CENTER PRESCRIPTION PHARMACY	Pacific Telephone
	STONE PETER ALAN DDS	Pacific Telephone
1964	ROBERTSON ELLEN B MANHATTAN BEACH	Pacific Telephone
1962	ALIEN GLORIA ML MD	Pacific Telephone
	BACHELLER R DALE DR	Pacific Telephone
	CONWAY MEDICAL CENTER PRESCRIPTION	Pacific Telephone
	CONWAY MEDICAL CENTER PRESCRIPTION	Pacific Telephone
	(OENIG GERALD DDS	Pacific Telephone
	LEIDIG LAWRENCE R MD	Pacific Telephone
	MANN ALBERT W MD	Pacific Telephone
	MCPHERSON JAS L DENTIST	Pacific Telephone
	MEDICAL CENTER BUILDING	Pacific Telephone
	MEYER PAUL0MD	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	PATTON DENNIS D MD	Pacific Telephone
	STEINBERG HARIY MD	Pacific Telephone
	TRANS-ANDEAN TRADING CO	Pacific Telephone
	WHIPPS GILBERT F MD	Pacific Telephone
	WHIPPS GILBERT F MD	Pacific Telephone
	WHITE ALAN M DR	Pacific Telephone
	WITT CHAS R DNTST	Pacific Telephone
	MEDICAL CENTER BUILDING	Pacific Telephone
	REYNOLDS DEAN DDS	Pacific Telephone
	LIGHTHILL JACK A MDSANTA MONICA	Pacific Telephone
	ROW CHAS F PHYS & SURGSANTA MONICA	Pacific Telephone
	VOCK ROBT M MD	Pacific Telephone
1958	ABERCROMBIE JOHN DR	Pacific Telephone
	LLEN GLORIA IVIMD	Pacific Telephone
	BACHELLER R DALE DR	Pacific Telephone
	BACON EDISON P MD	Pacific Telephone
	BACON EDISON P MD	Pacific Telephone
	BIERMAN EDW MD	Pacific Telephone
	PHARMACY	Pacific Telephone
	PHARMACY	Pacific Telephone
	KOSKY.ALFRED A CLINICAL LAB	Pacific Telephone
	LEIDIG LAWRENCE R MD	Pacific Telephone
	TANN ALBERT W MDOFC	Pacific Telephone
	MVCPHERSON JAS L DENTIST	Pacific Telephone
	INFORMATION	Pacific Telephone
	INFORMATION	Pacific Telephone
	MEDICAL PLAN AIRCRAFT WORKERS	Pacific Telephone
	MVEYER PAUL O MD	Pacific Telephone
	SMITH RUSSELL K DDS	Pacific Telephone
	STEINBERG HARRY MD	Pacific Telephone
	THORPE G E DR	Pacific Telephone
	RRANS-ANDEAN TRADING CO	Pacific Telephone
	WHIPPS GILBERT F MD	Pacific Telephone
	WHIPPS GILBERT F MD	Pacific Telephone
	WITT CHAS R DNTST	Pacific Telephone
	AIRCRAFT WORKERS MEDICAL PLANSANTA MONICA	Pacific Telephone
	LIGHTHILL JACK A MDSANTA MONICA	Pacific Telephone

Year	Uses	Source
1958	ROONEY JOHN CHAS MDSANTA MONICA	Pacific Telephone
	ROSENBERGER MAURICE D MDSANTA MONICA	Pacific Telephone
	ROW CHAS F PHYS S SIGSANTA MONICA	Pacific Telephone
	VOCK ROBT M MD	Pacific Telephone

1212 2ND ST E

Year	Uses	Source
1965	WEINER SHULEM	Pacific Telephone

1239 2ND ST E

Year	Uses	Source
1980	Henrick Richard	Pacific Telephone

1255 2ND ST E

Year	Uses	Source
1991	Samples Kermit MARINA DEL REY 3060250	Pacific Bell
	Sampler Rod WESTLOS ANGELES 2083932	Pacific Bell
	Samples Donald W	Pacific Bell
	Sample Shoes Unlimited	Pacific Bell
1980	Sample Shoes Unlimited	Pacific Telephone

ARIZONA

105 ARIZONA

Year	Uses	Source
1924	Herrera Rafael gro h	Los Angeles Directory Co.

106 ARIZONA

Year	Uses	Source
1942	LOPEZ Petrie clk	Los Angeles Directory Co.

167 ARIZONA

Year	Uses	Source
1924	Magdaleno Henry lab h	Los Angeles Directory Co.

171 ARIZONA

Year	Uses	Source
1924	Lara Augustine tailor h	Los Angeles Directory Co.

FINDINGS

ARIZONA AVE

100 ARIZONA AVE

Year	Uses	Source
1954	Vacant	R. L. Polk & Co.

103 ARIZONA AVE

Year	Uses	Source
1924	Ramo Ramond lab h	Los Angeles Directory Co.

109 ARIZONA AVE

Year	Uses	Source
1954	Soffias Neckware mfrs EX	R. L. Polk & Co.
	Gilutin Sol	R. L. Polk & Co.
1948	Gilutine Sol neckwear mfr	Los Angeles Directory Co.
1940	Vacant	Los Angeles Directory Co.
1936	HAMMOND F A MRS CHIROPRACTOR	Los Angeles Directory Co.
1933	Vacant	Los Angeles Directory Co.
1928	Gross Geo	Los Angeles Directory Co.
1924	Vacant	Los Angeles Directory Co.
1920	Ferguson J H	Los Angeles Directory Co.

111 ARIZONA AVE

Year	Uses	Source
1954	Scroggy Harry	R. L. Polk & Co.
1948	Scroggy M D	Los Angeles Directory Co.
1940	Scrozgy M D	Los Angeles Directory Co.
1936	SCROGGY M D	Los Angeles Directory Co.
1933	Vacant	Los Angeles Directory Co.
1928	Mc Cullough Eliza M art goods	Los Angeles Directory Co.
1924	Stubington E W	Los Angeles Directory Co.

115 ARIZONA AVE

Year	Uses	Source
1954	Buntin Marie Mrs	R. L. Polk & Co.
1948	Pearlstein Jenny Mrs	Los Angeles Directory Co.
1940	Pearlsteln Jenny Mrs	Los Angeles Directory Co.
1936	GEORGE LEONA	Los Angeles Directory Co.
1933	Vacant	Los Angeles Directory Co.
1928	Vacant	Los Angeles Directory Co.
1924	cor 2d First Presbyterian Church of S M	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Vacant	Los Angeles Directory Co.
	MORENO Miguel auto opr h	Los Angeles Directory Co.
	Jimanaz Ynosenta lab h	Los Angeles Directory Co.
1920	Hopkins H E Mrs	Los Angeles Directory Co.

120 ARIZONA AVE

Year	Uses	Source
2000	X 2ND	Haines & Company
	XXXX	Haines & Company
1991	MITCHELL PHLLP	Pacific Bell
	Mitchell Phllp	Pacific Bell
1985	MITCHELL PILLIP	Pacific Bell

127 ARIZONA AVE

Year	Uses	Source
1920	Cummins M A Mrs	Los Angeles Directory Co.

130 ARIZONA AVE

Year	Uses	Source
1924	Rompedo Antonio lab h	Los Angeles Directory Co.

131 ARIZONA AVE

Year	Uses	Source
1948	First Presbyterian Ch	Los Angeles Directory Co.
1940	First Presbyterian N Church	Los Angeles Directory Co.
1936	FIRST PRESBYTERIAN CHURCH	Los Angeles Directory Co.
1933	First Presbyterian Church	Los Angeles Directory Co.

136 ARIZONA AVE

Year	Uses	Source
1924	Mesias Antonio lab h	Los Angeles Directory Co.

149 ARIZONA AVE

Year	Uses	Source
1924	Treco Pero lab h	Los Angeles Directory Co.

150 ARIZONA AVE

Year	Uses	Source
1924	Josepa Guerra lab h	Los Angeles Directory Co.

151 ARIZONA AVE

Year	Uses	Source
1924	Lugo Manuel lab h	Los Angeles Directory Co.

154 ARIZONA AVE

Year	Uses	Source
1924	Rampero Chicoto lab h	Los Angeles Directory Co.

157 ARIZONA AVE

Year	Uses	Source
1924	Torez Juan gro	Los Angeles Directory Co.
	TORRES Juan meat ctr h	Los Angeles Directory Co.

159 ARIZONA AVE

Year	Uses	Source
1924	Briseno Jose lab h	Los Angeles Directory Co.

161 ARIZONA AVE

Year	Uses	Source
1924	GARCIA Rumolo lab h	Los Angeles Directory Co.
	GOMEZ Mary candy pkr r	Los Angeles Directory Co.

164 ARIZONA AVE

Year	Uses	Source
1924	Sendecas Ramon lab h	Los Angeles Directory Co.
	Sendecas Refuglo r	Los Angeles Directory Co.

173 ARIZONA AVE

Year	Uses	Source
1924	Mendiola Rafael tailor	Los Angeles Directory Co.
	Nunez Rudolph lab h	Los Angeles Directory Co.

176 ARIZONA AVE

Year	Uses	Source
1924	Santoyo Gabriel auto opr h	Los Angeles Directory Co.

ARIZONA AVE N

103 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Martines Eufemio	Pacific Telephone & Telegraph Co.

FINDINGS

108 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Wagoner J H Rev r	Pacific Telephone & Telegraph Co.

110 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Salazar Eduardo	Pacific Telephone & Telegraph Co.

112 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Swinney Laura Mrs r	Pacific Telephone & Telegraph Co.

117 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Estrada Manuela r	Pacific Telephone & Telegraph Co.

118 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Rivas Edw r	Pacific Telephone & Telegraph Co.

119 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Marquez Conrad A r	Pacific Telephone & Telegraph Co.
	N Ariz Av Mendoza Jessie M r	Pacific Telephone & Telegraph Co.

122 ARIZONA AVE N

Year	Uses	Source
1951	N Arizona Av Mendoza Martin M	Pacific Telephone & Telegraph Co.

125 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Perez Max r	Pacific Telephone & Telegraph Co.

129 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Armijo Jessie r	Pacific Telephone & Telegraph Co.

131 ARIZONA AVE N

Year	Uses	Source
1951	N Ariz Av Saldana Anna R r	Pacific Telephone & Telegraph Co.

FINDINGS

ARIZONA AVE S

106 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Lopes Palu r	Pacific Telephone & Telegraph Co.

113 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Tadlock Ora D r	Pacific Telephone & Telegraph Co.

128 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Tellez Consuelo L r	Pacific Telephone & Telegraph Co.

131 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Castro Ramon r	Pacific Telephone & Telegraph Co.

141 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Garcia Gregorio r	Pacific Telephone & Telegraph Co.

146 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Cendejas Marina r	Pacific Telephone & Telegraph Co.
	S Ariz Av Ramos Manuel	Pacific Telephone & Telegraph Co.

150 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av White Elsie Mrs r	Pacific Telephone & Telegraph Co.

156 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Gonzales Joe F	Pacific Telephone & Telegraph Co.

157 ARIZONA AVE S

Year	Uses	Source
1951	S Ariz Av Velazquez John A r	Pacific Telephone & Telegraph Co.

FINDINGS

ARIZONA PL

109 ARIZONA PL

Year	Uses	Source
1958	HILUTIN SOFFIA	Pacific Telephone
1954	SOFFIATIE SHOP	R. L. Polk & Co.

120 ARIZONA PL

Year	Uses	Source
1965	THOMPSON H B	Pacific Telephone

131 ARIZONA PL

Year	Uses	Source
1965	COUNCIL OF CHURCHES SANTA MONICA BAY AREA	Pacific Telephone
1962	FIRST PRESBYTERIAN CHURCH	Pacific Telephone
	FIRST PRESBYTERIAN CHURCH	Pacific Telephone
1958	FIRST PRESBYTERIAN CHURCH	Pacific Telephone
	FIRST PRESBYTERIAN CHURCH	Pacific Telephone
1954	FIRST PRESBYTERIAN CHURCH	R. L. Polk & Co.
	FIRST PRESBYTERIAN CHURCH	R. L. Polk & Co.

CALIFORNIA AVE

101 CALIFORNIA AVE

Year	Uses	Source
2013	SANTA MONICA BAY TOWERS	Cole Information Services
2008	PARSLAND CORP	Cole Information Services
	LINDA A THOMPSON PHD	Cole Information Services
2006	SNTAMNCA BAY TWRS	Haines Co., Inc.
	ALMOKristi	Haines Co., Inc.
	BA INVESTMENTS	Haines Co., Inc.
	BARCOHEN	Haines Co., Inc.
	Manorcehr	Haines Co., Inc.
	Eiena	Haines Co., Inc.
	KERRMichael IF	Haines Co., Inc.
	KHALPAR Mcaa B	Haines Co., Inc.
	KOHLER Site	Haines Co., Inc.
	KOPULN Brenda	Haines Co., Inc.
	KRITZEREdie	Haines Co., Inc.
	LAI Pawc	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	UEBO Sheawn	Haines Co., Inc.
	a UNET Slephen D	Haines Co., Inc.
	MATUCI Pasqeioa	Haines Co., Inc.
	OMCCRORY Joihn	Haines Co., Inc.
	MESSMER Hart	Haines Co., Inc.
	MOSCOWITZ Mri MOSCOWIT	Haines Co., Inc.
	PANCHOLY Ri	Haines Co., Inc.
	PAPAYIANSSZoe	Haines Co., Inc.
	POUN COlt	Haines Co., Inc.
	POPOCK S 3103a 6 28s	Haines Co., Inc.
	RICHARDSONAneen As 31 899 S	Haines Co., Inc.
	a ROBERTS Knberty	Haines Co., Inc.
	a RUELASZ	Haines Co., Inc.
	a SHARP Laa	Haines Co., Inc.
	SIDERMANJcoe	Haines Co., Inc.
	a SIPOS Sanuei	Haines Co., Inc.
	a SMYTH HFna	Haines Co., Inc.
	SNTAi CABAY	Haines Co., Inc.
	TOWERS	Haines Co., Inc.
	a STADIEM Wiam	Haines Co., Inc.
	n 7 STOCKING Chaes 3t 33 1402	Haines Co., Inc.
	BSUGAMUTAKris	Haines Co., Inc.
	SUN Hong	Haines Co., Inc.
	TSAOWendell	Haines Co., Inc.
	VANATTAJohn	Haines Co., Inc.
	VANATTA Pamela	Haines Co., Inc.
	VEGA Benjamin	Haines Co., Inc.
	VONSPEYR Nicholas	Haines Co., Inc.
	L WALLACE David	Haines Co., Inc.
	e WARD Kay	Haines Co., Inc.
	WEBER Eugen	Haines Co., Inc.
	WEISMAN Brenda	Haines Co., Inc.
	WOODSON C	Haines Co., Inc.
	BLAIS Sireone	Haines Co., Inc.
	o BOYERS Martin	Haines Co., Inc.
	a BRAND William C	Haines Co., Inc.
	BULGARELW Mary	Haines Co., Inc.
	BURDORF Arthur	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	Busi CO Michalen	Haines Co., Inc.
	a CAPLAN Staley	Haines Co., Inc.
	a CASTLE Mtchael	Haines Co., Inc.
	CHAN Chnasa	Haines Co., Inc.
	COHEN Matlda	Haines Co., Inc.
	Dlt ORIO G	Haines Co., Inc.
	DIIORIO G	Haines Co., Inc.
	EISEN Ho eard	Haines Co., Inc.
	FISCHERB	Haines Co., Inc.
	FISHERYoenda	Haines Co., Inc.
	FORSTERArsee	Haines Co., Inc.
	GALLAGHERJames J 310 394 85 I	Haines Co., Inc.
	GROSS Shetnan	Haines Co., Inc.
	GRUOKO Jadci	Haines Co., Inc.
	GULHURCecdy	Haines Co., Inc.
	HADOAD Canfta	Haines Co., Inc.
	H AGHANIDavid	Haines Co., Inc.
	a HAUTZERDleer	Haines Co., Inc.
	OKAFETZOPOULOS	Haines Co., Inc.
	S FERN	Haines Co., Inc.
	ROGELIO	Haines Co., Inc.
	r TRNITY BAPI IST	Haines Co., Inc.
	CHURCH	Haines Co., Inc.
2000	SNTA MNCA BAY TWRS AUSTIN Allan	Haines & Company
	BARCOHEN Manouchehr	Haines & Company
	BAYS N	Haines & Company
	BOYLE NOEL G MD	Haines & Company
	COSGROVE A J	Haines & Company
	Di Iorio Peter A	Haines & Company
	FIRESTONE Milton	Haines & Company
	FISCHER H	Haines & Company
	GALLAGHER James J Jr	Haines & Company
	GLYNN Amy	Haines & Company
	GREKOWICZ Tom	Haines & Company
	GRUDKO Jack	Haines & Company
	HABER Les	Haines & Company
	HALAKA Samir	Haines & Company
	HAUTZER Dieter	Haines & Company

FINDINGS

Year	Uses	Source
2000	KERR Michael F	Haines & Company
	KOPLIN Brenda	Haines & Company
	LIEBO Sherman	Haines & Company
	LINETT Stephen D	Haines & Company
	LUNSFORD Andrew	Haines & Company
	MOSCOWITZ Morris	Haines & Company
	MOSCOWITZ Robt	Haines & Company
	POLIN Ben	Haines & Company
	POLIN Git	Haines & Company
	SANTA MONICA BAY TOWERS	Haines & Company
	SCALLAN Katherine	Haines & Company
	SKINNER Mary E	Haines & Company
	SMYTH Robert	Haines & Company
	SUN Hong	Haines & Company
	WALLACE David	Haines & Company
	WALLACE Marjorie	Haines & Company
	WEISMAN A	Haines & Company
	WILLIAMS John	Haines & Company
1991	Artcoast Magazine	Pacific Bell
	Barcohen Manouchehr	Pacific Bell
	Barcor Management Group LOS ANGELES 4711665	Pacific Bell
	Bauman JDr	Pacific Bell
	Ben amin Warren W	Pacific Bell
	Burns Fred P	Pacific Bell
	CJ Jenna & Associates	Pacific Bell
	Chandter S	Pacific Bell
	Clarfleld Mitchell	Pacific Bell
	Cohleary Robt M	Pacific Bell
	Cosgrove AJ	Pacific Bell
	Cosgrove Burt & Associates Inc SANTA MONICA	Pacific Bell
	Crothers Robt D	Pacific Bell
	Crothers Robt D	Pacific Bell
	Dahlen DJ	Pacific Bell
	Evangelatos Peter G	Pacific Bell
	Fernandez Racca Jose	Pacific Bell
	Femando C LOS ANGELES 397437	Pacific Bell
	Frestone Milton	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Fischer H	Pacific Bell
	Fischer Hank VENICE 3991288	Pacific Bell
	General Medical Products Inc Ltd	Pacific Bell
	Gentile Lance	Pacific Bell
	Gentile Leo 4726322	Pacific Bell
	Grastenfield Rose	Pacific Bell
	Grudko Jack	Pacific Bell
	Grudzien David 2041353	Pacific Bell
	Wallace David	Pacific Bell
	Williams John C & Fay C	Pacific Bell
	Williams John D SANTA MONICA 3920047	Pacific Bell
	BEN AMIN WARREN W	Pacific Bell
	BURNS FRED P	Pacific Bell
	CLARFLELD MITCHELL	Pacific Bell
	WALLACE DAVID	Pacific Bell
	Hafford Douglass	Pacific Bell
	Hafford Douglass	Pacific Bell
	Haghani JD	Pacific Bell
	Haghani M 289068	Pacific Bell
	Jordan R	Pacific Bell
	Jordan Robt SANTA MONICA 3960695	Pacific Bell
	Liebo Sherman	Pacific Bell
	Matloff Jeff J	Pacific Bell
	Eyer Max B	Pacific Bell
	Moscowltz Morris	Pacific Bell
	Moscowltz Robt	Pacific Bell
	Moscowitz Steven LOS ANGELES 4758033	Pacific Bell
	Picasso Aida	Pacific Bell
	Proctor JF	Pacific Bell
	Proctor Jac 2045448	Pacific Bell
	Rubin A	Pacific Bell
	Rabin Marvin	Pacific Bell
	Santa Monica Bay Towers	Pacific Bell
	Shine Max	Pacific Bell
	Shorey P & M	Pacific Bell
	Shorkend C C 6592663	Pacific Bell
	Shomick G SANTA MONICA 3940347	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Thompson Daly	Pacific Bell
	Ticktin Neil	Pacific Bell
	EVANGELATOS PETER G	Pacific Bell
	FERNANDEZ-RACCA JOSE	Pacific Bell
	FRESTONEMILTON	Pacific Bell
	FISCHERH	Pacific Bell
	GENERAL MEDICAL PRODUCTS INC LTD	Pacific Bell
	GENTILE LANCE	Pacific Bell
	GRASTENFIELD ROSE	Pacific Bell
	GRUDKO JACK	Pacific Bell
	HAFFORD DOUGLASS	Pacific Bell
	HAFFORDDOUGLASS	Pacific Bell
	HAGHANI JD	Pacific Bell
	JORDANR	Pacific Bell
	LIEBO SHERMAN	Pacific Bell
	MATLOFF JEFF J	Pacific Bell
	MOSCOWLTZ MORRIS	Pacific Bell
	MOSCOWLTZ ROBT	Pacific Bell
	PICASSOAIDA	Pacific Bell
	PROCTOR JF	Pacific Bell
	RUBIN A	Pacific Bell
	RABIN MARVIN	Pacific Bell
	SANTA MONICA BAY TOWERS	Pacific Bell
	SHINEMAX	Pacific Bell
	SHOREY P & M	Pacific Bell
	THOMPSON DALY	Pacific Bell
	TICKTIN NEIL	Pacific Bell
	WILLIAMS JOHN C & FAY C	Pacific Bell
	ARTCOAST MAGAZINE	Pacific Bell
	BARCOHEN MANOUCHEHR	Pacific Bell
	BAUMAN JDR	Pacific Bell
	CJ JENNA & ASSOCIATES	Pacific Bell
	CHANDTERS	Pacific Bell
	COHLEARYROBTM	Pacific Bell
	COSGROVE AJ	Pacific Bell
	CROTHERSROBTD	Pacific Bell
	CROTHERS ROBTD	Pacific Bell
	DAHLENDJ	Pacific Bell

FINDINGS

Year	Uses	Source
1985	AARONS MARVINS	Pacific Bell
	BACKSTROM FRED T	Pacific Bell
	BARCOHEN MANOUCHEHR	Pacific Bell
	BURNS FRED P	Pacific Bell
	COMLOSSY J J	Pacific Bell
	EDMUNDS ERIC	Pacific Bell
	EILERS RUSSELL J	Pacific Bell
	FERNANDEZ-RACCA JOSE	Pacific Bell
	FIRESTONE MILTON	Pacific Bell
	FISCHER H	Pacific Bell
	FRASERM	Pacific Bell
	E FRIEDMAN JACK	Pacific Bell
	GRASTENFIELD ROSE	Pacific Bell
	HAGHANI J0	Pacific Bell
	HEUSLEIN ROBT J	Pacific Bell
	HOBBS DOUGLAS M	Pacific Bell
	HUDAVERDI ANTHONY395 S4	Pacific Bell
	JACOBS SAMI	Pacific Bell
	JORDAN R	Pacific Bell
	KIPHIS DOUGLAS	Pacific Bell
	KRAFT WM MD	Pacific Bell
	LIEBOSHERMAN	Pacific Bell
	MANSON ARTHUR	Pacific Bell
	MARLIN ROBT M	Pacific Bell
	MATLOFF JEFF J	Pacific Bell
	MOSCOWITZ MORRIS	Pacific Bell
	MOSCOWITZ ROBT	Pacific Bell
	NEWMAN MURRAY H	Pacific Bell
	PARSLAND CORPORATION	Pacific Bell
	PICASSO AIDA	Pacific Bell
	PRESTON R	Pacific Bell
	ROSE FEINFELD ANNA B	Pacific Bell
	ROSE JACK	Pacific Bell
	SANTA MONICA BAY TOWERS	Pacific Bell
	SHINE MAX	Pacific Bell
	SINGLETON ROBT C	Pacific Bell
	SUGAMUTA SETSUKO	Pacific Bell
	TEATELBAUM ALBERT	Pacific Bell

FINDINGS

Year	Uses	Source
1985	VAN UTT PATSY	Pacific Bell
	WALLACE DAVID L	Pacific Bell
	WALTERS ROSE MARIE	Pacific Bell
	WILLIAMS JOHN C & FAY C	Pacific Bell
	ZAGIEL SIMON	Pacific Bell
	BERRY JANET SANTA MONICA	Pacific Bell
	SWISS BANK CORP S F OFFICES	Pacific Bell
	COSGROVE A J	Pacific Bell
1980	Aarons Marvin S	Pacific Telephone
	Backstrom Fred T	Pacific Telephone
	Barcohen Manouchehr	Pacific Telephone
	Berry Janet	Pacific Telephone
	Burns Fred P	Pacific Telephone
	Burns G	Pacific Telephone
	Burns G	Pacific Telephone
	Campbell Lee	Pacific Telephone
	Comlossy JJ JO	Pacific Telephone
	Eilers Russell J	Pacific Telephone
	Encore Audio	Pacific Telephone
	Fernandez Racca Jose	Pacific Telephone
	Fernbacher Philip S	Pacific Telephone
	Firestone Milton	Pacific Telephone
	Fischer Hi	Pacific Telephone
	Fleisher M	Pacific Telephone
	Frumkes H	Pacific Telephone
	Golden Empire Ranch	Pacific Telephone
	Golden Esther	Pacific Telephone
	Gordon E	Pacific Telephone
	Gottlieb Elsa	Pacific Telephone
	Gottlicb Fred MD & Phylli	Pacific Telephone
	Haghani J D	Pacific Telephone
	Haghtatti S	Pacific Telephone
	Hardison NM	Pacific Telephone
	Heuslein Robt J	Pacific Telephone
	Holbrook KH	Pacific Telephone
	Homayounfar A Dr	Pacific Telephone
	Hudavordl Anthony	Pacific Telephone
	Huddle	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Jacobs Saml	Pacific Telephone
	Jacobs Scott	Pacific Telephone
	Jordoo R	Pacific Telephone
	Lavista Pablo Dr	Pacific Telephone
	Liebo Sherman	Pacific Telephone
	Macropulos Geo	Pacific Telephone
	Mac Sween I	Pacific Telephone
	Manson trthur	Pacific Telephone
	Matthews Wam & Lois E	Pacific Telephone
	Mc Cord R	Pacific Telephone
	Mc Cord R	Pacific Telephone
	Michel ML	Pacific Telephone
	Minrahi Jos D	Pacific Telephone
	Mascowitz Morris	Pacific Telephone
	Nolting RE	Pacific Telephone
	Painter Roy L	Pacific Telephone
	PSInter T A	Pacific Telephone
	Preston R	Pacific Telephone
	Rose Feinfeld Anna B	Pacific Telephone
	Rose Jack	Pacific Telephone
	Salmon L C	Pacific Telephone
	S M Bay Towers	Pacific Telephone
	Shine Si K	Pacific Telephone
	Sider M Mrs	Pacific Telephone
	Simon Larry	Pacific Telephone
	Singleton Robt C	Pacific Telephone
	Tuttle R	Pacific Telephone
	van Utt Patsy	Pacific Telephone
	Vanvakaris I	Pacific Telephone
	Van Valin	Pacific Telephone
	Van Valkenburg C	Pacific Telephone
	Wallace David L	Pacific Telephone
	Walters Rose Marie	Pacific Telephone
	Weinberg Fran	Pacific Telephone
	Williams John C & Fay C	Pacific Telephone
	Yudel S	Pacific Telephone
1975	CONROY M DR	Pacific Telephone
	GORDON E	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	HARDTSON N M LOL	Pacific Telephone
	JACOBS SAMI	Pacific Telephone
	MIZRAHI JON D	Pacific Telephone
	OBRIEN K M	Pacific Telephone
	BAKER A L	Pacific Telephone

123 CALIFORNIA AVE

Year	Uses	Source
2008	CHANTALYNN LE SALON CHEZ VOUS	Cole Information Services
2006	APARTMENTS	Haines Co., Inc.
	KITCHEN Brucea E	Haines Co., Inc.
	LARSONJA	Haines Co., Inc.
	MARTINEZ Raul	Haines Co., Inc.
	MORALES Alberto J	Haines Co., Inc.
	NELLIGAN John	Haines Co., Inc.
	PETRIKAS Chris	Haines Co., Inc.
	RUBENSTEIN Iv Ing	Haines Co., Inc.
	SADLERA	Haines Co., Inc.
	STEVENS Joshua	Haines Co., Inc.
	TROY Frances	Haines Co., Inc.
	VERGARAY Ofella	Haines Co., Inc.
	VINCENT Michael F	Haines Co., Inc.
	WAKSHULLR	Haines Co., Inc.
2000	APARTMENTS ARIEL Lee	Haines & Company
	FINKLE Hy	Haines & Company
	GLOGER Jack A	Haines & Company
	HARRIS Anita	Haines & Company
	ISAACS Larry	Haines & Company
	KAPLAN David	Haines & Company
	KITCHEN Bruce E	Haines & Company
	MAKOFF Oscar	Haines & Company
	NELLIGAN John	Haines & Company
	PETRIKAS Joseph	Haines & Company
	SADLER A	Haines & Company
	TROY Frances	Haines & Company
	VECCHIA Chris	Haines & Company
	VECCHIA Doris	Haines & Company
	VERGARAY Ofelia	Haines & Company
	VINCENT Michael F	Haines & Company

FINDINGS

Year	Uses	Source
2000	WAKSHULL R 31 Q	Haines & Company
	X 2ND	Haines & Company
1991	BURNSALEX & GERTRUDE	Pacific Bell
	DENNING LANA	Pacific Bell
	VINCENT MICHAEL F	Pacific Bell
	Aronson Pauline	Pacific Bell
	Baron T	Pacific Bell
	Baron Terr SANTA MONICA 481728	Pacific Bell
	Burns Alex & Gertrude	Pacific Bell
	Canter Harry	Pacific Bell
	Cante Jack 2778488	Pacific Bell
	Canter K 2764155	Pacific Bell
	Denning Lana	Pacific Bell
	Gor Jack A	Pacific Bell
	ggw a John 8397091	Pacific Bell
	Goodman Irving & Lllian	Pacific Bell
	Goodman J 620567	Pacific Bell
	Goodman J WESTLOS ANGELES IA 4473060	Pacific Bell
	Goodman J TOPANGA 4551620	Pacific Bell
	Goodman J LOS ANGELES 8205372	Pacific Bell
	Goodman J SANTA MONICA 8283250	Pacific Bell
	Goodman 8365313	Pacific Bell
	Hiobi JSJ	Pacific Bell
	Isaacs Larry	Pacific Bell
	Nelligan John	Pacific Bell
	Parmley Michael J	Pacific Bell
	Petrikas Joseph	Pacific Bell
	Petrillo S 2767893	Pacific Bell
	Petrinec John Mv 3972670	Pacific Bell
	Sadler A	Pacific Bell
	Siden Ida B	Pacific Bell
	Siegel Herbert	Pacific Bell
	Simmons Seymour B	Pacific Bell
	ARONSON PAULINE	Pacific Bell
	BARON T	Pacific Bell
	Isaacs M WESTLOS ANGELES 4748872	Pacific Bell
	Isaacs M	Pacific Bell
	Kitchen Bruce E	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Lagraff Thos A	Pacific Bell
	Upman L	Pacific Bell
	Makoff Oscar	Pacific Bell
	Makoff Rhoda & Dwight SANTA MONICA	Pacific Bell
	Murphy Thomas W	Pacific Bell
	Murphy Tim 4534030	Pacific Bell
	CANTERHARRY	Pacific Bell
	GOR-JACKA	Pacific Bell
	GOODMAN IRVING & LLLIAN	Pacific Bell
	HLOBIJSJ	Pacific Bell
	ISAACS LARRY	Pacific Bell
	KITCHEN BRUCEE	Pacific Bell
	LAGRAFF THOS A	Pacific Bell
	UPMANL	Pacific Bell
	MAKOFF OSCAR	Pacific Bell
	MURPHYTHOMAS W	Pacific Bell
	NELLIGANJOHN	Pacific Bell
	PARMLEY MICHAEL J	Pacific Bell
	PETRIKAS JOSEPH	Pacific Bell
	SADLER A	Pacific Bell
	SIDEN IDA B	Pacific Bell
	SIEGELHERBERT	Pacific Bell
	SIMMONS SEYMOUR B	Pacific Bell
	STAGNITTOS	Pacific Bell
	STERN C	Pacific Bell
	TROY FRANCES	Pacific Bell
	VERGARAY OLELIA	Pacific Bell
	WAKSHULLR	Pacific Bell
	YAKUBISIN ALICE M	Pacific Bell
	Simmons Susan 2074706	Pacific Bell
	Simmons T 45074133	Pacific Bell
	Simmons Tom SANTA MONICA 38	Pacific Bell
	Simmons V LOS ANGELES 3068391	Pacific Bell
	Stagnitto S	Pacific Bell
	Stern C	Pacific Bell
	Troy Frances	Pacific Bell
	Vergaray Olelia	Pacific Bell
	Vincent Michael F	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Wakshull R	Pacific Bell
	Yakubisin Alice M	Pacific Bell
	Yakupain Michelle VENICE 3912438	Pacific Bell
1985	KALLIJ S M	Pacific Bell
	CZAJKA MARIAN	Pacific Bell
	APPLETON MAURICE & IDA	Pacific Bell
	ARONSON PAULINE	Pacific Bell
	BURNS ALEX & GERTRUDE	Pacific Bell
	GOODMAN IRVING & LILLIAN	Pacific Bell
	HIOBIL J S J	Pacific Bell
	ISAACS LARRY	Pacific Bell
	KLEPNER DANI	Pacific Bell
	KRAUT CHARLES	Pacific Bell
	LAZKY DORA	Pacific Bell
	LUBIN EMME MRS	Pacific Bell
	MAKOFF OSCAR	Pacific Bell
	PARMLEY MICHAEL J	Pacific Bell
	PETRIKAS JOSEPH	Pacific Bell
	ROSENHOUSE M	Pacific Bell
	SADLER A	Pacific Bell
	SHAPIRO IRVING	Pacific Bell
	SHAPIRO S	Pacific Bell
	SIDEN IDA B	Pacific Bell
	SIEGAL LOUIS P & GOLDIE	Pacific Bell
	SIMMONS SEYMOUR B	Pacific Bell
	SOKOL HELEN	Pacific Bell
	STAGNITTOS	Pacific Bell
	STEM C	Pacific Bell
	TROY FRANCES	Pacific Bell
	VINCENT MICHAEL F	Pacific Bell
	YAKUBISIN ALICE M	Pacific Bell
1980	Andrews John & M E	Pacific Telephone
	Appel David M Dr	Pacific Telephone
	Aronson Pauline	Pacific Telephone
	Benedict Jean	Pacific Telephone
	Benson Georgia	Pacific Telephone
	Bricker M	Pacific Telephone
	Calderon S	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Guttormsen Harold J	Pacific Telephone
	Hecht Harvey S & Diana T	Pacific Telephone
	Hiobil J SJ	Pacific Telephone
	Jaffe Martin	Pacific Telephone
	Klein Jos L	Pacific Telephone
	Kraut Charles	Pacific Telephone
	Kraut Jeffrey	Pacific Telephone
	Latzky Dora	Pacific Telephone
	Makoff Oscar	Pacific Telephone
	Manson Alan	Pacific Telephone
	Maynard Betly	Pacific Telephone
	Nelligan JP	Pacific Telephone
	Petrikas Joseph	Pacific Telephone
	Reiss Frank	Pacific Telephone
	Rosenhouse M	Pacific Telephone
	Sadler R R	Pacific Telephone
	Shapiro S	Pacific Telephone
	Slegal Louis P & Goldie	Pacific Telephone
	Simmons Seymour B	Pacific Telephone
	Skale Nate	Pacific Telephone
	Skale SH	Pacific Telephone
	Sokol Helen	Pacific Telephone
	Sokol Holl	Pacific Telephone
	Somerton A W	Pacific Telephone
	Stagnitto S	Pacific Telephone
	Vincent Michael F	Pacific Telephone
	Vincent NR & V M	Pacific Telephone
	Czajka Marian P	Pacific Telephone
	Czapienski Dave	Pacific Telephone
	Donat Eugene R	Pacific Telephone
	Donatelli Phil	Pacific Telephone
	Ellio Ut MS	Pacific Telephone
	Fichter M	Pacific Telephone
	Galpern Benjamin	Pacific Telephone
	Goodman !rving & Lillian	Pacific Telephone
	Guttmann Leo Mrs	Pacific Telephone
1975	APPEL DAVID M DR	Pacific Telephone
	BOYLE M	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	BRICKER M	Pacific Telephone
	DONAT EUGENE R	Pacific Telephone
	FEIN P	Pacific Telephone
	FISHER ALBERT G	Pacific Telephone
	FOSTER HARRIET	Pacific Telephone
	FULTON MICHAEL	Pacific Telephone
	GALPERN BENJAMIN	Pacific Telephone
	GOODMAN IRVING	Pacific Telephone
	GUTTMANN LEO MRS	Pacific Telephone
	HAMMEL A K	Pacific Telephone
	HENTON GEORGE B	Pacific Telephone
	HEUSER MARTHA	Pacific Telephone
	HIOBIL J S J	Pacific Telephone
	ILCH R	Pacific Telephone
	KOFF MYER	Pacific Telephone
	KORNLSH S L	Pacific Telephone
	KRAUT CHARLES	Pacific Telephone
	LOVEJOY F	Pacific Telephone
	LOVETT BARBARA	Pacific Telephone
	MAKOFF OSCAR	Pacific Telephone
	MAYNARD BETTY	Pacific Telephone
	MCVICKER G G	Pacific Telephone
	NELLIGAN J P	Pacific Telephone
	PETRIKAS JOSEPH	Pacific Telephone
1970	ROSHKOW JOS	Pacific Telephone

125 CALIFORNIA AVE

Year	Uses	Source
1954	Vacant	R. L. Polk & Co.
1933	Wise Elmer	Los Angeles Directory Co.
	Hefler W S	Los Angeles Directory Co.
	Bisbee May	Los Angeles Directory Co.
	Benedict Clara Mrs	Los Angeles Directory Co.
	California Hotel and Bungalows	Los Angeles Directory Co.
1928	Hotel California	Los Angeles Directory Co.
	Mc Carthy Geo	Los Angeles Directory Co.
1924	Hotel Miramar Annex	Los Angeles Directory Co.
1920	Rice Eunice fur rms	Los Angeles Directory Co.
	California by the Sea fur rooms	Los Angeles Directory Co.

129 CALIFORNIA AVE

Year	Uses	Source
1954	Davis Viola Mrs EX	R. L. Polk & Co.
1948	Davis V F Mrs	Los Angeles Directory Co.
1940	Pursel C F	Los Angeles Directory Co.

CALIFORNIA CT

101 CALIFORNIA CT

Year	Uses	Source
1970	REYNOLDS C WOODSON	Pacific Telephone
1965	AMERICANA APTS LOBBY	Pacific Telephone
	SCHWARTZ GEO	Pacific Telephone
	BATS TED	Pacific Telephone
	AMERICANA APTS GARAGE	Pacific Telephone
	HESS TOM	Pacific Telephone
	BASIN BUILDERS CORP	Pacific Telephone
	BEHRTHEO	Pacific Telephone
	BLAUSTEIN PEARL	Pacific Telephone
	BROOKS FRANKLIN M	Pacific Telephone
	BURNSIDE C0	Pacific Telephone
	CADITZ AARON	Pacific Telephone
	CAREY HELEN	Pacific Telephone
	CHELARIN PETER	Pacific Telephone
	CISCEL B H	Pacific Telephone
	COHEN KENNETH M	Pacific Telephone
	DO ROSE CLEMENT	Pacific Telephone
	DOYLE JAS C DR	Pacific Telephone
	ELLISON J W	Pacific Telephone
	ERB CLINTON R	Pacific Telephone
	FIGEN A A	Pacific Telephone
	GRASTENFIELD R	Pacific Telephone
	HELLNEN- MARTHA M	Pacific Telephone
	HORWITZ HARRY A	Pacific Telephone
	JACKSON RUSSELL REV	Pacific Telephone
	JACOBS SAMI	Pacific Telephone
	LACHMAN HARRY MD	Pacific Telephone
	LACHMAN R W	Pacific Telephone
	LAMBETH DELPHINE	Pacific Telephone
	LORING MICHAEL	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	MATT JOHN CHAS	Pacific Telephone
	MCLVLULLEN DAVID	Pacific Telephone
	MCMLULLEN (AREN	Pacific Telephone
	MINER GUY E SR	Pacific Telephone
	NEFT JACK	Pacific Telephone
	PATTERSON FANNIE MRS	Pacific Telephone
	PATTISON LENORE0	Pacific Telephone
	SHAPIRO HARRY	Pacific Telephone
	SHESTON HARRY	Pacific Telephone
	SICKLER PAUL	Pacific Telephone
	STERN ALEX W	Pacific Telephone
	SYMINGTON MARCELLA	Pacific Telephone
	TABER RUSSELL H	Pacific Telephone
	WLLLMANN ARTHUR0	Pacific Telephone
	WILT DAVID L	Pacific Telephone
	ZOLOT JOS P DR	Pacific Telephone

123 CALIFORNIA CT

Year	Uses	Source
1970	SCHAFFER MARTIN	Pacific Telephone
	SCHAFFER ANNE L	Pacific Telephone
	BAIGERT CONRAD F	Pacific Telephone
	BROWN BETTY	Pacific Telephone
	FOSTER HARRIET	Pacific Telephone
	GUTTMANN LEO MRS	Pacific Telephone
	HALLAIAN VIRGINIA	Pacific Telephone
	LUBOCKI MEILACH	Pacific Telephone
	MCQUOID JAS S	Pacific Telephone
	MCVLCKER G G	Pacific Telephone
	NUZZI DANI	Pacific Telephone
	POTTER M	Pacific Telephone
1965	LAVERACK GEO E MRS	Pacific Telephone
	ROCCO ROBT M	Pacific Telephone
	DERBY W0MRS	Pacific Telephone
	FOLDEARY ALFRED	Pacific Telephone
	NAMEY CHRIS	Pacific Telephone
	NELSON THOS	Pacific Telephone
	NIFOROPULOS JAS A MD	Pacific Telephone
	PANZER DAN C	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	PETRIKAS JOS	Pacific Telephone
	RUBBER EILEEN	Pacific Telephone
	RYAN JOHN	Pacific Telephone
	SAYBLE ALICE	Pacific Telephone
	SIMMONS SEYMOUR B	Pacific Telephone
	AKERMAN D C	Pacific Telephone
	APPEL DAVID M DR	Pacific Telephone
	BENDER ARTHUR	Pacific Telephone
	BLEIS PAT L	Pacific Telephone
	BURMAN NATHAN	Pacific Telephone
	FOSTER HARRIET	Pacific Telephone
	FRANCISCO DON	Pacific Telephone
	GARMIS LOU P	Pacific Telephone
	GAVIAN TONI	Pacific Telephone
	GOODMAN IVING I	Pacific Telephone
	GUTTMANN LEO MRS	Pacific Telephone
	HERKMER S D MRS	Pacific Telephone
	HOAGLAND JOHN	Pacific Telephone
	JACOBS HARRY	Pacific Telephone
	KIELY MICHAEL	Pacific Telephone
	LANE ALBERT MRS	Pacific Telephone
	LEBERT SHIRLEY	Pacific Telephone
	LUCIAN RITA M	Pacific Telephone
	MAKOFF OSCAR	Pacific Telephone
	MALMIN VI	Pacific Telephone
	MAYNARD BETTY	Pacific Telephone
	MCBLAINEWM	Pacific Telephone
	MCKEE E L JR MAJ	Pacific Telephone
	MCVICKER GERTRUDE GALINO	Pacific Telephone
	MENTIPLY CINDY	Pacific Telephone
	MOLGAARD GRETE	Pacific Telephone
	SIMPSON HELEN E	Pacific Telephone
	SOSS WM J	Pacific Telephone
	SPITZER MAX	Pacific Telephone
	THWAITES GEO A	Pacific Telephone
	TREE DAISY	Pacific Telephone
	TROEDER FILIP	Pacific Telephone
	YOUNGER DIANE	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	BURMAN NATHAN	Pacific Telephone
	BUTLER JAS D	Pacific Telephone
	CARD RUTH D	Pacific Telephone
	CRAIG L J	Pacific Telephone
	LUTTMANN LEO	Pacific Telephone
	HAASI FRED A	Pacific Telephone
	HOTTEUNOTH FRED W	Pacific Telephone
	HULL RALPH	Pacific Telephone
	NUTBROWN LESLIE	Pacific Telephone
	PANZER DAN C	Pacific Telephone
	PASCHEL J F DR	Pacific Telephone
	RILEY HUGH R	Pacific Telephone
	SANTA MONICA WINDOW CLEANING CO	Pacific Telephone
	SCHMULOWITZ DAN	Pacific Telephone
	SHERWOOD WALTER E	Pacific Telephone
	SOSS WM J	Pacific Telephone
	PITZER MAX	Pacific Telephone
	TREE CURT	Pacific Telephone
	TROEDER FILIP	Pacific Telephone
	-LAMMER T D	Pacific Telephone
	MAKOFF OSCAR	Pacific Telephone
	AKERSMAN0C	Pacific Telephone
	BENDER ARTHUR	Pacific Telephone
	BLEIS PAT L	Pacific Telephone
	BLOCK ROSE	Pacific Telephone
	BRIXEN ROSE M MRS	Pacific Telephone
	ASHKINS NAT T MRS	Pacific Telephone
	BELL EDWARD J	Pacific Telephone
	DOWNING MILTON J	Pacific Telephone
	EAGLE J	Pacific Telephone
	CRENALL ALEX	Pacific Telephone
	LANE ALBERT MRS	Pacific Telephone
	MAYNARD BETTY	Pacific Telephone
	SCHERER THELMA M	Pacific Telephone
	SIMMONS SEYMOUR B	Pacific Telephone
	THWAITES GEO A	Pacific Telephone

FINDINGS

125 CALIFORNIA CT

Year	Uses	Source
1958	ESPENSHADE DAVID	Pacific Telephone
	ESPENSHADE MOLLY	Pacific Telephone

E WILSHIRE BLVD

110 E WILSHIRE BLVD

Year	Uses	Source
1962	Main Ofc	Pacific Telephone
	Fullerton Ofc	Pacific Telephone

N WILSHIRE BLVD

167 N WILSHIRE BLVD

Year	Uses	Source
1937	Witherbee Orville O Margt phys	Los Angeles Directory Co.

200 N WILSHIRE BLVD

Year	Uses	Source
1967	HOWARD JOHNSONS Restaurants	Pacific Telephone

280 N WILSHIRE BLVD

Year	Uses	Source
1967	Claims	Pacific Telephone
	Life Agencies	Pacific Telephone

OCEAN AVE

1100 OCEAN AVE

Year	Uses	Source
2013	247 MAGIC EMERGENCY PLUMBERS	Cole Information Services

1101 OCEAN AVE

Year	Uses	Source
1960	NEIL S H	Pacific Telephone
1957	NEIL S H	Pacific Telephone
1954	NEIL S H R	R. L. Polk & Co.
1950	NEIL S H R	Pacific Telephone

FINDINGS

1108 OCEAN AVE

Year	Uses	Source
1957	RAVERA JOS J	Pacific Telephone
1954	RAVERA JOS J	R. L. Polk & Co.

1110 OCEAN AVE

Year	Uses	Source
1957	GOODMAN MTION	Pacific Telephone

1117 OCEAN AVE

Year	Uses	Source
1940	TAPIA PASCUAL C (JOSEPHINE) LABH	Western Directory Co.

1121 OCEAN AVE

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	XXXX	Haines & Company
1980	Biggs H L	Pacific Telephone

1131 OCEAN AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Machli Ross Petroleum Co	Pacific Telephone
	Ross Ken & Co	Pacific Telephone
	Toa American Gas Products	Pacific Telephone

1132 OCEAN AVE

Year	Uses	Source
1962	COMMITTEE TO ELECT JACK FROST 60TH ASSEMBLY DIST	Pacific Telephone

1133 OCEAN AVE

Year	Uses	Source
2000	WEALTH CODE	Haines & Company
	XXXX	Haines & Company
	X WILSHIRE BLVD	Haines & Company
1991	Gold Coast Truck & Equipment Rental	Pacific Bell
	Picasso Girl The dress	Pacific Bell
	GOLD COAST TRUCK & EQUIPMENT RENTAL	Pacific Bell
	PICASSO GIRL THE DRESS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	BUDGET RENT-A-CAR RENT-A-CAR STATIONS NORTH HOLLYWOOD-UNIVERSAL CITY	Pacific Bell
1986	BUDGET RENT-A-CAR	Pacific Bell
1985	NAILS BY PAULINE	Pacific Bell
	PICASSO GIRL THE DRESS	Pacific Bell
1981	BUDGET RENT-A-CAR RENT-A-CAR STATIONS AIRPORT OFFICE LOS ANGELES	Pacific Telephone
1980	Ackerman Richard W CPA	Pacific Telephone
	American International Travel Service Inc	Pacific Telephone
	Miramar Hotel	Pacific Telephone
	Fu Ita Corp Usa	Pacific Telephone
	Glaser Barton MCPA	Pacific Telephone
	Naiti By Pasilise	Pacific Telephone
	xicasso Girl The dress	Pacific Telephone
	Porch Eileen Secretarial Services Miramar Hotel	Pacific Telephone
	Scandinavian Travel Bureau	Pacific Telephone
1976	Kratzer Elinor	Pacific Telephone
1975	SANTA MONICA	Pacific Telephone
	AUTHENTIC JAPANESE MASSAGE	Pacific Telephone
	BUDGET RENT-A-CAR RENT-A-CAR STATIONS	Pacific Telephone
	HAMBURGER DAVID S	Pacific Telephone
	HEARN JOHN H	Pacific Telephone
	KRATZER ELINOR	Pacific Telephone
	LA FIG TREE RESTAURANT	Pacific Telephone
	LITTLE CLARE MRS	Pacific Telephone
	PICASSO GIRL THE DRESS	Pacific Telephone
1970	MASSAGLIA LAURA	Pacific Telephone
1954	Hotel Miramar EX	R. L. Polk & Co.
	Massaglia Joe jr EX	R. L. Polk & Co.
	Exchange Club Hotel Miramar Restr EX	R. L. Polk & Co.
	Hotel Miramar Valet Serv	R. L. Polk & Co.
	Kiwanis Club	R. L. Polk & Co.
	Lions Club	R. L. Polk & Co.
	Miramar Smoke Shop	R. L. Polk & Co.
	Optimist Club	R. L. Polk & Co.
	Rotary Club	R. L. Polk & Co.
	Sertoma Club	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1940	Union Service Sta	Los Angeles Directory Co.

1135 OCEAN AVE

Year	Uses	Source
1940	YAMNADA H FARMNERH	Western Directory Co.

1141 OCEAN AVE

Year	Uses	Source
1985	FU ITA CORP US A CONSTRUCTION OFC	Pacific Bell
1980	Fujita Corp USA Construction Ofc	Pacific Telephone
1975	FUJLTA CORP U S A CONSTRUCTION OFO	Pacific Telephone

1149 OCEAN AVE

Year	Uses	Source
1948	Hotel Miramar	Los Angeles Directory Co.
	Nelson L B	Los Angeles Directory Co.
1940	Si Mramar Hotel The	Los Angeles Directory Co.
	Wolford E J	Los Angeles Directory Co.
1936	MIRAMAR HOTEL THE	Los Angeles Directory Co.
	KIWANIS CLUB	Los Angeles Directory Co.
	LIONS CLUB	Los Angeles Directory Co.
	MAUZY M C	Los Angeles Directory Co.
	OPTIMIST CLUB	Los Angeles Directory Co.
	ROTARY CLUB	Los Angeles Directory Co.
	WOLFORD E J	Los Angeles Directory Co.
1933	Miramar The	Los Angeles Directory Co.
	Alexander Frankie	Los Angeles Directory Co.
	Lions Club	Los Angeles Directory Co.
	Optimists Club	Los Angeles Directory Co.
1928	Miramar The	Los Angeles Directory Co.
	Optimists Club	Los Angeles Directory Co.
	Tyler M S	Los Angeles Directory Co.
	Kiwanis Club	Los Angeles Directory Co.
	Wilshire blvd	Los Angeles Directory Co.

1171 OCEAN AVE

Year	Uses	Source
1970	CRAM LAURITA	Pacific Telephone

FINDINGS

1201 OCEAN AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1970	STOLTE INC	Pacific Telephone

1203 OCEAN AVE

Year	Uses	Source
1936	BROTHERS F P MRS FURN RMS	Los Angeles Directory Co.
1933	Clemens Mary	Los Angeles Directory Co.
1928	Adamson M H	Los Angeles Directory Co.
1924	Vacant	Los Angeles Directory Co.
1920	Adarson M H	Los Angeles Directory Co.

1204 OCEAN AVE

Year	Uses	Source
1957	HARM ARTHUR W	Pacific Telephone
1954	HARM ARTHUR W	R. L. Polk & Co.

1205 OCEAN AVE

Year	Uses	Source
1965	PARKER JOE SHELL SER	Pacific Telephone
1962	TWITCHSELL S SUPER SHELL SERV	Pacific Telephone
1958	OLSEN JIM SHELL SERV	Pacific Telephone
1954	HUMFORD S SHELL SERV	R. L. Polk & Co.
	Olsen Jim Shell Serv gas sta EX	R. L. Polk & Co.
1948	Smith E C gas sta	Los Angeles Directory Co.
1940	Shell Oil Co gas	Los Angeles Directory Co.

1215 OCEAN AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1980	BERKLEY SCHOOL OF NURSING ART	Pacific Telephone
	Nurses Assistants Berkley School Of Nursing Arts	Pacific Telephone
1975	BERKLEY SCHOQL OF NURSING ARTS	Pacific Telephone
	NURSES ASSISTANTS BERKLEY SCHOOL OF NURSING ARTS	Pacific Telephone
1965	BRANT E S	Pacific Telephone
	HUNTER C F	Pacific Telephone
	LAWRENCE WELK$ OCEAN PALMS HOTEL APTS- 3-EX30227	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	OCEAN PALMS HOTEL APTS THE LAWRENCE WELK	Pacific Telephone
1962	BRANT E S	Pacific Telephone
	OCEAN PALMS HOTEL APTS THE LAWRENCE WELK	Pacific Telephone
	PIANSISY ALBERT A	Pacific Telephone
	WELK S LAWRENCE OCEAN PALMS HOTEL APTS	Pacific Telephone
1958	OCEAN PALMS HOTEL APTS	Pacific Telephone
	RUSSELL GEORGETTE	Pacific Telephone
	RUSSELL RUBY MRS	Pacific Telephone
1954	Ocean Palms Hotel Apts EX	R. L. Polk & Co.
	Russell Ruby L Mrs EX	R. L. Polk & Co.
	BERTIN	R. L. Polk & Co.
	CROSSLCY MARGERY MRS	R. L. Polk & Co.
	FOWLER RUTH S	R. L. Polk & Co.
	MOSS IRVING D	R. L. Polk & Co.
	OCEAN PALMS HOTEL APTS	R. L. Polk & Co.
	URQUIDEZ NICK	R. L. Polk & Co.
	WOODARD EVE L MRS R	R. L. Polk & Co.
1950	LAURICELLA D	Pacific Telephone
1948	Hoagland H G	Los Angeles Directory Co.
	Kirby Henry	Los Angeles Directory Co.
	Carpenter N U	Los Angeles Directory Co.
	Paul B D	Los Angeles Directory Co.
	Rose Charlotte Mrs	Los Angeles Directory Co.
	Ward A C	Los Angeles Directory Co.
	Woodard E L Mrs	Los Angeles Directory Co.
	Ocean Palms Apartments	Los Angeles Directory Co.

1220 OCEAN AVE

Year	Uses	Source
2013	SOCKET FILMS	Cole Information Services
2006	SNUG FILMS	Haines Co., Inc.

1221 OCEAN AVE

Year	Uses	Source
2013	THE IRVIN COMPANY LLC	Cole Information Services
	THE IRVINE COMPANY	Cole Information Services
	1221 OCEAN AV	Cole Information Services

FINDINGS

Year	Uses	Source
2013	STERLING FOUNDATION	Cole Information Services
2008	COACH MY DIET	Cole Information Services
	INTERACTIVE HEALTH SYSTEMS	Cole Information Services
	VIVA BRAZIL CORP	Cole Information Services
	MHPR INC	Cole Information Services
	LIGHTSTREAM PRODUCTIONS INC	Cole Information Services
	IRVINE APARTMENT MANAGEMENT CO	Cole Information Services
2006	APARTMENTS	Haines Co., Inc.
	BLUMBERG Isaac	Haines Co., Inc.
	BROWN LUnda	Haines Co., Inc.
	CATRELL Joanna	Haines Co., Inc.
	CHAMPAGNE	Haines Co., Inc.
	TOWERS	Haines Co., Inc.
	CHARLES Elinor	Haines Co., Inc.
	CHASMAN Nadia	Haines Co., Inc.
	CUBILLO Ventura	Haines Co., Inc.
	DIAMOND Dave	Haines Co., Inc.
	DIAMONDJANIS	Haines Co., Inc.
	EISENSTADTDebra	Haines Co., Inc.
	EVANS Pita +FRENCH Kenneth	Haines Co., Inc.
	GADDIEDavid	Haines Co., Inc.
	HELLER Robert	Haines Co., Inc.
	JOHNSTON Doug	Haines Co., Inc.
	JOHNSTON Doug	Haines Co., Inc.
	KANTOR Michael	Haines Co., Inc.
	KIRBERGER Kmbedy	Haines Co., Inc.
	KOZAK Greg	Haines Co., Inc.
	LAST Joanna	Haines Co., Inc.
	MATT Ella +E	Haines Co., Inc.
	MCBRIDE Kevin	Haines Co., Inc.
	MCKISSICKTom	Haines Co., Inc.
	MOOREStaurt	Haines Co., Inc.
	OKUM Robeod	Haines Co., Inc.
	OVNIK Jil II	Haines Co., Inc.
	PAGNI Pahck R	Haines Co., Inc.
	PARKE Heather	Haines Co., Inc.
	REESE David	Haines Co., Inc.
	ROTHBART	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	ROBERT DR	Haines Co., Inc.
	SPOTTS Wendy	Haines Co., Inc.
	STERN Steve	Haines Co., Inc.
	STROTHOTTE	Haines Co., Inc.
	Marcus	Haines Co., Inc.
	THOMPSON Lauren	Haines Co., Inc.
	UZAN Sinan	Haines Co., Inc.
	WEISS P	Haines Co., Inc.
	WEISS Paul	Haines Co., Inc.
	WILLIAMS James	Haines Co., Inc.
2000	CHAMPAGNE TOWERS	Haines & Company
	CHAMPAGNE TOWERS	Haines & Company
	FISHBEIN Dorothy 310 33 937 i	Haines & Company
	X ARIZONA AV	Haines & Company
1991	Andrews Noah S&Rosemarie B	Pacific Bell
	Atkins Jack	Pacific Bell
	Atkins Jacque	Pacific Bell
	Atkins James 2890419	Pacific Bell
	Atkins K TOPANGA 4553646	Pacific Bell
	Balling Geo & Helen	Pacific Bell
	Baranclk Milton V	Pacific Bell
	Barancik S BRENTWOOD	Pacific Bell
	Benchetrit O	Pacific Bell
	Berkelouw	Pacific Bell
	Berkenkamp Glenn MARINA DEL REY 5782108	Pacific Bell
	Brandriss Sig	Pacific Bell
	Carver W Paul	Pacific Bell
	Cates Geo & Mriam	Pacific Bell
	Champagne Towers	Pacific Bell
	Cohen Robt Allen	Pacific Bell
	Concession Management Corporation	Pacific Bell
	Consol Distrbutors Inc	Pacific Bell
	Crane Mildred	Pacific Bell
	Danning Curtis B	Pacific Bell
	Davlyn Laboratories Ltd	Pacific Bell
	Dutton Jasper G	Pacific Bell
	Dutton Jerry	Pacific Bell
	Edwards Jerome	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Eisenberg Ben B	Pacific Bell
	Elsenberg Ben B	Pacific Bell
	Epstein RM	Pacific Bell
	Epstein Randy 2717178	Pacific Bell
	Epstein Randy MARINA DEL REY 3066074	Pacific Bell
	Epstein SN	Pacific Bell
	Fishbein Dorothy	Pacific Bell
	Fr Iedman Wm	Pacific Bell
	Fu ita Property Management	Pacific Bell
	Gladston Orlene	Pacific Bell
	Gladstone A LOS ANGELES 4728147	Pacific Bell
	Gladstone Andrea 4712225	Pacific Bell
	Goldman Sydney & Peari	Pacific Bell
	Gordon Arye	Pacific Bell
	Green Joel	Pacific Bell
	Gumm Lyle D	Pacific Bell
	Hallner Toby	Pacific Bell
	Hardin John H& Cuba L	Pacific Bell
	Health Care Reimbursement	Pacific Bell
	Hil Lynn	Pacific Bell
	Hil M CULVER CITY 3983694	Pacific Bell
	Hill M 8379694	Pacific Bell
	KENT REGINALD	Pacific Bell
	LEDERMAN DAVID W	Pacific Bell
	ANDREWS NOAH S&ROSEMARIEB	Pacific Bell
	ATKINS JACK	Pacific Bell
	BALLING GEO & HELEN	Pacific Bell
	BARANCLK MILTON V	Pacific Bell
	BENCHETRITO	Pacific Bell
	BERKELOUW	Pacific Bell
	CARVER W PAUL	Pacific Bell
	CATES GEO & MRIAM	Pacific Bell
	CHAMPAGNE TOWERS	Pacific Bell
	COHEN ROBT ALIEN	Pacific Bell
	CONCESSION MANAGEMENT CORPORATION	Pacific Bell
	CONSOL DISTRBUTORS INC	Pacific Bell
	CRANE MILDRED	Pacific Bell

FINDINGS

Year	Uses	Source
1991	DANNINGCURTISB	Pacific Bell
	DAVLYN LABORATORIES LTD	Pacific Bell
	DUTTONJASPER G	Pacific Bell
	EDWARDS JEROME	Pacific Bell
	EISENBERG BEN B	Pacific Bell
	ELSENBERG BEN B	Pacific Bell
	EPSTEINRM	Pacific Bell
	EPSTEINSN	Pacific Bell
	FISHBEIN DOROTHY	Pacific Bell
	FRIEDMANWM	Pacific Bell
	FU ITA PROPERTY MANAGEMENT	Pacific Bell
	GLADSTON ORLENE	Pacific Bell
	GOLDMAN SYDNEY & PEARI	Pacific Bell
	GORDON ARYE	Pacific Bell
	GREEN JOEL	Pacific Bell
	GUMM LYLED	Pacific Bell
	HALLNERTOBY	Pacific Bell
	HARDIN JOHN H& CUBA L	Pacific Bell
	HEALTH CARE REIMBURSEMENT	Pacific Bell
	HILLYNN	Pacific Bell
	JOSEPHSONSAMI	Pacific Bell
	KERNS MARGARET (MAY)	Pacific Bell
	KING H C	Pacific Bell
	KLEINMAN HAROLD	Pacific Bell
	KOHNH	Pacific Bell
	KOHN HERBERT	Pacific Bell
	LEONARD J	Pacific Bell
	LEWIS JEROMEP	Pacific Bell
	LP-TEXCO	Pacific Bell
	LOUYROBT	Pacific Bell
	MARTIN TED	Pacific Bell
	MATT JOHN CHAS	Pacific Bell
	ME PHEE M H	Pacific Bell
	MEYERS JOHN F	Pacific Bell
	MEYERS MIRIAM NELSON	Pacific Bell
	MORGAN E	Pacific Bell
	MOULTON DONALD W	Pacific Bell
	NELSON MIRIAM	Pacific Bell

FINDINGS

Year	Uses	Source
1991	PERNABROWINC	Pacific Bell
	RABIN R M	Pacific Bell
	ROSE JACK	Pacific Bell
	ROSS MIKE	Pacific Bell
	RUDMAN SHIRLEY	Pacific Bell
	RUGGIERO FRANK: : :: :: 393 7397	Pacific Bell
	SCHUMAN MA4 & CLAIRE G	Pacific Bell
	SHARA S SHACK-THE HES CO INC	Pacific Bell
	SHONTEX PRODUCTS CO	Pacific Bell
	SMITH RON	Pacific Bell
	SOLOMON HOWARD E	Pacific Bell
	SPANNERSARAH	Pacific Bell
	SUGANOSHIGEO	Pacific Bell
	THE ODETTE S GROUP	Pacific Bell
	TOLLHRIVER LARRY	Pacific Bell
	WALLACE WM S	Pacific Bell
	WEINGARTEN WM	Pacific Bell
	ZIEBARTHRJ	Pacific Bell
	HUIME SM 4521777	Pacific Bell
	HI IME SANTA MONICA 4527455	Pacific Bell
	Hi I M F 2044756	Pacific Bell
	HII M J TOPANGA 4550940	Pacific Bell
	Hill M Janet 2773315	Pacific Bell
	Josephson Sam I	Pacific Bell
	Kent Reginald	Pacific Bell
	Kerns Margaret May	Pacific Bell
	King H C	Pacific Bell
	Kleinman Harold	Pacific Bell
	Kleinman J LOS ANGELES 3980662	Pacific Bell
	Kleinman J WESTWOOD 4780822	Pacific Bell
	Kohn H	Pacific Bell
	Kohn Herbert	Pacific Bell
	Lederman David W	Pacific Bell
	Leonard J	Pacific Bell
	Lewis Jerome P	Pacific Bell
	Lp Tex Co	Pacific Bell
	ipa Jaco 2028480	Pacific Bell
	Lipani M VENICE 8277080	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Louy Robt	Pacific Bell
	Martin Ted	Pacific Bell
	Matt John Chas	Pacific Bell
	Me Phee M H	Pacific Bell
	Me Pheeters Britt& Donna LOS ANGELES 3914846	Pacific Bell
	Mc Pheeters J L LOS ANGELES 3972947	Pacific Bell
	Mc Pherson Barbara MALIBU 4574491	Pacific Bell
	Meyers John F	Pacific Bell
	Meyers Miriam Nelson	Pacific Bell
	Morgan E	Pacific Bell
	Morgan Edith SANTA MONICA	Pacific Bell
	Morgan Edward 652464	Pacific Bell
	Moulton Donald W	Pacific Bell
	Nelson Miriam	Pacific Bell
	Rabin R M	Pacific Bell
	Rose Jack	Pacific Bell
	Ross Mike	Pacific Bell
	Rudman Shirley	Pacific Bell
	Rudnal Tom MARINA DEL REY 3052886	Pacific Bell
	Ruggiero Frank	Pacific Bell
	Ruggiero Kenneth LOS ANGELES	Pacific Bell
	Sharas Shack The Hes Co Inc	Pacific Bell
	Sharatan Enterprises	Pacific Bell
	Shontex Products Co	Pacific Bell
	Smith Ron	Pacific Bell
	Solomon Howard E	Pacific Bell
	Spanner Sarah	Pacific Bell
	Sugano Shigeo	Pacific Bell
	The Odettes Group	Pacific Bell
	Tollhriver Larry	Pacific Bell
	Wallace Wm S	Pacific Bell
	Wallace Karahallos S BRENTWOOD	Pacific Bell
	Wallace Meggs K	Pacific Bell
	Weiner Stephen I	Pacific Bell
	Weingarten Wm	Pacific Bell
	Wolf Irving	Pacific Bell
	Wolf Irving &Associates	Pacific Bell
	Wolf J	Pacific Bell

FINDINGS

Year	Uses		Source
1991	Wolf J SANTA MONICA	8293940	Pacific Bell
	Ziebarth RJ		Pacific Bell
	BRANDRISS SIG		Pacific Bell
	WEINERSTEPHEN I		Pacific Bell
	WOLF IRVING		Pacific Bell
	WOLF IRVING &ASSOCIATES		Pacific Bell
1985	FRIEDMAN BERTHA MRS SANTA MONICA		Pacific Bell
	GREEN JOEL SANTA MONICA		Pacific Bell
	GUMM LYLE D		Pacific Bell
	HALINER TOBY		Pacific Bell
	HEALTH CARE REIMBURSEMENT		Pacific Bell
	JOSEPHSON SAMI		Pacific Bell
	KENT REGINALD		Pacific Bell
	KERNS JACK F		Pacific Bell
	KESSLER JOS & MARTHA		Pacific Bell
	KLEIN RUSSELL		Pacific Bell
	KLEINMAN HAROLD		Pacific Bell
	KOHNH		Pacific Bell
	KOHN HERBERT		Pacific Bell
	KRAVIG MARILYN		Pacific Bell
	LEDERMAN DAVID W		Pacific Bell
	LEONARD J		Pacific Bell
	LERER ELIZABETH		Pacific Bell
	LEWIS JEROME P		Pacific Bell
	LIP-TEX CO		Pacific Bell
	LOUY ROVHOLLAH		Pacific Bell
	MARTIN TED		Pacific Bell
	MATT JOHN CHAS		Pacific Bell
	MC PHEE M H		Pacific Bell
	MEYERS JOHN F		Pacific Bell
	MEYERS MELISSA		Pacific Bell
	MEYERS MIRIAM NELSON		Pacific Bell
	MORGAN E		Pacific Bell
	MOULTON DONALD W		Pacific Bell
	NELSON MIRIAM		Pacific Bell
	PERMA BROW INC		Pacific Bell
	RABIN R M		Pacific Bell
	ROSE JACK		Pacific Bell

FINDINGS

Year	Uses	Source
1985	ROTHBART STANLEY	Pacific Bell
	RUBENSTEIN WM	Pacific Bell
	RUDMAN LOUIS	Pacific Bell
	RUGGIERO FRANK	Pacific Bell
	SCHUMAN MARK & CLAIRE G	Pacific Bell
	SHARA S SHACK-THE HES CO INC	Pacific Bell
	SHONTEX PRODUCTS CO	Pacific Bell
	SIEGEL MAX	Pacific Bell
	SIEGEL MAX	Pacific Bell
	SOLOMON HOWARD E	Pacific Bell
	SPANNER SARAH	Pacific Bell
	STERN GERALD & CHARLOTTE	Pacific Bell
	WALLACE WM S	Pacific Bell
	WALTERS WM A SR	Pacific Bell
	WEINER STEPHEN I	Pacific Bell
	WEINGARTEN WM	Pacific Bell
	WILLMANN ARTHUR G	Pacific Bell
	WOLF IRVING	Pacific Bell
	WOLF IRVING & ASSOCIATES	Pacific Bell
	ZIEBARTH R J	Pacific Bell
	KING II C	Pacific Bell
	ACOFF J NORMAN	Pacific Bell
	ANDREWS NOAH S & ROSEMARLE B	Pacific Bell
	ATKINSJACK	Pacific Bell
	AUFHAUSER WALTER	Pacific Bell
	BARANCIK MILTON V	Pacific Bell
	BENCHETRIT0	Pacific Bell
	BERKELOUW I	Pacific Bell
	BINDER MARC	Pacific Bell
	BRANDRISS SIG	Pacific Bell
	BRENNER SHIRLEY (H W MRS)	Pacific Bell
	CARVER W PAUL	Pacific Bell
	CATES GEO & MIRIAM	Pacific Bell
	CHAMPAGNE TOWERS	Pacific Bell
	COHENROBTALTEN	Pacific Bell
	CONCESSION MANAGEMENT CORPORATION	Pacific Bell
	CONSOL DISTRIBUTORS INC	Pacific Bell
	DANNING CURTIS B	Pacific Bell

FINDINGS

Year	Uses	Source
1985	DAVLYN LABORATORIES LTD	Pacific Bell
	DELMAN GEO	Pacific Bell
	DUTTON JASPER G	Pacific Bell
	EDWARDS JEROME	Pacific Bell
	EISENBERG BEN B	Pacific Bell
	EISENBERG BEN B	Pacific Bell
	EPSTEIN R M	Pacific Bell
	EPSTEIN S N	Pacific Bell
	FREE LELA M MRS	Pacific Bell
	FRIEDMAN WM	Pacific Bell
	GILLIS JOHN H	Pacific Bell
	GLADSTON ORLENE	Pacific Bell
	GOLDMAN SYDNEY & PEARL	Pacific Bell
	GORDON ARYE	Pacific Bell
	GOTTSCHALKWM MRS	Pacific Bell
1980	Balling Geo & Helen	Pacific Telephone
	Barancik Milton V	Pacific Telephone
	Beck J E	Pacific Telephone
	Berkelduw I	Pacific Telephone
	Bloomfield Wm A	Pacific Telephone
	Brandris	Pacific Telephone
	Brennar Shlrley HW Mrs	Pacific Telephone
	CHAMPAGNE TOWERS	Pacific Telephone
	Concession Management Corporation	Pacific Telephone
	Oermgaard Steen	Pacific Telephone
	Danning Curtis B	Pacific Telephone
	Delman Geo	Pacific Telephone
	Donin Morris	Pacific Telephone
	Dutton Jasper G	Pacific Telephone
	Eames JG	Pacific Telephone
	Edwards Jerome	Pacific Telephone
	Elsenberg Ben B	Pacific Telephone
	Epstelnf R M	Pacific Telephone
	Epstein SN	Pacific Telephone
	Fisher Sterling W	Pacific Telephone
	Free Lela M Mrs	Pacific Telephone
	Friedman Bertha Mrs	Pacific Telephone
	Friedman Bill	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Friedman Wm	Pacific Telephone
	Gillis John H	Pacific Telephone
	Gladston Orlene	Pacific Telephone
	Goerz Management Co	Pacific Telephone
	Goldman Sydney & Pearl	Pacific Telephone
	Goidman T	Pacific Telephone
	Goldman T	Pacific Telephone
	Goldman W	Pacific Telephone
	Gotstchalk Wm Jr	Pacific Telephone
	Gottschalk Wm Mrs	Pacific Telephone
	Res	Pacific Telephone
	Gumm Lyle D	Pacific Telephone
	Hallner David	Pacific Telephone
	Hallock LT	Pacific Telephone
	Harrell Helen L	Pacific Telephone
	Health Care Reimbursement	Pacific Telephone
	Hur A	Pacific Telephone
	Josephson Saml	Pacific Telephone
	Kadar Jan	Pacific Telephone
	Karlin Geo Mrs	Pacific Telephone
	Kato Chas J	Pacific Telephone
	Kent Reginald	Pacific Telephone
	KIng H C	Pacific Telephone
	Klein Russell	Pacific Telephone
	Kleinman Harold	Pacific Telephone
	Kohn Herbert	Pacific Telephone
	Kohn Susie	Pacific Telephone
	Kohn	Pacific Telephone
	Kruvsnt C	Pacific Telephone
	Lederman David W	Pacific Telephone
	Leonard J	Pacific Telephone
	Leonard Jack POBox 953 BRYN MAWR Pa	Pacific Telephone
	Lewis Jerome P	Pacific Telephone
	Louy Rovhollah	Pacific Telephone
	Martin Ted	Pacific Telephone
	Matt John Chas	Pacific Telephone
	Me Phee M H	Pacific Telephone
	Meyers John F	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Meyers Melissa	Pacific Telephone
	Meyers Miriam Nelson	Pacific Telephone
	Morgan Morrie H	Pacific Telephone
	Morris J ud	Pacific Telephone
	Morris J HW	Pacific Telephone
	Moulton Donald W	Pacific Telephone
	Mulder JH	Pacific Telephone
	Murdoch G Donald	Pacific Telephone
	Nelson Miriam	Pacific Telephone
	Nelson N D	Pacific Telephone
	Rabin R M	Pacific Telephone
	Rabin Sam	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Rabin Sol	Pacific Telephone
	Rose Jack	Pacific Telephone
	Rudman Louis	Pacific Telephone
	Ruggiero Frank	Pacific Telephone
	Saunders Faith	Pacific Telephone
	Saunders Louis	Pacific Telephone
	Schuman Mark & Claire G	Pacific Telephone
	Siegel Max	Pacific Telephone
	Siegel Max	Pacific Telephone
	Smith Marian E	Pacific Telephone
	Spanner Sarah	Pacific Telephone
	Stern Gerald & Charlotte	Pacific Telephone
	Supowlte	Pacific Telephone
	Wallace Wm S	Pacific Telephone
	Walters Wm A Sr	Pacific Telephone
	Waters Lewis	Pacific Telephone
	Weiner Stephen I	Pacific Telephone
	Weingarten Wm	Pacific Telephone
	Willmann Arthur G	Pacific Telephone
	Wolf Irving	Pacific Telephone
	Wolf Irving & Associates	Pacific Telephone
	Ziebarth R J	Pacific Telephone
	Acoff J Norman	Pacific Telephone
	Algazi Hermosa	Pacific Telephone
	Alger J S	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Andrews Noah S & Rosemarie	Pacific Telephone
	Atklns Jack	Pacific Telephone
	Aufhauser Walter	Pacific Telephone
	Aug L	Pacific Telephone
	Austin S	Pacific Telephone
1976	Nilsen John O	Pacific Telephone
	Sacks Max Col	Pacific Telephone
1975	ACOFF J NORMAN	Pacific Telephone
	ANDERSON SAMI E GEN	Pacific Telephone
	CARR F K	Pacific Telephone
	ANDREWS NOAH S	Pacific Telephone
	BALLY JAS G	Pacific Telephone
	BARANCIK MILTON V	Pacific Telephone
	BATESON J W CO INC CONTRS	Pacific Telephone
	BECKJE	Pacific Telephone
	BIGGS H L	Pacific Telephone
	BLOOMFIELD WM A	Pacific Telephone
	BRANDRISS SIG	Pacific Telephone
	BRENNER H W	Pacific Telephone
	BUGBEE JAS M	Pacific Telephone
	CARTER JOHN H III	Pacific Telephone
	CARVER W PAUL	Pacific Telephone
	CHAMPAGNE TOWERS	Pacific Telephone
	COILISSON ELEANOR M	Pacific Telephone
	DELMAN GEO	Pacific Telephone
	FEUTSCH SIDNEY	Pacific Telephone
	EAKIN G L	Pacific Telephone
	EDWARDS JEROME	Pacific Telephone
	EPSTEIN S N	Pacific Telephone
	FITTINGOFF A	Pacific Telephone
	FREE LELA N MRS	Pacific Telephone
	FRIUDMAN BERTHA MRS	Pacific Telephone
	GAYNES HARVEY E DR	Pacific Telephone
	GLAZER BENJAMIN F	Pacific Telephone
	GOTTSCHALK WM JR	Pacific Telephone
	GOTTSCHALK WM MRS	Pacific Telephone
	I GREENE CHAS H	Pacific Telephone
	HA11NER DAVID	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	HESLIP MALCOLM	Pacific Telephone
	HILD H	Pacific Telephone
	HOFFMAN MARILYN	Pacific Telephone
	JOHNSON EARL F MRS	Pacific Telephone
	JOSEPHSON SAMI	Pacific Telephone
	KAMINS N F	Pacific Telephone
	KARLIN GEO	Pacific Telephone
	KELLY CHAS J	Pacific Telephone
	KENT REGINALD	Pacific Telephone
	KERSBERGEN JAS	Pacific Telephone
	KLITTEN MARTIN R	Pacific Telephone
	KLITTEN MARTIN R	Pacific Telephone
	KOHN CINDY	Pacific Telephone
	KAHN HERBERT	Pacific Telephone
	KOHN SUSIE	Pacific Telephone
	LAMENT LOIS	Pacific Telephone
	LEDERMAN DAVID W	Pacific Telephone
	LEONARD J	Pacific Telephone
	LINDE ALLEN	Pacific Telephone
	MANNING ASHLEY	Pacific Telephone
	MARTIN TED	Pacific Telephone
	MATT JOHN CHAS	Pacific Telephone
	ME NAIR DOUGLAS G	Pacific Telephone
	MC PHEE M H	Pacific Telephone
	MORGAN MORRIE H	Pacific Telephone
	MULDER J H	Pacific Telephone
	NILSEN JOHN O	Pacific Telephone
	POPOVBCH GEO J	Pacific Telephone

1223 OCEAN AVE

Year	Uses	Source
1958	ROGERS JOHN BRICKER	Pacific Telephone
1954	ROCHLEN MARGUERITE J R	R. L. Polk & Co.
	Kroy Wilfred	R. L. Polk & Co.
1948	Rochlen M J Mrs	Los Angeles Directory Co.
1940	SPfeiffer Claire Mrs	Los Angeles Directory Co.
1936	VACANT	Los Angeles Directory Co.
1933	Bliss C W Mrs o	Los Angeles Directory Co.
1928	Bliss C W Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1928	Bliss J D	Los Angeles Directory Co.
1924	Vacant	Los Angeles Directory Co.
1920	Bl IJss	Los Angeles Directory Co.

1237 OCEAN AVE

Year	Uses	Source
1950	CROUCH E R	Pacific Telephone
1924	Hecker T L Mrs	Los Angeles Directory Co.

1243 OCEAN AVE

Year	Uses	Source
1954	ALEXANDER CHAS L	R. L. Polk & Co.
	Lohe Edw EX	R. L. Polk & Co.
1948	Adams C C	Los Angeles Directory Co.
1940	4 Adams C C	Los Angeles Directory Co.
1936	EDWARDS N H TURN RMS	Los Angeles Directory Co.
1933	Edwards N H furn v Mns	Los Angeles Directory Co.
1928	Turnbull L H	Los Angeles Directory Co.
1924	OFallon A M H Mrs	Los Angeles Directory Co.
1920	OFallon Annie Mrs	Los Angeles Directory Co.

1245 OCEAN AVE

Year	Uses	Source
1975	COSTELLO S J	Pacific Telephone
	DIAFERIA LEWIS J	Pacific Telephone
	FINNEN FRANCES	Pacific Telephone
	MORAN WM H MO	Pacific Telephone
	POLLOCK J MCCLYMONT	Pacific Telephone
1970	HOFF KENNETH E	Pacific Telephone
	HOLDEN M M	Pacific Telephone
	HUNTER ADAM B	Pacific Telephone
	MORAN WM H MD	Pacific Telephone
	PENAGLIA BERNICE SEABURY MIME MUSIC INSTRCTN	Pacific Telephone
	POLLOCK J MCCLYMONT	Pacific Telephone
	ADYCLIFF APTS	Pacific Telephone
1965	ARDELL BARCLAY W	Pacific Telephone
	GAY VERNE J	Pacific Telephone
	GAYCLIFF APTS	Pacific Telephone
	PHILLIPS MARILYN	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	PHILLIPS ORRIE LYE	Pacific Telephone
	PHILLIPS SUZANNE	Pacific Telephone
	RUSSELL JAS N	Pacific Telephone
	WILLIAMS NANCY B	Pacific Telephone
	WILLIAMS WILLOUGHBY	Pacific Telephone
1962	ARDELL BARCLAY W	Pacific Telephone
	BURKE JOHN F	Pacific Telephone
	GAY JEANNE MRS	Pacific Telephone
	GAY VERNE J	Pacific Telephone
	GAUCLIFF APTS	Pacific Telephone
	RUSSELL JAS N	Pacific Telephone
1958	CARPENTER N U MRS	Pacific Telephone
	CHCNOWETH WILBUR	Pacific Telephone
	GAY FERDINAND JAS	Pacific Telephone
	GAY J PHILIP	Pacific Telephone
	GAY JEANNE MRS	Pacific Telephone
	GAYCLIFF APTS	Pacific Telephone
	SMITH ELWOOD	Pacific Telephone
	SMITH RACHEL	Pacific Telephone
1954	GAY F F MRS	R. L. Polk & Co.
	GAY F JAS	R. L. Polk & Co.
	GAY FERDINAND J	R. L. Polk & Co.
	GAYCLIFF APTS	R. L. Polk & Co.
	SMITH ELWOOD	R. L. Polk & Co.
	SMITH RACHEL	R. L. Polk & Co.
	Gaycliff Apartments	R. L. Polk & Co.
	Gay Ferdinand J EX	R. L. Polk & Co.
	OCEAN AV Contd	R. L. Polk & Co.
	Contd	R. L. Polk & Co.
	Anderson H F Carpenter Newell U EX	R. L. Polk & Co.
	Douineau V L Foglino Andrew L EX	R. L. Polk & Co.
	Smith Elwood EX	R. L. Polk & Co.
	Gay Jeanne Mrs EX	R. L. Polk & Co.
	Drewett Sydney W	R. L. Polk & Co.
	Stinson Anna Mrs EX	R. L. Polk & Co.
	CARPENTER N U	R. L. Polk & Co.
	FOGLINO A L	R. L. Polk & Co.
	GAY DAPHNE MRS	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1948	Gaycliff Apartments	Los Angeles Directory Co.
	Bryan Volk	Los Angeles Directory Co.
	Gay F F	Los Angeles Directory Co.
	Ginoux Bertha Mrs	Los Angeles Directory Co.
	Green Louise H M	Los Angeles Directory Co.
	Logg D G	Los Angeles Directory Co.
	Murphy T F	Los Angeles Directory Co.
	Potter H B	Los Angeles Directory Co.
	Schuchardt Annie M	Los Angeles Directory Co.
	Sloane H R	Los Angeles Directory Co.
1940	Gaycliff Apartmnents	Los Angeles Directory Co.
	Gay F F	Los Angeles Directory Co.
	Loeb B B Mrs	Los Angeles Directory Co.
	Mc Gowan E D	Los Angeles Directory Co.

1247 OCEAN AVE

Year	Uses	Source
1936	COLEMAN C C	Los Angeles Directory Co.
1933	Brothers F P Mrs	Los Angeles Directory Co.
1928	Elrod H E	Los Angeles Directory Co.
	Brothers F P Mrs	Los Angeles Directory Co.
1924	1/2 Patterson R R	Los Angeles Directory Co.
	Lacque J C	Los Angeles Directory Co.
	Miller A K	Los Angeles Directory Co.
1920	Crampton F A	Los Angeles Directory Co.
	Waring C S	Los Angeles Directory Co.

1253 OCEAN AVE

Year	Uses	Source
1948	Drewett S W	Los Angeles Directory Co.
1940	AOBowling Harry	Los Angeles Directory Co.
1936	CADUFF ELIZ	Los Angeles Directory Co.
1933	Hardstecn Marie drsmkr	Los Angeles Directory Co.
1928	Holmes Edwin	Los Angeles Directory Co.

1255 OCEAN AVE

Year	Uses	Source
1924	Morghee Victor	Los Angeles Directory Co.

FINDINGS

1259 OCEAN AVE

Year	Uses	Source
1958	STINSON ANNA MRS R	Pacific Telephone
	FREEMAN ARTHUR J	Pacific Telephone
1954	STINSON ANNA MRS R	R. L. Polk & Co.
1948	Stinson Anna Mrs furn rms	Los Angeles Directory Co.
1940	Hawkin Sarah Mrs restr	Los Angeles Directory Co.
1936	HAWKINS SARAH MRS RESTR	Los Angeles Directory Co.
1933	Hawk ins Sarah Mrs restr	Los Angeles Directory Co.
1928	Sprague L M Mrs restr	Los Angeles Directory Co.
	Thompson Louise	Los Angeles Directory Co.
1924	Vacant	Los Angeles Directory Co.
1920	Manley W H	Los Angeles Directory Co.
	Jones R C	Los Angeles Directory Co.

1261 OCEAN AVE

Year	Uses	Source
1924	Dunbar E G	Los Angeles Directory Co.

1269 OCEAN AVE

Year	Uses	Source
1924	GORDON Lucy clk r	Los Angeles Directory Co.

1299 OCEAN AVE

Year	Uses	Source
2013	COOLIDGE BRIAN C ESQ	Cole Information Services
	BLACKSTONE GROUP	Cole Information Services
	PROSSER SEAN T ATTORNEY	Cole Information Services
	MARZANO MARYANN R ESQ	Cole Information Services
	STINDT THOS E	Cole Information Services
	WEINER GERALD ATTORNEY AT LAW	Cole Information Services
	DECA	Cole Information Services
	SISCHO JULIA M ESQ	Cole Information Services
	ANWORTH MORTGAGE	Cole Information Services
	EO7 LLP	Cole Information Services
	HAGAN MICHAEL E	Cole Information Services
	HALEY ANDREW J ESQ	Cole Information Services
	GREENWALD PAULY FOSTER & MILLER	Cole Information Services
	PACIFIC INCOME ADVISORS	Cole Information Services
	MORCOMB CHRISTY M ESQ	Cole Information Services

FINDINGS

Year	Uses	Source
2013	RUTTER PAUL S	Cole Information Services
	SHAFFER DOUGLAS LAW OFFICES OF	Cole Information Services
	SOLOMON OWEN S ESQ	Cole Information Services
	STOLL RICHARD G III ESQ	Cole Information Services
	WARLAND INVESTMENTS INC	Cole Information Services
	ANDREWS JAMES R	Cole Information Services
	CLOSE RICHARD ATTORNEY	Cole Information Services
	GOODFRIEND & JACOBS	Cole Information Services
	GREENWALD DENNIS L ESQ	Cole Information Services
	STANDARD PARKING	Cole Information Services
	WESTSIDE VILLAS	Cole Information Services
	CRAIG BOYD GARNER PLC	Cole Information Services
	GILCHRIST & RUTTERPROFESSIONAL CORP	Cole Information Services
	GROSS JONATHAN S	Cole Information Services
	NANNEY DONALD C ATTORNEY	Cole Information Services
	EQUITY OFFICE	Cole Information Services
	EQUITY OFFICE PALISADES	Cole Information Services
	PAUL HASTINGS JANOFSKY	Cole Information Services
	THE ROYSTON GROUP	Cole Information Services
	SYNDICATED CAPITAL	Cole Information Services
	DIMENSIONAL FUND ADVISORS	Cole Information Services
	COSTELL & CORNELIUS LAW CORPORATION	Cole Information Services
	KASTLE SYSTEMS	Cole Information Services
	MS FOX & ASSOCIATES INC	Cole Information Services
	LAPIDUS ROOT FRANKLIN & SACHAROW LLP	Cole Information Services
	KATZ HERBERT ATTORNEY	Cole Information Services
	LEWIS JEFFREY J ESQ	Cole Information Services
	WILSHIRE ASSOCIATES INC	Cole Information Services
	BAKSHIAN BOB DDS	Cole Information Services
	BARON STEPHEN M	Cole Information Services
	GREENWICH BLACKHAWK PARTNERS PC	Cole Information Services
2008	HEATHER UBEAN	Cole Information Services
	GB PROPERTIES	Cole Information Services
	BELVEDERE TRUST MORTGAGE CORP	Cole Information Services
	DANGERBIRD PRODUCTIONS LLC	Cole Information Services
	YOGA REVOLUTION LLC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	COSTELL & CORNELIUS LAW CORP	Cole Information Services
	THE ROYSTON GROUP	Cole Information Services
	VALLEY OF VIDAL MUSIC LTD	Cole Information Services
	JAMC PRODUCTIONS INC	Cole Information Services
	WHIPPLE STREET INVESTMENTS LLC	Cole Information Services
	MCBRIDE KEVIN P ATTORNEY AT LAW	Cole Information Services
	EPICOMEDY INC	Cole Information Services
	RELENTLESS PROMOTIONS	Cole Information Services
	INSIGHT ADVISORS LLC	Cole Information Services
	GILMARTIN MARK B	Cole Information Services
	NOEL PILAND INVESTMENTS	Cole Information Services
	GREENHOUSE SPACE LLC	Cole Information Services
	DIMENSIONAL FUND ADVISORS	Cole Information Services
	WOLF KASTELER CO	Cole Information Services
	MC BRIDE LAW PC	Cole Information Services
	PIERO AT LINDERO LLC	Cole Information Services
	CREO COMMUNICATIONS INC	Cole Information Services
	GILCHRIST RUTTER A PROFESSIONAL CORP	Cole Information Services
	DOUGLAS SHAFFER LAW OFFICES	Cole Information Services
	AAWB INC	Cole Information Services
	SANTOS PLANNING & PERMITTING LLC	Cole Information Services
	STEVE BARON	Cole Information Services
	WILSHIRE ASSOCIATES INC	Cole Information Services
	SYNDICATED CAPITAL INSURANCE AGENCY	Cole Information Services
	MARK J RICHARDSON ATTORNEY AT LAW	Cole Information Services
	KEVIN C KELLOW A PC	Cole Information Services
	GREENWALD DENNIS L	Cole Information Services
	HERRIG & VOGT	Cole Information Services
	SPIRA KIRSTEN	Cole Information Services
	WILSHIRE PRIVATE MARKET OPPORTUNITIE	Cole Information Services
	LAPIDUS & HAFT LLP	Cole Information Services
	RICK NOWELS PRODUCTIONS INC	Cole Information Services
	STEWART A RUBIN ATTORNEY AT LAW	Cole Information Services
	ROYALTY MUSIC & MEDICAL LLC	Cole Information Services
	REX SINQUEFIELD	Cole Information Services

FINDINGS

Year	Uses	Source
2008	ANWORTH MORTGAGE	Cole Information Services
	HOLLY KNIGHT	Cole Information Services
2006	WILSHR	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	INCORPORATED	Haines Co., Inc.
	WILSHR PALISDE	Haines Co., Inc.
	LSNG & MANGMNT	Haines Co., Inc.
	DIMENSIONAL FUND	Haines Co., Inc.
	ADVISORS INC	Haines Co., Inc.
	EQUITY OFFICE	Haines Co., Inc.
	PALISADES	Haines Co., Inc.
	FASBENDER&	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	FOSTERRICHARD M	Haines Co., Inc.
	GILCHRIST&	Haines Co., Inc.
	RUTTER PRO CORP	Haines Co., Inc.
	GILMARTINMARKB	Haines Co., Inc.
	GOOCH FRANK 3D	Haines Co., Inc.
	GOODFRIEND	Haines Co., Inc.
	JACOBS	Haines Co., Inc.
	GREENWALD	Haines Co., Inc.
	DENNIS L ATTY	Haines Co., Inc.
	GROSS JONATHAN	Haines Co., Inc.
	HAGAN MICHAEL E	Haines Co., Inc.
	HALEYANDREWJ	Haines Co., Inc.
	ATr Y	Haines Co., Inc.
	KATZ HERBERT	Haines Co., Inc.
	KELLOW KEVIN	Haines Co., Inc.
	KOLOFF KEVIN LAW	Haines Co., Inc.
	OFFICE OF	Haines Co., Inc.
	LAPIDUS HAFT	Haines Co., Inc.
	LEWISJEFFREYJ	Haines Co., Inc.
	MCBRIDEKEVIN P	Haines Co., Inc.
	MCNALLY SUSAN F	Haines Co., Inc.
	MERRILL LYNCH	Haines Co., Inc.
	SNTAMNCAOFFICE	Haines Co., Inc.
	MILLER RICHARD	Haines Co., Inc.
	NANNEY DONALD C	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	PAC INCOME	Haines Co., Inc.
	ADVISORS	Haines Co., Inc.
	PACIFIC INCOME	Haines Co., Inc.
	ADVISERS	Haines Co., Inc.
	PAUL HASTINGS	Haines Co., Inc.
	JANOFSKY	Haines Co., Inc.
	PAUL HASTINGS	Haines Co., Inc.
	JANOFSKY&	Haines Co., Inc.
	WALKER	Haines Co., Inc.
	PAULY ANDREWS	Haines Co., Inc.
	PROSSERSEANT	Haines Co., Inc.
	PYLANDCHRISTYM	Haines Co., Inc.
	RAPKIN G 31 Tj N&	Haines Co., Inc.
	BEAUMONT	Haines Co., Inc.
	RAPORE JONATHON	Haines Co., Inc.
	ROBERTSONCARL	Haines Co., Inc.
	ROYSTON GROUP	Haines Co., Inc.
	RUBINSTEWARTA	Haines Co., Inc.
	ATTORNEY	Haines Co., Inc.
	RUTTER PAULS	Haines Co., Inc.
	SCHORRZACHARY	Haines Co., Inc.
	SHAFFER DOUGLAS	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	SHOREANDREW	Haines Co., Inc.
	ATTORNEY	Haines Co., Inc.
	SOLOMONOWEN	Haines Co., Inc.
	STINDTTHOS E	Haines Co., Inc.
	SYNDICATED	Haines Co., Inc.
	CAPITAL	Haines Co., Inc.
	WARLAND	Haines Co., Inc.
	INVESTMENTS INC	Haines Co., Inc.
	WAYSERJOSHUA	Haines Co., Inc.
	WEISMANMARKL	Haines Co., Inc.
	WILSHR PALISDS BLDG	Haines Co., Inc.
	AMPCO SYSTEMS	Haines Co., Inc.
	PARKING	Haines Co., Inc.
	ANCHOR LOANS	Haines Co., Inc.
	ANDREWS JAMES R	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	ANWORTH	Haines Co., Inc.
	MORTGAGE	Haines Co., Inc.
	BARON STEPHEN M	Haines Co., Inc.
	ATTYS	Haines Co., Inc.
	CLOSERICHARD	Haines Co., Inc.
	COSTELLU&	Haines Co., Inc.
	CORNEUUSLAW	Haines Co., Inc.
	DIMENSIONAL FUND	Haines Co., Inc.
	ADVISORS	Haines Co., Inc.
2000	STERN DAVID M ATTY	Haines & Company
	STERN NEUBAUER GREENWALD 319 450 96 t STERN PAULY	Haines & Company
	STINDT THOS E 3109 339 I i	Haines & Company
	SYNDICATED CAPITAL	Haines & Company
	TOOLEY & CO 31049 514 1 t U S	Haines & Company
	UNIGLOBE PACIFIC TRAVEL	Haines & Company
	VAUGHN DENNIS H ATTY 318 33 t n	Haines & Company
	W G I INVESTMENTS	Haines & Company
	WALKER ROBERT F	Haines & Company
	WARLAND INVESTMENTS INC	Haines & Company
	WAYSER JOSHUA ATTY	Haines & Company
	WEISMAN MARK L ATTY	Haines & Company
	WIILSHR ASSOCIATES INC	Haines & Company
	WILLSHR PALISADES LSNG & MNGMNT	Haines & Company
	WOLPERT RUSSELL ATTY	Haines & Company
	ZAOO JAS H ATTY	Haines & Company
	WILSHR PALISDS BLDG	Haines & Company
	ABELL NANCY N ATTY	Haines & Company
	ANCHOR LOANS 31935 913 t	Haines & Company
	ANDREWS JAMES R 319 3 M	Haines & Company
	ANWORTH MORTGAGE ADVISORY CORP 3199 54 115 Ii BARON STEVE ATTY	Haines & Company
	BESSON W TOLIVER ATTY 39319 33 M	Haines & Company
	BLACKMAN A LEE ATTY	Haines & Company
	CLOSE RICHARD ATTY	Haines & Company
	DIMENSIONAL FUND ADVISORS INC	Haines & Company
	DONNOR MICHAEL ATTY	Haines & Company
	DUDNIK ROBT M ATTY	Haines & Company

FINDINGS

Year	Uses	Source
2000	ELLIS KIRSTEN	Haines & Company
	FASBENDER & ASSOCIATES	Haines & Company
	FLETCHER J REBECCA ATTY	Haines & Company
	FOSTER RICHARD M ATTY	Haines & Company
	GILCHRIST & RUTTER PRFSNL CORP	Haines & Company
	GOOCH FRANK 3D 3119 33 M	Haines & Company
	GOODFRIENKD & ASC ACCNTNCY CORP 310 45 144 i GREENWALD DENNIS L	Haines & Company
	GROSS JONATHAN S	Haines & Company
	HAGAN MICHAEL E	Haines & Company
	HENRICKS CHRISTINE M ATTY	Haines & Company
	HEREFORD DARREN L ATTY	Haines & Company
	HERRIG & VOGT LLP	Haines & Company
	INTERLINE VALUE VACATIONS	Haines & Company
	JANOFSKY LEONARDS ATTY 31 B	Haines & Company
	JOSS ERIC H ATTY	Haines & Company
	KARL DONALD E ATTY	Haines & Company
	KATZ HERBERT ATTY	Haines & Company
	KELLOW KEVIN ATTY	Haines & Company
	KLEIMAN MARK A ATTY	Haines & Company
	MCNALLY SUSAN F	Haines & Company
	MCNAMARA MICHAEL	Haines & Company
	MCNAMARA MICHAEL	Haines & Company
	MCNAMARA MICHAEL P 319 269 031 a MERRILLLYNCH SANTA MONICA OFC	Haines & Company
	MILLER RICHARD ATTY	Haines & Company
	MOSS RICHARD F	Haines & Company
	MYERS MERIDETH M ATTY	Haines & Company
	NANNEY DONALD C ATTY	Haines & Company
	NEUBAUER MARK A ATTY	Haines & Company
	PACIFIC INCOME ADV	Haines & Company
	PARKING CONCEPTS	Haines & Company
	PAUL HASTINGS JNFSKY & WLKR LLP	Haines & Company
	PAULY ANDREW S ATTY	Haines & Company
	PILAND NOEL INVESTMENTS	Haines & Company
	PROSSER SEAN T ATTY	Haines & Company
	RAMSEY PATRICK A ATTY	Haines & Company
	RAPORE JONATHON DAVID ATTY	Haines & Company
	RAPORE & LOWE ATTYS	Haines & Company

FINDINGS

Year	Uses	Source
2000	RICHARDSON MARK J ATTY	Haines & Company
	ROBERTSON CARL W	Haines & Company
	ROSENBLUM KENNETH I CONSLTNTS	Haines & Company
	RUBIN STEWART A ATTORNEY	Haines & Company
	RUBIN & MOSS LLP ATTORNEY AT LAW	Haines & Company
	RUTTER PAUL S	Haines & Company
	SCHRAGE ROBERT A ATTY	Haines & Company
	SHAFFER DOUGLAS LAW OFFICES OF	Haines & Company
	SMITH DAVID ATTY	Haines & Company
	SOLOMON OWEN ATTY 319 451 SPAN ROBT S ATTY	Haines & Company
	SPIRA KIRSTEN	Haines & Company
1991	HEARTLAND MUSIC	Pacific Bell
	HEMAR PETER S ATY	Pacific Bell
	INTERNATI BROADCAST SYSTEM	Pacific Bell
	IZZO JOSEPH ASSOCIATES	Pacific Bell
	JIA MANAGEMENT GROUP	Pacific Bell
	JACK & BILL MUSIC CO	Pacific Bell
	JANOFSKY LEONARD S ATTY PAD HASIG JNOAFSKY & WALKER	Pacific Bell
	JOSS ERIC H ATTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	KAROWALANATTY	Pacific Bell
	KENNERLY NANCY N ATTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	LANE KAREN	Pacific Bell
	LEHMAN NORTON J A PROFESSIONA CORP TTY	Pacific Bell
	LEVINSON DOUGLAS BRIAN ATTY	Pacific Bell
	LEWISLBURKE	Pacific Bell
	LINDLEY F HAYNES	Pacific Bell
	LMAN BRUCE M	Pacific Bell
	MAGWETHOMASPARTNERS	Pacific Bell
	MARGOLIS GERALD A ATTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	MASONJOHNEJR	Pacific Bell
	MASON & SLOANE A LAW CORPORATION	Pacific Bell
	MC NALLY SUSAN F	Pacific Bell
	MERRILL LYNCH PIERCE FENNER & SMITH INC	Pacific Bell

FINDINGS

Year	Uses	Source
1991	MITCHELL BRIANE NELSON ATTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	MIZELLVTONIK	Pacific Bell
	MONTGOMERY VENTURES	Pacific Bell
	NEUNER KIRK	Pacific Bell
	OSTER RONALD M ATTY PAUL HASTINGJANOFSKY & WALKER	Pacific Bell
	PACIFIC INCOME ADVISERS	Pacific Bell
	PARKING CONCEPTS	Pacific Bell
	PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	PEREGRINE ASSOCIATES NNESTN7T MNGNMT	Pacific Bell
	PEREGRINE INVESTMENT	Pacific Bell
	RAMSEY PATRICK A ATTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	RANWOOD RECORDS INC	Pacific Bell
	REGENT PARTNERS LTD	Pacific Bell
	RENFREW YVONNE M ATT	Pacific Bell
	ROEDER RICHARD K ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	ROSENBLATT GERALD F	Pacific Bell
	RUTTER PAULS	Pacific Bell
	SHAPIRO CARL W ATTY PAUL HASTING JANOFSKY & WALKE	Pacific Bell
	SIBEY WLLIAMJ	Pacific Bell
	SLOANE OWEN J	Pacific Bell
	SOUNDWINGS INC	Pacific Bell
	SPAN ROBT S ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	TB HARMS	Pacific Bell
	TELEKLEW PRODUCTIONS INC	Pacific Bell
	THOMAS GEOFFREY L ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	THOMPSON SCOTT S	Pacific Bell
	TIEMEY JAMESP	Pacific Bell
	TIEMRNEYJAS P LAWOFFICES OF	Pacific Bell
	TOOLEY & COMPANY	Pacific Bell
	UNITED STATES ARBITRATION & MEDIATION OF SO CALIF INC	Pacific Bell
	VANGUARD RECORDS	Pacific Bell
	VAUGHN DENNIS HATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell

FINDINGS

Year	Uses	Source
1991	VOYAGE PLUS	Pacific Bell
	WALKER CHAS M ATTY PAUL HASTINGS JANOTSKY & WALKER	Pacific Bell
	WARLAND INVESTMENTS INC	Pacific Bell
	WARLAND INVESTMENTS INC	Pacific Bell
	WELK MUSIC GROUP THE	Pacific Bell
	WILSHIRE ASSOCIATES	Pacific Bell
	ZAPP JAS H ATTY PAUL HASTING JANOLSKY & WALKER	Pacific Bell
	WILSHIRE PALISADES LEASING & MANAGEMENT	Pacific Bell
	ATKEARNEY INC	Pacific Bell
	Abell Nancy L atty Paul Hasting Janofsky & Walker	Pacific Bell
	Abell Paul SANTA MONICA	Pacific Bell
	Ahn Charies	Pacific Bell
	Anderson Peter	Pacific Bell
	Anderson Peter R MARINA DEL REY 3019482	Pacific Bell
	Barash Goodfrlend Freidman Accountancy Corporation	Pacific Bell
	Baron Stephen M atty	Pacific Bell
	Baron Susan A SANTA MONICA 3 103921101	Pacific Bell
	Barton Alan J atty Pad Hastings Jancfsky & Walker	Pacific Bell
	Or	Pacific Bell
	Besson W Toliver atty Paul Hastings Janofsky & Walker	Pacific Bell
	Bllick Wm alty Paul Hasting Janofsky & Walker	Pacific Bell
	Barryg 3948953	Pacific Bell
	Blackman A Lee atty	Pacific Bell
	Blackman Lee atty	Pacific Bell
	Brooks Barry A alty Paul Hasting Janofsky & Walker	Pacific Bell
	Restaurants	Pacific Bell
	Dietrich Stephen H	Pacific Bell
	Dimensional Fund Advisors Inc	Pacific Bell
	Dudnik Robt M atty Paul lasting Janofsky & Walker	Pacific Bell
	Education Company The	Pacific Bell
	Fasbender&Associates	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Fekman lindsey S	Pacific Bell
	Financial Research Group Inc	Pacific Bell
	Garey Mason & Sloane	Pacific Bell
	Gilbert Gary L	Pacific Bell
	GILCHRIST & RUTTER PROFESSIONAL CORPORATION	Pacific Bell
	Gilcrease MJ VENICE 3929477	Pacific Bell
	GITENGORDON P atty	Pacific Bell
	Glten Howard BRENTWOOD 4764491	Pacific Bell
	Gooch Frankl II	Pacific Bell
	JSo SAnathanf S	Pacific Bell
	HMPropertles	Pacific Bell
	Hall Clement Publications	Pacific Bell
	Heartland Music	Pacific Bell
	Hemar Peter S aty	Pacific Bell
	Internati Broadcast System	Pacific Bell
	Izzo Joseph Associates	Pacific Bell
	bzlo R PLAYA DEL REY 3017096	Pacific Bell
	JIA MANAGEMENT GROUP	Pacific Bell
	Jack & Bill Music Co	Pacific Bell
	Janofsky Leonard S atty Pad Hasig Jnoafsky & Walker	Pacific Bell
	Joss Eric H atty Paul Hasting Janofsky & Walker	Pacific Bell
	Karow Alanatty	Pacific Bell
	Kennerly Nancy N atty Paul Hasting Janofsky & Walker	Pacific Bell
	Lane Karen	Pacific Bell
	Lehman Norton J A Professiona Corp tty	Pacific Bell
	Levinson Douglas Brian atty	Pacific Bell
	Lewis LBurke	Pacific Bell
	Lewis L J WESTLOS ANGELES 4728167	Pacific Bell
	Lindley F Haynes	Pacific Bell
	Lman Bruce M	Pacific Bell
	lormax Company Inc 8703642	Pacific Bell
	Magwe Thomas Partners	Pacific Bell
	Margolis Gerald A atty paul hasting janofsky & walker	Pacific Bell
	Mason John EJr	Pacific Bell
	Mason & Sloane A Law Corporation	Pacific Bell

FINDINGS

Year	Uses	Source
1991	ATKEARNEY INC	Pacific Bell
	ABELL NANCY L ATTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	AHNCHARIES	Pacific Bell
	ANDERSON PETER	Pacific Bell
	BARASH GOODFRLEND FREIDMAN ACCOUNTANCY CORPORATION	Pacific Bell
	BARON STEPHEN M ATTY	Pacific Bell
	BARTON ALAN J ATTY PAD HASTINGS JANCFSKY & WALKER	Pacific Bell
	BEADA RICHARD ATTY	Pacific Bell
	BESSON W TOLIVER ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	BLLICK WM ALTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	BLACKMAN A LEE ATTY	Pacific Bell
	BLACKMAN LEE ATTY	Pacific Bell
	BROOKS BARRY A ALTY PAUL HASTING JANOFSKY & WALKER	Pacific Bell
	CAFE CASINO	Pacific Bell
	DIETRICH STEPHEN H	Pacific Bell
	DIMENSIONAL FUND ADVISORS INC	Pacific Bell
	DUDNIK ROBT M ATTY PAUL LASTING JANOFSKY & WALKER	Pacific Bell
	EDUCATION COMPANY THE	Pacific Bell
	FASBENDER&ASSOCIATES	Pacific Bell
	FEKMAN LINDSEYS	Pacific Bell
	FINANCIAL RESEARCH GROUP INC	Pacific Bell
	GAREY MASON & SLOANE	Pacific Bell
	GILBERT GARY L	Pacific Bell
	GILCHRIST & RUTTER-PROFESSIONAL CORPORATION	Pacific Bell
	GITENGORDON P ATTY	Pacific Bell
	GOOCHFRANKLIL	Pacific Bell
	JSOSANATHANFS	Pacific Bell
	HMPROPERTLES	Pacific Bell
	HALL CLEMENT PUBLICATIONS	Pacific Bell
	Mason Stefan M	Pacific Bell
	Mc Nally Susan F	Pacific Bell
	Mc Nally Terrence E LOS ANGELES 3120041	Pacific Bell
	Mc Nally Wm Venice 8222254	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Mc Namar RT&KK PACIFIC PALISADES 4542570	Pacific Bell
	Mc Namara B MALIBU 4572186	Pacific Bell
	Mc Namara B MALIBU 4576896	Pacific Bell
	Santa Monica Ofc	Pacific Bell
	Mitchell Briane Nelson atty Paul Hasting Janofsky & Walker	Pacific Bell
	Mizell VTonik	Pacific Bell
	Montgomery Ventures	Pacific Bell
	Neuner Kirk	Pacific Bell
	Oster Ronald M atty Paul Hastingjanofsky & Walker	Pacific Bell
	Oster Shelly A SANTA MONICA 4502	Pacific Bell
	Pacific Income Advisers	Pacific Bell
	Parking Concepts	Pacific Bell
	Paul Hastings Janofsky & Walker	Pacific Bell
	Peregrine Investment	Pacific Bell
	Ramsey Patrick A atty Paul Hasting Janofsky & Walker	Pacific Bell
	Ramsey Peter LOS ANGELES	Pacific Bell
	Ranwood Records Inc	Pacific Bell
	Regent Partners Ltd	Pacific Bell
	Renfrew Yvonne M att	Pacific Bell
	Renfro Annabelle	Pacific Bell
	Renfro Julianne LOS ANGELES	Pacific Bell
	Renfroe Yousem C	Pacific Bell
	Roeder Richard K atty Paul Hastings Janofsky & Walker	Pacific Bell
	Roedling Alex LOS ANGELES 8241017	Pacific Bell
	Rosenblatt Gerald F	Pacific Bell
	Rosenblatt J	Pacific Bell
	Rutter Paul S	Pacific Bell
	Shapiro Carl W atty Paul Hasting Janofsky & Walke	Pacific Bell
	Sibey Wiliam J	Pacific Bell
	Sloane Owen J	Pacific Bell
	Soundwings inc	Pacific Bell
	Soup To Nuts 2742192	Pacific Bell
	Span Robt S atty Paul Hastings Janofsky & Walker	Pacific Bell
	Spanberger K SANTA MONICA 4531152	Pacific Bell

FINDINGS

Year	Uses	Source
1991	TB Harms	Pacific Bell
	Teleklew Productions Inc	Pacific Bell
	Thomas Geoffrey L atty Paul Hastings Janofsky & Walker	Pacific Bell
	Thompson Scott S	Pacific Bell
	Thompson Sheryl WLOS ANGELES	Pacific Bell
	Tiemey James P	Pacific Bell
	Tiemrney Jas P Law Offices Of	Pacific Bell
	Tierney Mark & Anna SANTA MONICA 4529154	Pacific Bell
	TOOLEY & COMPANY	Pacific Bell
	United States Arbitration & Mediation Of So Calif Inc	Pacific Bell
	Vanguard Records	Pacific Bell
	Vaughn Dennis Hatty Paul Hastings Janofsky & Walker	Pacific Bell
	Voyage Plus	Pacific Bell
	Walker Chas M atty Paul Hastings Janotsky & Walker	Pacific Bell
	Warland Investments Inc	Pacific Bell
	Warland investments Inc	Pacific Bell
	WARM UNE THAUANS MENTAL HEALTH CENTER 8553500	Pacific Bell
	Warm Trudy 5590434	Pacific Bell
	Welk Music Group The	Pacific Bell
	Welker C LOS ANGELES	Pacific Bell
	Wilshire Associates	Pacific Bell
	WILSHIRE PALISADES LEASING & MANAGEMENT	Pacific Bell
	Zapp Jas H atty Paul Hasting Janolsky & Walker	Pacific Bell
1990	BLACKMAN A LEE ATTY SANTA MONICA	Pacific Bell
	BLACKMAN LEE ATTY SANTA MONICA	Pacific Bell
	EDUCATION COMPANY THE SANTA MONICA	Pacific Bell
	IZZO JOSEPH ASSOCIATES SANTA MONICA	Pacific Bell
	J I A MANAGEMENT GROUP SANTA MONICA	Pacific Bell
	MERRILL LYNCH PIERCE FENNER & SMITH INC BRKRS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	PAUL HASTINGS JANOFSKY & WALKER ATTYS	Pacific Bell
	RAUCH BRUCE I APC SANTA MONICA	Pacific Bell
	UNITED STATES ARBITRATION & MEDIATION OF SOUTHERN CALIFORNIA INC SANTA M	Pacific Bell
	WARLAND INVESTMENTS INC SANTA MONICA	Pacific Bell
1986	EDUCATION COMPANY THE SANTA MONICA	Pacific Bell
	HARRIS MARCIA J ATTY SANTA MONICA	Pacific Bell
	IZZO JOSEPH ASSOCIATES SANTA MONICA	Pacific Bell
	J I A MANAGEMENT GROUP SANTA MONICA	Pacific Bell
	KAHAN ROBT L ATTY SANTA MONICA	Pacific Bell
	MSA	Pacific Bell
	MANAGEMENT SCIENCE AMERICA INC	Pacific Bell
	MELMAN JAMES A ATTY SANTA MONICA	Pacific Bell
	MERRILL LYNCH PIERCE FENNER & SMITH INC BRKRS	Pacific Bell
	PAUL HASTINGS JANOFSKY & WALKER ATTYS	Pacific Bell
	PIZZULLI FRANCIS C ATTY SANTA MONICA	Pacific Bell
	PRYOR SAMUEL R ATTY SANTA MONICA	Pacific Bell
	RASCH EDWARD B ATTY SANTA MONICA	Pacific Bell
	RAUCH BRUCE I APC SANTA MONICA	Pacific Bell
	ROSENBERG DANIEL C ATTY SANTA MONICA	Pacific Bell
	STEIN & KAHAN A LAW CORPORATION SANTA MONICA	Pacific Bell
	STEIN STANTON L ATTY SANTA MONICA	Pacific Bell
	TELEKLEW PRODUCTIONS INC SANTA MONICA	Pacific Bell
	TIERNEY JAMES P LAW OFFICE OF JAMES P TIEREY SANTA MONICA	Pacific Bell
	WARAND INVESTMENTS INC SANTA MONICA	Pacific Bell

FINDINGS

Year	Uses	Source
1986	WELK MUSIC GROUP THE SANTA MONICA	Pacific Bell
	WELK SYNDICATION DIV SANTA MONICA	Pacific Bell
	WOLF KENNETH S SANTA MONICA	Pacific Bell
	ANDERSON PETER J LAW OFFICE OF JAMES P TIERNEY SANTA MONICA	Pacific Bell
	BLACKMAN A LEE ATTY SANTA MONICA	Pacific Bell
	BLACKMAN LEE ATTY SANTA MONICA	Pacific Bell
1985	GRADUATE MANAGEMENT ADMISSION COUNCIL	Pacific Bell
	EDUCATION COMPANY THE	Pacific Bell
	ANDERNAN CO	Pacific Bell
	ANDERSON PETER	Pacific Bell
	BARASH GOODFRIEND FREIDMAN ACCOUNTANCY CORPORATION	Pacific Bell
	BARTON ALAN J ATTY PAUL HASTINGS JANOFSLCY & WALKER	Pacific Bell
	BESSON W TOLIVER ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	BIBO MUSIC PUBLISHERS INC	Pacific Bell
	BISHOP PAUL D ATTY	Pacific Bell
	BLACKMAN A LEE ATTY	Pacific Bell
	BLACKMAN LEE ATTY	Pacific Bell
	CAFE CASINO RESTAURANTS	Pacific Bell
	CHADWICK WM J ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	CONNELL JOHN N	Pacific Bell
	COPI & ASSOCIATES	Pacific Bell
	COPPENRATH WALTER G JR ATTY	Pacific Bell
	CUDDY CHRISTINE S	Pacific Bell
	DUNNE JOHN F JR ATTY	Pacific Bell
	EARLY ALIEN ATTY	Pacific Bell
	FELDMAN LINDSEY S	Pacific Bell
	FLETCHER MAHONEY PARKER & CONNELL	Pacific Bell
	FLETCHER ROBT A ATTY	Pacific Bell
	FREDERICK & ASSOCIATES J	Pacific Bell
	FRUMES MELVIN H	Pacific Bell
	G O MANAGEMENT	Pacific Bell
	G0MANAGEMENT	Pacific Bell

FINDINGS

Year	Uses	Source
1985	GAREY MASON & SLOANE	Pacific Bell
	GILBERT GARY L	Pacific Bell
	GILCHRIST RICHARD I	Pacific Bell
	GILCHRIST & RUTTER	Pacific Bell
	GITLEN GORDON P ATTY	Pacific Bell
	GOLDMAN GARY ATTY	Pacific Bell
	GOLDSTEIN NEAL M	Pacific Bell
	GOOCH FRANK IIN	Pacific Bell
	GORDON RICHARD ATTY	Pacific Bell
	GRACE CHAS N	Pacific Bell
	GROSS JONATHAN S	Pacific Bell
	HAL-CLEMENT PUBLICATIONS	Pacific Bell
	HARRIS MARCIA J ATTY	Pacific Bell
	HOBBET RICHARD D ATTY	Pacific Bell
	INTER-AMERICAN COMMUNICATIONS INC	Pacific Bell
	LAO JOSEPH ASSOCIATES	Pacific Bell
	JIA MANAGEMENT GROUP	Pacific Bell
	JACK S BILL MUSIC CO	Pacific Bell
	JONES STEPHEN L ATTY	Pacific Bell
	KIS	Pacific Bell
	KAHAN ROBT L ATTY	Pacific Bell
	KEILER W RICHARD ATTY PAUL HASTINGS JANOFSKY& WALKER	Pacific Bell
	KENNEDY-WILSON INC	Pacific Bell
	LANE KAREN---393 9802	Pacific Bell
	LAWRENCE WELK PRESENTS	Pacific Bell
	LEHMAN NORTON J A PROFESSIONAL CORP ATTY	Pacific Bell
	LEWIS BURKE LAW OFFICE OF	Pacific Bell
	LEWIS L BURKE LAW OFFICE OF	Pacific Bell
	MSA THE FINANCIAL SOFTWARE CO	Pacific Bell
	MAAS ROBT	Pacific Bell
	MAGUIRE-THOMAS PARTNERS	Pacific Bell
	MAHONEY JAS E ATTY	Pacific Bell
	MANAGEMENT SCIENCE AMERICA	Pacific Bell
	MASON JOHN E JR	Pacific Bell
	MASON & SLOAN A LAW CORPORATION	Pacific Bell
	MASON & SLOANE	Pacific Bell

FINDINGS

Year	Uses	Source
1985	MASON & SLOANE	Pacific Bell
	MASS ROBERT H ATTY	Pacific Bell
	I1EDICAL FINANCIAL MANAGEMENT INC	Pacific Bell
	MELMAN JAS A ATTY	Pacific Bell
	MERILL LYNCH PIERCE FENNER & SMITH INC BRKRS	Pacific Bell
	MINTZ ROBT J ATTY	Pacific Bell
	MIZELL V TONIK	Pacific Bell
	PARK VIEW MANAGEMENT ASSOCIATES	Pacific Bell
	PARKER DARYL G ATTY	Pacific Bell
	PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	PEDEN STEVEN E	Pacific Bell
	PHOTOKIS	Pacific Bell
	PRYOR SAMUEL R ATTY	Pacific Bell
	RANWOOD RECORDS	Pacific Bell
	RANWOOD RECORDS INC	Pacific Bell
	RANWOOD RECORDS INC	Pacific Bell
	RASCH EDWARD B	Pacific Bell
	RAUCH BRUCE I ATTY	Pacific Bell
	ROBERTSON CARL W ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	ROEDER RICHARD K ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	ROSENBERG DANIEL C ATTY	Pacific Bell
	ROSENBLATT GERALD F	Pacific Bell
	ROSENWASSER STEVEN J	Pacific Bell
	RUTTER PAUL S	Pacific Bell
	SIEMENS STEVEN M	Pacific Bell
	SLOANE OWEN J	Pacific Bell
	SNYDER LAWRENCE A	Pacific Bell
	SPAN ROBT S ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	STACEY & JONES ATTYS	Pacific Bell
	STACEY SHERMAN L ATTY	Pacific Bell
	STEIN & KAHAN A LAW CORPORATION	Pacific Bell
	STEIN STANTON L ATTY	Pacific Bell
	SWOPE GALLERY	Pacific Bell
	T B HARMS	Pacific Bell

FINDINGS

Year	Uses	Source
1985	TELEKLEW PRODUCTIONS	Pacific Bell
	THE FUNDING GROUP INC	Pacific Bell
	THOMAS GEOFFREY L ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	THORNE ROBT	Pacific Bell
	TIERNEY JAMES P	Pacific Bell
	TOOLEY& COMPANY	Pacific Bell
	TOWN & COUNTRY TV	Pacific Bell
	ULTRASON INTERNATIONAL INC	Pacific Bell
	VAUGHN DENNIS H ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	VOGUE MUSIC INC	Pacific Bell
	VON TLZER HARRY MUSIC PUBLISHING CO	Pacific Bell
	WALKER CHAS M ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	WARIAND INVESTMENTS INC	Pacific Bell
	WARIAND INVESTMENTS INC	Pacific Bell
	WELK LAWRENCE PRESENTS	Pacific Bell
	WELK MUSIC GROUP THE	Pacific Bell
	WELK SYNDICATION DIV	Pacific Bell
	WILLIAMS DANI HII I ATTY PAUL HASTINGS JANOFSKY & WALKER	Pacific Bell
	WILSHIRE ASSOCIATES	Pacific Bell
	WILSHIRE PALISADES LEASING & MANAGEMENT	Pacific Bell
	WOLF KENNETH S	Pacific Bell
	WOLF KENNETH S LAW OFFICE OF	Pacific Bell
	YAHIRO ROBT A	Pacific Bell
1980	Peck C L Construction	Pacific Telephone
	Peck Cindy	Pacific Telephone

1301 OCEAN AVE

Year	Uses	Source
2013	HOTEL SHANGRI LA	Cole Information Services
2008	INDUSTRY INVESTMENT INC	Cole Information Services
	AL AMEEN FOUNDATION	Cole Information Services
2006	SHANGRI LA HOTEL	Haines Co., Inc.
2000	SHANGRI LA HOTEL	Haines & Company
1991	SHANGRI-LA HOTEL	Pacific Bell
	SHANGRI LA HOTEL	Pacific Bell

FINDINGS

Year	Uses	Source
1985	BLACKWELL MARLENE	Pacific Bell
	KOLODZIESKI DAN	Pacific Bell
	MARSHALL ASHLEY	Pacific Bell
	SHANGRI- LOS ANGELES HOTEL	Pacific Bell
1980	Burton Benjamin V	Pacific Telephone
	Marshall Ashley B	Pacific Telephone
	Morco Properties	Pacific Telephone
	Morris J	Pacific Telephone
	Morris Jeff	Pacific Telephone
	Outroff J	Pacific Telephone
	Ostroff L	Pacific Telephone
	Ostroff M	Pacific Telephone
	Pearce Ivy	Pacific Telephone
	Pearce J	Pacific Telephone
	Pearce KJK	Pacific Telephone
	GE	Pacific Telephone
	SHANGRI LOS ANGELES GARDEN HOTEL	Pacific Telephone
	Stewart Don	Pacific Telephone
1975	AARONS MARVIN S	Pacific Telephone
	ARCHIBALD W G	Pacific Telephone
	BACH L MORTON	Pacific Telephone
	BOEMMEL HANS	Pacific Telephone
	BROPHY GERALD B	Pacific Telephone
	BURTON BENJAMIN V	Pacific Telephone
	CLARK STEPHEN E	Pacific Telephone
	COON J C	Pacific Telephone
	CRISS CYNTHIA	Pacific Telephone
	CULLEN MAE E	Pacific Telephone
	DAVIDSON GEO B	Pacific Telephone
	DIMOND MARION	Pacific Telephone
	HERSTBERGER R	Pacific Telephone
	HOLLIDAY I P	Pacific Telephone
	KLEIN WM	Pacific Telephone
	MEYER FOSS	Pacific Telephone
	MORCO PROPERTIES	Pacific Telephone
	MORRIS EDDIE	Pacific Telephone
	MORRIS J	Pacific Telephone
	NEWMAN ERMA	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	NOLTING R E	Pacific Telephone
1970	AGINS GOW	Pacific Telephone
	BRENNAN MARY C	Pacific Telephone
	DUHIG WALTER L MRS	Pacific Telephone
	EISEMANN RICHARD	Pacific Telephone
	GLLFILLIAN S COLUM	Pacific Telephone
	HALL LILLIAN M	Pacific Telephone
	HERBST G A	Pacific Telephone
	HERBST M	Pacific Telephone
	JACOBS FRANCES	Pacific Telephone
	MERAW EMILY	Pacific Telephone
	OLEARY JOSEPHINE	Pacific Telephone
	ROBINSON C E	Pacific Telephone
	SAVETNICK DAVID	Pacific Telephone
	SCOTT MARGARET WHITE	Pacific Telephone
	SHANGRI- LOS ANGELES HOTEL APTS	Pacific Telephone
	STEIGLER BESS	Pacific Telephone
1965	TURNER ETHEL LOUISE	Pacific Telephone
	CARD M S	Pacific Telephone
	JACOBS FRANCES	Pacific Telephone
	JANSS MARLOWE C	Pacific Telephone
	MILLER JENNY	Pacific Telephone
	AGINS GEO	Pacific Telephone
	MYERS LATHRYN S MRS	Pacific Telephone
	OLIVER ROSE	Pacific Telephone
	PRATT IRENE F	Pacific Telephone
	SHANGRI-LOS ANGELES HOTEL APTS	Pacific Telephone
	STEIGLER BESS	Pacific Telephone
1962	K IRKER GAYLORD MRS	Pacific Telephone
	AGINS GEO	Pacific Telephone
	CARD M	Pacific Telephone
	DESMOND M A DR	Pacific Telephone
	SHANGRI-LA HOTEL APTS	Pacific Telephone
	STEPHENS MILDRED C MRS	Pacific Telephone
1958	AGINS GEO	Pacific Telephone
	KIRKER GAYLORD MRS	Pacific Telephone
	SHANGRI LOS ANGELES HOTEL APTS	Pacific Telephone
	SLAVICK A N MRS	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	DESMOND M A MRS	Pacific Telephone
1954	AGINS GEO	R. L. Polk & Co.
	SHANGRI-LA HOTEL APTS	R. L. Polk & Co.
	SMITH WALTER A	R. L. Polk & Co.
	Shangri La Apts Hotel EX	R. L. Polk & Co.
	Smith Walter Eex	R. L. Polk & Co.
1948	Shangri La Apartment Hotel	Los Angeles Directory Co.
	Blakslee Edwin	Los Angeles Directory Co.
	Murdock L A Mrs	Los Angeles Directory Co.
1940	i BOI ALShangri La Apartment Hotel	Los Angeles Directory Co.
	AGreen C D	Los Angeles Directory Co.
	ATulsa Santa Monica Corp	Los Angeles Directory Co.
1936	BROOME CLARA E RUI WEAVER	Los Angeles Directory Co.
1933	Broome Clara E 3 rug weaver	Los Angeles Directory Co.

1304 OCEAN AVE

Year	Uses	Source
2000	STILLMAN Greg	Haines & Company

1104 1/2 OCEAN AVE

Year	Uses	Source
1954	EVANS GAIL L	R. L. Polk & Co.

1107 1/2 OCEAN AVE

Year	Uses	Source
1960	HOSKINSON MARY	Pacific Telephone
	BRACKETT ARLEEN	Pacific Telephone

1305 1/2 OCEAN AVE

Year	Uses	Source
1950	POWELL JACK W	Pacific Telephone

1306 1/2 OCEAN AVE

Year	Uses	Source
1960	PARKS BERT	Pacific Telephone

1310 1/2 OCEAN AVE

Year	Uses	Source
1954	O REAR ROBT E	R. L. Polk & Co.

FINDINGS

OCEAN CT

1221 OCEAN CT

Year	Uses	Source
1985	FISHER STERLING W	Pacific Bell

OCEAN FRONT

1115 OCEAN FRONT

Year	Uses	Source
1924	Hotel Ocean Front	Los Angeles Directory Co.
	Wheeler M Harriet fur nms	Los Angeles Directory Co.

1117 OCEAN FRONT

Year	Uses	Source
1924	Bell Frank soft drinks	Los Angeles Directory Co.
	1/2 Millar & Stromwall soft drinks	Los Angeles Directory Co.

1119 OCEAN FRONT

Year	Uses	Source
1924	Vacant	Los Angeles Directory Co.

1120 OCEAN FRONT

Year	Uses	Source
1954	Vacant	R. L. Polk & Co.

1150 OCEAN FRONT

Year	Uses	Source
1954	Cal Surf Rider Co	R. L. Polk & Co.

1213 OCEAN FRONT

Year	Uses	Source
1924	rear Nye Wm auto park	Los Angeles Directory Co.

1215 OCEAN FRONT

Year	Uses	Source
1924	Lautenschlager I N Mrs confy	Los Angeles Directory Co.
	Pearsons J H	Los Angeles Directory Co.

1221 OCEAN FRONT

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

1235 OCEAN FRONT

Year	Uses	Source
1954	Franks restr	R. L. Polk & Co.

1251 OCEAN FRONT

Year	Uses	Source
1954	1/2 Cookies restr	R. L. Polk & Co.
	Cavanaugh Tony	R. L. Polk & Co.

1252 OCEAN FRONT

Year	Uses	Source
1954	c Vacant	R. L. Polk & Co.
	b Vacant	R. L. Polk & Co.
	a Vacant	R. L. Polk & Co.

1253 OCEAN FRONT

Year	Uses	Source
1954	Solarium Bath House	R. L. Polk & Co.
	1/2 Magyies Cafe restr	R. L. Polk & Co.

1255 OCEAN FRONT

Year	Uses	Source
2000	XXXX	Haines & Company
1954	Vacant	R. L. Polk & Co.
	WIGANT BUD R	R. L. Polk & Co.

1259 OCEAN FRONT

Year	Uses	Source
1954	Jay Palmer White Wm T EX	R. L. Polk & Co.

1261 OCEAN FRONT

Year	Uses	Source
2000	XXXX	Haines & Company
1954	Mc Curdy Bill	R. L. Polk & Co.

OCEAN FRONT WALK

1200 OCEAN FRONT WALK

Year	Uses	Source
1980	Nancys	Pacific Telephone

FINDINGS

1221 OCEAN FRONT WALK

Year	Uses	Source
1980	Kerns Jack F	Pacific Telephone

1255 OCEAN FRONT WALK

Year	Uses	Source
1980	De Orlow C	Pacific Telephone
1958	WIGANT BUD R	Pacific Telephone
	STAUNTON JOS L	Pacific Telephone
	HAZELTON HERBERT	Pacific Telephone
1954	VAN WIE VERNON	R. L. Polk & Co.

1259 OCEAN FRONT WALK

Year	Uses	Source
1965	WHITE WM T	Pacific Telephone
1962	JAY PALMER	Pacific Telephone
	WHITE WM T	Pacific Telephone
1958	JAY PALMEREX R4-7044	Pacific Telephone
1954	WHITE WM T	R. L. Polk & Co.
	JAY BOB	R. L. Polk & Co.

1261 OCEAN FRONT WALK

Year	Uses	Source
1970	MCCURDY BILL	Pacific Telephone
1965	MCCURDY BIIL	Pacific Telephone
1962	VICCURDY BILL	Pacific Telephone

1267 OCEAN FRONT WALK

Year	Uses	Source
1954	CAIN THOS W	R. L. Polk & Co.

1269 OCEAN FRONT WALK

Year	Uses	Source
1980	Morris L	Pacific Telephone
1975	ALDRICH JOHN	Pacific Telephone

1271 OCEAN FRONT WALK

Year	Uses	Source
1985	HUTCHINS CHAS F III (CHARLIE)	Pacific Bell
1980	Hutchins Chas F III Charlie	Pacific Telephone
1975	HUTCHINS CHAS	Pacific Telephone

FINDINGS

Year	Uses	Source
1970	RONDEAU DIANE	Pacific Telephone
1965	NELSON EVE	Pacific Telephone

1273 OCEAN FRONT WALK

Year	Uses	Source
1985	CHONG MICHAEL	Pacific Bell
1980	Gehrman M	Pacific Telephone

PACIFIC COAST HWY

1200 PACIFIC COAST HWY

Year	Uses	Source
1970	HAVEN THE RESTRIT	Pacific Telephone

PALISADES BEACH RD

1104 PALISADES BEACH RD

Year	Uses	Source
2000	WEALTH CODE	Haines & Company

1150 PALISADES BEACH RD

Year	Uses	Source
1948	Miramar Biltmore Beach Club	Los Angeles Directory Co.
1940	Culver R J	Los Angeles Directory Co.
	AMiraiarr Biltmore Beach Club	Los Angeles Directory Co.
1936	MIRANMAR BILTMORE BEACH CLUB	Los Angeles Directory Co.
1933	Miramar Biltmore Beach Club	Los Angeles Directory Co.
1928	Bradford C L	Los Angeles Directory Co.
	Miramar Beach Club	Los Angeles Directory Co.

1200 PALISADES BEACH RD

Year	Uses	Source
2013	LOCKSMTIH	Cole Information Services
	PERRYS CAFE	Cole Information Services
2008	PERRYS PIZZA & MORE	Cole Information Services
	PERRYS PIZZA & MORE BEACH RENTALS	Cole Information Services
	CHAOS ENTERPRISES INC	Cole Information Services
2006	RNTLS	Haines Co., Inc.
	MORE BEACH	Haines Co., Inc.
	PERRYS PIZZAS	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	SCHOOL	Haines Co., Inc.
	BLADE STOP SKATE	Haines Co., Inc.
	RENTALS	Haines Co., Inc.
	ACTION SPORTS	Haines Co., Inc.
	RNTLS LSSNS SLS	Haines Co., Inc.
	ABIKE&SKATE	Haines Co., Inc.
1948	Drew John	Los Angeles Directory Co.
	Variety Beach Club	Los Angeles Directory Co.

1201 PALISADES BEACH RD

Year	Uses	Source
2013	BLUE GLASS	Cole Information Services

1205 PALISADES BEACH RD

Year	Uses	Source
2008	PIZZA PIZZA	Cole Information Services

1255 PALISADES BEACH RD

Year	Uses	Source
2006	ROGERS Douglas	Haines Co., Inc.

1259 PALISADES BEACH RD

Year	Uses	Source
2006	WEINER Peter	Haines Co., Inc.

1261 PALISADES BEACH RD

Year	Uses	Source
2000	XXXX	Haines & Company

1268 PALISADES BEACH RD

Year	Uses	Source
2008	H HANSEN MD Y HANSEN PHD A PROF CO	Cole Information Services
2006	No Current Listing	Haines Co., Inc.
2000	XXXX	Haines & Company

S WILSHIRE BLVD

101 S WILSHIRE BLVD

Year	Uses	Source
1971	CONNECTICUT MUTUAL LIFE INS CO THE	Pacific Telephone

FINDINGS

114 S WILSHIRE BLVD

Year	Uses	Source
1976	Alcoa Conductor Products Co	Pacific Telephone

115 S WILSHIRE BLVD

Year	Uses	Source
1990	DALE CARNEGIE COURSES	Pacific Bell

154 S WILSHIRE BLVD

Year	Uses	Source
1990	AMERICAN PROTECTIVE SERVICES INC	Pacific Bell
1976	Sinclair A Victor Rathbone King & Seeley Ins	Pacific Telephone
	Schureman Robt Y Russell Schureman Fritze & Hancock attys	Pacific Telephone
1967	HOMME PHILIP A CO	Pacific Telephone
	Allied Auto Park	Pacific Telephone
	Bus	Pacific Telephone

232 S WILSHIRE BLVD

Year	Uses	Source
1976	Hitzman Jos E atty	Pacific Telephone

WILSHIR BLVD

233 WILSHIR BLVD

Year	Uses	Source
1991	GOLDSTEIN SANFORD CPA	Pacific Bell
	From Los Angeles Telephones Cal	Pacific Bell
	Goldstein Sanford CPA	Pacific Bell

WILSHIRE

200 WILSHIRE

Year	Uses	Source
1986	LAYBOURNE EVERETT B MAC DONALD HALSTED & LAYBOURNE ATTYS	Pacific Bell

FINDINGS

WILSHIRE BLVD

1 WILSHIRE BLVD

Year	Uses	Source
2013	SANTA MONICA FLORIST	Cole Information Services

10 WILSHIRE BLVD

Year	Uses	Source
2000	WOOD ROBERT E & CO	Haines & Company

20 WILSHIRE BLVD

Year	Uses	Source
2006	TH&WLSHR OFC	Haines Co., Inc.
	WARNER ARTIST	Haines Co., Inc.
	THEODORE ATTY	Haines Co., Inc.
	WOLFBERG	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.

76 WILSHIRE BLVD

Year	Uses	Source
2000	STATION ON WILSHIRE	Haines & Company

100 WILSHIRE BLVD

Year	Uses	Source
2013	WIBBCAP LLC	Cole Information Services
	WILSON MEANY	Cole Information Services
	WOOCHER FREDRIC D ATTORNEY	Cole Information Services
	ZACUTO AUDIO	Cole Information Services
	HFS LEE WEST	Cole Information Services
	KNICKERBOCKER LAW	Cole Information Services
	MERRILL LYNCH WEALTH MANAGEMENT	Cole Information Services
	RALEIGH ENTERPRISES	Cole Information Services
	STOCKBRIDGE	Cole Information Services
	STROME INVESTMENT MANAGEMENT	Cole Information Services
	WOODBRIDGE CAPITAL PARTNERS LLC	Cole Information Services
	ACCOUNTING & TAX SERVICES OF SAMUEL	Cole Information Services
	CALIFORNIA BANK & TRUST	Cole Information Services
	BOX CAR CAPITAL MANAGEMENT	Cole Information Services
	RYAN CAPITAL MANAGEMENT LLC	Cole Information Services

FINDINGS

Year	Uses	Source
2013	PHILLIP KENT COHEN APC	Cole Information Services
	SCHWARTZMEI GROUP USA	Cole Information Services
	TOBIN PAUL LAW OFFICE OF	Cole Information Services
	COMMUNICATION CENTER	Cole Information Services
	GOLDLINE INTERNATIONAL INC	Cole Information Services
	MATTHEW PEPPIER	Cole Information Services
	MURPHY ROSEN MEYLAN & DAVITT LLP	Cole Information Services
	VENTURE REALTY GROUP	Cole Information Services
	ALETHEIA RESEARCH & MANAGEMENT INC	Cole Information Services
	ALTHOLZ ANDREW P ATTORNEY AT LAW	Cole Information Services
	CARUSO AFFILIATED HOLDINGS	Cole Information Services
	LAW OFFICE OF RICHARD BEADA	Cole Information Services
	LAW OFFICES OF DONALD N WOLDMAN	Cole Information Services
	GROWTH STRATIGIES LLC	Cole Information Services
	GSM PARTNERS	Cole Information Services
	GTO DEVELOPMENT LLC	Cole Information Services
	M S D CAPITAL	Cole Information Services
	MANDOUR & ASSOCIATES APC	Cole Information Services
	MARTIN GROUP OF COMPANIES THE	Cole Information Services
	RAHIMI & CO	Cole Information Services
	STRUMWASSER WOOCHER ATTORNEYS AT LAW	Cole Information Services
	AGP CAPITAL PARTNERS LLC	Cole Information Services
	AULT GLAZER & CO LLC	Cole Information Services
	CITY WEST FINANCIAL	Cole Information Services
	HEARNE JOHN	Cole Information Services
	KATELL PROPERTIES LLC	Cole Information Services
	FISHELMAN BRUCE	Cole Information Services
	ROSEN CAPITAL MANAGEMENT LLC	Cole Information Services
	PACIFIC SEARCH INTERNATIONAL INC	Cole Information Services
	STRUMWASSER MICHAEL J ATTY	Cole Information Services
	TRANSWESTERN INVESTMENT COMPANY	Cole Information Services
	DONOVAN & SAPIENZA	Cole Information Services
	DURBIN SUSAN ATTORNEY	Cole Information Services
	BAILARD JOELLE ATTORNEY AT LAW	Cole Information Services
	BANK OF AMERICA	Cole Information Services

FINDINGS

Year	Uses	Source
2013	BATEMAN EICHLER & CO	Cole Information Services
	HAI ADVISORS	Cole Information Services
	HULSMAN ADVISORS LLC	Cole Information Services
	GUGGENHEIM PARTNERS ASSET MGMENT INC	Cole Information Services
	FRANCIS CAPITAL MANAGEMENT LLC	Cole Information Services
	MONITOR GROUP	Cole Information Services
	RON SAMUELS PRODUCTIONS	Cole Information Services
	ROXBURY	Cole Information Services
	SOHO CAPITAL LLC	Cole Information Services
	STROME SECURITIES LP	Cole Information Services
	CAFE OCEAN	Cole Information Services
	HERTZ INVESTMENT GROUP	Cole Information Services
	INTERNET BUSINESS TECHNOLOGIES INC	Cole Information Services
	GREEN BROILLET WHEELER LOP	Cole Information Services
	NEWMEYER & DILLION LLP	Cole Information Services
	MONTGOMERY & COMPANY	Cole Information Services
	OBRYANT ELECTRIC	Cole Information Services
	SANTA MONICA LOCAL MOVERS	Cole Information Services
	VAL VERDE INVESTMENTS LLC	Cole Information Services
	7 DAY EMERGENCY LOCKSMITH	Cole Information Services
	AK SPECIALTY VEHICLES	Cole Information Services
	DOUGLAS EMMETT MANAGEMENT	Cole Information Services
	EURO AMERICAN FINANCIAL	Cole Information Services
	CRUEY KAREN L	Cole Information Services
	BRIAN SHEAR	Cole Information Services
	FELDMAN DAVID LAW OFFICES OF	Cole Information Services
	MOSES SAMUEL B CPA	Cole Information Services
	STRADLING YOCCA CARLSON & RAUTH A PR	Cole Information Services
	1719 OCEAN INC	Cole Information Services
2008	THE BLAKE ON CAMDEN	Cole Information Services
	CYPESS COMMUNICATIONS	Cole Information Services
	KUD INTERNATIONAL LLC	Cole Information Services
	PLATT CORP	Cole Information Services
	GREENBERG & WEINMANN	Cole Information Services
	HERTZ INVESTMENT GROUP LLC	Cole Information Services
	DIGITAL COAST VENTURES LLC	Cole Information Services
	BROWNE ASSET MANAGEMENT LLC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	ALETHEIA SECURITIES INC	Cole Information Services
	APPELO GROUP	Cole Information Services
	AZ PORTFOLIO PRPTS GROUP LLC	Cole Information Services
	SPATARO & ASSOCIATES	Cole Information Services
	WING WORKS INC	Cole Information Services
	SVIEW INC	Cole Information Services
	WINNER & MANDABACH CAMPAIGNS	Cole Information Services
	ENTOURAGE LA LLC	Cole Information Services
	CORNERSTONE REAL ESTATE ADVISERS LLC	Cole Information Services
	CAPITALMAX CORP	Cole Information Services
	THE RING GROUP	Cole Information Services
	PATIENT SAFETY TECHNOLOGIES INC	Cole Information Services
	BATEMAN EICHLER & CO LLC	Cole Information Services
	PLATTINUM DEVELOPMENT LLC	Cole Information Services
	BEACHSIDE CAPITAL PARTNERS INC	Cole Information Services
	ORTHOPEDIC OUTPATIENT SURGERY CENTER	Cole Information Services
	ONEILL LYSAGHT & SUN LLP	Cole Information Services
	A MARK PRECIOUS METALS INC	Cole Information Services
	AMERICAN PACIFIC AVIATION LLC	Cole Information Services
	MONITOR GOVERNMENT VENTURE SERVICES	Cole Information Services
	METRO PACIFIC PROPERTY MGMT INC	Cole Information Services
	MATRIX FS REALTY INC	Cole Information Services
	CARUSO AFFILIATED HOLDINGS	Cole Information Services
	CHARLES HELLER	Cole Information Services
	COUNTRYWIDE HOME LOANS	Cole Information Services
	LAW OFFICE DONOVAN & SAPIENZA	Cole Information Services
	ROBERT A PHILIPSON	Cole Information Services
	CASTLE CREEK PROPERTIES INC	Cole Information Services
	LAMPLIGHTER FILMS INC	Cole Information Services
	KAS TEXTILE INC	Cole Information Services
	HERTZ INDIANAPOLIS ONE LLC	Cole Information Services
	TILE & MARBLE EMPORIUM INC	Cole Information Services
	GOLD LINE INTERNATIONAL	Cole Information Services
	AUTOMATED PROCESSING TECHNOLOGY	Cole Information Services
	A MARK CORP	Cole Information Services

FINDINGS

Year	Uses	Source
2008	JK MINING CO	Cole Information Services
	WISIENDA RESOURCES & CO	Cole Information Services
	J & G AUTO REPAIR INC	Cole Information Services
	MORPHINE GENERATION INC	Cole Information Services
	CENTURY INVESTMENTS INC	Cole Information Services
	COMMUNICATIONS CENTER	Cole Information Services
	CADIZ INC	Cole Information Services
	HEARNE JOHN	Cole Information Services
	HERTZ MEMPHIS ONE MANAGER INC	Cole Information Services
	GREENE BROILLET & WHEELER LLP	Cole Information Services
	DONOVAN & SAPIENZA LAW OFFICE	Cole Information Services
	STROME SUSSKIND	Cole Information Services
	METROPOLITN PCF CML RE SERVICES	Cole Information Services
	LAW OFFICES OF W PAUL TOBIN	Cole Information Services
	EURO AMERICAN FINANCIAL CORP	Cole Information Services
	LAW OFFICE JEAN A R DUTCH	Cole Information Services
	LAW OFFICES OF THOMAS C ZARET	Cole Information Services
	PALOMAR VENTURES	Cole Information Services
	THE LAW OFFICES OF JOHN D FORBESS PC	Cole Information Services
	BROADLINE MARKETING GROUP LLC	Cole Information Services
	JOY CLOTHING INC	Cole Information Services
	STROME SECURITIES LP	Cole Information Services
	WRCG ENERGY PARTNERS	Cole Information Services
	R A D MANAGEMENT	Cole Information Services
	LECK & ASSOCIATES	Cole Information Services
	NEWMEYER & DILLION LLP	Cole Information Services
	RALEIGH STUDIOS MANHATTAN BEAC	Cole Information Services
	REESE ENTERTAINMENT INTERNATIONAL	Cole Information Services
	CRM PROPERTIES INC	Cole Information Services
	ROSENBERG DANIEL S LAW OFFICE	Cole Information Services
	NORMA FINK ATTORNEY	Cole Information Services
	GANTMAN & GANTMAN A LAW CORP	Cole Information Services
	HERTZ STARKS BUILDING LLC	Cole Information Services
	FELDSTED & SCOLNEY	Cole Information Services
	GPS PARTNERS	Cole Information Services
	BELLANO BUSINESS SERVICES INC	Cole Information Services
	SAMUEL B MOSES CPA	Cole Information Services

FINDINGS

Year	Uses	Source
2008	STRUMWASSER & WOOCHER LLP	Cole Information Services
	MONTGOMERY & ASSOCIATES	Cole Information Services
	CF WORLDWIDE INC	Cole Information Services
	RAHIMI & CO INC	Cole Information Services
	EVERCORE PARTNERS	Cole Information Services
	INVITATIONS ENTERTAINMENT INC	Cole Information Services
	CROWE & ROGAN LLP	Cole Information Services
	DOWNTOWN CAPITAL LIMITED PARTNERSHIP	Cole Information Services
	WIBBCAP LLC	Cole Information Services
	MURPHY ROSEN & COHEN LLP	Cole Information Services
	MONITOR VENTURES LLC	Cole Information Services
	RALEIGH ENTERPRISES	Cole Information Services
	C FOUR PARTNER ITP WORLDWIDE	Cole Information Services
	COMMUNICATIONS EQUITY ASSOCIATES LLC	Cole Information Services
	CATALYTIC CAPITAL LLC	Cole Information Services
	RP HOLDINGS INC	Cole Information Services
	BEADA RICHARD LAW OFFICES	Cole Information Services
	DBC COLLECTIONS	Cole Information Services
	ALLEGIS CAPITAL	Cole Information Services
	DCP MONARCH OF PASADENA LLC	Cole Information Services
	OCEAN CAFE	Cole Information Services
	OCEAN FUND ADVISORS LLC	Cole Information Services
	AEGIS EQUITY LLC	Cole Information Services
	FI HOLDING INC	Cole Information Services
	MBL MANAGEMENT INC	Cole Information Services
	MAVI II LLC	Cole Information Services
	SHORELINE STUDIOS LLC	Cole Information Services
	LAW OFFICES OF STEVEN L MARTIN	Cole Information Services
	LAW OFFICE OF PETER ANDERSON	Cole Information Services
	TAKEHARA & STUART LLP	Cole Information Services
	KBDA LLC	Cole Information Services
2006	HAMBLETGARY	Haines Company, Inc.
	HANA FINANCIAL	Haines Company, Inc.
	HANCOCK FRED	Haines Company, Inc.
	HAWKINSPRATA	Haines Company, Inc.
	DALEY	Haines Company, Inc.
	HUCHTING	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	STEPHEN H ATTY	Haines Company, Inc.
	HUNDLEYPAULB	Haines Company, Inc.
	JOHNAOPHIRATTY	Haines Company, Inc.
	KANJO CHRIS A	Haines Company, Inc.
	KENNAN ALLAN	Haines Company, Inc.
	KINTETSU	Haines Company, Inc.
	INTERNATIONAL	Haines Company, Inc.
	EXPRess	Haines Company, Inc.
	LAW OFFICE OF	Haines Company, Inc.
	JULIAN A POLLOK	Haines Company, Inc.
	LAW OFFICES OF	Haines Company, Inc.
	PETER GOLDSTEIN	Haines Company, Inc.
	LUCYNICOLEE	Haines Company, Inc.
	MARIOS HAND	Haines Company, Inc.
	WASH&AUTO	Haines Company, Inc.
	DETLNG	Haines Company, Inc.
	NORTON	Haines Company, Inc.
	CHRISTOPHER P	Haines Company, Inc.
	OVERSEA CHINESE	Haines Company, Inc.
	BANKING CORP	Haines Company, Inc.
	PARKJAMES LAW	Haines Company, Inc.
	OFFICE OF	Haines Company, Inc.
	POLEP RICHARD	Haines Company, Inc.
	POLLOK JULIAN A	Haines Company, Inc.
	LAW OFC OF	Haines Company, Inc.
	PULSIPHERJAMES	Haines Company, Inc.
	Reso URCES	Haines Company, Inc.
	GLOBAL	Haines Company, Inc.
	PROFESSIONALS	Haines Company, Inc.
	RODGERS AND	Haines Company, Inc.
	GREENFELD	Haines Company, Inc.
	RODGERS RONALD	Haines Company, Inc.
	L ATTY	Haines Company, Inc.
	ROSENTHALSHARI	Haines Company, Inc.
	L ATTY	Haines Company, Inc.
	SMITH HARRIS	Haines Company, Inc.
	SOPHOI INC	Haines Company, Inc.
	STARWIN MEDIA	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	GROUP HOLDING	Haines Company, Inc.
	STARWIN	Haines Company, Inc.
	TELEVISON	Haines Company, Inc.
	NETWORK	Haines Company, Inc.
	STERN FISHER EDW	Haines Company, Inc.
	STEWART RICHARD	Haines Company, Inc.
	STUTZGALLAGHER	Haines Company, Inc.
	ARTIANO	Haines Company, Inc.
	TUCHMAN	Haines Company, Inc.
	ASSOCIATES	Haines Company, Inc.
	TUCKERELLIS&	Haines Company, Inc.
	WEST LLP	Haines Company, Inc.
	WEDBush MORGAN	Haines Company, Inc.
	SECURITIES INC	Haines Company, Inc.
	WEDBush MORGAN	Haines Company, Inc.
	SECURITIES INC	Haines Company, Inc.
	ZORSCH PATRICK	Haines Company, Inc.
	SPOLIN SCOTT J	Haines Co., Inc.
	STERLING	Haines Co., Inc.
	RADIOGRAPHIC	Haines Co., Inc.
	STONEMAN CORP	Haines Co., Inc.
	STROME	Haines Co., Inc.
	SECURITIES	Haines Co., Inc.
	STROME	Haines Co., Inc.
	SECURITIES LP	Haines Co., Inc.
	STROMESUSSKIND	Haines Co., Inc.
	STRUMWASSER	Haines Co., Inc.
	MICHAEL J ATMY	Haines Co., Inc.
	SUN WORLD	Haines Co., Inc.
	INTERNATIONAL INC	Haines Co., Inc.
	TAKAHARA RONALD	Haines Co., Inc.
	TAKAHARA RONALD	Haines Co., Inc.
	TAKEHARA	Haines Co., Inc.
	STUART LAW	Haines Co., Inc.
	OFFICES	Haines Co., Inc.
	TOBIN PAUL ATTY	Haines Co., Inc.
	TRANSWESTERN	Haines Co., Inc.
	PROPERTY	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	COMPANY	Haines Co., Inc.
	TSCHOPIK	Haines Co., Inc.
	KATHRYN ATTY	Haines Co., Inc.
	VENTURE REALTY	Haines Co., Inc.
	GROUP	Haines Co., Inc.
	WEB CHOICETV	Haines Co., Inc.
	WELLS GEOFF ATTY	Haines Co., Inc.
	WHEELER TIMOTHY	Haines Co., Inc.
	WIBBCAP LLC	Haines Co., Inc.
	WILMINGTON TRUST	Haines Co., Inc.
	WOOCHER FREDRIC	Haines Co., Inc.
	D ATTY	Haines Co., Inc.
	WOOD KIRK	Haines Co., Inc.
	WOOD MEDIA	Haines Co., Inc.
	WOODBRIDGE	Haines Co., Inc.
	CAPTL PARTNERS	Haines Co., Inc.
	WURTSJOHNSON&	Haines Co., Inc.
	YES ON FIVE	Haines Co., Inc.
	YOUNG	Haines Co., Inc.
	PResi DENTS ORG	Haines Co., Inc.
	ZACUTO AUDIO	Haines Co., Inc.
	ZARET THOMAS C	Haines Co., Inc.
	ZWEIG MICHAEL	Haines Co., Inc.
	BUILDING	Haines Company, Inc.
	WILSHIRELCC	Haines Company, Inc.
	A LAW OFFICE OF	Haines Company, Inc.
	PAUL CAPUTO	Haines Company, Inc.
	AGB PARTNERS LLC	Haines Company, Inc.
	BANQUE	Haines Company, Inc.
	AMERICASIA	Haines Company, Inc.
	BAZYLER JEFF CPA	Haines Company, Inc.
	BREIDENBACH	Haines Company, Inc.
	HUCHTING	Haines Company, Inc.
	HAMBLET	Haines Company, Inc.
	BROWN BAIRD A	Haines Company, Inc.
	BRYANT MICHAEL	Haines Company, Inc.
	ACCOUNTANTS	Haines Company, Inc.
	CALDWELLLESLIE	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	Newc OMBE PETIT	Haines Company, Inc.
	CASSADY&KLEIN	Haines Company, Inc.
	CHOWJOSEPHINE	Haines Company, Inc.
	M ATTY	Haines Company, Inc.
	COLE RICHARD	Haines Company, Inc.
	COLLIS GARYA	Haines Company, Inc.
	CORLESS THOMAS	Haines Company, Inc.
	CATTY	Haines Company, Inc.
	COURTROOM	Haines Company, Inc.
	PRese NTATIONS	Haines Company, Inc.
	DAVIDSON	Haines Company, Inc.
	ASSOCIATES	Haines Company, Inc.
	DELANEY RICHARD	Haines Company, Inc.
	DORNYDEBBIE	Haines Company, Inc.
	EGAN EUGENE	Haines Company, Inc.
	FIRST STNDRD BNK	Haines Company, Inc.
	IN ORGNZTN	Haines Company, Inc.
	FISHER E INVST	Haines Company, Inc.
	FORGEY&HRRLL	Haines Company, Inc.
	LLP ATTRNYS AT	Haines Company, Inc.
	FULCRUM	Haines Company, Inc.
	FINANCIAL INQUIRY	Haines Company, Inc.
	GAUDES JONI LEE	Haines Company, Inc.
	GENLCOUNSEL	Haines Company, Inc.
	GROUP	Haines Company, Inc.
	GLOBALFUTURE	Haines Company, Inc.
	GROUP INC	Haines Company, Inc.
	GRANTTHORNTON	Haines Company, Inc.
	HADLEY RANDELL	Haines Company, Inc.
	HAHN & BOLSON	Haines Company, Inc.
	METALS	Haines Co., Inc.
	MARKOFF STEVE	Haines Co., Inc.
	MARKS FREDERIC G	Haines Co., Inc.
	MARTIN GROUP OF	Haines Co., Inc.
	COMPANIES THE	Haines Co., Inc.
	MARTIN STEVEN L	Haines Co., Inc.
	MIKLES MILLER	Haines Co., Inc.
	MANAGEMENT INC	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	MONITOR GROUP	Haines Co., Inc.
	MONOTECH	Haines Co., Inc.
	MONTGMRY	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	MONTGMRY	Haines Co., Inc.
	COMPANY	Haines Co., Inc.
	MURPHY ROSEN	Haines Co., Inc.
	COHEN LLP	Haines Co., Inc.
	New c ENTURY	Haines Co., Inc.
	CAPITAL GROUP INC	Haines Co., Inc.
	Newm EYER	Haines Co., Inc.
	DILLION LLP	Haines Co., Inc.
	OCEAN FUND	Haines Co., Inc.
	ADVISORS	Haines Co., Inc.
	OKANE FRANK J	Haines Co., Inc.
	PALOMAR	Haines Co., Inc.
	VENTURES	Haines Co., Inc.
	PANISH BRIAN ATTY	Haines Co., Inc.
	PFP LLC	Haines Co., Inc.
	PHILIPSON ROBERT	Haines Co., Inc.
	PRO CON	Haines Co., Inc.
	FOUNDATION	Haines Co., Inc.
	QUIGLEY MARK	Haines Co., Inc.
	RAHIMI &CO	Haines Co., Inc.
	RALEIGH	Haines Co., Inc.
	ENTERPRISES	Haines Co., Inc.
	RING GROUP THE	Haines Co., Inc.
	ROGAN PATRICKG	Haines Co., Inc.
	ROSEN CAPITAL	Haines Co., Inc.
	MANAGEMENTLLC	Haines Co., Inc.
	ROXBURY CAPITAL	Haines Co., Inc.
	MANAGEMENTLLC	Haines Co., Inc.
	RYAN CAPITAL	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.
	RYAN CAPITAL	Haines Co., Inc.
	MANAGEMENT LLC	Haines Co., Inc.
	SACKS&ZWEIG	Haines Co., Inc.
	SCOLNEY PETER	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	SCOTT MARLOW	Haines Co., Inc.
	AGENCY	Haines Co., Inc.
	SHEAADAM	Haines Co., Inc.
	SHORE ANDREW	Haines Co., Inc.
	LAWOFFICES	Haines Co., Inc.
	SILVERMAN	Haines Co., Inc.
	STEPHEN A ATTY	Haines Co., Inc.
	SOBEL CAROLA	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	SOHO CAPITAL LLC	Haines Co., Inc.
	SPAGNOLI	Haines Co., Inc.
	CHRISTINE ATTY	Haines Co., Inc.
	SPATARO	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	SPATARO STEPHEN	Haines Co., Inc.
	A ATTY	Haines Co., Inc.
	SPOUN	Haines Co., Inc.
	SILVERMAN ATTYS	Haines Co., Inc.
	FELDSTEDJOHN	Haines Co., Inc.
	FISHELMANBRUCE	Haines Co., Inc.
	FORTUNA	Haines Co., Inc.
	ADVISORS INC	Haines Co., Inc.
	FRANCIS CAPITAL	Haines Co., Inc.
	MANAGEMENTLLC	Haines Co., Inc.
	G SERVICES	Haines Co., Inc.
	GANTMANMORTON	Haines Co., Inc.
	LAW OFFICE OF	Haines Co., Inc.
	GERARD JOHN F	Haines Co., Inc.
	LAW OFFICES	Haines Co., Inc.
	GOLD & SILVER	Haines Co., Inc.
	EMPORIUM	Haines Co., Inc.
	GOLDUNE	Haines Co., Inc.
	INTERNATIONAL INC	Haines Co., Inc.
	GOLDLINE	Haines Co., Inc.
	INTERNATIONAL INC	Haines Co., Inc.
	GREEN BROWNE	Haines Co., Inc.
	GREENBERGPAUL	Haines Co., Inc.
	LAW OFFICE OF	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	GREENE BROILET	Haines Co., Inc.
	PANISH&WHEELER	Haines Co., Inc.
	GREENEBROWNE	Haines Co., Inc.
	GROWTH	Haines Co., Inc.
	STRATIGIES LLC	Haines Co., Inc.
	GSM PARTNERS	Haines Co., Inc.
	GSM PARTNERS	Haines Co., Inc.
	GTO DEVELOPMENT	Haines Co., Inc.
	HAKATAK	Haines Co., Inc.
	ENTERPRISES INC	Haines Co., Inc.
	HEARNEJOHN	Haines Co., Inc.
	HFS LEEWEST	Haines Co., Inc.
	HULSMAN	Haines Co., Inc.
	ADVISORS LLC	Haines Co., Inc.
	INDIAN GAMING	Haines Co., Inc.
	INITIATIVE	Haines Co., Inc.
	INVESTMENT	Haines Co., Inc.
	MANAGEMENT&	Haines Co., Inc.
	Rese ARCH	Haines Co., Inc.
	J K MINING	Haines Co., Inc.
	COMPANY	Haines Co., Inc.
	JARCHI ROBERT D	Haines Co., Inc.
	KAJIMA URBAN	Haines Co., Inc.
	DEVELOPMENT	Haines Co., Inc.
	LACHNER RONALD 310 D 57 2116a	Haines Co., Inc.
	LANE KAREN LAW	Haines Co., Inc.
	OFFICE OF ATTYS	Haines Co., Inc.
	LAURENTDONNAA	Haines Co., Inc.
	LAW OFFICE JEAN A	Haines Co., Inc.
	R DUTCH	Haines Co., Inc.
	LAWOFFICESOF	Haines Co., Inc.
	MORTON GANTMAN	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	RONTAKEHARA	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	STEVEN L MARTIN	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	THOMAS C ZARET	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	LECK&	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	LECK ROBERT B	Haines Co., Inc.
	LEHRMAN KATE	Haines Co., Inc.
	M SD CAPITAL	Haines Co., Inc.
	MARK PRECIOUS	Haines Co., Inc.
	BUILDING	Haines Co., Inc.
	AC FINANCIAL	Haines Co., Inc.
	INSURANCE	Haines Co., Inc.
	AGP CAPITAL	Haines Co., Inc.
	PARTNERS LLC	Haines Co., Inc.
	AK SPECIALTY	Haines Co., Inc.
	VEHICLES	Haines Co., Inc.
	ALETHEIA	Haines Co., Inc.
	Rese ARCH&MNG	Haines Co., Inc.
	ALLEGIS CAPITAL	Haines Co., Inc.
	A MARK FINANCIAL	Haines Co., Inc.
	A MARK	Haines Co., Inc.
	FOUNDATION	Haines Co., Inc.
	A MARK PRECIOUS	Haines Co., Inc.
	METALSINC	Haines Co., Inc.
	ANDERSON PETER J	Haines Co., Inc.
	AULT GLAZER & CO	Haines Co., Inc.
	AVENATTIMICHAEL	Haines Co., Inc.
	AVENATTIA	Haines Co., Inc.
	MICHAEL	Haines Co., Inc.
	BATEMAN	Haines Co., Inc.
	EICHLER&CO	Haines Co., Inc.
	BIG SKY CAPITAL	Haines Co., Inc.
	BISON CAPITAL	Haines Co., Inc.
	BOYLE KEVIN	Haines Co., Inc.
	BROILLET BRUCE	Haines Co., Inc.
	C FOUR PARTNER	Haines Co., Inc.
	ITP WORLDWIDE	Haines Co., Inc.
	CABANK&TRUST	Haines Co., Inc.
	CADIZ LAND	Haines Co., Inc.
	COMPANY	Haines Co., Inc.
	CALIFORNIANS FOR	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	INDNS SLF	Haines Co., Inc.
	CARR SCOTT ATTY	Haines Co., Inc.
	CEA MONTGOMERY	Haines Co., Inc.
	MEDIA LLC	Haines Co., Inc.
	CHEVIOT VALUE	Haines Co., Inc.
	MANAGEMENTINC	Haines Co., Inc.
	COHEN PHILLIP	Haines Co., Inc.
	COMNCTN CENTER	Haines Co., Inc.
	COMPANY	Haines Co., Inc.
	SERVICES INC	Haines Co., Inc.
	COUNTRYWIDE	Haines Co., Inc.
	HOME LOANS	Haines Co., Inc.
	CROWE & ROGAN	Haines Co., Inc.
	CROWEJ MICHAEL	Haines Co., Inc.
	CYPRess	Haines Co., Inc.
	COMMUNICATIONS	Haines Co., Inc.
	DIGITAL COAST	Haines Co., Inc.
	PARTNERS INC	Haines Co., Inc.
	DOCTORS	Haines Co., Inc.
	COMPANY	Haines Co., Inc.
	DOCTORS	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.
	DONOVAN	Haines Co., Inc.
	SAPIENZA	Haines Co., Inc.
	DURBIN SUSAN	Haines Co., Inc.
	ENTOURAGELA	Haines Co., Inc.
	EQUIBOND INC	Haines Co., Inc.
	EXIST	Haines Co., Inc.
	CORPORATION	Haines Co., Inc.
	FELDSTED	Haines Co., Inc.
	SCOLNEY	Haines Co., Inc.
2000	MIKLES MILLER MANAG	Haines & Company
	MIKLES MILLER MANAGEMENT INC	Haines & Company
	MONITOR COMPANY	Haines & Company
	MONOTECH	Haines & Company
	MPC MANAGEMENT INC	Haines & Company
	MTS COMMUNICATIONS CO	Haines & Company
	NEW CENTURY CAPITAL GROUP INC	Haines & Company

FINDINGS

Year	Uses	Source
2000	ONEILL & LYSAGHT	Haines & Company
	OKANE FRANK ATTY	Haines & Company
	OLAVERTY & UNGER ATTORNEYS AT LW	Haines & Company
	OLSON KORNEE ATTY	Haines & Company
	ONEILL BRIAN ATTY	Haines & Company
	OROZCO YOLANDA ATTY	Haines & Company
	PAN ASIA DRAGON FUND	Haines & Company
	PANISH BRIAN ATTY	Haines & Company
	PHILIPSON ROBERT A ATTY	Haines & Company
	PLATT COMMERCIAL ENTERPRISES	Haines & Company
	PRO CON FOUNDATION	Haines & Company
	PRUDENTIAL SECURITIES	Haines & Company
	QUIGLEY MARK ATTY	Haines & Company
	RAHIMI & CO	Haines & Company
	RALEIGH ENTERPRISES	Haines & Company
	REINECKER KARL CPA	Haines & Company
	ROTTMAN STEVEN J ATTY	Haines & Company
	ROXBURY CAPITAL MANAG	Haines & Company
	ROYSTON GROUP THE	Haines & Company
	RUTIZ RONALD A	Haines & Company
	RYAN CAPITAL MANAGEMENT	Haines & Company
	SCOTT MARLOW AGENCY	Haines & Company
	SHEA ADAM ATTY	Haines & Company
	SHORE ANDREW LAW OFFICES ATTY	Haines & Company
	SILVERMAN STEPHEN A ATTY	Haines & Company
	SMITH R W ASSOCIATES INC	Haines & Company
	SPAGNOLI CHRISTINE ATTY	Haines & Company
	SPATARO STEPHEN A ATTY	Haines & Company
	SPATARO & ASSOCIATE S	Haines & Company
	SPOLIN SCOTT J ATTY	Haines & Company
	SPOLIN & SILVERMAN ATTYS	Haines & Company
	STERLING RADIOGRAPHIC	Haines & Company
	STONEMAN CORP	Haines & Company
	STROME SUSSKIND	Haines & Company
	STRUMWASSER MICHAEL J ATTY	Haines & Company
	SUMMIT ADVISORS	Haines & Company
	SUN BRIAN ATTY	Haines & Company
	SUN WORLD INTERNATIONAL INC	Haines & Company

FINDINGS

Year	Uses	Source
2000	SWANSON ED ATTY	Haines & Company
	SWANSON & MEEPOS LAW OFFICES OF	Haines & Company
	SZABO HOWARD K ATTY	Haines & Company
	TAYLOR JOHN ATTY	Haines & Company
	TIERNEY JAMES P ATTY	Haines & Company
	TOBIN W PAUL ATTORNEY	Haines & Company
	TRANSWESTERN PROPERTY COMPANY	Haines & Company
	TSCHOPIK KATHRYN	Haines & Company
	WILSHIRE BLVD 90401 CONT VISUAL SCIENCE LAB OF AM	Haines & Company
	WARFEL & CONDON REAL ESTATE	Haines & Company
	WEB CHOICE TV	Haines & Company
	WELLS GEOFF ATTY	Haines & Company
	WHEELER TIMOTHY ATTY	Haines & Company
	WILMINGTON TRUST	Haines & Company
	WINNER WAGNER & MANDABACH CMPGN	Haines & Company
	WOOCHER FREDRIC D ATTY	Haines & Company
	WOOD J KIRK ATTY	Haines & Company
	WOOD KIRK	Haines & Company
	WOOD MEDIA	Haines & Company
	CHAMPION PUBLICATIONS	Haines & Company
	CHERRY ENTERTAINMENT GROUP	Haines & Company
	CHEVIOT VALUE MANAGEMENT INC	Haines & Company
	CONNOLLY J JOS ATTY	Haines & Company
	CRAIG SCOTT ATTY	Haines & Company
	CREATIVE EDGE FILMS	Haines & Company
	CROWE & DAY	Haines & Company
	DOCTORS COMPANY	Haines & Company
	DOCTORS MANAGEMENT 310 051 M 31 N DONOVAN & SAPIENZA	Haines & Company
	DURBIN SUSAN ATTY	Haines & Company
	ENGINEERING ANIMATION INC	Haines & Company
	ETOURAGE L A	Haines & Company
	EQUIBOND INC	Haines & Company
	ERIC LAWTON 310 29 M	Haines & Company
	FEGAN DAN ATTY 3106 28 b 44 i FIRST FINANCIAL MOR	Haines & Company
	FORTUNA ADVISORS INC	Haines & Company

FINDINGS

Year	Uses	Source
2000	FRIEDMAN FREDERICK ATTY 310 451 S	Haines & Company
	G SERVICES 3107 M	Haines & Company
	GENEGO WILLIAM J LAW OFCS OF	Haines & Company
	GERARD JOHN F LAW OF	Haines & Company
	GILMARTIN & LE BERTHON LLP	Haines & Company
	GOLD & SILVER EMPORIUM	Haines & Company
	GOLDLINE INTERNATIONAL INC	Haines & Company
	GREENBERG PAUL A ATTY 310 3 t 18 H	Haines & Company
	WILSHIRE BLVD 90401 CONT GREENE BROILLET TAYLOR WHEELER	Haines & Company
	GTI TELECOM INC	Haines & Company
	HALDEMAN EQUITIES	Haines & Company
	HART HEIDI	Haines & Company
	HEARNE JOHN	Haines & Company
	HERRIG & VOGT	Haines & Company
	HOFFMAN & BOSTWICK ATTYS	Haines & Company
	HOPPE CAPITAL MANAGEMENT INC	Haines & Company
	INDIAN GAMING INITATIVE	Haines & Company
	INEVENT GROUP THE	Haines & Company
	IHTERACTIVE TV ENTERTAINMENT	Haines & Company
	INVESTMENT MANAGEMENT & RESEARCH	Haines & Company
	J K MINING CO	Haines & Company
	JOE ENTERTAINMENT INC	Haines & Company
	KESSLER EXC	Haines & Company
	LACHNER RONALD K ATTY	Haines & Company
	LAURENT DONNA A	Haines & Company
	LAW OFFICES OF GARY L BOSTWICK	Haines & Company
	LAWTON ERIC ATTORNEY A PRO CRP	Haines & Company
	LEAR LAW OF	Haines & Company
	LEEWAY ENTERTAINMENT	Haines & Company
	LEEWAY STUDIOS	Haines & Company
	LEHRER LAW OF	Haines & Company
	LENA CATHERINE ATTY	Haines & Company
	LEOMAR INTERNATIONAL	Haines & Company
	LERER HARVEY LAW OFFICE	Haines & Company
	LERER LAW OFFICES	Haines & Company
	LESSARD JILL	Haines & Company
	LIGHT HAROLD J ATTORNEY	Haines & Company

FINDINGS

Year	Uses	Source
2000	LYSAGHT BRIAN ATTY	Haines & Company
	M D B CAPITAL GROUP	Haines & Company
	MARK PRECIOUS METALS	Haines & Company
	MARKOFF	Haines & Company
	MARTIN STEVEN L ATTY	Haines & Company
	MASTERS Christine	Haines & Company
	MEDIA RESOURCES INTERNATIONAL	Haines & Company
	MEEPOS PENNY ATTY	Haines & Company
	METRO PC INVSTMNT RL EST BRKRS	Haines & Company
	METROPOLITAN PACIFIC CAPITAL	Haines & Company
	MIDVALE CORPOR	Haines & Company
	BUILDING A MARK FINANCIAL CORP	Haines & Company
	A MARK PRECIOUS METALS INC	Haines & Company
	ALETHEIA RESEARCH AND MNG INC	Haines & Company
	ANDERSON PETER J ATTY	Haines & Company
	ARAUJO MANUEL ATTY 30 41 57 t BEATTIE R BRET ATTY	Haines & Company
	BELSOME LANCE R	Haines & Company
	BELVOIR LIMITED	Haines & Company
	BOST WICKS & HOFFMAN ATTYS	Haines & Company
	BOUSLEY DENISEI LAW OFFICES	Haines & Company
	BROILLET BRUCE ATTY	Haines & Company
	BUCHANAN & ASSOC	Haines & Company
	C 2 ENTERTAINMENT	Haines & Company
	CADIZ LAND COMPANY	Haines & Company
	CALIFORNIA BANK & TRUST 3104 i 118 a	Haines & Company
	CALIFORNIANS INDNSSLF RLNCE 310 85 M	Haines & Company
	CARR SCOTT ATTY	Haines & Company
	CARUSO AFFILIATED HOLDINGS	Haines & Company
	CARUSO RICK J	Haines & Company
	CEA MONTGOMERY MEDIA LLC 310 2 M	Haines & Company
	CENTURY INVESTMENTS INC 310 45 W	Haines & Company
	WOOD MEDIA	Haines & Company
	WURTS JOHNSON & CO	Haines & Company
	YES ON FIVE	Haines & Company
	YOUNG COMPANY	Haines & Company
	ZARET THOMAS C ESQ	Haines & Company

FINDINGS

Year	Uses	Source
2000	X OCEAN AV	Haines & Company
1991	Tellem Legarie Management	Pacific Bell
	Tellem N& A LOS ANGELES 4713824	Pacific Bell
	Tellem S BEL AIR 4764433	Pacific Bell
	Tellem S M BEL AIR 4764433	Pacific Bell
	Teller A 8266273	Pacific Bell
	The Bierschenk Group Inc	Pacific Bell
	Touchtone Video Network Inc	Pacific Bell
	Travel Co Ordinators	Pacific Bell
	United Security Industries	Pacific Bell
	United Service Associates LOS ANGELES	Pacific Bell
	Vogel Albert Eatty	Pacific Bell
	Wilkof Arthur	Pacific Bell
	Wilkof Arthufr M 4546010	Pacific Bell
	Wilkof Arthur M A Professional Law Corp	Pacific Bell
	Fink Peter SANTA MONICA 3943427	Pacific Bell
	Fink Peter SANTA MONICA	Pacific Bell
	FInk R D	Pacific Bell
	Fink Rae 5529161	Pacific Bell
	Fink Richard A PACIFIC PALISADES 4541025	Pacific Bell
	Teenagers Telephone 4540572	Pacific Bell
	First City Texas	Pacific Bell
	fisher Wayand Cooper & Leader	Pacific Bell
	Forum International The	Pacific Bell
	Forum The	Pacific Bell
	Box Ofc MANCHESTER ST INGLEWOOD	Pacific Bell
	MANCHESTER ST INGLEWOOD	Pacific Bell
	Franchral Inc Eurailpass	Pacific Bell
	Friedman Frederick aty	Pacific Bell
	Gifts From Leonora	Pacific Bell
	adtlton	Pacific Bell
	nclwr LG	Pacific Bell
	goede Susan LOS ANGELES 2083695	Pacific Bell
	Heame John Q attorney	Pacific Bell
	Hearring ML WESTLOS ANGELES 2086023	Pacific Bell
	Helex Construction Co	Pacific Bell
	ICECo Inc	Pacific Bell

FINDINGS

Year	Uses	Source
1991	integral Interior Architecture Inc	Pacific Bell
	Investment Management & Research	Pacific Bell
	Luxemburg Leon	Pacific Bell
	Lysaght Brian atty	Pacific Bell
	Lysaght Bryan 3938473	Pacific Bell
	Mo B Of America	Pacific Bell
	Matural Weight Loss	Pacific Bell
	Maturan B LOS ANGELES 3988240	Pacific Bell
	Monitor Co The	Pacific Bell
	Montgomery& Associates	Pacific Bell
	Morson Geoffrey atty	Pacific Bell
	Morstein R LOS ANGELES	Pacific Bell
	Olson Koreen atty	Pacific Bell
	Olson Kristin SANTA MONICA	Pacific Bell
	Olson L WESTWOOD 2080746	Pacific Bell
	Olson L VENICE 3905481	Pacific Bell
	ONeil & Lysaght	Pacific Bell
	ONel Maggie & Lindsay PLAYA DEL REY 3011512	Pacific Bell
	ONeili Brianatty	Pacific Bell
	Orozco Yolandaatty	Pacific Bell
	Out To Lunch	Pacific Bell
	Palisades Group The	Pacific Bell
	Peter Norton Computing	Pacific Bell
	Peter Orli SANTA MONICA 3922534	Pacific Bell
	Pethicklinda atty	Pacific Bell
	Pizzinini Regina	Pacific Bell
	Ponti Productions	Pacific Bell
	Precious Metals Finance Corp	Pacific Bell
	Premium TV Internatl	Pacific Bell
	Premjee N SANTA MONICA 4586059	Pacific Bell
	Premoll Lauren	Pacific Bell
	Prenatt M SANTA MONICA	Pacific Bell
	Rabbit Systems	Pacific Bell
	Sacks &Zwelg	Pacific Bell
	Starion Entertainment Network Inc	Pacific Bell
	Stark 3905854	Pacific Bell
	Straw & Gilmartin attys	Pacific Bell
	Straw Joseph F 2859651	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Santa Monica Office	Pacific Bell
	Sun Brianatty	Pacific Bell
	Sun CH LOS ANGELES 8247572	Pacific Bell
	Tachikawa Julia Law Offices Of	Pacific Bell
	A Mark Financial Corp	Pacific Bell
	A Mark Precious Metals Inc	Pacific Bell
	ACBInternational	Pacific Bell
	ART Dry Cleaners	Pacific Bell
	AVS Research Inc	Pacific Bell
	AVS Service Center SANTA MONICA 4524221	Pacific Bell
	A & WAssociate 8375843	Pacific Bell
	Ackerman Lee B atty	Pacific Bell
	Alberts Vivian A atty	Pacific Bell
	Albertson Bruce Jr Los Angeles 3972640	Pacific Bell
	Albertson FW 6570271	Pacific Bell
	Alkire David Atty	Pacific Bell
	Alkire Giiman H WESTLOS ANGELES 8202289	Pacific Bell
	Alkire L MAR VISTA 3978345	Pacific Bell
	Alkire NC SANTA MONICA 8280778	Pacific Bell
	Alko Jewelry Co 6237440	Pacific Bell
	American Builders Associations contr	Pacific Bell
	American Housing Corp	Pacific Bell
	American Ideal Publishing BEL AIR 4701141	Pacific Bell
	American Import Discount Club VENICE 3920067	Pacific Bell
	Araujo Manuel atty	Pacific Bell
	Arauo Mario	Pacific Bell
	Arauo Mary H Marnie WESTLOS ANGELES	Pacific Bell
	Baldinger Insurance	Pacific Bell
	Baldinger Richard 2764947	Pacific Bell
	Baldnger Sandy SANTA MONICA 4596488	Pacific Bell
	Belsome Lance atty	Pacific Bell
	Blerschenk Group Inc The	Pacific Bell
	Blerschenk Wm C & Rhonda L SANTA MONICA 3943404	Pacific Bell
	Bitter Automobile Company Inc	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Bostwick& Ackermanattys	Pacific Bell
	Bostwick Alyssa SANTA MONICA 3946997	Pacific Bell
	Bostwick Gary Latty	Pacific Bell
	Bostwidc J SANTA MONICA 3955274	Pacific Bell
	Ccaoc	Pacific Bell
	Cohn John Wm atty	Pacific Bell
	Cohn Jordan E MARINA DEL REY 5786923	Pacific Bell
	Connolly J Jos atty	Pacific Bell
	Dickson Carlson Campillo	Pacific Bell
	Dickson Craig& Maria SANTA MONICA 4532354	Pacific Bell
	Eurallpass Frenchrail Pass	Pacific Bell
	Farmers Insurance Exchange	Pacific Bell
	FARMERS INSURANCE GROUP	Pacific Bell
	To Report Personal Injuries Nights Sundays & Holidays Cal	Pacific Bell
	Fink Norma atty	Pacific Bell
	Fink Penny & Steven PACIFIC PALISADES	Pacific Bell
	MONITORCOTHE SANTA MONICA	Pacific Bell
	A-MARK FINANCIAL CORP	Pacific Bell
	A-MARKPRECIOUSMETALS INC	Pacific Bell
	ACBINTERNATIONAL	Pacific Bell
	ART DRY CLEANERS	Pacific Bell
	AVS RESEARCH INC	Pacific Bell
	ACKERMAN LEE B ATTY	Pacific Bell
	ALBERTS VIVIAN A ATTY	Pacific Bell
	ALKIRE DAVID ATTY	Pacific Bell
	AMERICAN BUILDERS ASSOCIATIONS CONTR	Pacific Bell
	AMERICAN HOUSING CORP	Pacific Bell
	ARAUJO MANUEL ATTY	Pacific Bell
	BALDINGER INSURANCE	Pacific Bell
	BELSOME LANCE ATTY	Pacific Bell
	BITTER AUTOMOBILE COMPANY INC	Pacific Bell
	BOSTWICK& ACKERMANATTYS	Pacific Bell
	BOSTWICK GARY LATTY	Pacific Bell
	CCAOC	Pacific Bell
	CONNOLLY J JOS ATTY	Pacific Bell

FINDINGS

Year	Uses	Source
1991	DICKSON CARLSON CAMPILLO	Pacific Bell
	EURALLPASS-FRENCHRAIL PASS	Pacific Bell
	FARMERS INSURANCE EXCHANGE	Pacific Bell
	FINK NORMA ATTY	Pacific Bell
	FIRSTCITYTEXAS	Pacific Bell
	FISHER WAYAND COOPER & LEADER	Pacific Bell
	FORUM INTERNATIONAL THE	Pacific Bell
	FRANCHRAL INC-EURAILPASS	Pacific Bell
	FRIEDMAN FREDERICK ATY	Pacific Bell
	ADTLTON	Pacific Bell
	HEAME JOHN Q ATTORNEY	Pacific Bell
	HELEX CONSTRUCTION CO	Pacific Bell
	ICECOINC	Pacific Bell
	INTEGRAL INTERIOR ARCHITECTURE INC	Pacific Bell
	INVESTMENT MANAGEMENT & RESEARCH	Pacific Bell
	LUXEMBURG LEON	Pacific Bell
	LYSAGHT BRIAN ATTY	Pacific Bell
	MOB OF AMERICA	Pacific Bell
	MATURAL WEIGHT LOSS	Pacific Bell
	MONTGOMERY& ASSOCIATES	Pacific Bell
	MORSON GEOFFREY ATTY	Pacific Bell
	OLSON KOREEN ATTY	Pacific Bell
	ONEIL & LYSAGHT	Pacific Bell
	ONEILIBRIANATTY	Pacific Bell
	OROZCOYOLANDAATTY	Pacific Bell
	OUTTOLUNCH	Pacific Bell
	PALISADES GROUP THE	Pacific Bell
	PETER NORTON COMPUTING	Pacific Bell
	PETHICKLINDA ATTY	Pacific Bell
	PIZZININIREGINA	Pacific Bell
	PONTI PRODUCTIONS	Pacific Bell
	PRECIOUS METALSFINANCE CORP	Pacific Bell
	PREMIUM TV INTERNATL	Pacific Bell
	RABBIT SYSTEMS	Pacific Bell
	STARION ENTERTAINMENT NETWORK INC	Pacific Bell
	STRAW & GILMARTIN ATTYS	Pacific Bell

FINDINGS

Year	Uses	Source
1991	SUMITOMO BANK OF CALIF SAN FERNANDO VALLEY OFFICE	Pacific Bell
	SUNBRIANATTY	Pacific Bell
	TACHIKAWA JULIA LAW OFFICES OF	Pacific Bell
	TELLEM-LEGARIE MANAGEMENT	Pacific Bell
	THE BIERSCHENK GROUP INC	Pacific Bell
	TOUCHTONE VIDEO NETWORK INC	Pacific Bell
	TRAVEL CO-ORDINATORS	Pacific Bell
	UNITED SECURITY INDUSTRIES	Pacific Bell
	VOGELALBERTEATTY	Pacific Bell
	WILKOF ARTHUR	Pacific Bell
	WILKOF ARTHUR M A PROFESSIONAL LAW CORP	Pacific Bell
1986	BIBO MUSIC PUBLISHERS INC SANTA MONICA	Pacific Bell
	HALL-CLEMENT PUBLICATIONS SANTA MONICA	Pacific Bell
	JACK & BILL MUSIC CO SANTA MONICA	Pacific Bell
	SUMITOMO BANK OF CALIF	Pacific Bell
	T B HARMS SANTA MONICA	Pacific Bell
	VOGUE MUSIC INC SANTA MONICA	Pacific Bell
	VON TILZER HARRY MUSIC PUBLISHING CO SANTA MONICA	Pacific Bell
1985	BAKER BOGART	Pacific Bell
	CARBUNCLE CARBURET	Pacific Bell
	GENERAL TELEPHONE ADMINSTRATIVE OFFICES DIVISION HEADQUARTERS	Pacific Bell
	LE TEST	Pacific Bell
	OCEAN BUFFETERLA	Pacific Bell
	OMAR MASS UPDATE	Pacific Bell
	RHONDA HONDA	Pacific Bell
	SNOOPY SNOOPS	Pacific Bell
	SUMITOMO BANK OF CALIF	Pacific Bell
	THOMPSON SAMATHA	Pacific Bell
	TURTLE R T RET	Pacific Bell
	WELK LAWRENCE PLAZA MANAGEMENT CO	Pacific Bell
1981	GENERAL TELEPHONE EXECUTIVE OFFICES SM	Pacific Telephone
	HADDAD JACK ATTY SM	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	TOBIAS ROBERT J SM	Pacific Telephone
	WILSHIRE ASSOCIATES INC SM	Pacific Telephone
	BIBO MUSIC PUBLISHERS INC SANTA MONICA	Pacific Telephone
	HALL-CLEMENT PUBLICATIONS SANTA MONICA	Pacific Telephone
	JAMISON NOBELE HULSE ATTY SANTA MONICA	Pacific Telephone
	NIXON TIMOTHY K ATTY SANTA MONICA	Pacific Telephone
	T B HARMS SANTA MONICA	Pacific Telephone
	TELEKLEW PRODUCTIONS INC SANTA MONICA	Pacific Telephone
	VOGUE MUSIC INC SANTA MONICA	Pacific Telephone
	VON TILZER HARRY MUSIC PUBLISHING CO SANTA MONICA	Pacific Telephone
	BARNEY E JEFFREY DPM	Pacific Telephone
	DUNNE JOHN F JR A PROFESSIONAL CORPORATION ATTY SANTA MONICA	Pacific Telephone
1980	Aldrich Kenneth C	Pacific Telephone
	BLb Musit Publishers Inc	Pacific Telephone
	Blau Howard atty	Pacific Telephone
	Brand F Warde atty	Pacific Telephone
	Burns Robert & Sons Inc Executive Offices	Pacific Telephone
	Clark Stanley atty	Pacific Telephone
	Coleman Patrick atty	Pacific Telephone
	Collins Richard Jay atty	Pacific Telephone
	CONVi SER DONALD F atty	Pacific Telephone
	Darrow Marc atty	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Duane John F Jr atty	Pacific Telephone
	Foster Jas C atty	Pacific Telephone
	Gaston Robt A atty	Pacific Telephone
	Gaston T	Pacific Telephone
	Executive Offices	Pacific Telephone
	Gerbac Jos atty	Pacific Telephone
	Gerbac Jos Jr	Pacific Telephone
	Gladstein Martin R atty	Pacific Telephone
	BLAU HOWARD ATTY	Pacific Telephone
	CONVISER DONALD F ATTY	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Gladstein Martin R atty	Pacific Telephone
	Goodson Ralph atty	Pacific Telephone
	Goodson Ralph atty	Pacific Telephone
	Haddad Jack atty	Pacific Telephone
	Haddad Jos atty	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Hromadka Donald J atty	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Hulse Wm L atty	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Jack & Bill Music Co	Pacific Telephone
	Jamison Frank LJr atey	Pacific Telephone
	From Los Angeles Telephonis Call	Pacific Telephone
	From Los Angeles Telephornes Call	Pacific Telephone
	Jamison J	Pacific Telephone
	Karen Bennett atty	Pacific Telephone
	Kerr Wm A atty	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Krantz Marvin Inc	Pacific Telephone
	Medoff M Craig atty	Pacific Telephone
	MONOGRAM INDUSTRIES INC Corporate Offices	Pacific Telephone
	Monosolar Inc	Pacific Telephone
	Nixon Timothy K atty	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Ocean Buffeteria	Pacific Telephone
	S Oa Line Test	Pacific Telephone
	Quint Richard L	Pacific Telephone
	Rose Robt S atty	Pacific Telephone
	Sanders R E & Company	Pacific Telephone
	Sherwood Don C atty	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Street Addr Test Acct	Pacific Telephone
	Street Addr Test Acct	Pacific Telephone
	Santa Monica Ofc	Pacific Telephone
	T B Harms	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Teak Development Company	Pacific Telephone
	Telek lew Productions Inc	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	From Los Angeles Telephones Cal	Pacific Telephone
	Tobias Robert J atty	Pacific Telephone
	Venice Records	Pacific Telephone
	Vogue Music Inc	Pacific Telephone
	Von Tizer Harry Music Publishing Co	Pacific Telephone
	Wagner Belan M atty	Pacific Telephone
	Welk Lawrence Plaza Management Co	Pacific Telephone
	Welk Music Group The	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Welker B	Pacific Telephone
	Wilshire Associates Incorporated	Pacific Telephone
1976	Kent Peter atty	Pacific Telephone
	Santa Monica Office	Pacific Telephone
	BANK OF CALIFORNIA N A THE Long Beach	Pacific Telephone
	Bibo Music Publishers Inc	Pacific Telephone
	Boyce Advertising Inc	Pacific Telephone
	Daley Richard atty	Pacific Telephone
	Dunne & Gaston attys	Pacific Telephone
	GENERAL TELEPHONE COMPANY OF CALIFORNIA EXECUTIVE OFFICES	Pacific Telephone
	Haddad Jack atty	Pacific Telephone
	Hall Clement Publications	Pacific Telephone
	Hoffman Lawrence L atty	Pacific Telephone
	Hulse Wm L atty	Pacific Telephone
	Jack & Bill Music Co	Pacific Telephone
	Jamison Frank L Jr atty	Pacific Telephone
	Jamison Noble & Hulse attys	Pacific Telephone
	Levine Estelle atty	Pacific Telephone
	Monogram Industries Inc	Pacific Telephone
	Executive Offices	Pacific Telephone
	Noble Frances L atty	Pacific Telephone
	Noble Thos S atty	Pacific Telephone
	OBrien Associates Inc	Pacific Telephone
	Rouse James W & Company	Pacific Telephone
	Sherwood Don C atty	Pacific Telephone
	T B Haris	Pacific Telephone
	Telekiew Productions Inc	Pacific Telephone
	Vogue Music Inc	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Von Tilzer Harry Music Publishing Co	Pacific Telephone
	Wilshire Associates Inc	Pacific Telephone
1975	BANK OF CALIFORNIA N A THE	Pacific Telephone
	Santa Monica Office	Pacific Telephone
	AMFAC PROPERTIES-WESTAMERICA	Pacific Telephone
	BANK OF CALIFORNIA N A THE ADMINISTRATIVE DEPARTMENTS TRUST	Pacific Telephone
	BERGMAN S G & ASSOCIATES	Pacific Telephone
	BIBO MUSIC PUBLISHERS INC	Pacific Telephone
	BOYCE ADVERTISING INC	Pacific Telephone
	BURNS ROBERT & SONS INC EXECUTIVE OFFICES	Pacific Telephone
	CAMERON KENNETH ATTY	Pacific Telephone
	CHOTINER KENNETH LEE ATTY	Pacific Telephone
	COLEMAN PATRICK ATTY	Pacific Telephone
	CONVISER DONALD F ATTY	Pacific Telephone
	CRANDALL ROBT RL EST	Pacific Telephone
	CUNNINGHAM FRANCIS J III ATTY	Pacific Telephone
	DARROW MARC ATTY	Pacific Telephone
	DE ANDA DANIEL E ATTY	Pacific Telephone
	DRIMMER STEPHEN	Pacific Telephone
	DUNNE & GASTON ATTYS	Pacific Telephone
	DUNNE JOHN F JR ATTY	Pacific Telephone
	ENCYCLOPAEDIA BRITANNICA-REGIONAL MRKTG OFC ONLY	Pacific Telephone
	GASTON ROBT A ATTY	Pacific Telephone
	GENERAL TELEPHONE COMPANY OF	Pacific Telephone
	GOULD WM A PUBLIC ACCOUNTANT	Pacific Telephone
	GROSS LEONARD ATTY	Pacific Telephone
	HADDAD JACK ATTY	Pacific Telephone
	HULSE WM L ATTY	Pacific Telephone
	HULSE WM L ATTY	Pacific Telephone
	HUMPHREY FRANK L ATTY	Pacific Telephone
	HUTTON-MILLER W E &-CO	Pacific Telephone
	INTEGRATED ENERGY SERVICE INC	Pacific Telephone
	JAMISON FRANK L JR ATTY	Pacific Telephone
	JAMISON FRANK L JR ATTY	Pacific Telephone
	JAMISON NOBLE & HULSE ATTYS	Pacific Telephone
	JAYNE ROGER & ASSOCIATES	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	JONSSON KENNETH A	Pacific Telephone
	KENT PETER ATTY	Pacific Telephone
	KOUGHAN PATRICK F & ASSOCIATES INC	Pacific Telephone
	LEVINE ESTELLE ATTY	Pacific Telephone
	LOGAN & COMPANY	Pacific Telephone
	MEDOFF M CRAIG ATTY	Pacific Telephone
	MONOGRAM INDUSTRIES INC	Pacific Telephone
	MONOGRAM INDUSTRIES INC	Pacific Telephone
	NATIONAL ENERGY SYSTEMSCORP	Pacific Telephone
	NATIONAL SCREW & MFG CO	Pacific Telephone
	NEW CHRISTINA J ATTYS	Pacific Telephone
	NOBLE FRANCES L AOTY	Pacific Telephone
	NOBLE FREDERICK W ATTY	Pacific Telephone
	NOBLE FREDERICK W ATTY	Pacific Telephone
	NOBLE THOMAS ATTY	Pacific Telephone
	NOBLE THOS S ATTY	Pacific Telephone
	OBRIEN ASSOCIATES INC	Pacific Telephone
	OCEAN BUFFETERIA	Pacific Telephone
	PERLMUTTER ROBT D ATTYS	Pacific Telephone

102 WILSHIRE BLVD

Year	Uses	Source
1924	San Mon 5 25 Woilfack	Los Angeles Directory Co.

105 WILSHIRE BLVD

Year	Uses	Source
1967	JENNINGS CHAS INS AGCY	Pacific Telephone

110 WILSHIRE BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Levy Koszein & Woods A Professional Corporation attys	Pacific Telephone
1967	Edmonds Charlie H	Pacific Telephone

111 WILSHIRE BLVD

Year	Uses	Source
1971	Stavish Gerard E DC	Pacific Telephone

FINDINGS

112 WILSHIRE BLVD

Year	Uses	Source
2006	MAZALTAF	Haines Company, Inc.
	FINANCIAL	Haines Co., Inc.
	SOUTHRN STATE	Haines Co., Inc.
	SEGAL SVETLANA G	Haines Co., Inc.
	REZNIK BELLA DDS	Haines Co., Inc.
	REZNIK BELLA DDS	Haines Co., Inc.
	PResc RIPTION	Haines Co., Inc.
	MID WILSHIRE	Haines Co., Inc.
	INVESTMENTS	Haines Co., Inc.
	MAZALTAF	Haines Co., Inc.
	KWONG GILBERT	Haines Co., Inc.
	GOETZ BERNARD	Haines Co., Inc.
	LABORATORIES	Haines Company, Inc.
	TRY DENT DENTAL	Haines Company, Inc.
	STOMELWM A DDS	Haines Company, Inc.
	STOMEL THEODORE	Haines Company, Inc.
	SEGAL SVETLANA G	Haines Company, Inc.
	REZNIK BELLA DDS	Haines Company, Inc.
	REZNIK BELLA DDS	Haines Company, Inc.
	PResc RIPTION	Haines Company, Inc.
	MID WILSHIRE	Haines Company, Inc.
	INVESTMENTS	Haines Company, Inc.
	STOMEL THEODORE	Haines Co., Inc.
	STOMEL WM A DDS	Haines Co., Inc.
	TRY DENTDENTAL	Haines Co., Inc.
	LABORATORIES	Haines Co., Inc.
	GOETZ BERNARD	Haines Company, Inc.
	KWONG GILBERT	Haines Company, Inc.
1936	JENSEN N R REAL EST	Los Angeles Directory Co.
1933	Parsons Pearl P real est	Los Angeles Directory Co.
	Farrell Harry jr real est	Los Angeles Directory Co.

114 WILSHIRE BLVD

Year	Uses	Source
2006	MYFS INC	Haines Company, Inc.
	NATIONWDE	Haines Company, Inc.
	FINANCIAL	Haines Company, Inc.
	New LINKMEDIA	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	OLIVARES OSCAR	Haines Company, Inc.
	PRINCESS	Haines Company, Inc.
	INTERNATL INC	Haines Company, Inc.
	PROJECTIVEHLTH	Haines Company, Inc.
	CRORG INC	Haines Company, Inc.
	RG CASTRO	Haines Company, Inc.
	INCOME TAX	Haines Company, Inc.
	SERVICE	Haines Company, Inc.
	SALUD	Haines Company, Inc.
	MEDICAL GROUP	Haines Company, Inc.
	SALUD	Haines Company, Inc.
	MEDICAL GROUP	Haines Company, Inc.
	SERVICIOS	Haines Company, Inc.
	PARALEGALES	Haines Company, Inc.
	ATTY SV	Haines Company, Inc.
	SILVAEMD	Haines Company, Inc.
	SPANISH TRANS INC	Haines Company, Inc.
	THE COMPUTER	Haines Company, Inc.
	COMPANY	Haines Company, Inc.
	ZNEIMER EVELYN G	Haines Company, Inc.
	LAW OFFICES	Haines Company, Inc.
	TGRTIIND&	Haines Company, Inc.
	FAMILY PRCTCE	Haines Company, Inc.
	INTGRTV IND&	Haines Company, Inc.
	FAMILY PRCTCE	Haines Company, Inc.
	INTGRTVIND&	Haines Company, Inc.
	FAMILY PRCTCE	Haines Company, Inc.
	INTL COLLECTION	Haines Company, Inc.
	IRS CONSULTING	Haines Company, Inc.
	JPRIMAINC	Haines Company, Inc.
	JAPAN TELECOM	Haines Company, Inc.
	JAPAN TELECOM	Haines Company, Inc.
	KLKLAINTERNET	Haines Company, Inc.
	SERVICES	Haines Company, Inc.
	AL A METRO CAFE	Haines Company, Inc.
	LA HEALTH CENTER	Haines Company, Inc.
	LAMEDICAL	Haines Company, Inc.
	CENTER ADMIN	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	OFFICE	Haines Company, Inc.
	LAMEDICALCT	Haines Company, Inc.
	RESEARCH&DEVLP	Haines Company, Inc.
	LAW OFFICE	Haines Company, Inc.
	LAW OFFICES OF L	Haines Company, Inc.
	ALLEN MARTIN	Haines Company, Inc.
	MEDICAL	Haines Company, Inc.
	EQUIPMENT	Haines Company, Inc.
	SERVICES INC	Haines Company, Inc.
	MEDICO LEGAL	Haines Company, Inc.
	SERVICES INC	Haines Company, Inc.
1936	KILGORE INS CO	Los Angeles Directory Co.
	MYERS GLENN NECKWEAR	Los Angeles Directory Co.
1920	Lady W A	Los Angeles Directory Co.

115 WILSHIRE BLVD

Year	Uses	Source
1986	VESSEY NED INS	Pacific Bell

118 WILSHIRE BLVD

Year	Uses	Source
1937	WILLIAMS Louis slsmn	Los Angeles Directory Co.

120 WILSHIRE BLVD

Year	Uses	Source
2013	WILSHIRE GARAGE DOORS	Cole Information Services
2008	FIRST COMMUNITY BANCORP INC	Cole Information Services
	WESTERN BANK	Cole Information Services
	PACIFIC WESTERN NATIONAL BANK	Cole Information Services
2006	NATL BANK	Haines Co., Inc.
	PAC WESTERN	Haines Co., Inc.
	NATL BANK	Haines Co., Inc.
	PROFSNLBANCORP	Haines Co., Inc.
	PACWESTERN	Haines Co., Inc.
2000	XXXX	Haines & Company
	X 2ND	Haines & Company
1991	MIRAMAR RENT-A-CAR	Pacific Bell
	A-MLRAMAR RENT-A-CAR	Pacific Bell
	A Miramar Rent A Car	Pacific Bell

FINDINGS

Year	Uses	Source
1991	A Mobile Mini Storage Systems	Pacific Bell
	No Charge To Calling Party	Pacific Bell
	MIRAMAR RENT A CAR	Pacific Bell
1985	MIRAMAR RENT-A-CAR	Pacific Bell
	A-MIRAMAR RENT-A-CAR	Pacific Bell
1981	HILLINGS DAVID M SHIELD & SMITH ATTYS	Pacific Telephone
1980	Wylan Marie womens apprl	Pacific Telephone
	MIRAMAR U DRIVE	Pacific Telephone
	A Miramar UDrive	Pacific Telephone
1976	Davidson Lawrence H Schell & Delamer attys	Pacific Telephone
1975	A-MIRAMAR-U-DRIVE	Pacific Telephone
	MIRAMA U RIVE	Pacific Telephone
1965	MCMULLIN W H JWLR	Pacific Telephone
1962	MCMULLIN W H JWLR	Pacific Telephone
1958	VLCMTILLIN W H JWLR	Pacific Telephone
1954	HAYNES ELIZABETH MILLINERY	R. L. Polk & Co.
	Haynes Eliz A Mrs minr EX	R. L. Polk & Co.
	Gaffney Wm J real est	R. L. Polk & Co.
1948	Haynes E A Mrs mlnr	Los Angeles Directory Co.
	Landau C V jwlry repr	Los Angeles Directory Co.
1940	ALowenberg David real est	Los Angeles Directory Co.
	Schaffner H A real est	Los Angeles Directory Co.
	Stewart Edwin real est	Los Angeles Directory Co.
	1/2 OALownes E P bldg contr	Los Angeles Directory Co.

122 WILSHIRE BLVD

Year	Uses	Source
1991	Native	Pacific Bell
	NATIVE	Pacific Bell
1985	FYS JEWELERS INC	Pacific Bell
1980	FJS JEWE LERS INC	Pacific Telephone
1975	FJS JEWELERS INC	Pacific Telephone
1965	MIRAMAR-U-DRIVE	Pacific Telephone
1962	MIRAMAR-U-DRIVE	Pacific Telephone
1958	MIRAMAR-U-DRIVE	Pacific Telephone
1954	Mc Mullln Wm H wtch repr EX	R. L. Polk & Co.
	a Powers Fred J EX	R. L. Polk & Co.
	b Van Alstyne Carl	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	c Angelino Benj EX	R. L. Polk & Co.
	MCMULLIN W H JR	R. L. Polk & Co.
1948	McMullin W H watch mkr	Los Angeles Directory Co.
	Gardner S L	Los Angeles Directory Co.
	Laube L M Mrs bathing suits	Los Angeles Directory Co.
1940	SMc Mullin W H watch mkr	Los Angeles Directory Co.
	a Hopkins G M Mrs health library	Los Angeles Directory Co.
	b White Harold	Los Angeles Directory Co.
	c Vacant	Los Angeles Directory Co.
1936	MACK BETTY DRSMKR	Los Angeles Directory Co.
	MCMULLLN W H WTCHMKR	Los Angeles Directory Co.

124 WILSHIRE BLVD

Year	Uses	Source
1981	BEDSPREAD WAREHOUSE	Pacific Telephone
1940	Vacant	Los Angeles Directory Co.

127 WILSHIRE BLVD

Year	Uses	Source
1976	Metro Dental Ceramics	Pacific Telephone
	Freedman F Robt MSW	Pacific Telephone
1937	Dowling John	Los Angeles Directory Co.

128 WILSHIRE BLVD

Year	Uses	Source
1942	Hallahan E P	Los Angeles Directory Co.
1940	Hildebrandt Charlotte clrc library	Los Angeles Directory Co.
	Hardy Mattie Mrs	Los Angeles Directory Co.
1936	REESE DOROTHY	Los Angeles Directory Co.
	HILDEBRANDT CHAR- LOTTE CIRC LIBRY	Los Angeles Directory Co.
1933	Hildrebrandt Chlarlotte library	Los Angeles Directory Co.

130 WILSHIRE BLVD

Year	Uses	Source
1991	WILSHIRE	Pacific Bell
	Wilshire	Pacific Bell
1990	BIFF S RESTAURANTS	Pacific Bell
1986	BIFF S RESTAURANTS	Pacific Bell
1985	RIFFTS WLLSHIRE	Pacific Bell

FINDINGS

Year	Uses	Source
1981	BIFF S RESTAURANTS LOCATIONS	Pacific Telephone
1980	BIFF S RESTAURANTS LOCATIONS	Pacific Telephone
	Biffs WIlshire	Pacific Telephone
1975	BIFF S WILSHIRE	Pacific Telephone
1971	COFFEE DANS	Pacific Telephone
1967	COFFEE DANS	Pacific Telephone
1965	COFFEE DAN S INC	Pacific Telephone
1962	COFFEE DAN S INC	Pacific Telephone
1958	COFFEE DAN S INC	Pacific Telephone
	SANTA MONICA HDWE CO	Pacific Telephone
1954	Coffee Dans restr	R. L. Polk & Co.
1925	MARSHALL FRED W REAL ESTATE AND INSURANCE	Los Angeles Directory Co.

132 WILSHIRE BLVD

Year	Uses	Source
1925	ARL WM EMP MELVIN S SANDWICH SHOP	Los Angeles Directory Co.

136 WILSHIRE BLVD

Year	Uses	Source
1925	YAMAGUCHI MKT	Los Angeles Directory Co.

138 WILSHIRE BLVD

Year	Uses	Source
1962	Dean Jas A Boylhart Lovett & Dean Inc sals develpmt	Pacific Telephone

142 WILSHIRE BLVD

Year	Uses	Source
2006	EDWARDS THOMAS	Haines Co., Inc.
	ERSHADICYRUSS	Haines Co., Inc.
	ESUCKDONALDJ	Haines Co., Inc.
	FELTS W CARTER	Haines Co., Inc.
	FELTS W CARTER	Haines Co., Inc.
	FISHERSUSANJ	Haines Co., Inc.
	FOOT & ANKLE INST	Haines Co., Inc.
	OF WEST LA	Haines Co., Inc.
	GAROLJOHNRDDS	Haines Co., Inc.
	GENTLE	Haines Co., Inc.
	ENDODONTICS	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	GERNER ROBERT H	Haines Co., Inc.
	GHOLIAN SHERVIN	Haines Co., Inc.
	MMSCDMD	Haines Co., Inc.
	GOLDENTRACYG	Haines Co., Inc.
	GOODMAN LINDA S	Haines Co., Inc.
	GROSBERG ALLAN	Haines Co., Inc.
	HAROUNI EDDIE	Haines Co., Inc.
	HAROUNI ERIC A DC	Haines Co., Inc.
	HARRIS ANITA	Haines Co., Inc.
	HERTZ ROBERTDDS	Haines Co., Inc.
	JONES SYLVIA H	Haines Co., Inc.
	KLEINMAN STEVE	Haines Co., Inc.
	LA FITNESS SPORTS	Haines Co., Inc.
	CLUBS	Haines Co., Inc.
	LANE PAUL J PHD 31 M	Haines Co., Inc.
	LANSKY M R 4D	Haines Co., Inc.
	LEGAYELIZABETH	Haines Co., Inc.
	LEHRNER EDWARD	Haines Co., Inc.
	ULIBAWEVAN J MD	Haines Co., Inc.
	LINDORAMEDICAL	Haines Co., Inc.
	CLINIC	Haines Co., Inc.
	MDRWESTWD	Haines Co., Inc.
	CENTER PHARMACY	Haines Co., Inc.
	MAHMOODIAN	Haines Co., Inc.
	SHEBA DMD	Haines Co., Inc.
	MAIDENJOAN	Haines Co., Inc.
	MALONEY ROBERT	Haines Co., Inc.
	MALONEY SEIBEL	Haines Co., Inc.
	VISION INST	Haines Co., Inc.
	MARDER PAULA	Haines Co., Inc.
	MCBRJDE	Haines Co., Inc.
	TERRENCE MSW	Haines Co., Inc.
	MCDANIEL	Haines Co., Inc.
	CHARLES H MD	Haines Co., Inc.
	MENCHACA	Haines Co., Inc.
	VICTORIA A PHD	Haines Co., Inc.
	MIRKHANI	Haines Co., Inc.
	MANSOUR	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	MISICPETARRDDS	Haines Co., Inc.
	MOSES ROLAND	Haines Co., Inc.
	NAZARIAN FAMILY	Haines Co., Inc.
	CHIROPRACTRPC	Haines Co., Inc.
	NISHIMOTO BRIAN	Haines Co., Inc.
	NOBLER HINDY PHD	Haines Co., Inc.
	NUCKLES	Haines Co., Inc.
	KATHLEEN J DDS	Haines Co., Inc.
	OCONNELL	Haines Co., Inc.
	MICHAEL J DDS	Haines Co., Inc.
	PAC FERTILITY	Haines Co., Inc.
	CENTER	Haines Co., Inc.
	PICKJANE PHD	Haines Co., Inc.
	PIRNAZAR PAYMAN	Haines Co., Inc.
	PRINCE STEPHEN L	Haines Co., Inc.
	PUSHKIN ROBERTS	Haines Co., Inc.
	INC MD	Haines Co., Inc.
	PUSHKIN SHARON F	Haines Co., Inc.
	REICHMAN JUDITH	Haines Co., Inc.
	Resn ICK RICHARD	Haines Co., Inc.
	ROBERTS ROBIN	Haines Co., Inc.
	RODEFFARIBORZ	Haines Co., Inc.
	ROTBERGJACK MD	Haines Co., Inc.
	ROTHBERGJACK 310 208 S	Haines Co., Inc.
	SAHAKIAN VICKEN	Haines Co., Inc.
	BAUM	Haines Co., Inc.
	ORTHODONTIC	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	BENDER DAVID MD	Haines Co., Inc.
	BERSON ROBERT	Haines Co., Inc.
	BODY SCULPTING	Haines Co., Inc.
	INSTITUTE INC	Haines Co., Inc.
	BRAUN M MARIA MD	Haines Co., Inc.
	BRIGHTMAN	Haines Co., Inc.
	RICHARD P PHD	Haines Co., Inc.
	CADOW BARBARA	Haines Co., Inc.
	CARMELSURGICAL	Haines Co., Inc.
	INSTITUTE	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	CENTRL	Haines Co., Inc.
	REFERENCE LAB	Haines Co., Inc.
	CHARLOTTE JAMES	Haines Co., Inc.
	FACIAL CLINIC	Haines Co., Inc.
	CLAYPOOL	Haines Co., Inc.
	RONELLE DDS	Haines Co., Inc.
	CRAUSMAN BURT	Haines Co., Inc.
	DOR PHD	Haines Co., Inc.
	DREBEN FRANK	Haines Co., Inc.
	DUBIN LAURIEA	Haines Co., Inc.
	DYE ROBERTS MD	Haines Co., Inc.

143 WILSHIRE BLVD

Year	Uses	Source
2000	RECORDS 310 R	Haines & Company

151 WILSHIRE BLVD

Year	Uses	Source
1937	HANNUM Carol V clk County Charities	Los Angeles Directory Co.

154 WILSHIRE BLVD

Year	Uses	Source
2006	KIM KENNETH K	Haines Company, Inc
	KITAZAWAGARY	Haines Company, Inc
	KOWALCYZKJOHN	Haines Company, Inc
	KOWALCZYKJOHN	Haines Company, Inc
	L A CORF SERVICE	Haines Company, Inc
	LASER EYE CENTER	Haines Company, Inc
	LAU DENTAL	Haines Company, Inc
	GROUP	Haines Company, Inc
	LAULUCINA	Haines Company, Inc
	DENTAL PREP SERV	Haines Company, Inc
	LEE JAMES T DDS	Haines Company, Inc
	LEM MICHAEL MD	Haines Company, Inc
	LEMAILE WILUAMS	Haines Company, Inc
	ROBTLMD	Haines Company, Inc
	MAEHARANYDDS	Haines Company, Inc
	MARTINIANROYM	Haines Company, Inc
	SAJADIAN MDCL CT	Haines Company, Inc

FINDINGS

Year	Uses	Source
2006	NATLINSTOF	Haines Company, Inc
	CLINICAL	Haines Company, Inc
	RESEARCH	Haines Company, Inc
	NEURON	Haines Company, Inc
	DIAGNOSTIC	Haines Company, Inc
	SERVICES	Haines Company, Inc
	NEWHEALTH	Haines Company, Inc
	CENTERS MED GRP	Haines Company, Inc
	OTOMO CORGEL	Haines Company, Inc
	JOAN DDS	Haines Company, Inc
	OWENS OTHELLA T	Haines Company, Inc
	PERFRMNC PLS	Haines Company, Inc
	PHYS&RHBLTN	Haines Company, Inc
	PERFRMNC PLS	Haines Company, Inc
	PHYS&RHBLTN	Haines Company, Inc
	PERIODONTAL	Haines Company, Inc
	HEALTH	Haines Company, Inc
	PHYSICIANS	Haines Company, Inc
	DIAGNSTC RFRNCE	Haines Company, Inc
	PRO MANAGEMENT	Haines Company, Inc
	SERVICES	Haines Company, Inc
	QUALITY PATIENT	Haines Company, Inc
	QUINGCOATDMD	Haines Company, Inc
	REBOLLO YOLANDA	Haines Company, Inc
	REEVES HAROLD E	Haines Company, Inc
	RETINAVITEOUS	Haines Company, Inc
	RETINA VITEOUS	Haines Company, Inc
	RETINA VITREOUS	Haines Company, Inc
	ASC MED GRP	Haines Company, Inc
	RETINA VITREOUS	Haines Company, Inc
	ASSOCIATES	Haines Company, Inc
	ROUSSO ABRAHAM	Haines Company, Inc
	SAKAKURA MARK	Haines Company, Inc
	SAMARITAN	Haines Company, Inc
	MEDICAL TOWER	Haines Company, Inc
	SAMARITAN	Haines Company, Inc
	MEDICAL TOWER	Haines Company, Inc
	SCHLATER	Haines Company, Inc

FINDINGS

Year	Uses	Source
2006	THEODORE MD	Haines Company, Inc
	SCOTT CRANFORD	Haines Company, Inc
	SHALES EPHYS	Haines Company, Inc
	THRPY	Haines Company, Inc
	SHIBUYAARNOLD	Haines Company, Inc
	SILBERSTEIN SOL	Haines Company, Inc
	SMITH CHADWICK F	Haines Company, Inc
	SMITH SAMUEL P	Haines Company, Inc
	NUS HEARING	Haines Company, Inc
	CARE CENTER	Haines Company, Inc
	SPECTRUM	Haines Company, Inc
	DIAGNOSTIC SERV	Haines Company, Inc
	TAKEI HENRY H DDS	Haines Company, Inc
	UNITD DENTAL	Haines Company, Inc
	CERAMICS INC	Haines Company, Inc
	UNIVCTFOR	Haines Company, Inc
	ASSISTED RPRDCTN USCIVF	Haines Company, Inc
	KERNS ALAN DDS	Haines Company, Inc
	WONG MICHAEL	Haines Company, Inc
	JAMES MD	Haines Company, Inc
	I PRINCIPLES INC	Haines Company, Inc
	BACUP	Haines Company, Inc
	CAFEWILSHIRE	Haines Company, Inc
	COPY PRO	Haines Company, Inc
	GUATEMALAN	Haines Company, Inc
	HOUSE OF CULTURE	Haines Company, Inc
	HAMMER	Haines Company, Inc
	MANAGEMENT	Haines Company, Inc
	LAGDSMRTN	Haines Company, Inc
	PTHLGY&ILM	Haines Company, Inc
	PTHLGY	Haines Company, Inc
	LAGDSMRTN	Haines Company, Inc
	PTHLGY&ILM	Haines Company, Inc
	PTHLGY	Haines Company, Inc
	LAGDSMRTN	Haines Company, Inc
	PTHLGY&ILM	Haines Company, Inc
	PTHLGY	Haines Company, Inc
	MENTALHLTH	Haines Company, Inc

FINDINGS

Year	Uses	Source
2006	INSTITUTE	Haines Company, Inc
	NEWLANDER&	Haines Company, Inc
	NEWLANDER	Haines Company, Inc
	PROJECTRETURN	Haines Company, Inc
	THE NEXT STEP	Haines Company, Inc
	PATSTATENMA	Haines Company, Inc
	ASIAN PACAMER	Haines Company, Inc
	DISPUTE RSLTN	Haines Company, Inc
	ASIAN PAC AMER	Haines Company, Inc
	LEGAL CENTER	Haines Company, Inc
	ASIAN PAC AMER	Haines Company, Inc
	LGL CT OF SO CA	Haines Company, Inc
	ASIAN PACIFIC	Haines Company, Inc
	WOMENS CENTER	Haines Company, Inc
	GREAT LEAP INC	Haines Company, Inc
	ORGANZTN OF	Haines Company, Inc
	CHINESE	Haines Company, Inc
	AMERICANS	Haines Company, Inc
	ASIAN JOURNAL	Haines Company, Inc
	ASIAN JOURNAL	Haines Company, Inc
	PUBLICATIONS	Haines Company, Inc
	LUCAS AVE	Haines Company, Inc
	ADVANTAGE HOME	Haines Company, Inc
	HEALTH	Haines Company, Inc
	AMER READY CASH	Haines Company, Inc
	APEX ENTERPRISES	Haines Company, Inc
	ASSN OF CMNTY	Haines Company, Inc
	HUMAN SVAGCYS	Haines Company, Inc
	BEVHLSPHYS	Haines Company, Inc
	THIRPY&SPIRTS	Haines Company, Inc
	REHAB	Haines Company, Inc
	CH TAO ATTYS	Haines Company, Inc
	CLS ASSOCIATES	Haines Company, Inc
	CANOUTFELIX	Haines Company, Inc
	PHYSICAL	Haines Company, Inc
	THERAPST	Haines Company, Inc
	MATOSKA WILULAM	Haines Company, Inc
	MAUER PATRICK A	Haines Company, Inc

FINDINGS

Year	Uses	Source
2006	MD MAYZELS BORIS D C	Haines Company, Inc
	MIHALAS LS MD	Haines Company, Inc
	MORENO SHURA MD	Haines Company, Inc
	MORISON HUGH LIC	Haines Company, Inc
	ACUPUNCTURIST	Haines Company, Inc
	MORTEZA	Haines Company, Inc
	CHANG VINCENT	Haines Company, Inc
	DNCO OFFCNS LGLS	Haines Company, Inc
	CHIROPRACTIC	Haines Company, Inc
	INJRY CR&PRVNTN	Haines Company, Inc
	CONDU CORP	Haines Company, Inc
	CONWAY COMPANY	Haines Company, Inc
	COOKDON LAW	Haines Company, Inc
	OFFICES OF	Haines Company, Inc
	COOK DONALD&	Haines Company, Inc
	ASSOC LAW	Haines Company, Inc
	OFFICES	Haines Company, Inc
	DUNN COMPANY	Haines Company, Inc
	FERNANDEZJERRY	Haines Company, Inc
	ATTYAT LAW	Haines Company, Inc
	GNS FINANCIAL	Haines Company, Inc
	SERVICES INC	Haines Company, Inc
	GORDON ERROL J A	Haines Company, Inc
	PRO CORP	Haines Company, Inc
	GREATWSTRN	Haines Company, Inc
	INDSTRL REAL EST	Haines Company, Inc
	HUNTGTNPARK	Haines Company, Inc
	PHYSICAL THERAPY	Haines Company, Inc
	JOHNSONARNOLD	Haines Company, Inc
	M ATr Y	Haines Company, Inc
	KITCHENRX	Haines Company, Inc
	LAHOUSING	Haines Company, Inc
	PARTNERSHIP	Haines Company, Inc
	LAW OFFICES OF	Haines Company, Inc
	TED KHALAF	Haines Company, Inc
	LAW OFFICES W	Haines Company, Inc
	RONSAXMAN	Haines Company, Inc
	LEGAL	Haines Company, Inc

FINDINGS

Year	Uses	Source
2006	FOUNDATION FAIR	Haines Company, Inc
	HOUSING	Haines Company, Inc
	LUCAS LIMITED	Haines Company, Inc
	MODERN PARKING	Haines Company, Inc
	MODERN PARKING	Haines Company, Inc
	MODERN PARKING	Haines Company, Inc
	PACIFICOEMPLY	Haines Company, Inc
	PROFSNLOFFICES	Haines Company, Inc
	SAXMAN RON W	Haines Company, Inc
	SENTURYTRAVEL	Haines Company, Inc
	STATE COURIER	Haines Company, Inc
	SERVICE	Haines Company, Inc
	TAO CHATTY	Haines Company, Inc
	TURNERCHERYLC	Haines Company, Inc
	LAW OFFICES OF	Haines Company, Inc
	TURNERCHERYLC	Haines Company, Inc
	LAW OFFICES OF	Haines Company, Inc
	WELLS FRGO	Haines Company, Inc
	WHITED	Haines Company, Inc
	ASSOCIATES	Haines Company, Inc
	WILSHIRE CT PHYS	Haines Company, Inc
	THRPY&SPRTS	Haines Company, Inc
	WENDEL ISADORE	Haines Company, Inc
	PHD&ASSOCIATES	Haines Company, Inc
	WESTCST	Haines Company, Inc
	ORTHOPEDICS	Haines Company, Inc
	SPRTS MED	Haines Company, Inc
	WILSHIRE OPEN MRI	Haines Company, Inc
	WILSHIRE SLEEP	Haines Company, Inc
	DIAGNOSTIC	Haines Company, Inc

155 WILSHIRE BLVD

Year	Uses	Source
1976	L A Ofc	Pacific Telephone
	Mydland & Picl attys	Pacific Telephone

160 WILSHIRE BLVD

Year	Uses	Source
2006	SERVICES	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	COMPENSATION	Haines Company, Inc.
	MANGMNT SYSTM	Haines Company, Inc.
	COSMO &CO	Haines Company, Inc.
	C RENTINGCORP	Haines Company, Inc.
	DAEHAN TRADING	Haines Company, Inc.
	INTERNATIONAL	Haines Company, Inc.
	SERVICE	Haines Company, Inc.
	ENTERTAINMENT DEBT SOLU	Haines Company, Inc.
	ASSOCIATION DIRECTC	Haines Company, Inc.
	DOCTORYOO	Haines Company, Inc.
	COUNSELING	Haines Company, Inc.
	OFFICE	Haines Company, Inc.
	DONGPOJOURNAL	Haines Company, Inc.
	DURA HICOM INC	Haines Company, Inc.
	DURA HICOM INC	Haines Company, Inc.
	ECLUTCH MASTER	Haines Company, Inc.
	EDEN BIO	Haines Company, Inc.
	WALLPAPER USA	Haines Company, Inc.
	ELITE FAMILY	Haines Company, Inc.
	CORPORATION	Haines Company, Inc.
	ELITE FAMILY	Haines Company, Inc.
	CORPORATION	Haines Company, Inc.
	EUTE FUNDING	Haines Company, Inc.
	ELLENS VISION	Haines Company, Inc.
	ENC FEDERAL INC	Haines Company, Inc.
	EXODUS STUDIOS	Haines Company, Inc.
	FINANCL NETWORK	Haines Company, Inc.
	INVSTMT CORP	Haines Company, Inc.
	FIRM MANAGEMENT	Haines Company, Inc.
	COMPANYTHE	Haines Company, Inc.
	GI NO SHIN HAIR	Haines Company, Inc.
	GINOHAIR	Haines Company, Inc.
	GJYS GROUP INC 2134 BO 3135	Haines Company, Inc.
	GLORYPKABO	Haines Company, Inc.
	WORSHIP MSN CT	Haines Company, Inc.
	GOLDMANABRAMS	Haines Company, Inc.
	AND CHAN	Haines Company, Inc.
	SHAMPTON	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	SECURITIES	Haines Company, Inc.
	HAN V 1 T	Haines Company, Inc.
	CONSULTING	Haines Company, Inc.
	HANVIT	Haines Company, Inc.
	CONSULTING INC	Haines Company, Inc.
	HAYFIELD	Haines Company, Inc.
	BROWN DOLORIS	Haines Company, Inc.
	BUTLERLITANYA	Haines Company, Inc.
	CA PACIFIC	Haines Company, Inc.
	RESOURCE	Haines Company, Inc.
	CAL PAC FIRST	Haines Company, Inc.
	CONSTR INC	Haines Company, Inc.
	CAMDEN	Haines Company, Inc.
	MORTGAGE	Haines Company, Inc.
	KAEDC	Haines Company, Inc.
	KIDS LAND	Haines Company, Inc.
	KIM DIRCK J AIA&	Haines Company, Inc.
	ASSOCIATES	Haines Company, Inc.
	KIMKIH	Haines Company, Inc.
	KIM S KYUNG CPA	Haines Company, Inc.
	KIMSUPUM	Haines Company, Inc.
	KINGDOM	Haines Company, Inc.
	DYNAMICS	Haines Company, Inc.
	KINGDOM	Haines Company, Inc.
	DYNAMICS HOME	Haines Company, Inc.
	LOANS	Haines Company, Inc.
	KORAM INS CENTER	Haines Company, Inc.
	KORAM INS CENTER	Haines Company, Inc.
	KORAM INSURANCE	Haines Company, Inc.
	CENTER	Haines Company, Inc.
	KOREAN BUSINESS	Haines Company, Inc.
	MENS FEDRTN	Haines Company, Inc.
	KOREANTOWN	Haines Company, Inc.
	KOREANTRUE	Haines Company, Inc.
	LOVE MISSION	Haines Company, Inc.
	KRZEMUSKI	Haines Company, Inc.
	ANDREW ATTY	Haines Company, Inc.
	KYOCHARO USA	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	KYOCHARO USA	Haines Company, Inc.
	LA HOSPICE	Haines Company, Inc.
	LAINSTOFARCH&	Haines Company, Inc.
	LAW OFFICE OF	Haines Company, Inc.
	DENNIS SANCHEZ	Haines Company, Inc.
	LAW OFFICES OF	Haines Company, Inc.
	ANA R SCHVARTZ	Haines Company, Inc.
	PROFESIONALES M 1 ADONG	Haines Company, Inc.
	MAGNIFICENT	Haines Company, Inc.
	CREDIT CORP	Haines Company, Inc.
	MARTIN INSURANCE	Haines Company, Inc.
	MIJU KYUNG HYANG	Haines Company, Inc.
	MILESTONE	Haines Company, Inc.
	HOSPICE	Haines Company, Inc.
	NAHIGIANHAROLD	Haines Company, Inc.
	New BRIDGE	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	New BRIDGE	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	New RESOURCE	Haines Company, Inc.
	GROUP CNSLTNG	Haines Company, Inc.
	CAMDEN	Haines Company, Inc.
	MORTGAGE	Haines Company, Inc.
	CAMDENSECURITY	Haines Company, Inc.
	CAMELOT	Haines Company, Inc.
	PROPERTY	Haines Company, Inc.
	MANAGEMENT	Haines Company, Inc.
	CAN & CAN	Haines Company, Inc.
	TRADING COMPANY	Haines Company, Inc.
	CCKI ROSE PARADE	Haines Company, Inc.
	CENTURY	Haines Company, Inc.
	CAREGIVERS INC	Haines Company, Inc.
	CHANGSUKLEE	Haines Company, Inc.
	CITY BUNDS CO	Haines Company, Inc.
	CITY NATIONAL	Haines Company, Inc.
	SECURITY	Haines Company, Inc.
	COBYSNACKSHOP	Haines Company, Inc.
	COEX INSURANCE	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	SERVICES	Haines Company, Inc.
	COEX INSURANCE	Haines Company, Inc.
	NOTREDAMEMDCL	Haines Company, Inc.
	SCNINST	Haines Company, Inc.
	NRG GLOBAL	Haines Company, Inc.
	NYNEWYORK	Haines Company, Inc.
	RESTAURANT PAC LENDERS	Haines Company, Inc.
	DIRECT	Haines Company, Inc.
	PAC PLAZA	Haines Company, Inc.
	FINANCIAL	Haines Company, Inc.
	SERVICES	Haines Company, Inc.
	PAX TRAVEL INTL	Haines Company, Inc.
	PEOPLENEWSTHE	Haines Company, Inc.
	PERDIO INC	Haines Company, Inc.
	PRESTIGE	Haines Company, Inc.
	MAINTENANCE	Haines Company, Inc.
	PRO RATERS	Haines Company, Inc.
	PROVISION	Haines Company, Inc.
	INVESTMENTS	Haines Company, Inc.
	R&BUSAINC	Haines Company, Inc.
	REULIABLE	Haines Company, Inc.
	MORTGAGE	Haines Company, Inc.
	RESOURCES	Haines Company, Inc.
	CALIFORNIAU	Haines Company, Inc.
	PACIFIC	Haines Company, Inc.
	S BODYCARE MAIN	Haines Company, Inc.
	OFFICE	Haines Company, Inc.
	SANFAZSECURr TY	Haines Company, Inc.
	SCHLOSSBERG&	Haines Company, Inc.
	KRZEMUSKI	Haines Company, Inc.
	SCHVARTZANA	Haines Company, Inc.
	LAW OFFICES OF SON JAMES J CPA	Haines Company, Inc.
	SONJUNG H CPA	Haines Company, Inc.
	SOUTH AMERCN	Haines Company, Inc.
	VISONOFMSN	Haines Company, Inc.
	SOUTHRN CAPAC	Haines Company, Inc.
	RSRCE	Haines Company, Inc.
	SPEECH	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	TELECOMMUNCATIO	Haines Company, Inc.
	NS INC	Haines Company, Inc.
	STOEHR MEDICAL	Haines Company, Inc.
	MANAGEMENT	Haines Company, Inc.
	SUKRYU SENIOR	Haines Company, Inc.
	KOREAN DNCE	Haines Company, Inc.
	TAHOEREALTY&	Haines Company, Inc.
	INVESTMENT	Haines Company, Inc.
	UNIVERSITY	Haines Company, Inc.
	HEALING HANDS	Haines Company, Inc.
	HEALING HANDS	Haines Company, Inc.
	HOME HEALTHCARE	Haines Company, Inc.
	HHZIP INC	Haines Company, Inc.
	HHZIP INC	Haines Company, Inc.
	IMAX FINANCIAL	Haines Company, Inc.
	INFORNET SYSTEMS	Haines Company, Inc.
	INKOA AMERICA	Haines Company, Inc.
	GROUP	Haines Company, Inc.
	INSUREUNK	Haines Company, Inc.
	FINANCIAL&INS SRV	Haines Company, Inc.
	ITALTOURS	Haines Company, Inc.
	JAE K LEE INS	Haines Company, Inc.
	JAJCOUPON	Haines Company, Inc.
	JEUNGS 888 INC	Haines Company, Inc.
	JO HAN WOOK CPA	Haines Company, Inc.
	JUNG WON SEO	Haines Company, Inc.
	DBA NEWBRIDGE	Haines Company, Inc.

180 WILSHIRE BLVD

Year	Uses	Source
1981	JACK & BILL MUSIC CO SANTA MONICA	Pacific Telephone

190 WILSHIRE BLVD

Year	Uses	Source
1937	COGHLAN Chas C phys	Los Angeles Directory Co.

200 WILSHIRE BLVD

Year	Uses	Source
1986	CHARLES DUNN COMPANY REALTORS	Pacific Bell

FINDINGS

Year	Uses	Source
1986	WALKER EDMUND F MD	Pacific Bell
1976	Sidy Maurice H ins	Pacific Telephone
1971	Comstock Robt C pat atty	Pacific Telephone

201 WILSHIRE BLVD

Year	Uses	Source
2013	BLACKMANHOLBERTON	Cole Information Services
	UGI INC	Cole Information Services
	CITY OF BALDWIN PARK	Cole Information Services
	HASELHOFF OTTO ATTORNEY	Cole Information Services
	MLR LEGAL SEARCH	Cole Information Services
	OCEAN GROUP THE	Cole Information Services
	S J LEVY COMPANY	Cole Information Services
	STRATEGIC TAX LAWYERS	Cole Information Services
	WIMER ASSOCIATES	Cole Information Services
	ASSOCIATED PROFESSIONAL SERVICES	Cole Information Services
	DR RAMER PAMELA DC	Cole Information Services
	EHLINE LAW INJURY LAWYER PC	Cole Information Services
	ENDEAVOR	Cole Information Services
	ENTERPRISE VISION TECHNOLOGIES	Cole Information Services
	BP TRADE	Cole Information Services
	LUEVANO MARK LAW OFFICE OF	Cole Information Services
	J NICOLES DAY SPA & SALON	Cole Information Services
	RAMER CHIROPRACTIC	Cole Information Services
	RENA B INC	Cole Information Services
	UNITED STATES GOVERNMENT	Cole Information Services
	UNIVERSITY TUTORS	Cole Information Services
	ALEXANDER ENRIGHT & ASSOCIATES	Cole Information Services
	R T J FINANCIAL MANAGEMENT	Cole Information Services
	STOLTZ JACQUELINE	Cole Information Services
	SUCCESS TRADE INC	Cole Information Services
	SANTA MONICA CHIROPRACTIC CLINIC	Cole Information Services
	WILLIAM WARREN GROUP	Cole Information Services
	KUAPAY LLC	Cole Information Services
	MASSAGE COMPANY OF SANTA MONICA THE	Cole Information Services
	360 MARKETING SERVICES INC	Cole Information Services
	PLATINUM REALTY MANAGEMENT	Cole Information Services

FINDINGS

Year	Uses	Source
2013	GOLDSTEIN DOUGLAS ENTERTAINMENT	Cole Information Services
2008	333 N PALM CANYON LLC	Cole Information Services
	ENCINO COURTYARD LLC	Cole Information Services
	KMATHIS INC	Cole Information Services
	TRAIN SIMPLE	Cole Information Services
	BLACKMAN & HOLBERTON	Cole Information Services
	BPTRADECOM INC	Cole Information Services
	WILSHIRE EQUITIES	Cole Information Services
	WILLIAM WARREN GROUP INC	Cole Information Services
	OTTO HASELHOFF	Cole Information Services
	WORLD INSTITUTE FOR SECURED ENHANCEM	Cole Information Services
	CAMBRIDGE TECH CONSULTING	Cole Information Services
	KYLE MATHIS SALON	Cole Information Services
	PLATINUM REALTY	Cole Information Services
	ALTERNATIVE HEALTH SOLUTIONS	Cole Information Services
	UGI INC	Cole Information Services
	COVENTRY GP LLC	Cole Information Services
	ENTRUST	Cole Information Services
	WIMER ASSOCIATES	Cole Information Services
	ENTERPRISE VISION TECHNOLOGIES	Cole Information Services
	EVANGELATOS CAPITAL	Cole Information Services
	KH PROFESSIONAL SERVICES	Cole Information Services
	B RENA INC	Cole Information Services
	TEAM HOLLYWOOD INC	Cole Information Services
	BP TRADE	Cole Information Services
	SECURITIES AMERICA	Cole Information Services
	UNIVERSITY TUTORS	Cole Information Services
	CLOUDBREAK ENTERTAINMENT INC	Cole Information Services
	STOLTZ JACQUELINE	Cole Information Services
	LEVY SHAUL JACOB	Cole Information Services
	HALLAM KIRK M ESQ	Cole Information Services
	OCEAN GROUP COMMUNICATIONS	Cole Information Services
	WESTFLORENCE LLC	Cole Information Services
	UNITY PICTURES CORP	Cole Information Services
	RTJ FINANCIAL MANAGEMENT INC	Cole Information Services
	SWAPE LLC	Cole Information Services
	201 WILSHIRE INC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	1555 S GAREY AVENUE LLC	Cole Information Services
	83614 DR CARREON SP LLC	Cole Information Services
2006	BUILDING	Haines Co., Inc.
	WILSHIRE INC	Haines Co., Inc.
	ALEXANDER	Haines Co., Inc.
	ENRIGHT&	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	ATLAS PICTURES	Haines Co., Inc.
	BLACKMAN	Haines Co., Inc.
	HOLBERTON	Haines Co., Inc.
	BP TRADE	Haines Co., Inc.
	CHASE HAIR SALON	Haines Co., Inc.
	CK BRIDGER	Haines Co., Inc.
	TRAIN SIMPLE	Haines Co., Inc.
	WIMERASSOCIATES	Haines Co., Inc.
	ENTERPRISE VISION	Haines Co., Inc.
	TECHNOLOGIES	Haines Co., Inc.
	ENTRUST	Haines Co., Inc.
	EVANGELATOS	Haines Co., Inc.
	CAPITAL	Haines Co., Inc.
	FINANCL DESIGN	Haines Co., Inc.
	GIANTSTEP	Haines Co., Inc.
	HALLAM KIRK M	Haines Co., Inc.
	HASELHOFF OTTO	Haines Co., Inc.
	ATTORNEY	Haines Co., Inc.
	HOTELCONNECT	Haines Co., Inc.
	USA LLC	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	ELIZABETH Ki M	Haines Co., Inc.
	LUEVANO MARK	Haines Co., Inc.
	LAW OFFICE OF	Haines Co., Inc.
	MANDALEY STOCK	Haines Co., Inc.
	TRANSFER	Haines Co., Inc.
	MASSAGE	Haines Co., Inc.
	COMPANY THE	Haines Co., Inc.
	MELKONIAN LARA	Haines Co., Inc.
	MLR LEGAL	Haines Co., Inc.
	SEARCH	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	OCEAN GROUP THE	Haines Co., Inc.
	PLAT 1 NUM REALTY	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.
	RTJ FINANCIAL	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.
	RAYMOND JAMES	Haines Co., Inc.
	FNCL SERV	Haines Co., Inc.
	S J LEVY COMPANY	Haines Co., Inc.
	S J LEVY COMPANY	Haines Co., Inc.
	t F STOLTZ	Haines Co., Inc.
	JACQUELINE	Haines Co., Inc.
	SUCCESS TRADE	Haines Co., Inc.
2000	WHITING JEFFREY W PHD	Haines & Company
	BUILDING ALEXANDER ENRIGHT & ASSOCIATES	Haines & Company
	ATLAS PICTURES	Haines & Company
	ATLAS PICTURES	Haines & Company
	BETTER WAY INTERNATL INC	Haines & Company
	BLACKMAN HOLBERTON	Haines & Company
	BLACKWATCH RELEASING USA INC	Haines & Company
	BROWN STEVEN P LAW OFFICES	Haines & Company
	CK BRIDGER	Haines & Company
	DEMERY ASSOCIATES INC	Haines & Company
	DUNNE PRODUCTIONS	Haines & Company
	GORDON STANLEY ACCT	Haines & Company
	HEALTHY & FIT	Haines & Company
	LEGITIMATE CO	Haines & Company
	SJ LEVY & CO	Haines & Company
	TBD PRODUCTIONS	Haines & Company
	TRAKTOR	Haines & Company
	UNITED GENERAL FILM CORP	Haines & Company
	WILSHIRE FIRST FINANCIAL	Haines & Company
	WOOD RIVER CORPORATION	Haines & Company
	WILSHIRE INC	Haines & Company
	WEINER VALERIE MA MFCC	Haines & Company
1991	Barry & Enright Productions	Pacific Bell
	Contestant Line 4511511	Pacific Bell
	Barry FV 3942878	Pacific Bell
	Better Way Internatl Inc	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Chateau Development Co Inc	Pacific Bell
	Chateau Financial	Pacific Bell
	City Innovest	Pacific Bell
	Colbert Television	Pacific Bell
	Consumers Financial Group	Pacific Bell
	Demory Associates	Pacific Bell
	First Media Inc	Pacific Bell
	Gordon Stanley acct	Pacific Bell
	HMCapital	Pacific Bell
	H & M Direct 2750392	Pacific Bell
	Huss Robert A & Associates	Pacific Bell
	Inter Telespan Inc	Pacific Bell
	Jensen Associates	Pacific Bell
	Jense BL 8264331	Pacific Bell
	Santa Monica Branch	Pacific Bell
	Perinatal Health Inc	Pacific Bell
	Smith Magee	Pacific Bell
	Smith Maggie M 8541948	Pacific Bell
	Toboco Howard& Associates	Pacific Bell
	Wilshire First Financial	Pacific Bell
	BARRY & ENRIGHT PRODUCTIONS	Pacific Bell
	WILSHIRE FIRST FINANCIAL	Pacific Bell
	CHATEAU DEVELOPMENT CO INC	Pacific Bell
	CHATEAU FINANCIAL	Pacific Bell
	CITY INNOVEST	Pacific Bell
	CONSUMERS FINANCIAL GROUP	Pacific Bell
	DEMORYASSOCIATES	Pacific Bell
	FIRST MEDIA INC	Pacific Bell
	GORDON STANLEY ACCT	Pacific Bell
	HMCAPITAL	Pacific Bell
	HUSS ROBERT A & ASSOCIATES	Pacific Bell
	INTER TELESPAN INC	Pacific Bell
	JENSENASSOCIATES	Pacific Bell
	LINCOLN SAVINGS & LOAN ASSOCIATION	Pacific Bell
	PERINATAL HEALTH INC	Pacific Bell
	SMITHMAGEE	Pacific Bell
	TOBOCO HOWARD& ASSOCIATES	Pacific Bell
1990	SHEARSON LEHMAN HUTTON INC	Pacific Bell

FINDINGS

Year	Uses	Source
1986	HUTTON E F & COMPANY INC SANTA MONICA SANTA MONICA	Pacific Bell
1967	McKeever Francis M MD	Pacific Telephone
1962	Del Junco Tirso MD	Pacific Telephone
	Gallagher Henry F MD	Pacific Telephone
1954	Occidental Life Ins Co of Cal EX	R. L. Polk & Co.
1929	JOHNSTON JAMES M D M Frances Physician	Los Angeles Directory Co.
1924	JOHNSTON JAMES M D Physician	Los Angeles Directory Co.

202 WILSHIRE BLVD

Year	Uses	Source
2013	HILLSTONE RESTAURANT	Cole Information Services
2008	HOUSTONS RESTAURANTS	Cole Information Services
2006	HOUSTONS 310 576 7 S	Haines Co., Inc.
	Rest AURANTS	Haines Co., Inc.
	HAGHIGHI Mansoor	Haines Co., Inc.
2000	BOB BURNS RESTAURANT	Haines & Company
	BURNS BOB RESTAURANT	Haines & Company
	BURNS ROBERT RESTAURANT	Haines & Company
1991	BOB BURNS RESTAURANT	Pacific Bell
	Burns Bob Restaurant	Pacific Bell
	Bumrns Robert Restaurant	Pacific Bell
	BOB BURNS RESTAURANT	Pacific Bell
	BUMRNS ROBERT RESTAURANT	Pacific Bell
1985	BOB BURNS RESTAURANT	Pacific Bell
	BURNS BOB RESTAURANT	Pacific Bell
	BURNS ROBERT RESTAURANT	Pacific Bell
1980	BOB BURNS RESTAURANT	Pacific Telephone
	BURNS BOB RESTAURANT	Pacific Telephone
	Burns Bonnie Productions	Pacific Telephone
	Burns Robert Restaurant	Pacific Telephone
1975	BOB BURNS RESTAURANT	Pacific Telephone
	BURNS BOB RESTAURANT	Pacific Telephone
1965	BOB BURNS RESTAURANT	Pacific Telephone
	BURNS BOB RESTAURANT	Pacific Telephone
1958	FOSTER HELEN RESTAURANT	Pacific Telephone
1954	BLANCHARD S RESTAURANT	R. L. Polk & Co.
	FOSTER HELEN RESTAURANT	R. L. Polk & Co.
	HELEN FOSTER RESTAURANT	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	Blanchards restr EX	R. L. Polk & Co.
	Acker Frank W optom EX	R. L. Polk & Co.
1940	Clark Geo phys	Los Angeles Directory Co.
	Harding G F phys	Los Angeles Directory Co.

203 WILSHIRE BLVD

Year	Uses	Source
2000	WEBSTER & BAYLISS ATTYS	Haines & Company
	DIGITAL COLOR LABS	Haines & Company
	E N P INC	Haines & Company
	F M SEOUL INC	Haines & Company
	FUTURANET	Haines & Company
	GUZIN LAWRENCE ATTY	Haines & Company
	GUZIN & STEIER ATTY	Haines & Company
	HENDERSON PHILLIPS FINE ARTS	Haines & Company
	K T A N	Haines & Company
	KOREA TIMES	Haines & Company
	KOREAN TELEVISION AMER NETWORK	Haines & Company
	LINDA FLINT CORPORATE HOLDING	Haines & Company
	MANSDUR CO THE	Haines & Company
	MARELLO INVESTMENT	Haines & Company
	NETASIA COMMUNICA	Haines & Company
	NEW ONE COSMETIC	Haines & Company
	RATKOVICH CO INC	Haines & Company
	ROSSMORE PROP & CSLTY	Haines & Company
	ROSSMORE PROP & CSLTY	Haines & Company
	SCHWARTZ ANDREW ATTY ATLAW	Haines & Company
	STEIER DONALD ATTY	Haines & Company
	WEBSTER FELICE ATTORNEY	Haines & Company
	CONTL GRAPHICS HOLDINGS INC	Haines & Company
1954	Cailf State Nurses Assn Dist EX	R. L. Polk & Co.

204 WILSHIRE BLVD

Year	Uses	Source
1954	Flower Keith C phys EX	R. L. Polk & Co.
1940	Wilken H T phys	Los Angeles Directory Co.
	Taylor W H dentist	Los Angeles Directory Co.
1933	Wilken H T phys	Los Angeles Directory Co.

FINDINGS

205 WILSHIRE BLVD

Year	Uses	Source
1929	EPSTEIN HARRY Fanny Investments Mortgages Trust Deeds	Los Angeles Directory Co.

206 WILSHIRE BLVD

Year	Uses	Source
1939	ANDREWS BYRON D (CATHERINE M) DENTIST	Los Angeles Directory Co.

207 WILSHIRE BLVD

Year	Uses	Source
1986	COMPUTER TUTOR	Pacific Bell
1954	Retailers Comi Agcy EX	R. L. Polk & Co.
	Retail Credit Co EX	R. L. Polk & Co.
1948	Walkey K C trailers	Los Angeles Directory Co.
1940	Burchiel E R	Los Angeles Directory Co.

208 WILSHIRE BLVD

Year	Uses	Source
1939	ERNST WILLIAM CO (WM ERNST) INSURANCED BR 22139	Los Angeles Directory Co.
1933	Campbell R K dentist	Los Angeles Directory Co.
	Apt H 0 dentist	Los Angeles Directory Co.

209 WILSHIRE BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1985	BARKER BROS TURN	Pacific Bell
1981	BARKER BROS FURN	Pacific Telephone
1980	Santa Monica Store	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Barker	Pacific Telephone
1976	Santa Monica Store	Pacific Telephone
	BARKER BROS furn	Pacific Telephone
1975	BARKER BROS FR IT-N	Pacific Telephone
1971	Santa Monica Store	Pacific Telephone
	BARKERS furn Main Store	Pacific Telephone
1967	Santa Monica Store	Pacific Telephone
	Beverly Hills Store	Pacific Telephone
1965	BARKER BROS FURN	Pacific Telephone
1962	BARKER BROS CORPORATION FURN	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	Santa Monica Store	Pacific Telephone
	BARKER BROS furn	Pacific Telephone
1958	BARKER BROS CORPORATION FURN	Pacific Telephone
	Burbank Store	Pacific Telephone
	Santa Monica Store	Pacific Telephone
1954	BARKER BROS CORPORATION FURN	R. L. Polk & Co.
	Barker Bros furn EX	R. L. Polk & Co.
	Turchin Jos M chiropodist EX	R. L. Polk & Co.
	Curry Jas E dentist EX	R. L. Polk & Co.
	Street continued	R. L. Polk & Co.

210 WILSHIRE BLVD

Year	Uses	Source
2013	CALIFORNIA PIZZA KITCHEN	Cole Information Services
	A LOCKSMITH	Cole Information Services
2008	CALIFORNIA PIZZA KITCHEN	Cole Information Services
2000	XXXX	Haines & Company
	XXXX	Haines & Company
1990	TWENTY TEN PHARMACY	Pacific Bell
1962	Adler Meyers & Mikity MDs	Pacific Telephone
1954	Contd	R. L. Polk & Co.
	Foote Horace T dentist EX	R. L. Polk & Co.
1940	ALewis C H phys	Los Angeles Directory Co.
1934	HENRI S HAIRDRESSING SAJLON SUITE	Los Angeles Directory Co.
1933	Lewis C H phys	Los Angeles Directory Co.
1924	MARSHALL H WALTER Building Contractor and Real Estate Loans Financed Room	Los Angeles Directory Co.

211 WILSHIRE BLVD

Year	Uses	Source
2008	EYESTHETICA	Cole Information Services

212 WILSHIRE BLVD

Year	Uses	Source
1954	Wallace David G chiropractor EX	R. L. Polk & Co.
	Reyes J M phys EX	R. L. Polk & Co.
	Hamien M L phys EX	R. L. Polk & Co.

FINDINGS

214 WILSHIRE BLVD

Year	Uses	Source
2013	HENNESSEY & INGALLS	Cole Information Services
	TWENTYFOUR HOURS LOCKSMITH	Cole Information Services
	KNOLL	Cole Information Services
	STREET RETAIL	Cole Information Services
2008	KNOLL INC	Cole Information Services
2006	CA PIZZA KITCHEN	Haines Co., Inc.
	HENNESSEY&	Haines Co., Inc.
	INOLLS ART ARCH	Haines Co., Inc.
	KNOLL INC	Haines Co., Inc.
1940	a Vacant	Los Angeles Directory Co.
	b Chapin L A Mrs	Los Angeles Directory Co.
1934	KENDALL BETTY PUBLIC STENOGRAPHER OFFICE SERVICE	Los Angeles Directory Co.
	MAHONEY J K CERTIFIED PUBLIC ACCOUNTANT AND INCOME TAX	Los Angeles Directory Co.
1933	a Markham M E Mrs	Los Angeles Directory Co.
	b Kennedy E D Mrs	Los Angeles Directory Co.
1928	a London M A Mrs	Los Angeles Directory Co.
	b Fischer Martha Mrs	Los Angeles Directory Co.
1924	Bigler Lee	Los Angeles Directory Co.
1920	Braden Mae V Mrs	Los Angeles Directory Co.
	Van Vorhes E M Mrs	Los Angeles Directory Co.
	Drake S D	Los Angeles Directory Co.

215 WILSHIRE BLVD

Year	Uses	Source
1965	CHRISTIE J R IMPORTERS	Pacific Telephone
1958	CLARK K COOK TRAVEL SERVICE	Pacific Telephone
1954	North American Air Lines	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.

216 WILSHIRE BLVD

Year	Uses	Source
1940	a Sargent E B Mrs	Los Angeles Directory Co.
	b Miller Patsy B	Los Angeles Directory Co.
	Dazey & K phys	Los Angeles Directory Co.
	WILSHIRE BLVD SMContl	Los Angeles Directory Co.
1933	b Ellington Martha	Los Angeles Directory Co.
	Dazey G K phys	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	a Sargent E E Mrs	Los Angeles Directory Co.
1928	a Vacant	Los Angeles Directory Co.
	b Guthrie Emily Mrs	Los Angeles Directory Co.
1924	Miller J R	Los Angeles Directory Co.
	Drake J G	Los Angeles Directory Co.
	Braden M V Mrs	Los Angeles Directory Co.
1920	Gates C C	Los Angeles Directory Co.
	Ogden C J	Los Angeles Directory Co.

217 WILSHIRE BLVD

Year	Uses	Source
1985	Wedding Chapel Alberts S	Pacific Bell

218 WILSHIRE BLVD

Year	Uses	Source
1954	Alexander Irvin W osteo EX	R. L. Polk & Co.
	Street continued	R. L. Polk & Co.
1924	Seventh Day Adventist Church	Los Angeles Directory Co.

219 WILSHIRE BLVD

Year	Uses	Source
1967	Yarns Unlimited	Pacific Telephone
1965	HEIFER S FIRN & INTERIORS	Pacific Telephone
1962	Reseda	Pacific Telephone
	RIVIERA CONVERTIBLE SOFA BED CO	Pacific Telephone
	Santa Monica	Pacific Telephone
1958	RIVIERA SOFA BED OF SANTA MONICA	Pacific Telephone
	RIVIERA SOFA BED OF SANTA MONICA	Pacific Telephone
1954	Abbey Rents hosp equip EX	R. L. Polk & Co.
	A-ABA-ABBEY RENTS	R. L. Polk & Co.
	ABBEY RENTS SICKROOM & PARTY SUPPLIES	R. L. Polk & Co.
1948	Angelino Restr	Los Angeles Directory Co.
1940	Angelino B P restr	Los Angeles Directory Co.
1936	MASLAC JOS RESTR	Los Angeles Directory Co.
1933	Green Lena Mrs do clnr	Los Angeles Directory Co.

220 WILSHIRE BLVD

Year	Uses	Source
1954	Vacant	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1940	Wright K D phys	Los Angeles Directory Co.
	Wittort S H dentist	Los Angeles Directory Co.
	ACroft L 1 3 E phys	Los Angeles Directory Co.
	Street Continued	Los Angeles Directory Co.
1933	Street Continued	Los Angeles Directory Co.
	ONeal R N phys	Los Angeles Directory Co.
	Bulpitt P A phys	Los Angeles Directory Co.
	Bulpitt H G Mrs phys	Los Angeles Directory Co.
1920	Christian Science Reading Room	Los Angeles Directory Co.
	First Church of Christ Scientist	Los Angeles Directory Co.

221 WILSHIRE BLVD

Year	Uses	Source
1965	BOB & RAYS LIQUORS	Pacific Telephone
1962	BREWER S VAT	Pacific Telephone
1958	RANGER S LIQUORS	Pacific Telephone
1954	Rangers Liquors EX	R. L. Polk & Co.
	RANGER S LIQUORS	R. L. Polk & Co.
1933	Wilner Harry leather gds	Los Angeles Directory Co.
1928	Tollefson Clara M drsmkr	Los Angeles Directory Co.
	Green Lena Mrs do clnr	Los Angeles Directory Co.

223 WILSHIRE BLVD

Year	Uses	Source
2000	PETERSON & KLEIN ATTYS	Haines & Company
	NETSENTINEL	Haines & Company
1940	Greenberg Abr do clnr	Los Angeles Directory Co.
1936	MORALES JANE DO CLNR	Los Angeles Directory Co.
1933	Massie Roy confy	Los Angeles Directory Co.
	1/2 Ferber Eugenia Mrs	Los Angeles Directory Co.
1928	Preston R P notary	Los Angeles Directory Co.
	Denton E V real est	Los Angeles Directory Co.
1924	Vacant	Los Angeles Directory Co.
1920	Mutton Sutherland	Los Angeles Directory Co.

224 WILSHIRE BLVD

Year	Uses	Source
1954	Penney J C Co auto park	R. L. Polk & Co.
1948	Seventh Day Adventist Church	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1936	SEVENTH DAY ADVENT- IST CHURCH	Los Angeles Directory Co.
1933	Seventh Day Adven tist Church	Los Angeles Directory Co.
1928	Seventh Day Advent ist Church	Los Angeles Directory Co.

225 WILSHIRE BLVD

Year	Uses	Source
1981	THOMAS TENA REAL ESTATE	Pacific Telephone
1940	AGunther & Wood gas	Los Angeles Directory Co.
1936	FEARON D A REAL EAT	Los Angeles Directory Co.
1933	Fearon D A real est	Los Angeles Directory Co.
	Mershow Eleanor Mrs nub sten	Los Angeles Directory Co.
	Prentice T V real est	Los Angeles Directory Co.
1928	Case L H	Los Angeles Directory Co.
	1/2 Yamada Frank	Los Angeles Directory Co.
1924	1/2 Case H S	Los Angeles Directory Co.

227 WILSHIRE BLVD

Year	Uses	Source
1948	Kellogg R R Co auto lacquers	Los Angeles Directory Co.
	Smeltzer R C auto repr	Los Angeles Directory Co.
	Vatis A T gas sta	Los Angeles Directory Co.
1940	Stache lt N auto electn	Los Angeles Directory Co.
1936	STACHE R N BATTERIES	Los Angeles Directory Co.
	GUNTHER & WOOD GAS STA	Los Angeles Directory Co.
	DRURY R S AUTO REPR	Los Angeles Directory Co.
1933	Stache R N batteries	Los Angeles Directory Co.
	Drury R S auto repr	Los Angeles Directory Co.
	Gunther & Wood gas sta	Los Angeles Directory Co.
1928	Santa Monica Properties Co	Los Angeles Directory Co.
	Kittell & Co real est	Los Angeles Directory Co.

228 WILSHIRE BLVD

Year	Uses	Source
1928	Vacant	Los Angeles Directory Co.

229 WILSHIRE BLVD

Year	Uses	Source
1924	Caldwell L M Mrs	Los Angeles Directory Co.
1920	Rice A A	Los Angeles Directory Co.

FINDINGS

230 WILSHIRE BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1985	PARCO PRODUCTIONS PRODCR	Pacific Bell

232 WILSHIRE BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1954	Crossland Robt F dentist EX	R. L. Polk & Co.
	Freese John L dentist EX	R. L. Polk & Co.
	Mustad Hans E dentist EX	R. L. Polk & Co.
	Street continued	R. L. Polk & Co.

233 WILSHIRE BLVD

Year	Uses	Source
2013	PRN NURSES REGISTRY	Cole Information Services
	EXCEL PARTNERS LLC	Cole Information Services
	CLEVA VERN J	Cole Information Services
	BARLING DAVID M LAW OFFICE OF	Cole Information Services
	BOC	Cole Information Services
	HERZOG IAN	Cole Information Services
	FOOTE THOMAS W	Cole Information Services
	RINGLER & ASSOCIATES	Cole Information Services
	OYLER & WOLDMAN LAW OFFICES OF	Cole Information Services
	SHAPIRO CARL W	Cole Information Services
	SHELLEY CHESTER D CPA	Cole Information Services
	INFRONT ADVERTISING	Cole Information Services
	FREEDMAN LEORA D	Cole Information Services
	PETERSON & KLEIN	Cole Information Services
	PFEIFFER THIGPEN & FITZGIBBON LLP	Cole Information Services
	AXIS CAPITAL GROUP INC	Cole Information Services
	EQUITY OFFICE	Cole Information Services
	BARRISTER EXECUTIVE SUITES	Cole Information Services
	HOLUALOA ARIZONA	Cole Information Services
	LAW OF OFFICES OF MICHAEL S RAPK	Cole Information Services
	LAW OFFICES OF MCGONIGLE TIMOTHY D	Cole Information Services
	MARKOFF STEVE	Cole Information Services
	PACIFIC LENDING GROUP	Cole Information Services
	PACIFIC OFFICE MANAGEMENT	Cole Information Services

FINDINGS

Year	Uses	Source
2013	WALKER MARK CPA	Cole Information Services
	DUPONT NORMAN A	Cole Information Services
	CHARLES S TIGERMAN PROF LAW	Cole Information Services
	BERKELEY POINT CAPITAL LLC	Cole Information Services
	BERKSHIRE MORTGAGE FINANCE	Cole Information Services
	LAWTON ERIC	Cole Information Services
	LEADING HOTELS OF THE WORLD THE	Cole Information Services
	LIDOW DEREK B	Cole Information Services
	JR WATKINS NATURALS	Cole Information Services
	GENRE BEND PRODUCTIONS	Cole Information Services
	GREY DAVID	Cole Information Services
	FORGIE & LEONARD LLP	Cole Information Services
	FREEDMAN BERNARD W ATTORNEY	Cole Information Services
	POLITT JOHN LAW OFFICES OF	Cole Information Services
	STANBURY FISHELMAN INC	Cole Information Services
	YOUHANAIE TERESA Z	Cole Information Services
	LAW OFFICES OF THOMAS C ZARET	Cole Information Services
	KRISMAR CONSTRUCTION INC	Cole Information Services
	IINO RONALD R CPA	Cole Information Services
	GOLDSCHMIDT MARVIN L CPA	Cole Information Services
	OLDENKAMP DAVID J	Cole Information Services
	TUNNEL POST	Cole Information Services
	CREDIT CAPITAL LLC	Cole Information Services
	IMALL INC	Cole Information Services
	FORMAN CINDY F	Cole Information Services
	NELSON DAVIS LLP	Cole Information Services
	PALOMAR VENTURES	Cole Information Services
	PCR SERVICES CORPORATION	Cole Information Services
	PROCONORG	Cole Information Services
	SHAPRO RODARTE & FORMAN LLP	Cole Information Services
	SOODIK LYNN LAW OFFICES OF	Cole Information Services
	SOTHEBYS INTERNATIONAL REALTY	Cole Information Services
	TNT	Cole Information Services
	AMARK FOUNDATION	Cole Information Services
	DUBOFF CECILE B	Cole Information Services
	MIRANDAMORALES RITA LAW OFFICES	Cole Information Services
	MORGAN SEARCH LLC	Cole Information Services
	RALPHS DON LAW OFFICES OF	Cole Information Services

FINDINGS

Year	Uses	Source
2013	RODARTE DAN	Cole Information Services
	PALMER INVESTMENTS	Cole Information Services
	SOFRIS MICHAEL N LAW OFFICES OF	Cole Information Services
	THE HAUSER GROUP	Cole Information Services
	WEIL & COMPANY LLP	Cole Information Services
	BIRNDORF LAW OFFICES APC	Cole Information Services
	LANCASTER POLLARD	Cole Information Services
	INTERNATION FIDELITY	Cole Information Services
	NORMANDIE ASSOCIATES	Cole Information Services
2008	IMALL INC	Cole Information Services
	FAT ONE FILMS LLC	Cole Information Services
	DEBRO RICHARD LAW OFFICES OF	Cole Information Services
	STANBURY LAW GROUP INC	Cole Information Services
	SULTAN & SULTAN	Cole Information Services
	LYNDA J ATTENBOROUGH	Cole Information Services
	RICHARDSON & ASSOCIATES	Cole Information Services
	TAKAKJIAN SOWERS & SITKOFF LLP	Cole Information Services
	RECONSERVE INC	Cole Information Services
	THE LEADING HOTELS	Cole Information Services
	PCR SERVICES CORP	Cole Information Services
	HOLUALOA ARIZONA INC	Cole Information Services
	DOOLITTLE & ASSOCIATES INC	Cole Information Services
	D B L REALTORS	Cole Information Services
	EMPIRE REALITY GROUP	Cole Information Services
	LAW OFFICE DOMINIC CANTALUPO	Cole Information Services
	KRISMAR CONSTRUCTION CO INC	Cole Information Services
	PCR	Cole Information Services
	BARRISTER EXECUTIVE SUITES INC	Cole Information Services
	PRESS MEDICAL & ASSOCIATES INC	Cole Information Services
	TIMOTHY MCGONIGLE PROFESS	Cole Information Services
	ALPHA PACIFIC CAPITAL MANAGEMENT LLC	Cole Information Services
	DANIEL D RODARTE APS	Cole Information Services
	FBBCP CLAREY INC	Cole Information Services
	A MARK FINANCIAL CORP	Cole Information Services
	SCOPE INDUSTRIES	Cole Information Services
	WEILL & CO	Cole Information Services
	SIDE EFFECTS SOFTWARE INC	Cole Information Services
	MDP MAUI VENTURES LLC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	LIBERTY LENDING INC	Cole Information Services
	CLEVA VERN J	Cole Information Services
	LOS VALLES GOLF CO LLC	Cole Information Services
	RENAISSANCE HOLDING INC	Cole Information Services
	JEM FINANCIAL CONSULTING GROUP LLC	Cole Information Services
	WOLDMAN DONALD N	Cole Information Services
	SHAPIRO RODARTE & FREEDMAN LLP	Cole Information Services
	CANCER RESEARCH FOUNDATION INC	Cole Information Services
	CROSSLAND CAPITAL PARTNERS	Cole Information Services
	PALMER INVESTMENTS INC	Cole Information Services
	PFEIFFER THIGPEN & FITZGIBBON LLP	Cole Information Services
	DIGITALMENCOM	Cole Information Services
	OFFICE OF NEIL M SUNKIN	Cole Information Services
	IAN HERZOG A PROFESSIONAL CORP	Cole Information Services
	VISTA CAPITAL PARTNERS	Cole Information Services
	FOX M S E ASSOCIATES	Cole Information Services
	41 SOUTH CHESTER PARTNERS LLC	Cole Information Services
	GILMARTIN MARK B LAW OFFICES	Cole Information Services
	BERNARD W FREEDMAN	Cole Information Services
	DIGITAL CREATIVE MEDICAL INC	Cole Information Services
	DEUTSCHE BANK BERKSHIRE MORTGAGE	Cole Information Services
	DUNN & MAVIS INC	Cole Information Services
	A MARK PRECIOUS METALS INC	Cole Information Services
	WORTHE REAL ESTATE GROUP INC	Cole Information Services
	WILSHIRE PALISADES LAW GROUP	Cole Information Services
	1800USATNT1 LLC	Cole Information Services
	ROBERT K FUTTERMAN & ASSOCIATES	Cole Information Services
	ERIC LAWTON A PROFESSIONAL CORP	Cole Information Services
	HASKELL H GRODBERG	Cole Information Services
	AVALON FAMILY FILMS LLC	Cole Information Services
	ARDELL AMY	Cole Information Services
	FORGIE & LEONARD LLP	Cole Information Services
	SPIRAL METAL CO LLC	Cole Information Services
	WEIL ASSOCIATES INC	Cole Information Services
	CLEAR VISION MPG LLC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	LAW OFFICES OF LYNN SOODIK	Cole Information Services
	T N T INC	Cole Information Services
	THELONIOUS MONK INSTITUTE JAZZ	Cole Information Services
	PALM FINANCE CO	Cole Information Services
	POWERCHIP INC	Cole Information Services
	HOTEL REPRESENTATIVE INC	Cole Information Services
	PMFC LLC	Cole Information Services
	DAVID LEFKOWITZ	Cole Information Services
	ALTHOLZ A P ATTORNEY AT LAW	Cole Information Services
	SEDGWICK & CO AN ACCOUNTANCY CORP	Cole Information Services
	SOTHEBYS	Cole Information Services
	JONSSON COMMUNICATIONS CORP	Cole Information Services
	MAGINNIS & MAGINNIS ATTORNEYS	Cole Information Services
	CAMM LANE INC	Cole Information Services
2006	JONSSON KENNETH	Haines Co., Inc.
	KRISMAR	Haines Co., Inc.
	CONSTRUCTION CO	Haines Co., Inc.
	KRISMAR	Haines Co., Inc.
	CONSTRUCTION INC	Haines Co., Inc.
	KULICKFRANCINE B	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	LYNN SOODIK	Haines Co., Inc.
	LAWTON ERIC	Haines Co., Inc.
	LEADING HOTELS	Haines Co., Inc.
	OF THE WORLD	Haines Co., Inc.
	LIBERTY LENDING	Haines Co., Inc.
	LIDOWDEREKB	Haines Co., Inc.
	M DAVID PAUL&	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	MAVIS GEOFFREY	Haines Co., Inc.
	MAVIS PAUL	Haines Co., Inc.
	MIRANDA MORALES	Haines Co., Inc.
	RITA LAW OFC	Haines Co., Inc.
	MORGANSEARCH	Haines Co., Inc.
	MORGAN SEARCH	Haines Co., Inc.
	OLDENKAMP DAVID	Haines Co., Inc.
	OYLER & WOLDMAN	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	PAC LENDING	Haines Co., Inc.
	GROUP	Haines Co., Inc.
	PALMER	Haines Co., Inc.
	INVESTMENTS	Haines Co., Inc.
	PCR SERVICES	Haines Co., Inc.
	CORPORATION	Haines Co., Inc.
	PETERSONAND	Haines Co., Inc.
	KLEIN	Haines Co., Inc.
	PFEIFFER JOHN	Haines Co., Inc.
	PFEIFFERTHIGPEN	Haines Co., Inc.
	POLITTJOHN LAW	Haines Co., Inc.
	OFFICES OF	Haines Co., Inc.
	POMSWILLIAM	Haines Co., Inc.
	RAHMANREZA	Haines Co., Inc.
	RALPHS DON LAW	Haines Co., Inc.
	OFFICES OF	Haines Co., Inc.
	RENAISSANCE	Haines Co., Inc.
	HOLDINGS INC	Haines Co., Inc.
	RICHARDSON	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	RODARTEDAN	Haines Co., Inc.
	SCOPE ENERGY	Haines Co., Inc.
	Reso URCES INC	Haines Co., Inc.
	SCOPE INDUSTRIES	Haines Co., Inc.
	SEARISE	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	SHAPIRO & DUPONT	Haines Co., Inc.
	SHAPIRO CARL W	Haines Co., Inc.
	SHELLEYCHESTER	Haines Co., Inc.
	D CPA	Haines Co., Inc.
	SOFRIS MICHAEL	Haines Co., Inc.
	LAW OFFICES OF	Haines Co., Inc.
	SOODIK LYNN LAW	Haines Co., Inc.
	OFFICES OF	Haines Co., Inc.
	SOTHEBYS	Haines Co., Inc.
	INTERNATIONAL	Haines Co., Inc.
	REALTY	Haines Co., Inc.
	SOUTHRN CA	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	PETROLEUM CORP	Haines Co., Inc.
	STANBURY	Haines Co., Inc.
	FISHELMAN INC	Haines Co., Inc.
	STANBURY	Haines Co., Inc.
	FISHELMAN INC	Haines Co., Inc.
	STANBURYGEO	Haines Co., Inc.
	SULTAN & SULTAN	Haines Co., Inc.
	ATTRNYS AT LAW	Haines Co., Inc.
	TECHNI MARKETING	Haines Co., Inc.
	INTERNATLINC	Haines Co., Inc.
	TERRACES OFFICE	Haines Co., Inc.
	THIGPEN KIM	Haines Co., Inc.
	WALKER MARK CPA	Haines Co., Inc.
	WEIL & COMPANY	Haines Co., Inc.
	LLP CPAS	Haines Co., Inc.
	WELLS FARGO	Haines Co., Inc.
	HOME MORTGAGE	Haines Co., Inc.
	WILSHR PALISDE	Haines Co., Inc.
	LAW GROUP	Haines Co., Inc.
	WOLDMAN DONALD	Haines Co., Inc.
	WOODRISE ENCINO	Haines Co., Inc.
	YOUHANAIE	Haines Co., Inc.
	TEResa Z	Haines Co., Inc.
	YUHAS THOMAS F	Haines Co., Inc.
	CALIF FEDERAL BLDC	Haines Co., Inc.
	ARDELLAMYATTY	Haines Co., Inc.
	ARMLOC	Haines Co., Inc.
	SECURECASE	Haines Co., Inc.
	BARRISTER	Haines Co., Inc.
	BERKSHIRE	Haines Co., Inc.
	MORTGAGE	Haines Co., Inc.
	FINANCE	Haines Co., Inc.
	BIRDORF DEBORAH	Haines Co., Inc.
	F LAW OFC OF	Haines Co., Inc.
	BROWN MARK	Haines Co., Inc.
	KESTER	Haines Co., Inc.
	CAMM LANE INC	Haines Co., Inc.
	CENTER	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	CONSTRUCTION CO	Haines Co., Inc.
	CENTURION REAL	Haines Co., Inc.
	ESTATE	Haines Co., Inc.
	CISLO &THOMAS	Haines Co., Inc.
	LLP ATTORNEYS	Haines Co., Inc.
	CISLO &THOMAS	Haines Co., Inc.
	LLP ATTYS	Haines Co., Inc.
	CLEVA VERN J ATTY	Haines Co., Inc.
	CREDIT CAPITAL	Haines Co., Inc.
	DEXT COMPANY	Haines Co., Inc.
	DIGITALMEN	Haines Co., Inc.
	DUBOFF CECILE B	Haines Co., Inc.
	DUPONTNORMAN A	Haines Co., Inc.
	FISHELMAN BRUCE	Haines Co., Inc.
	FOOTETHOMAS W	Haines Co., Inc.
	FORMANCINDYF	Haines Co., Inc.
	FOX M S E	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	FREEDMAN	Haines Co., Inc.
	BERNARD WATTY	Haines Co., Inc.
	FREEDMAN LEORA	Haines Co., Inc.
	GOLDSCHMIDT	Haines Co., Inc.
	MARVIN L CPA	Haines Co., Inc.
	GRAHAM CAROL	Haines Co., Inc.
	ATTORNEY	Haines Co., Inc.
	HENRYMARGARET	Haines Co., Inc.
	SLAWOFC	Haines Co., Inc.
	HERZOG IAN ATTY	Haines Co., Inc.
	HOLUALOA	Haines Co., Inc.
	ARIZONA INC	Haines Co., Inc.
	IIN 0110 RONALD R CPA	Haines Co., Inc.
	IMALL INC	Haines Co., Inc.
	INFRONT	Haines Co., Inc.
	ADVERTISING	Haines Co., Inc.
	JONSSON	Haines Co., Inc.
	COMMUNICATIONS	Haines Co., Inc.
2000	CALIF FEDERAL BLDG A D I	Haines & Company
	ALL MEDIA 310 899 S	Haines & Company

FINDINGS

Year	Uses	Source
2000	AMER IMMIGRATION ASSISTANCE	Haines & Company
	AMERICAN DIGITAL IMAGING	Haines & Company
	ARDELL AMY ATTY	Haines & Company
	X 3RD	Haines & Company
	SUR LA TABLE	Haines & Company
	JEWELS BY KURT	Haines & Company
	JEWELS BY KURT	Haines & Company
	KURT JEWELERS	Haines & Company
	BEACH Bruce	Haines & Company
	BEDLAM WEST	Haines & Company
	XXXX	Haines & Company
	CAFFE PENTOLA	Haines & Company
	PENTOLA TAVERNA	Haines & Company
	DORNYS DELI	Haines & Company
	LANG MICHAEL	Haines & Company
	LUPE JUNG ACOSTA ATNEW DMNSNS	Haines & Company
	MATSUMOTO JUDY HAIR SALON	Haines & Company
	NEW DIMENSIONS	Haines & Company
	WILSHIRE BLVD 90401 CON NEW DIMENSIONS BTY SLN & SPPLS	Haines & Company
	NEW DIRECTION HAIR DESIGN	Haines & Company
	XXXX	Haines & Company
	CARUSO Richard	Haines & Company
	CHU NINS HAIR STYLING	Haines & Company
	CLEANCUTS	Haines & Company
	KERMANI MANUCHER	Haines & Company
	STEPHANIE GLASS	Haines & Company
	STEWART PHOTO&SOUND CO	Haines & Company
	BARON JOANNE D W BROWN STUDIO	Haines & Company
	BROWN D W STUDIO	Haines & Company
	COAST LANGUAGE ACADEMY	Haines & Company
	GERONTOL OGICAL SERVICES INC	Haines & Company
	IMPROV UNDERGROUND	Haines & Company
	JACKSON CAROL CPA	Haines & Company
	LOPEZ NORMAN M CPA	Haines & Company
	LOPEZ&JACKSON	Haines & Company
	STATE FARM INS AGNT	Haines & Company
	UNDERGROUND	Haines & Company
	VASQUEZ YOLANDA	Haines & Company

FINDINGS

Year	Uses	Source
2000	WOODBURY Betty	Haines & Company
	LENSCRAFTERS	Haines & Company
	READERS JEWELERS	Haines & Company
	GREAT EARTH SANTA MONICA	Haines & Company
	XXXX	Haines & Company
	BURTON CHIROPRACTIC	Haines & Company
	BURTON LAURA	Haines & Company
	BURTON V CORDELL CHIRPRCTC	Haines & Company
	CENTRAL PHARMACY	Haines & Company
	CHASE EDWARD J DC	Haines & Company
	XXXX	Haines & Company
	DONLITE&ASSOCIATES	Haines & Company
	XXXX	Haines & Company
	CARUSO MIKE MENS WEAR	Haines & Company
	XXXX	Haines & Company
	XXXX	Haines & Company
	X 4TH	Haines & Company
1991	ARDELL AMY ATTY	Pacific Bell
	BERSINGER PHILIP MCPA	Pacific Bell
	BEVERLY HILLS BANCORP	Pacific Bell
	BLUMIN STEVEN	Pacific Bell
	BOLTON DUNN & YATES ATTYS	Pacific Bell
	BUCCELLATO EDMOND F CPA	Pacific Bell
	CALIFORNIA COMMUNITY BUDERS INC	Pacific Bell
	CENTERYCITY	Pacific Bell
	CHODOS RAFAEL ATTY	Pacific Bell
	CISO DONALD MATY	Pacific Bell
	CISLO & THOMS ATTYS	Pacific Bell
	CITIZENS FOR REPUBLIC	Pacific Bell
	SOUTHERN CALIFORNIA PETROLEUM CORP	Pacific Bell
	TAFFI MADELAINE RN MAMF CULVER CITY	Pacific Bell
	TANNERY CARLENE CPA	Pacific Bell
	TERRACES OFFICE BUILDING	Pacific Bell
	VENTURE TRADING INC	Pacific Bell
	VERBOONGARY WATTY	Pacific Bell
	WEIL & COMPANY CPAS	Pacific Bell
	WELL MARTIN H CPA	Pacific Bell

FINDINGS

Year	Uses	Source
1991	WHITMAN MAHER & WIESE CPAS	Pacific Bell
	WILSHIRE CENTER DEVELOPMENT CO	Pacific Bell
	WOLD CARL DR	Pacific Bell
	ZINN JEFFREY A LAW OFFICE OF	Pacific Bell
	Primary Security Systems SANTA MONICA	Pacific Bell
	Primary Source The 8371730	Pacific Bell
	Prinster California Properties	Pacific Bell
	R & B Commercial Management	Pacific Bell
	Raylove Nelson Entertainment	Pacific Bell
	Raylove Nelson Merchandising SANTA MONICA	Pacific Bell
	Roback Geo S atty	Pacific Bell
	Robert J Howe Realty	Pacific Bell
	Roberts Professional Services	Pacific Bell
	Roberts R 2740521	Pacific Bell
	Roberts R VENICE 3057698	Pacific Bell
	Roberts R LOS ANGELES 3918854	Pacific Bell
	Rodino Elaine Ph D	Pacific Bell
	Scope Energy Resources Inc	Pacific Bell
	Scope Industries	Pacific Bell
	Shankie & Company	Pacific Bell
	Shelley Chester D CPA	Pacific Bell
	From Los Angeles Telephones Cal	Pacific Bell
	Siegel Mace	Pacific Bell
	Signer Loretta Gherna atty	Pacific Bell
	Signer M 8380159	Pacific Bell
	SIter Ralph D	Pacific Bell
	SIster Ralph D	Pacific Bell
	Southern California Petroleum Corp	Pacific Bell
	TAFFI MADELAINE RN MAMF CULVER CITY	Pacific Bell
	Tafla K VENICE 3981235	Pacific Bell
	Tannery Carlene CPA	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	Terraces Office Building	Pacific Bell
	Terrance G LOS ANGELES 4459293	Pacific Bell
	Terrano DM LOS ANGELES 4771369	Pacific Bell
	Terranova Bruce SANTA MONICA 4593859	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Venture Trading Inc	Pacific Bell
	Verboon Gary Watty	Pacific Bell
	Verboon Jack 8394997	Pacific Bell
	WEIL & COMPANY CPAs	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	Well Martin H CPA	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	Whitman Maher & Wiese c PAs	Pacific Bell
	Wiese Charles WCPA	Pacific Bell
	Wilshire Center Development Co	Pacific Bell
	Winter Securities	Pacific Bell
	Wold Carl Dr	Pacific Bell
	Woodrise Encino	Pacific Bell
	Zinn Jeffrey A Law Office Of	Pacific Bell
	CLARION FINANCIAL INTERNATL	Pacific Bell
	COUNTNERFRANK	Pacific Bell
	CRUMJ GREGORY AMSY	Pacific Bell
	DAVIS KENNETH C JR	Pacific Bell
	DDSON INVESTMENT PROPERTIES	Pacific Bell
	DELSON MANAGEMENT	Pacific Bell
	DEXT COMPANY	Pacific Bell
	DONALEN GROUP INC THE	Pacific Bell
	ESI SYSTEMS ENGINEERING	Pacific Bell
	ETTINGER SANFORD E CPA	Pacific Bell
	FINANCIAL MANAGEMENT SYSTEMS INC	Pacific Bell
	FLEISCHER FRANK G CPA	Pacific Bell
	FOUR SEASONS OFFICE BULDING	Pacific Bell
	FFEEDMAN BENARD W ATTY	Pacific Bell
	FNNWAG WM	Pacific Bell
	GHERNA-SINGER LORETTA ATTY	Pacific Bell
	GRANTDENNISWCPA	Pacific Bell
	GRAYMONT MANAGEMENT CO INC	Pacific Bell
	GRAYMONT MANAGEMENTCO INC	Pacific Bell
	GUILFORD ROBT E ATTY	Pacific Bell
	JA ASSKCPA	Pacific Bell
	HALLAL RONALD C CPA	Pacific Bell
	HAUSERSTEVENKATTY	Pacific Bell
	HERZOGLANATTY	Pacific Bell

FINDINGS

Year	Uses	Source
1991	HIMELSTEIN SUSAN PHD	Pacific Bell
	HOFFMAN CYE PHD	Pacific Bell
	IN RONALDRCPA	Pacific Bell
	JONSSON COMMUNICATIONS CORP	Pacific Bell
	JONSSON KENNETH A	Pacific Bell
	KLEIN ED JR ATTORNEY AT LAW	Pacific Bell
	KRISMARCONSTRUCTIONCOINC	Pacific Bell
	MOR INVESTMENT REAL ESTATE	Pacific Bell
	MACERICHREAL ESTATECO	Pacific Bell
	MAHER LARRYCPA	Pacific Bell
	MAVIS GEOFFREY	Pacific Bell
	MAVIS PAUL	Pacific Bell
	MILER DONNA CPA	Pacific Bell
	MOGLOVKIN KENNETH J	Pacific Bell
	MUSELI COMMERCIAL REALTORS	Pacific Bell
	MUSELLI & HEYMAN ARCHITECTS	Pacific Bell
	MUSELLI & HEYMAN PRODUCT DEVELOPMENT SERVICES	Pacific Bell
	NATIONAL COIN INVESTMENT	Pacific Bell
	OXFORD GROUP INC THE	Pacific Bell
	OXFORD PARTNERS	Pacific Bell
	PACIFIC EQUITY DEVELOPMENT CORP	Pacific Bell
	PACIFIC RIM HOLDINGS INC	Pacific Bell
	PANACHE RESTAURANT	Pacific Bell
	PAUL M DAVID & ASSOCIATES	Pacific Bell
	PETER DUNNE PRODUCTIONS	Pacific Bell
	PRIMARE INC	Pacific Bell
	PRINSTER CALIFORNIA PROPERTIES	Pacific Bell
	R & B COMMERCIAL MANAGEMENT	Pacific Bell
	RAYLOVE-NELSON ENTERTAINMENT	Pacific Bell
	ROBERT J HOWEREALTY	Pacific Bell
	ROBERTS PROFESSIONAL SERVICES	Pacific Bell
	RODINO ELAINE PHD	Pacific Bell
	SCOPEENERGYRESOURCES INC	Pacific Bell
	SCOPE INDUSTRIES	Pacific Bell
	SHANKIE & COMPANY	Pacific Bell
	SHELLEY CHESTER D CPA	Pacific Bell
	SIEGELMACE	Pacific Bell

FINDINGS

Year	Uses	Source
1991	SIGNER LORETTA GHERNA ATTY	Pacific Bell
	SLTER RALPH D	Pacific Bell
	SISTER RALPH D	Pacific Bell
	Ardell Amy atty	Pacific Bell
	Bersinger Philip MCPA	Pacific Bell
	From Los Angeles Telephones Cal	Pacific Bell
	Bersohn Malcolm WESTLOS ANGELES	Pacific Bell
	Berson D VENICE 3014920	Pacific Bell
	Beverly Hills Bancorp	Pacific Bell
	Blumin Steven	Pacific Bell
	BOLTON DUNN & YATES attys	Pacific Bell
	Buccellato Edmond F CPA	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	California Community Buders Inc	Pacific Bell
	Santa Monica	Pacific Bell
	Center Construction Co	Pacific Bell
	Chodos Rafael atty	Pacific Bell
	Ciso Donald Maty	Pacific Bell
	Cislo & Thoms attys	Pacific Bell
	CWsowsid Al 6571916	Pacific Bell
	Citizens For Republic	Pacific Bell
	Citizens For Yaroslavsk	Pacific Bell
	Citizens Maintenance & Paint 5385842	Pacific Bell
	Clarion Financial Internatl	Pacific Bell
	Countner Frank	Pacific Bell
	CRUMJ GREGORY amsy	Pacific Bell
	Davis Kenneth C Jr	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	Ddson Investment Properties	Pacific Bell
	Delson Management	Pacific Bell
	Dext Company	Pacific Bell
	Donalen Group Inc The	Pacific Bell
	ESI Systems Engineering	Pacific Bell
	ESLAcademy SANTA MONICA 8290741	Pacific Bell
	Ettinger Sanford E CPA	Pacific Bell
	Frm Los Angeles Teeloaes Cal 8706070	Pacific Bell
	FINANCIAL MANAGEMENT SYSTEMS INC	Pacific Bell
	Fleischer Frank G CPA	Pacific Bell

FINDINGS

Year	Uses	Source
1991	From Los Angeles Telephones Cal	Pacific Bell
	Four Seasons Office Bulding	Pacific Bell
	Ffeedman Benard W atty	Pacific Bell
	Fn Nwag Wm	Pacific Bell
	Fruge Wade SANTA MONICA 8284187	Pacific Bell
	Fdhi Ng ichaed VENICE 3965112	Pacific Bell
	Fnrhma SI 8263444	Pacific Bell
	Gherna Singer Loretta atty	Pacific Bell
	Grant Dennis WCPA	Pacific Bell
	From Lns Angeles Telephones Ca	Pacific Bell
	Graymont Management Co Inc	Pacific Bell
	Graymont Management Co Inc	Pacific Bell
	Guilford Robt E atty	Pacific Bell
	ja a SSKCPA	Pacific Bell
	Hallal Ronald C CPA	Pacific Bell
	From Los Angeles Telephones Call 87060	Pacific Bell
	HAUSERSTEVENKatty	Pacific Bell
	Hauser T LOS ANGELES 391143	Pacific Bell
	Hauser T VENICE 394957	Pacific Bell
	Herzoglanatty	Pacific Bell
	Himelstein Susan Ph D	Pacific Bell
	Hoffman Cye PHD	Pacific Bell
	In Ronald RCPA	Pacific Bell
	Fromn tos Angeles Telephones Call	Pacific Bell
	rino Sho WESTLOS ANGELES 4754175	Pacific Bell
	Jonsson Communications Corp	Pacific Bell
	Jonsson Hank MARINA DEL REY 3010303	Pacific Bell
	Jonsson Kenneth A	Pacific Bell
	Ofc	Pacific Bell
	Klein Ed Jr Attorney At Law	Pacific Bell
	Krismar Construction Co Inc	Pacific Bell
	Krisp J L	Pacific Bell
	MOR INVESTMENT REAL ESTATE	Pacific Bell
	Macerich Real Estate Co	Pacific Bell
	Maher Larry CPA	Pacific Bell
	Mavis Geoffrey	Pacific Bell
	Mavis Paul	Pacific Bell
	Miler Donna CPA	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Moglovkin Kenneth J	Pacific Bell
	MUSELI COMMERCIAL REALTORS	Pacific Bell
	Muselli & Heyman architects	Pacific Bell
	Muselli & Heyman Product Development Services	Pacific Bell
	Muselman D VENICE 8231896	Pacific Bell
	Musengo J BRENTWOOD 2071173	Pacific Bell
	National Coin Investment	Pacific Bell
	Oxford Group Inc The	Pacific Bell
	Oxford Partners	Pacific Bell
	Oxford Services	Pacific Bell
	Pacific Equity Development Corp	Pacific Bell
	Pacific Rim Holdings Inc	Pacific Bell
	Panache Restaurant	Pacific Bell
	PAUL M DAVID & ASSOCIATES	Pacific Bell
	Paul Margaret LOS ANGELES 3901903	Pacific Bell
	Paul Margare	Pacific Bell
	Paul Margaret Ph D LOS ANGELES 3905993	Pacific Bell
	Peter Dunne Productions	Pacific Bell
	Peter Gregory E 3947778	Pacific Bell
	Peter JB SANTA MONICA 3956403	Pacific Bell
	Peter Joan SANTA MONICA 8281357	Pacific Bell
	Primare Inc	Pacific Bell
	Primary Properties LOS ANGELES 4730078	Pacific Bell
	CENTER CONSTRUCTION CO	Pacific Bell
	WIESECHARLESWCPA	Pacific Bell
	WINTER SECURITIES	Pacific Bell
	WOODRISE-ENCINO	Pacific Bell
	ROBACK GEO S ATTY	Pacific Bell
1990	BERSINGER PHILIP CPA SM	Pacific Bell
	MACERICH CO SM	Pacific Bell
	BUCCELLATO EDMOND F CPA SANTA MONICA	Pacific Bell
	CALIFORNIA FEDERAL SAVINGS OFFICES	Pacific Bell
	DAVIS KENNETH C JR ATTY SANTA MONICA	Pacific Bell
	DELLINGER ARTHUR J CPA SANTA MONICA	Pacific Bell

FINDINGS

Year	Uses	Source
1990	ETTINGER SANFORD E CPA SANTA MONICA	Pacific Bell
	FLEISCHER FRANK G CPA SANTA MONICA	Pacific Bell
	GOLDSCHMIDT MARVIN L CPA SANTA MONICA	Pacific Bell
	GOLDSTEIN SANFORD CPA SANTA MONICA	Pacific Bell
	GRANT DENNIS W CPA SANTA MONICA	Pacific Bell
	HALLAL RONALD C CPA SANTA MONICA	Pacific Bell
	IINO RONALD R CPA SANTA MONICA	Pacific Bell
	SHELLY CHESTER D CPA SANTA MONICA	Pacific Bell
	TANNERY CARLENE CPA SANTA MONICA	Pacific Bell
	WEIL & COMPANY CPA SANTA MONICA	Pacific Bell
	WEIL MARTIN H CPA SANTA MONICA	Pacific Bell
1986	HALLAL RONALD C CPA SANTA MONICA	Pacific Bell
	HIGASHI ROBERT TCPA SANTA MONICA	Pacific Bell
	SHANE STEWART P CPA SANTA MONICA	Pacific Bell
	WALKER JAMES S CPA SANTA MONICA	Pacific Bell
	WALLACE GREGORY L CPA SANTA MONICA	Pacific Bell
	WEIL & COMPANY SANTA MONICA	Pacific Bell
	WEIL MARTIN H CPA SANTA MONICA	Pacific Bell
	BUCCELLATO EDMOND F CPA SANTA MONICA	Pacific Bell
	BUCCELLATO EDMUND F CPA SANTA MONICA	Pacific Bell
	CALIFORNIA FEDERAL LOS ANGELES AREA OFFICES	Pacific Bell
	DEMOGRAPHIC RESEARCH SANTA MONICA	Pacific Bell
	ETTINGER SANFORD E CPA SANTA MONICA	Pacific Bell
	GOLDSCHMIDT MARVIN L CPA SANTA MONICA	Pacific Bell
	GOLDSTEIN SANFORD SANTA MONICA	Pacific Bell

FINDINGS

Year	Uses	Source
1985	COASTAL INSURANCE CO	Pacific Bell
	ABO S DENTAL LABORATORY	Pacific Bell
	CALIFORNIA COMMUNITY BUILDERS INC SANTA MONICA	Pacific Bell
	CALIFORNIA FEDERAL COMMNERCILL BANKING DIVISION	Pacific Bell
	CHODOS RAFAEL ATTY	Pacific Bell
	GENERAL MOTORS CORPORATION CHEVROLET MOTORS DIVISION SANTA MONICA	Pacific Bell
	GRANT DENNIS W CPASANTA MONICA S 451 981	Pacific Bell
	JONSSON KENNETH A -	Pacific Bell
	KANT HAROLD SANFORD ATTY	Pacific Bell
	KANT & STARR LAW OFFICES	Pacific Bell
	KRISMAR CONSTRUCTION CO INC	Pacific Bell
	LAUREN TWENTY	Pacific Bell
	LUFTMAN MICHAEL B ATTY	Pacific Bell
	MACERICH REAL ESTATE CO	Pacific Bell
	MAHER LARRY CPA	Pacific Bell
	MALONEY JOHN F ATTY	Pacific Bell
	MAVIS GEOFFREY	Pacific Bell
	MAVIS PAUL	Pacific Bell
	MELBY-ORLADY INVESTMENTS INC	Pacific Bell
	NETZLEY RAYMOND CPA	Pacific Bell
	OSBORN CARL E MA	Pacific Bell
	OXCAL VENTURE CORP	Pacific Bell
	OXFORD GROUP INC THE	Pacific Bell
	PWT PROPERTIES INC	Pacific Bell
	PANACHE RESTAURANT	Pacific Bell
	PAUL M DAVID & ASSOCIATES	Pacific Bell
	REDLJTZ GREGORY VAUGHN ATTY	Pacific Bell
	REISH C FREDERICK ATTY	Pacific Bell
	REISH & DAVIS A LAW CORPORATION	Pacific Bell
	RIFKIN LARRY RODS	Pacific Bell
	RIFKIN ROBT D DDS	Pacific Bell
	RIFKIN ROBT GODS	Pacific Bell
	ROBERT J HOWE REALTY	Pacific Bell
	RODINO ELAINE PHD	Pacific Bell
	RUDNICK F DAVID MD	Pacific Bell

FINDINGS

Year	Uses	Source
1985	SAAKVITNE NICHOLAS L ATTY	Pacific Bell
	SCOPE ENERGY RESOURCES INC	Pacific Bell
	SCOPE INDUSTRIES	Pacific Bell
	SEARISE	Pacific Bell
	SHANKLE & COMPANY	Pacific Bell
	SHELLEY CHESTER D CPA	Pacific Bell
	SIEGEL MACE	Pacific Bell
	SOUTHERN CALIFORNIA PETROLEUM CORP	Pacific Bell
	STARR JOHN WATTS ATTY	Pacific Bell
	TERRACES OFFICE BUILDING	Pacific Bell
	WALKER JAMES S CPA	Pacific Bell
	WALKER PATRICK DDS	Pacific Bell
	WANGLIN DE CRAY & MILLER INSURANCE AGCY	Pacific Bell
	WANGLIN INS AGCY INC	Pacific Bell
	WEIL HIGASHI HAULAL & ETTINGER CPAS	Pacific Bell
	WELL MARTIN H CPA	Pacific Bell
	WHITMAN MAHER WIESE & NETALEY CPAS	Pacific Bell
	WIESE CHARLES W CPA	Pacific Bell
	WILSHIRE CENTER DEVELOPMENT CO	Pacific Bell
	WISER-WILBOURN A INSURANCE SERVICES INC	Pacific Bell
	WOLID CARL DR	Pacific Bell
	WOODRISE-ENCINO	Pacific Bell
	ZAVOS GAIL R ATTY	Pacific Bell
	ZIMMERMAN SHELLEY A ATTY	Pacific Bell
	BARRET MARILYN ATTY	Pacific Bell
	BENEDEK MELINDA M ATTY	Pacific Bell
	BERMAN MELVIN CPA	Pacific Bell
	BILLIPS DALE D ATTY	Pacific Bell
	BILLIPS & DE SIMONE ATTYS	Pacific Bell
	BUCCELLATO EDMOND F CPA	Pacific Bell
	CALIFORNIA FEDERAL BRANCH OFFICES	Pacific Bell
	CASEY WAYNE J ATTY	Pacific Bell
	CENTER CONSTRUCTION CO	Pacific Bell
	CHEVROLET L A DIV OF GENL MOTORS CORP	Pacific Bell

FINDINGS

Year	Uses	Source
1985	CHODOS RAFAEL ATTY	Pacific Bell
	COASTAL INSURANCE CO	Pacific Bell
	COMPUTER SOFTWARE LEASING	Pacific Bell
	COUNTNER FRANK	Pacific Bell
	CREATIVE ENTERTAINMENT SYSTEMS	Pacific Bell
	CUMMINGS CHAS D ATTY	Pacific Bell
	DAVIS B MARVIN ILL ATTY	Pacific Bell
	DE CRAY MILLER & WANGLIN INSURANCE BROKERS	Pacific Bell
	DEMOGRAPHIC RESEARCH	Pacific Bell
	DESIMONE SALVATORE ATTY	Pacific Bell
	DEXT COMPANY	Pacific Bell
	ENROLLMENT INSURANCE SERVICES INC	Pacific Bell
	ETTINGER SANFORD E CPA	Pacific Bell
	FICHTER & CONWAY	Pacific Bell
	FINANCIAL MANAGEMENT	Pacific Bell
	FINANCIAL MANAGEMENT	Pacific Bell
	FINANCIAL MANAGEMENT SYSTEMS	Pacific Bell
	FINANCIAL PLANNING	Pacific Bell
	FONG GIFFORD ASSOCIATES	Pacific Bell
	FOUR SEASONS OFFICE BUILDING	Pacific Bell
	FRUEHLING WM	Pacific Bell
	CARRLDO RALPH TAX PREPRTN	Pacific Bell
	GHERNA-SINGER LORETTA ATTY	Pacific Bell
	GOLDSCHMIDT MARVIN L CPA	Pacific Bell
	GOLDSTEIN SANFORD CPA	Pacific Bell
	GUILFORD ROBT E ATTY	Pacific Bell
	HAHNJASKCPA	Pacific Bell
	HALLAL RONALD C CPA	Pacific Bell
	HIGASHI ROBT T CPA	Pacific Bell
	LINO RONALD R CPA	Pacific Bell
	INFORMATION SCIENCE INC	Pacific Bell
	INTERNATIONAL FILM COMPLETION CORP	Pacific Bell
	JONSSON COMMUNICATIONS CORP	Pacific Bell
1981	CALIFORNIA FEDERAL SAVINGS & LOAN LOS ANGELES AREA OFFICES SANTA MONICA	Pacific Telephone
	GENERAL MOTORS CORPORATION	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	MONICA SM	Pacific Telephone
	UNDERWRITER FOR THE PROFESSIONS SANTA MONICA	Pacific Telephone
	UNDERWRITERS FOR THE PROFESSIONS	Pacific Telephone
	ARDELL AMY ATTY SANTA MONICA	Pacific Telephone
	GOLDSTEIN SANFORD SANTA MONICA	Pacific Telephone
	SAFETY PACKAGING INDUSTRIES INC SANTA MONICA	Pacific Telephone
	SHANE STEWART P CPA SANTA MONICA	Pacific Telephone
	WALLACE GEGORY L CPA SANTA MONICA	Pacific Telephone
	WEIL HIGASHI HALLAL & ETTINGER CPAS SANTA MONICA	Pacific Telephone
1980	DOCTORS CO THE	Pacific Telephone
	Underwriters For The Professions	Pacific Telephone
	GENERAL MOTORS CORPORATION	Pacific Telephone
	Customer Service	Pacific Telephone
	Generation Co The	Pacific Telephone
	Goldstein Sanford CPA	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Gumm Lyle D & Associates Inc	Pacific Telephone
	H lll Ronald CPA	Pacific Telephone
	F rom Losi Angelci T lephones Cd	Pacific Telephone
	Hallam Geo	Pacific Telephone
	Hellin Mary L atty	Pacific Telephone
	Hefner A	Pacific Telephone
	Higashi Robt T CPA	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Hunter Robt L atty	Pacific Telephone
	Santa Monica	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Hutton E F & Conmpany Inc brkrs	Pacific Telephone
	lino Ronald R CPA	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Intermedia Foundation	Pacific Telephone
	Ofc	Pacific Telephone
	Krismar Construction Co Inc	Pacific Telephone
	Leydenfrost H B archt	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Macerich Real Estate Co	Pacific Telephone
	Maher Larry CPA	Pacific Telephone
	Main & Washington Office Building Co	Pacific Telephone
	Mc Daniel Donald C atty	Pacific Telephone
	Mc Donald Craig A atty	Pacific Telephone
	Miller Pacific Steel Corp	Pacific Telephone
	Minder Mike	Pacific Telephone
	Mount James archt	Pacific Telephone
	North American Creative Formerly Creative Classified	Pacific Telephone
	North American Creative Accounting Department	Pacific Telephone
	North American Creative Recruitment Advertising	Pacific Telephone
	North American Personnel Systems Corp	Pacific Telephone
	Paul M David & Associates	Pacific Telephone
	Paul ML	Pacific Telephone
	Paul Margaret	Pacific Telephone
	Pederson Voll	Pacific Telephone
	Pryce And Thomas Inc	Pacific Telephone
	Real Estate Investment Co Of America	Pacific Telephone
	Rifkin Larry R DDS	Pacific Telephone
	Rifkin Robt G DDS	Pacific Telephone
	Rosen Cary A	Pacific Telephone
	Safety Packaging Industries Inc	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Santa Monica Jaycees	Pacific Telephone
	Scott E John atty	Pacific Telephone
	Scott EV	Pacific Telephone
	Sea Rise Club	Pacific Telephone
	Or	Pacific Telephone
	Searise	Pacific Telephone
	Shane Stewart P CPA	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Shelly Chester CPA	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Shelly E	Pacific Telephone
	Slegel Mace	Pacific Telephone
	Slattery William Law Offices Of	Pacific Telephone
	Stewart Cary atty	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Stewart Hunsdon Cary atty	Pacific Telephone
	Stewart I	Pacific Telephone
	The Generation Co	Pacific Telephone
	Underwriter For The Professions	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	AMAR International	Pacific Telephone
	Amar International Inc	Pacific Telephone
	Amar Maritime Transport	Pacific Telephone
	Anselmo John Design Associates	Pacific Telephone
	Banks Thomas M atty	Pacific Telephone
	BARE BULL SALOON	Pacific Telephone
	Billips Dale D atty	Pacific Telephone
	Billips & De Simone attys	Pacific Telephone
	California Community Builders Inc	Pacific Telephone
	Santa Monica	Pacific Telephone
	Castro Joel B atty	Pacific Telephone
	Castro Jose	Pacific Telephone
	Center Construction Co	Pacific Telephone
	Chateau Financial	Pacific Telephone
	Chemical Business Credit Corp	Pacific Telephone
	Chem Lease Worldwide Inc	Pacific Telephone
	Chevrolet L A Div Of Genl Motors Corp LOS ANGELES Zone Office	Pacific Telephone
	Customer Service	Pacific Telephone
	Chevrolet Motor Div	Pacific Telephone
	Crawford Saml J Jr atty	Pacific Telephone
	Crawford Scott Mc Daniel & Dpvanzo attys	Pacific Telephone
	Creative Classified	Pacific Telephone
	Creative Equity Corp	Pacific Telephone
	Davanzo Frank J atty	Pacific Telephone
	Davidson Norman It I atty	Pacific Telephone
	DEMOGRAPHIC RESEARCH	Pacific Telephone
	De Simone Salvatore atty	Pacific Telephone
	Dietsch Alfred J	Pacific Telephone
	DOCTORS CO THE	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Employee Benefits Insurance CO	Pacific Telephone
	Ettinger Sanford E CPA	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Financial Management Systems	Pacific Telephone
	Fong Gifford Associates	Pacific Telephone
	Fong H C	Pacific Telephone
	Fong Harry	Pacific Telephone
	Fong Jana	Pacific Telephone
	Francis Burke W	Pacific Telephone
	Francis C	Pacific Telephone
	Chevrolet Motors Division	Pacific Telephone
	DOCTORS CO THE	Pacific Telephone
	UNDERWRITERS FOR THE PROFESSIONS	Pacific Telephone
	VANDERBILT GOLD CORP	Pacific Telephone
	Venice Studio Village	Pacific Telephone
	Walker Patrick OS	Pacific Telephone
	Wallace Gregory L CPA	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Wallace H F	Pacific Telephone
	Wasmund H Andrew atty	Pacific Telephone
	Wasmund H Andrew atty	Pacific Telephone
	Weher I Kurt	Pacific Telephone
	Well Higashi Hallal & EttInger CPAs	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Well Martin A CPA	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Weitzman Robt G	Pacific Telephone
	Western Galvanizing Co Inc	Pacific Telephone
	Western General Agcy Inc	Pacific Telephone
	Whitman Maher & Wiese CPAs	Pacific Telephone
	Wiese Charles W CPA	Pacific Telephone
	Wilshire Center Development Co	Pacific Telephone
	Wold Carl Dr	Pacific Telephone
	Woodrise Encino	Pacific Telephone
1976	De Anda & Amador attys	Pacific Telephone
	De Anda Danl E atty	Pacific Telephone
	HUTTON E F & COMPANY INC brkrs Other Offices Beverly Hills	Pacific Telephone
	Santa Monica	Pacific Telephone
	Weil Higashi Hallal & Ettinger CPAs	Pacific Telephone
	Amador Robt C atty	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	KRISMAR CONSTRUCTION CO INC	Pacific Telephone
1925	OWINGS J CEST SALESMAN ROBERT PATTERSON CO	Los Angeles Directory Co.
	PATTERSON ROBERT (ROBERT PATTERSON CO)	Los Angeles Directory Co.
	SMITH EVELYN V STENOG ROBT PATTERSON CO	Los Angeles Directory Co.
	SWITZER H E SALESMAN ROBERT PATTERSON CO	Los Angeles Directory Co.

235 WILSHIRE BLVD

Year	Uses	Source
1962	THRIFTY RENT A CAR INC	Pacific Telephone
1954	Vacant	R. L. Polk & Co.

237 WILSHIRE BLVD

Year	Uses	Source
1965	PLAZA BARBER SHOP	Pacific Telephone
1962	PLAZA BARBER SHOP	Pacific Telephone
1958	PLAZA BARBER SHOP	Pacific Telephone

239 WILSHIRE BLVD

Year	Uses	Source
1965	B-SHARP SHOP	Pacific Telephone
1958	LYCLA AND JAS BEAUTY SALON	Pacific Telephone

241 WILSHIRE BLVD

Year	Uses	Source
1965	PRICE-RITE	Pacific Telephone
1962	PLAZA LAUNDERMATIC	Pacific Telephone
1958	PLAZA LAUNDERMATIC	Pacific Telephone
1954	Plaza Laundermatic EX	R. L. Polk & Co.
	PLAZA LAUNDERMATIC	R. L. Polk & Co.

243 WILSHIRE BLVD

Year	Uses	Source
1954	Sipper Albert real est EX	R. L. Polk & Co.
	Golden Skillet restr EX	R. L. Polk & Co.
	SIPPER ALBERT	R. L. Polk & Co.

FINDINGS

244 WILSHIRE BLVD

Year	Uses	Source
1981	CLENDENING WARREN E ATTY	Pacific Telephone

250 WILSHIRE BLVD

Year	Uses	Source
1986	MATSUMOTO DAVID ATTY	Pacific Bell
1976	Air & Sea Tours Inc	Pacific Telephone

251 WILSHIRE BLVD

Year	Uses	Source
1965	BELTONE HEARING AIDS	Pacific Telephone
1962	BELTONE HEARING AIDS	Pacific Telephone
	I A Desk	Pacific Telephone
1933	AMERICAN Gas Products Corp C S Rood rep	Los Angeles Directory Co.

255 WILSHIRE BLVD

Year	Uses	Source
1965	TUDOR HOUSE	Pacific Telephone

257 WILSHIRE BLVD

Year	Uses	Source
1965	PLAZA CLEANERS & LAUNDERERS	Pacific Telephone
1962	PLAZA CLEANERS & LAUNDERERS	Pacific Telephone
1958	PLAZA CLEANERS & LAUNDERERS	Pacific Telephone
1954	PLAZA CLNRS & LAUNDERERS	R. L. Polk & Co.
	Plaza Clns EX	R. L. Polk & Co.

259 WILSHIRE BLVD

Year	Uses	Source
1965	DOG HOUSE NO 7 THE RESTRNT	Pacific Telephone

260 WILSHIRE BLVD

Year	Uses	Source
1976	AMCO REALTY	Pacific Telephone
1967	New York State Department of Commerce	Pacific Telephone

261 WILSHIRE BLVD

Year	Uses	Source
1971	Nelson Chas F Mrs	Pacific Telephone

FINDINGS

275 WILSHIRE BLVD

Year	Uses	Source
1962	Maitino N R cigrts	Pacific Telephone

283 WILSHIRE BLVD

Year	Uses	Source
2000	UNITD TELEVISION SALES	Haines & Company
	VANLEESEN ANDREA G ATTY	Haines & Company
	VANLEESTEN ANDREA G ATTY	Haines & Company
	WAECKER MARK LAW	Haines & Company
	FIRST UNION INSURANCE ASCTS	Haines & Company
	FISHER ENTERTAINMENT	Haines & Company
	FLETCHER MICHL ATTY	Haines & Company
	FOGEL JOSEPH ATTY 310 777 859 I	Haines & Company
	FOGEL JOSEPH ATTY	Haines & Company
	FOX JACQUELINE ATTY 323 H 51 5000 I FRANDZEL & SHARE LAW	Haines & Company
	FREDMAN H S ATTY	Haines & Company
	GORDON BARASH ASSOCIATES INC	Haines & Company
	GREG JURY AMER LIFE	Haines & Company
	GRUZEN RONALD ATTY	Haines & Company
	HARVEY M R ACCNTNCY	Haines & Company
	HAWES LESLIE A ATTY	Haines & Company
	HAWTHORNE COMMNCTNS	Haines & Company
	HEALTHY KIDS	Haines & Company
	WALL STREET JOURNAL THE 32334 W 46	Haines & Company
	WARD TED T ATTY	Haines & Company
	WASSERMAN GROUP THE	Haines & Company
	WELIN CRAIG A ATTY 33 57 1on	Haines & Company
	HIGHWAY ONE COMMUNICATIONS	Haines & Company
	HILL & KNOWITON INC	Haines & Company
	HOFFMAN CLIVE ASCTS	Haines & Company
	HUDSON ELBERT ATTY	Haines & Company
	INDEX STOCK PHOTOGRAPHY INC	Haines & Company
	INVESTMNT NEWS 3236 B 1 2710 B J W T SPECIALIZED COMMNCTNS	Haines & Company
	J WALTER THOMPSON	Haines & Company
	JACOR COMMUNICATIONS INC	Haines & Company
	JURY GREGORY	Haines & Company
	K C M G MEGA 100 BUSINESS OFC	Haines & Company

FINDINGS

Year	Uses	Source
2000	K G G I RADIO	Haines & Company
	KAM DARRY L	Haines & Company
	KAPLAN ROBERT ATTY	Haines & Company
	KATZ NATIONAL TELEVISION SALES	Haines & Company
	KATZ RADIO	Haines & Company
	LIFE PARTNERS LEGAL CENTER	Haines & Company
	LITCHFIELD ADVISORS INC	Haines & Company
	MANNING SELVAGE & LEE	Haines & Company
	MEGA 100 KCMG	Haines & Company
	MILLWARD BROWN INC	Haines & Company
	MODERN HEALTH CARE	Haines & Company
	MODERN PHYSICIAN	Haines & Company
	MONKE J VICTOR MD	Haines & Company
	MORTGAGE ASSOCIATION OF CA	Haines & Company
	MOYA VILLANUEVA & ASSOCIATES	Haines & Company
	NAHIN M H ATTY	Haines & Company
	OLEKSIEWICZ LAWRENCE	Haines & Company
	PARAGON LANGUAGE SERVICES	Haines & Company
	PENSIONS & INVSTMTS	Haines & Company
	PLOTT MANAGEMENT CORP	Haines & Company
	PRENTISS PROPERTIES	Haines & Company
	RAMOS GENE M LAW OFFICES OF	Haines & Company
	REID DALE ATTY	Haines & Company
	REO GROUP INC THE	Haines & Company
	REZAINIA P ATTY	Haines & Company
	REZAINIA P ATTY	Haines & Company
	ROBINS PAULINE Y ATTY AT LAW	Haines & Company
	ROBINS THOMAS M 3D ATTY	Haines & Company
	ROSE HARVEY ACCTNCY	Haines & Company
	SACHS WAYNE ATTY	Haines & Company
	SALIBELLO & BRODER CPA	Haines & Company
	SELIGSOHN H ATTY	Haines & Company
	SEVENTEEN MAGAZINE	Haines & Company
	SHARE RICHD H ATTY	Haines & Company
	SILLS ROBERT L ATTY	Haines & Company
	SKACEVIC S ATTY	Haines & Company
	SOAP OPERA DIGEST	Haines & Company
	SOSNER B MD MED GRP	Haines & Company

FINDINGS

Year	Uses	Source
2000	SPIKES PET PRODUCTS INC	Haines & Company
	SRIMAS NORTH AMERICA	Haines & Company
	STERN COML REAL EST	Haines & Company
	STONE DOLGINER & WENZEL ATTYS	Haines & Company
	STONE ROBERT N ATTY	Haines & Company
	STROM & ASSOCIATES	Haines & Company
	TACKOWIAK BRUCE J LAW OFFICES	Haines & Company
	TELECOM ENTERTAINMENT INC	Haines & Company
	TELEMUNDO GRP INC	Haines & Company
	THE APPEARANCE SPECIALIST	Haines & Company
	THEATRICAL & TV MOTION PICTURE	Haines & Company
	TRENDA COSTA P ATTY	Haines & Company

290 WILSHIRE BLVD

Year	Uses	Source
2008	SUSANNE TERNOVSKY	Cole Information Services

122A WILSHIRE BLVD

Year	Uses	Source
1965	BRINGAS PABLO	Pacific Telephone

122C WILSHIRE BLVD

Year	Uses	Source
1965	ANGELINO BEN	Pacific Telephone
1962	ANGELINO BEN	Pacific Telephone
	OTTO LUCILE H	Pacific Telephone
1958	ANGELINO BEN	Pacific Telephone
1954	ANGELINO BEN	R. L. Polk & Co.

122D WILSHIRE BLVD

Year	Uses	Source
1958	VAN ALSTYNE HAROLD D	Pacific Telephone

214A WILSHIRE BLVD

Year	Uses	Source
1936	HAYES SANDRA MRS	Los Angeles Directory Co.

214B WILSHIRE BLVD

Year	Uses	Source
1936	D&VIES OWENA MUSIC TCHR	Los Angeles Directory Co.

Year	Uses	Source
1936	KENNEDY E D MRS	Los Angeles Directory Co.

216A WILSHIRE BLVD

Year	Uses	Source
1936	SARGENT I E BMRS	Los Angeles Directory Co.

216B WILSHIRE BLVD

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

223 1/2 WILSHIRE BLVD

Year	Uses	Source
1936	VACANT	Los Angeles Directory Co.

251 1/2 WILSHIRE BLVD

Year	Uses	Source
1958	GOLDEN RIVET BEER	Pacific Telephone
1954	GOLDEN RIVET BEER	R. L. Polk & Co.

WILSHIRE DR

100 WILSHIRE DR

Year	Uses	Source
1975	BANK OF CALIFORNIA N A THE	Pacific Telephone

108 WILSHIRE DR

Year	Uses	Source
1950	METHENY EDEN	Pacific Telephone
	METHENY EDEN	Pacific Telephone
1949	Metheny E D	Los Angeles Directory Co.

111 WILSHIRE DR

Year	Uses	Source
1975	DALE CARNEGIE COURSES	Pacific Telephone
1950	MADGE WM G R	Pacific Telephone
	MADGE WM G R	Pacific Telephone
1949	Moore H F	Los Angeles Directory Co.
	Madge W G	Los Angeles Directory Co.
1942	Moore Gr H	Los Angeles Directory Co.
1938	Moore G H	Los Angeles Directory Co.

FINDINGS

112 WILSHIRE DR

Year	Uses	Source
1949	Gaffney D P	Los Angeles Directory Co.
1942	Douglas J P	Los Angeles Directory Co.
1938	Mac Kay R L	Los Angeles Directory Co.

113 WILSHIRE DR

Year	Uses	Source
1949	Moshier W E	Los Angeles Directory Co.
	Smith M E Mrs	Los Angeles Directory Co.
1942	Moshier W E	Los Angeles Directory Co.
1938	Moshier F E J	Los Angeles Directory Co.

116 WILSHIRE DR

Year	Uses	Source
1949	Laurence G H	Los Angeles Directory Co.

117 WILSHIRE DR

Year	Uses	Source
1950	SCHMUTZER HARVEY H R	Pacific Telephone
	SCHMUTZER HARVEY H R	Pacific Telephone
1949	Schmutzer H H	Los Angeles Directory Co.
1942	Schmutzer H H	Los Angeles Directory Co.
1938	Schmutzer Harvey	Los Angeles Directory Co.

120 WILSHIRE DR

Year	Uses	Source
1970	MIRAMAR U DRIVE	Pacific Telephone
	A-MLRAMAR-U-DRIVE	Pacific Telephone
1950	WATKINS HENRY C R	Pacific Telephone
	WATKINS HENRY C R	Pacific Telephone
1949	Watkins H C	Los Angeles Directory Co.
1942	Watkins H C	Los Angeles Directory Co.
1938	Watkins H C	Los Angeles Directory Co.

121 WILSHIRE DR

Year	Uses	Source
1949	Hyndman Jos	Los Angeles Directory Co.
1942	Sandborn E E	Los Angeles Directory Co.
1938	Sandburm E E	Los Angeles Directory Co.

FINDINGS

122 WILSHIRE DR

Year	Uses	Source
1970	SCHURTZ F J JEWELRY	Pacific Telephone

123 WILSHIRE DR

Year	Uses	Source
1949	Troxel W T	Los Angeles Directory Co.

124 WILSHIRE DR

Year	Uses	Source
1950	TROXEL WILLARD T R	Pacific Telephone
	TROXEL WILLARD T R	Pacific Telephone
1942	Fering Venita Mrs	Los Angeles Directory Co.
1938	Batson Jesse	Los Angeles Directory Co.
	Fering Venita Mrs	Los Angeles Directory Co.

125 WILSHIRE DR

Year	Uses	Source
1950	HODSON JACK R R	Pacific Telephone
	HODSON JACK R R	Pacific Telephone
1949	Hodson J R	Los Angeles Directory Co.
1942	Hodson J R	Los Angeles Directory Co.
1938	Hamatbe Ralph	Los Angeles Directory Co.

128 WILSHIRE DR

Year	Uses	Source
1949	Cunningham T J	Los Angeles Directory Co.
1942	Hostetler R D	Los Angeles Directory Co.
	Breshear F M	Los Angeles Directory Co.
1938	Hostetler R D	Los Angeles Directory Co.
	Breshears F M	Los Angeles Directory Co.

129 WILSHIRE DR

Year	Uses	Source
1950	DEMPSEY MARY E R	Pacific Telephone
	DEMPSEY MARY E R	Pacific Telephone
1949	Dempsey Mary Mrs	Los Angeles Directory Co.
1942	Dempsey T J	Los Angeles Directory Co.
1938	Dempsey T J	Los Angeles Directory Co.

FINDINGS

130 WILSHIRE DR

Year	Uses	Source
1970	COFFEE DAN S	Pacific Telephone

133 WILSHIRE DR

Year	Uses	Source
1950	CUTLER JOHN R R	Pacific Telephone
	CUTLER JOHN R R	Pacific Telephone
1949	Cutler J R	Los Angeles Directory Co.
1942	Hamp T W	Los Angeles Directory Co.
1938	Hamp T W	Los Angeles Directory Co.

134 WILSHIRE DR

Year	Uses	Source
1949	Bertini Anthony	Los Angeles Directory Co.

136 WILSHIRE DR

Year	Uses	Source
1949	Cushman E B	Los Angeles Directory Co.
1942	Jones M B Mrs	Los Angeles Directory Co.
1938	Kent W M	Los Angeles Directory Co.

137 WILSHIRE DR

Year	Uses	Source
1950	WETRICH HAROLD K R	Pacific Telephone
	WETRICH HAROLD K R	Pacific Telephone
1949	Wetrich H K	Los Angeles Directory Co.
1942	Wetrich H K	Los Angeles Directory Co.
1938	Riley Paul	Los Angeles Directory Co.

142 WILSHIRE DR

Year	Uses	Source
1938	Bowerman H M	Los Angeles Directory Co.

202 WILSHIRE DR

Year	Uses	Source
1970	BURNS BOB RESTAURANT	Pacific Telephone
	BOB BURNS RESTAURANT	Pacific Telephone

209 WILSHIRE DR

Year	Uses	Source
1970	BARKER BROS FURN	Pacific Telephone

FINDINGS

213 WILSHIRE DR

Year	Uses	Source
1960	CHEATLEY JAS C	Pacific Telephone

215 WILSHIRE DR

Year	Uses	Source
1970	APRES EURES BOUTIAUJE	Pacific Telephone

219 WILSHIRE DR

Year	Uses	Source
1970	KNITTING MACHS UNLIMITED	Pacific Telephone

221 WILSHIRE DR

Year	Uses	Source
1970	BILL S LIQUORS	Pacific Telephone

233 WILSHIRE DR

Year	Uses	Source
1980	UNDERWRITERS FOR THE PROFESSIONS WILSHIRE DR SANTA MONICA	Pacific Telephone
	DOCTORS CO THE WILSHIRE DR SANTA MONICA	Pacific Telephone

239 WILSHIRE DR

Year	Uses	Source
1970	TUDOR HOUSE	Pacific Telephone

257 WILSHIRE DR

Year	Uses	Source
1970	NOVA CLEANERS	Pacific Telephone

259 WILSHIRE DR

Year	Uses	Source
1970	DOG HOUSE NO7THE RESTRNT	Pacific Telephone

WILSHIRE LN

205 WILSHIRE LN

Year	Uses	Source
1933	FRUEHLING L H AUDIT CO Lloyd H Fruehling Public Accountants Systems Audits Income Tax	Los Angeles Directory Co.

FINDINGS

WILSHIRE PL

100 WILSHIRE PL

Year	Uses	Source
1991	Kotch Neal VENICE 3910813	Pacific Bell
	KOTARSKI KENNETH A ATTY	Pacific Bell
	Kotarski Kenneth A atty	Pacific Bell

233 WILSHIRE PL

Year	Uses	Source
1991	HERZOG IAN	Pacific Bell
	HERZOG IAN	Pacific Bell

WILSHLRE BLVD

233 WILSHLRE BLVD

Year	Uses	Source
1986	GRANT DENNIS W CPA SANTA MONICA	Pacific Bell

WILSHR BLVD

233 WILSHR BLVD

Year	Uses	Source
1991	M David Paul & Associates	Pacific Bell
	M DAVID PAUL & ASSOCIATES	Pacific Bell
	GOLDSCHMIDTMARVINLCPA	Pacific Bell
	From Los Angeles Telephones Can 8706070	Pacific Bell
	Goldschmidt Marvin LCPA	Pacific Bell
1985	CHEVROLET MOTOR DIV	Pacific Bell
	CHEVROLET L A DIV OF GENL MOTORS CORP	Pacific Bell
	BLUMIN STEVEN N	Pacific Bell

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
101 Wilshire Boulevard	2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1 WILSHIRE BLVD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
10 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
100 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
100 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
100 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
100 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
100 WILSHIRE PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
101 CALIFORNIA AVE	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 CALIFORNIA AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 CALIFORNIA CT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 S WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
102 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
103 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
103 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
105 ARIZONA	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
105 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
106 ARIZONA	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
106 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
108 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
108 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
109 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
109 ARIZONA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 E WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1100 OCEAN AVE	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1101 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1104 1/2 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1104 PALISADES BEACH RD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1107 1/2 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1108 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1109 2ND ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
111 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921, 1920
111 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
111 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1110 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 2ND ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 2ND ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111- 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1112 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1115 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1115 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1115A 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1115B 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1119 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1119 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1119A 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119B 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119C 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119D 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119E 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119F 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
112 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
112 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
112 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1120 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1121 OCEAN AVE	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1123 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1123 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1123 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1123A 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1127 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1127 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
113 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
113 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1131 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1131 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1131 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1131 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1132 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1132 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1132 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1132 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1133 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1135 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1135 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
1135 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1137 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1137 2ND ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921

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Address Researched	Address Not Identified in Research Source
1137 2ND ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1137 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 S WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
1141 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1141 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
1141 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1147 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1147 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
1149 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
115 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921

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Address Researched	Address Not Identified in Research Source
115 S WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
115 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 PALISADES BEACH RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
116 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
117 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
117 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1171 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
118 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
118 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
119 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
120 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 ARIZONA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1200 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1200 PACIFIC COAST HWY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1200 PALISADES BEACH RD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1200 PALISADES BEACH RD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1201 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1201 PALISADES BEACH RD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1202 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1203 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
1204 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1204 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1204 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1205 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1205 PALISADES BEACH RD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
121 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1210 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1210 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1210A 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1210B 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1210C 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1210D 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1210E 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1212 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1212 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1212 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1212A 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1212B 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1212C 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1212D 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1213 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1213 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1213 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1214 1/2 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1214 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
150 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
150 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
151 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
151 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
154 S WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
154 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
155 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
156 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
157 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
157 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
159 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
160 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
161 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
164 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
167 ARIZONA	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
167 N WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
171 ARIZONA	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
173 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
176 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
180 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
190 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
20 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
200 N WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
200 WILSHIRE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
200 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
201 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
201 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
202 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
202 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
202 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
203 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
204 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
205 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
205 WILSHIRE LN	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
206 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
207 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
208 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
209 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1972, 1970, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
209 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
210 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
210 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
211 WILSHIRE BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
212 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
213 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
214 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
214 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
214A WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
214B WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
215 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
215 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
216 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
216A WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
216B WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
217 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
218 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
219 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
219 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
220 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
221 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
221 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
223 1/2 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
223 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
224 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
225 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921, 1920
227 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
228 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
229 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921
230 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
232 S WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
232 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
233 WILSHIR BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
233 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1924, 1923, 1921, 1920
233 WILSHIRE BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
233 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
233 WILSHIRE PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
233 WILSHLRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
233 WILSHR BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
235 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
237 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
239 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
239 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
241 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
243 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
244 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
250 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
251 1/2 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
251 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
255 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
257 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
257 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
259 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
259 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
260 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
261 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
275 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
280 N WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
283 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
290 WILSHIRE BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
76 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1214 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1215 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1215 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1216 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1216 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1217 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1217 2ND ST	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1217 2ND ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1220 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1220 2ND ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1220 2ND ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1220 OCEAN AVE	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1220 OCEAN AVE	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1221 2ND ST	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221 2ND ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221 OCEAN AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221 OCEAN AVE	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221 OCEAN CT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1221C 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1223 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1223 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1223 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
1223A 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1223B 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1223C 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1223D 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1224 2ND AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1225 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1226 2ND ST	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1227 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1227 2ND ST	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
1227 2ND ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1229 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1229 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122A WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122C WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122D WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
123 CALIFORNIA AVE	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
123 CALIFORNIA AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
123 CALIFORNIA CT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
123 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1232 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1232 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1233 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1233 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1234 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1235 1/2 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1235 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1235 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1235 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1236 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1237 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1237 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1237 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1238 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1238 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1239 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
124 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
124 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1240 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1243 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1243 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1243 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
1244 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1244 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1245 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1247 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1247 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1247 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
1248 2ND ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
125 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
125 CALIFORNIA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
125 CALIFORNIA CT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
125 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1251 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1252 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1253 2ND	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1253 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921
1253 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1253 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1255 2ND ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1255 2ND ST E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1255 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1255 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1255 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1255 PALISADES BEACH RD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1259 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1923, 1921
1259 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1259 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1259 PALISADES BEACH RD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1260 2ND ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1261 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1261 OCEAN FRONT	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1261 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1261 PALISADES BEACH RD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1267 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1268 PALISADES BEACH RD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1268 PALISADES BEACH RD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1269 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1269 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
127 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921
127 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1271 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1273 OCEAN FRONT WALK	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
129 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
129 CALIFORNIA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
129 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1299 OCEAN AVE	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1299 OCEAN AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
130 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
130 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1976, 1972, 1970, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1924, 1923, 1921, 1920
130 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1301 OCEAN AVE	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1301 OCEAN AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1304 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1305 1/2 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1306 1/2 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
131 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1947, 1946, 1945, 1944, 1942, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
131 ARIZONA AVE N	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
131 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
131 ARIZONA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1310 1/2 OCEAN AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
132 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1924, 1923, 1921, 1920
133 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
134 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
136 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
136 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1924, 1923, 1921, 1920
136 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
137 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

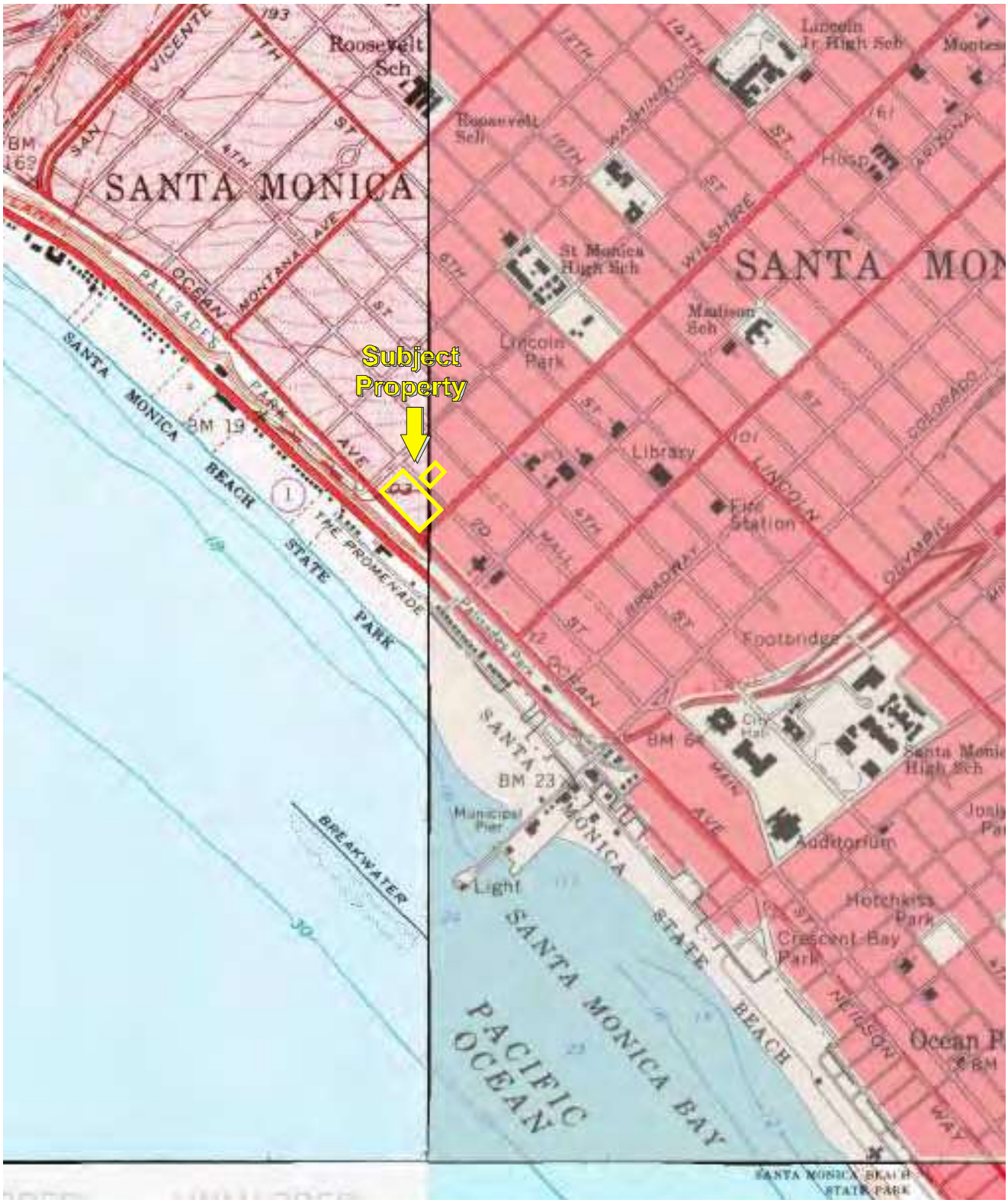
Address Researched	Address Not Identified in Research Source
138 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
141 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
142 WILSHIRE BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
142 WILSHIRE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
143 WILSHIRE BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
146 ARIZONA AVE S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
149 ARIZONA AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

USGS 15 Minute *Calabasas, California* Quadrangle Created: 1903

USGS 15 Minute *Topanga Canyon, Ca* Quadrangle Created: 1928

USGS 15 Minute *Calabasas*, *California* Quadrangle Created: 1944

USGS 7.5 Minute *Topanga, California* Quadrangle Created: 1952



USGS 7.5 Minute *Topanga, California* Quadrangle Created: 1967

USGS 7.5 Minute *Topanga, California* Quadrangle Created: 1981

USGS 7.5 Minute *Topanga, California* Quadrangle Created: 1991

USGS 7.5 Minute *Topanga, California* Quadrangle Created: 2012

USGS 7.5 Minute *Venice, California* Quadrangle Created: 2012

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

Public Health Investigation Administration
LEOLA MERCADEL
Chief, Public Health Investigation

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
TEL (323) 890-7801 • FAX (323) 728-0217

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 22, 2016

Clean closure
David Lehnus

,

RE: 101 Wilshire Blvd, Santa Monica, CA 90401

I, the undersigned, being the Custodian or the Keeper of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or under another classification. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7806.

Sincerely,

RA Flora

Robert Flora, Deputy Health Officer
Public Health Investigation

COR ID No.161845

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Facility Details

Facility ID	24532
Company Name	MIRAMAR HOTEL
Address	1132 2ND ST SANTA MONICA, CA 90403

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
7011	HOTELS, MOTELS & TOURIST COURT

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board

Application Details

Application/Tracking Number A74525

Facility Information

Business Name	MIRAMAR HOTEL		
Facility ID	24532	Facility Status	ACTIVE

Application Information

Application Type	Permit to Operate	Application Received	1/1/1990
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	
Equipment Desc	BOILER (5-20 MMBTU/HR) COMB GAS-DISTILL		
Permit Number	P55117	Permit Status	ACTIVE

View Permit Image

Engineer Information

Engineer Assigned	GENERIC ENGINEER		
Engineer Phone	( ) -	Team Assigned	

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Emissions

Facility ID	24532
Company Name	MIRAMAR HOTEL
Address	1132 2ND ST
	SANTA MONICA, CA 90403

Select AER Year: 2015

Criteria Pollutants: Not Available

Toxic Pollutants: Not Available

Note - Data for 2007 represents the six-month transitional period, July through December 2007, when the rules requiring annual emissions reporting changed from a fiscal year to a calendar year basis.

GEOTRACKER

101 wilshire santa monica

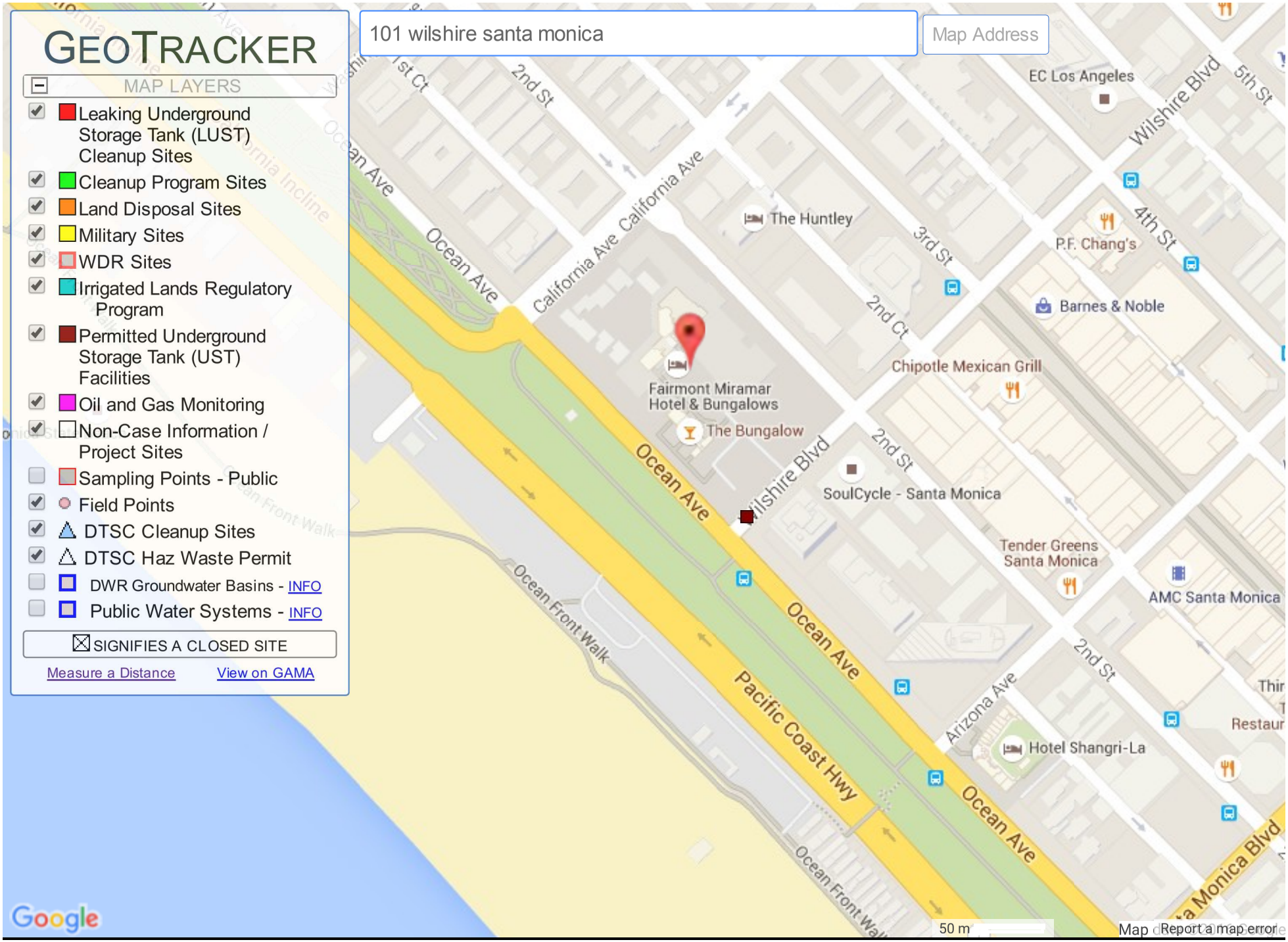
Map Address

MAP LAYERS

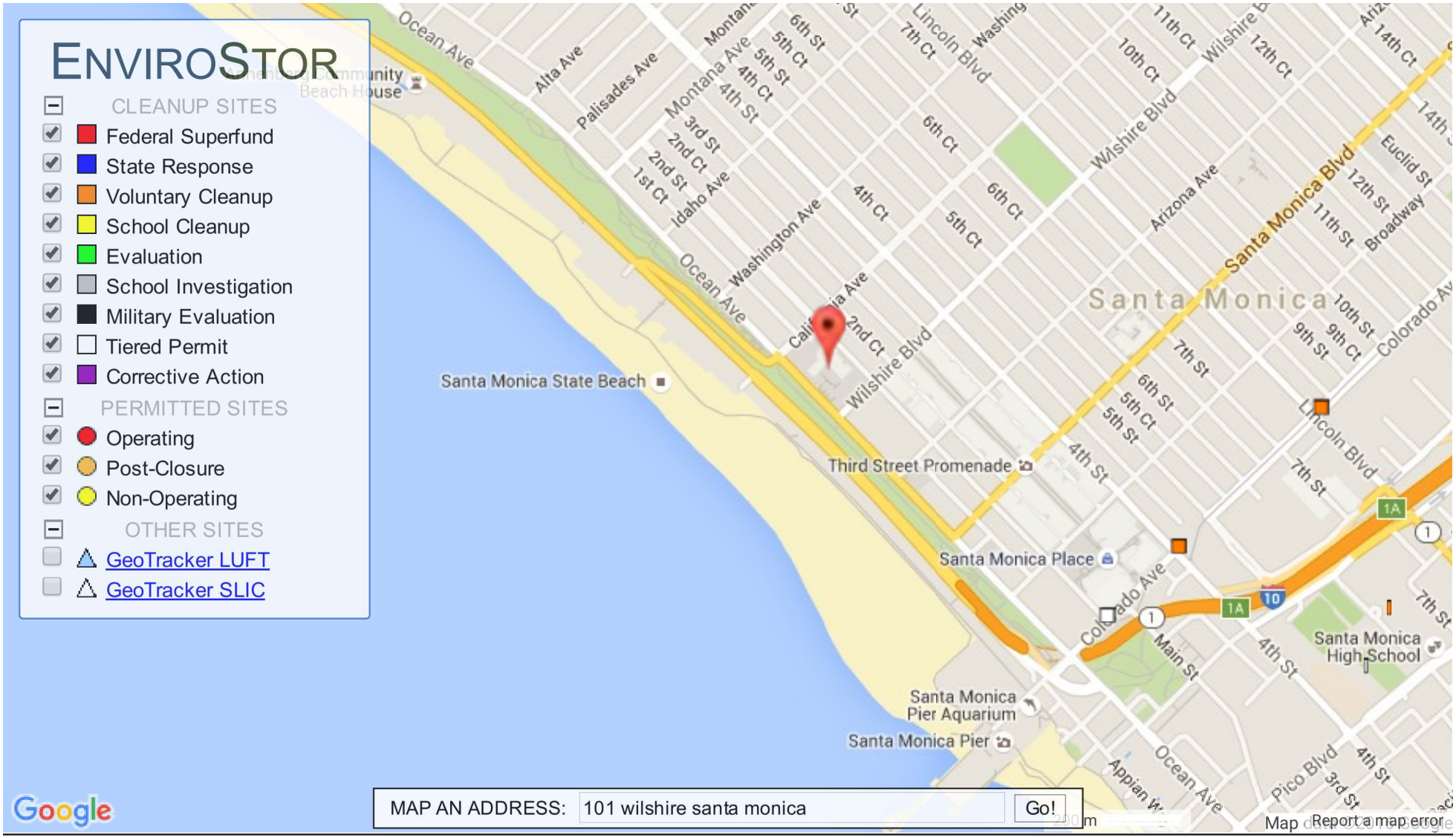
- [x] Leaking Underground Storage Tank (LUST) Cleanup Sites
- [x] Cleanup Program Sites
- [x] Land Disposal Sites
- [x] Military Sites
- [x] WDR Sites
- [x] Irrigated Lands Regulatory Program
- [x] Permitted Underground Storage Tank (UST) Facilities
- [x] Oil and Gas Monitoring
- [x] Non-Case Information / Project Sites
- [ ] Sampling Points - Public
- [x] Field Points
- [x] DTSC Cleanup Sites
- [x] DTSC Haz Waste Permit
- [ ] DWR Groundwater Basins - INFO
- [ ] Public Water Systems - INFO

☒ SIGNIFIES A CLOSED SITE

Measure a Distance View on GAMA



SITES CURRENTLY VISIBLE ON MAP



SHOW SITES WITHIN 1000 FEET OF THE FOLLOWING ADDRESS: Go

SITES CURRENTLY VISIBLE ON MAP — 5 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
EDISON/SANTA MONICA MGP	NO FURTHER ACTION	VOLUNTARY CLEANUP	819 COLORADO AVE	SANTA MONICA
FORMER SEARS AUTO CENTER #6081	NO FURTHER ACTION	VOLUNTARY CLEANUP	402 COLORADO AVENUE	SANTA MONICA
PICO-LINCOLN PARTNERSHIP, LLC	ACTIVE	VOLUNTARY CLEANUP	1907, 1911,1923 - 1929 LINCOLN BOULEVARD	SANTA MONICA
SANTA MONICA HIGH SCHOOL	NO FURTHER ACTION	SCHOOL INVESTIGATION	601 PICO BOULEVARD	SANTA MONICA
ST. JOHN'S HOSPITAL & HEALTH CENTER	REFER: OTHER AGENCY	TIERED PERMIT	1328 TWENTY-SECOND STREET	SANTA MONICA

For Dept. Use Only

No. 9
Date 9/28/34, 19
Fee, $ 45.00

Plan Checking No. A
Checked by
Fee $ 35.00
Cement $10.50 550 Tons
No. Bricks
Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

1176 - 2nd

LOCATION: Address OCEAN AVE & WILSHIRE - 2ND ST.

Lot 98 Block Tract OCEAN AVE. Size of Lot 600 x 320

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )
Minimum Distance—Property Line to Bldg. Line ( )
Minimum Side Yard Width ( )
Minimum Rear Yard Depth ( )
Minimum Distance between Buildings ( )

Map Sheet No. 3
Use Classification
Fire Zone No.

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☐
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building HOTEL ADMINISTRATION No. of Rooms SEE PLAN No. of Families

Material: Exterior Walls STUDS & CEM. PL. First Floor Joists 2 x 10 2 x 12 Second Floor Joists x

Number of Stories ONE Height to Highest Point 22' Roof Material Compo

Size Width 138' ft. by Length 108 ft; Total Floor Area 14000 sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ $30,000

Owner SANTA MONICA MIRAMAR CORP. Address SANTA MONICA.

Contractor SANTA MONICA - MIRAMAR. State License No. City License No.

Address MIRAMAR - Hotel Phone No.

Architect KIRBY FERGUSON State License No. 4381.

Address MIRAMAR Phone No. 63006.

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2), Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.

The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

MIRAMAR - Hotel

Signed [signature] Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

SUPERINTENDENT OF BUILDINGS

Application for Erection of "Class B & C" Buildings

Application is hereby made to the Superintendent of Buildings of the City of Santa Monica for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the buildings herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified or not.

(Sign here) William M. Ache

Santa Monica, Cal. ~~October 30th~~ Nov. 10, 1923

Assessor Please Verify

Location: Lot ..... Block 98

Santa Monica Street

District No. See 1126 2nd M. B. page ..... F. B. page .....

Engineer Please Verify

No. 1107 Ocean Ave. Street

1. Purpose of the Building and Number of Rooms Apartment Bldg. 164 Rooms

   Is any part to be used for store or other business purposes? If so, state what no

2. Owner's name Miramar Hotel

3. Owner's address

4. Architect's name William M. Ache

5. Builder's name —

6. Builder's address —

7. Estimated Cost of the Proposed Improvements, $ 400,000.00

8. Size of lot ..... Size of building 48'x180' and 48'x59'

   Are there any buildings within 30 feet of proposed structure other than a blank wall yes

9. Number of stories (6) stories (Six)

   Height from curb level to highest point: Main building 45' feet

10. What is the character of the ground: rock, clay, sand, filled, etc. Clay

11. Will there be a basement? Yes All Basements

12. What will be the footing: stone, concrete or brick? Reinforced Concrete

    Give thickness and width details

13. What will be the depth of foundation walls below curb level? Details

14. Give thickness of foundation walls and material to be used Details — Concrete

15. Give size of piers and cap plates or stones Details

16. Of what materials will the upper walls be constructed? Terra Cotta, Brick, tile + Concrete

    What will be thickness of walls? Filler Walls — Details

    Basement Details 5th story: .....

    1st story: " 6th story: .....

    2d story: " 7th story: .....

    3d story: " 8th story: .....

    4th story: "

17. What will be the materials of the front Brick and terra Cotta

    If ashlar, give thickness .....

18. Number and kind of chimneys and flues .....

PERMIT NO. 3144

$221.25

DESCRIPTION VERIFIED

By ..... City Commissioner

1126

Side, " ..... size..... " .....

Rear, " ..... size..... " .....

Interior, " ..... size..... " .....

Will any wall be supported on iron or steel columns? .....

Front, material..... size..... weight or thickness.....

Side, " ..... size..... " .....

Rear, " ..... size..... " .....

Interior, " ..... size..... " .....

20. Give material of girders..... of columns .....

Under 1st tier—size of girders..... Size of columns .....

" 2nd " " " ..... " .....

" 3d " " " ..... " .....

" 4th " " " ..... " .....

" Roof " " " ..... " .....

21. Give material, size and distance on centers of floor joist.

1st tier, material.....; size.....; distance on centers.....

2nd " " .....; size.....; " " .....

3d " " .....; size.....; " " .....

4th " " .....; size.....; " " .....

Ceiling joist tier, material.....; size.....; " " .....

Roof " " .....; size.....; " " .....

22. Specify construction of floors Reinforced Concrete -

23. Of what material will partitions be built? Hollow tile & Gypsum Block -

24. What will be the material of roofing? Reinforced Concrete -

25. Of what material will elevator shafts or other shafts be constructed? Hollow tile -

26. What will be the material of the cornices? Terra Cotta and Copper

27. Will fire escapes be provided, and where placed? Yes as per plans

28. Will metal lath be used in entire first floor of proposed buildings? partly -

29. Is there any other building erected on lot or permit granted for one? Yes -

30. Are any buildings to be taken down? no -, how many -

31. Will freight elevators be enclosed or be provided with doors and fusible links? Yes

32. How will soffits of stairs be plastered? on Concrete -

33. Of what material will stairways be constructed? Reinforced Concrete -

For Dept. Use Only

No. 224

Date 11/9/58, 19

Fee, $ 35.00

Plan Checking No. 84

Checked by

Fee $ 25.00

Cement ..... Tons

No. Bricks

Masonry ..... cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1079 to 1033 2d

Lot 2 & 5 ~~R.S.E~~ Block 74-~~75~~ Tract Town of S.M. Size of Lot 150 x

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line (10')

Minimum Side Yard Width ( )

Minimum Rear Yard Depth ( )

Minimum Distance between Buildings ( )

Map Sheet No. 4

Use Classification R-3

Fire Zone No. 11/1/58

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building Apt + Hotel Room No. of Rooms 28 No. of Families 18

Material: Exterior Walls Stucco First Floor Joists 2" x 8" Second Floor Joists 2" x 10"

Number of Stories 2 Height to Highest Point 22' Roof Material Comp. Shingle

Size Width 67' ft. by Length 135'9 ft; Total Floor Area 7500 sq. ft.

VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.} $ 20,000.00

Owner G. R. Hogan Address 2616 Wilshire Blvd

Contractor G. Hogan State License No. 7099 City License No. 2387

Address 2616 Wilshire S.M. Phone No. 25978

Architect G. C. McAlister State License No. B-1158

Address 2616 Wilshire Blvd Phone No. 25978

1080-33

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2), Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.

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I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

Signed Bill Hogan, Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

8-Housekeeping Units

For Dept. Use Only

No. B 504

Date JAN 11 1939, 19

Fee, $ 15.00

Plan Checking No. 2199

Checked by

Fee $ 15.00

Cement Tons

No. Bricks

Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1126 - 2nd St.

Lot Block 98 Tract Inf S.M. Size of Lot x

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( )

Minimum Side Yard Width ( ) Map Sheet No. 3

Minimum Rear Yard Depth ( ) Use Classification

Minimum Distance between Buildings ( ) Fire Zone No. 1a

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building Hotel No. of Rooms No. of Families

Material: Exterior Walls First Floor Joists x Second Floor Joists x

Number of Stories Height to Highest Point Roof Material

Size Width ft by Length ft; Total Floor Area sq. ft.

VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.} $

Owner Miramar Hotel Corp. Address

Contractor Same State License No. City License No.

Address Phone No.

Architect State License No.

Address Phone No.

Increase in valuation from $500.00 to $3000.00 9/28/38 9-

Permit #301

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2), Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.

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Signed Miramar Hotel Corp. Applicant

By ME

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE PLAN AND WINDOW SIZES ON OTHER SIDE

For Dept. Use Only

No. B639
Date Feb. 15, 1939
Fee, $ 10.00

Plan Checking No. a252
Checked by
Fee $ 12.00
Cement $6.00 200 Tons
No. Bricks
Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address SECOND-S/- & WILSHIRE.

Lot - Block 98 Tract In of S M Size of Lot 320' x 500'

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )
Minimum Distance—Property Line to Bldg. Line (—)
Minimum Side Yard Width ( )
Minimum Rear Yard Depth ( )
Minimum Distance between Buildings ( )

Map Sheet No. 3
Use Classification R-3
Fire Zone No. 12/1/39

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive ✓
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

of Building SWIMMING-POOL. No. of Rooms No. of Families

Material: Exterior Walls CONCRETE. First Floor Joists x Second Floor Joists x

Number of Stories Height to Highest Point Roof Material

Size Width 26' ft. by Length 66' ft; Total Floor Area sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ $5000

Owner THE SANTA MONICA MIRAMAR HOTEL CO Address

Contractor SAME. State License No. City License No.

Address Phone No.

Architect KIRBY B. FERGUSON STRU. ENG. State License No. 4381

Address SANTA MONICA Phone No.

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2), Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.

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Signed [signature], Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

For Dept. Use Only

No. B 640

Date Feb. 15, 1939

Fee, $ 4.00

Plan Checking No.

Checked by

Fee $

Cement ....Tons

No. Bricks

Masonry ....cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address SECOND ST. & WILSHIRE.

Lot — Block 98. Tract S.M. TRACT Size of Lot 320 x 500

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line (—)

Minimum Side Yard Width ( )

Minimum Rear Yard Depth ( )

Minimum Distance between Buildings ( )

Map Sheet No. 3

Use Classification on R-3

Fire Zone No. 1

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☐
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building CABANAS No. of Rooms No. of Families

Material: Exterior Walls WOOD First Floor Joists NONE x Second Floor Joists NONE x

Number of Stories ONE Height to Highest Point Roof Material COMPO

Size Width 20' ft. by Length 88' ft; Total Floor Area 880 sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ $1700

Owner THE SANTA MONICA MIRAMAR CO. Address SANTA MONICA

Contractor NONE. State License No. City License No.

Address Phone No.

Architect L. ED. B. FERGUSON. State License No. 4381

Address STRU. ENG. Phone No.

2nd & Wilshire

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Signed [signature], Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

For Dept. Use Only

No. B 820

Date March 22 1939

Fee, $ 5.00

Plan Checking No.

Checked by

Fee $

Cement ..... Tons

No. Bricks

Masonry ..... cu. ft.

Additional fee due on permit #50

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1126 - 2nd St.

Lot ..... Block 98 Tract In of S M Size of Lot ..... x .....

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ..... ( )

Minimum Distance—Property Line to Bldg. Line ( )

Minimum Side Yard Width ..... ( )

Minimum Rear Yard Depth ..... ( )

Minimum Distance between Buildings ..... ( )

Map Sheet No. .....

Use Classification .....

Fire Zone No. .....

Is there any existing building on lot? Yes ☐ No ☐ How Used? .....

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

Nature of Work:
- Construction ☐
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building Hotel No. of Rooms ..... No. of Families .....

Material: Exterior Walls ..... First Floor Joists ..... x ..... Second Floor Joists ..... x .....

Number of Stories ..... Height to Highest Point ..... Roof Material .....

Size Width ..... ft. by Length ..... ft; Total Floor Area ..... sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ .....

Owner ..... Address .....

Contractor ..... State License No. ..... City License No. .....

Address ..... Phone No. .....

Architect ..... State License No. .....

Address ..... Phone No. .....

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Signed ....., Applicant

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For Dept. Use Only

No. B 3187

Date July 24, 1940

Fee, $ 6.00

Plan Checking No. A1308

Fee $ 5.00

Checked by

Cement $5.20 160 Tons

No. Bricks

Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1126 2ND STREET

Lot Block 98 Tract S. M. TRACT Size of Lot x

(FOR DEPARTMENT USE ONLY)

Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( ) Map Sheet No. 3

Minimum Side Yard Width ( ) Use Classification

Minimum Rear Yard Depth ( )

Minimum Distance between Buildings ( ) Fire Zone No. 1a

Is there any existing building on lot? Yes ☒ No ☐ How Used? HOTEL

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✗

Nature of Work:
- Construction ☒
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building SCREEN AROUND POOL & DANCE FLOOR. No. of Rooms — No. of Families —

Material: Exterior Walls Frame First Floor Joists none Second Floor Joists none

Number of Stories Height to Highest Point Roof Material none

Size Width ft. by Length ft; Total Floor Area sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ 3000.00

Owner HULL-MIRAMAR CORP. Address 1126 2ND STREET

Contractor CONTRACTING ENGINEERS CO State License No. 4642 City License No. 2513

Address 2310 1/2 W. VERNON AVE Phone No. AX 8181

Architect State License No.

Address Phone No.

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✗ The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

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Signed The Contracting Engineers Co., Applicant
J B Cassidy

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For Dept. Use Only

No. 6729
Date Aug 5, 1938
Fee, $ 10.00

Plan Checking No. 9553
Checked by C
Fee $
Cement $6.35 225 Tons
No. Bricks 17000
Masonry $32.00 cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 112 California Ave.

Lot ..... Block 98 Tract Town of S.M. Size of Lot 320 x 600

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )
Minimum Distance—Property Line to Bldg. Line ( )
Minimum Side Yard Width ( )
Minimum Rear Yard Depth ( )
Minimum Distance between Buildings ( )

Map Sheet No. 3 8/8/38
Use Classification
Fire Zone No. 1a

Is there any existing building on lot? Yes ☐ No ☐ How Used? HOTEL

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building HOTEL BUNGALOWS No. of Rooms 3 No. of Families 3

Material: Exterior Walls WOOD & GUNITE First Floor Joists 2" x 10" Second Floor Joists x

Number of Stories ONE Height to Highest Point 14 Roof Material COMPO.

Size Width 39'-6" ft. by Length 47'-5 IRREG ft; Total Floor Area 1250 — sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ $4500

Owner THE MIRAMAR HOTEL CORP. Address WILSHIRE & OCEAN.

Contractor SAME (SUBCONTRACT) State License No. City License No.

Address Phone No.

Architect KIRBY B. FERGUSON State License No. 981.

Address 1277 W. 24TH ST. L.A. Phone No. RI. 0273

Miramar Hotel 112 California

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Signed [signature], Applicant

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For Dept. Use Only

No. 6730

Date Aug. 5, 1938

Fee, $ 10.00

Plan Checking No. 9553

Checked by

Fee $

Cement Tons

No. Bricks

Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 120 CALIFORNIA AVE

Lot Block 98 Tract Town of SM Size of Lot 320 x 600

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( )

Minimum Side Yard Width ( )

Minimum Rear Yard Depth ( )

Minimum Distance between Buildings ( )

Map Sheet No. 3

Use Classification

Fire Zone No. 1a

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1½—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building HOTEL—BUNGALOW No. of Rooms ~~4~~ 3 No. of Families 3

Material: Exterior Walls WOOD & GUNITE First Floor Joists 2" x 10" Second Floor Joists x

Number of Stories ONE Height to Highest Point 14' Roof Material COMPO. SHINGLES.

Size Width 39'-6" ft. by Length 47'-5 IRREG. ft; Total Floor Area 1250 sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ ~~4250~~ $4500

Owner THE MIRAMAR HOTEL CORP. Address WISHIRE & OCEAN.

Contractor SAME (SUBCONTRACTS) State License No. City License No.

Address Phone No.

Architect KIRBY B. FERGUSON ENG. State License No. 981.

Address 1277 W. 24TH L.A. Phone No. SRI 0273.

120 California

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Signed [signature], Applicant

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For Dept. Use Only

No. 6731

Date Aug. 5, 1938

Fee, $ 28.00

Plan Checking No. 9553

Checked by

Fee $ 40.00

Cement ..... Tons

No. Bricks

Masonry ..... cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1105 OCEAN AVE.

Lot ..... Block 98 Tract Town of SM Size of Lot 320' x 600'

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( )

Minimum Side Yard Width ( )

Minimum Rear Yard Depth ( )

Minimum Distance between Buildings ( )

Map Sheet No. 3

Use Classification

Fire Zone No. 1a 77

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building HOTEL BUNGALOWS. No. of Rooms 5 No. of Families 4

Material: Exterior Walls WOOD & GUNITE First Floor Joists 2" x 10" Second Floor Joists x

Number of Stories ONE Height to Highest Point 14' Roof Material COMPO

Size Width 55' ft. by Length 47'-6" IRREG. ft; Total Floor Area ~~1400~~ 1900 ~~18.50~~ sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ ~~13.500~~ $6750.

1105

Owner THE MIRAMAR HOTEL CORP. Address WILSHIRE & OCEAN.

Contractor SAME - SUBCONTRACTS. State License No. City License No.

Address Phone No.

Architect KIRBY B. FERGUSON State License No. 981.

Address 1277 W. 24th ST. L.A. Phone No. PI. 0273

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Signed [signature], Applicant

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For Dept. Use Only

No. 6732

Date Aug. 5, 1938

Fee, $ 10.00

Plan Checking No. 9553

Checked by

Fee $ 40.00

Cement ..... Tons

No. Bricks

Masonry ..... cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

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NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1107 OCEAN

Lot ..... Block 98 Tract Town of SM Size of Lot 320' x 600'

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ..... ( )

Minimum Distance—Property Line to Bldg. Line ( )

Minimum Side Yard Width ..... ( )

Minimum Rear Yard Depth ..... ( )

Minimum Distance between Buildings ..... ( )

Map Sheet No. 3

Use Classification

Fire Zone No.

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☐ ✓
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building HOTEL BUNGALOW No. of Rooms 3 No. of Families 3

Material: Exterior Walls WOOD & GUNITE First Floor Joists 2" x 10" Second Floor Joists ..... x .....

Number of Stories ONE Height to Highest Point 14' Roof Material COMPO.

Size Width 39'-6" ft. by Length 47'-6" /PREV ft. Total Floor Area 1250 sq. ft.

1107

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ 4500

Owner THE MIRAMAR HOTEL CORP. Address WILSHIRE & OCEAN

Contractor SAME (SUBCONTRACTS) State License No. ..... City License No. .....

Address ..... Phone No. .....

Architect KIRBY B. FERGUSON State License No. 981

Address 1277 W. 24TH ST. L.A. Phone No. RI. 0273

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Signed [signature]; Applicant

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For Dept. Use Only

No. 6734

Date Aug. 5, 1958

Fee, $ 28.00

Plan Checking No. 9553

Checked by

Fee $ 4000

Cement ..... Tons

No. Bricks

Masonry ..... cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

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NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1123 Ocean Ave.

Lot ..... Block 98 Tract Town of S M Size of Lot 320 x 600

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( ) Map Sheet No. 3

Minimum Side Yard Width ( ) Use Classification

Minimum Rear Yard Depth ( ) Fire Zone No. 1a

Minimum Distance between Buildings ( )

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building Hotel Bungalow No. of Rooms 5 No. of Families 4

Material: Exterior Walls Wood & Gunite First Floor Joists 2" x 10" Second Floor Joists ..... x .....

Number of Stories One Height to Highest Point 14' Roof Material Compo.

Size Width 55' ft. by Length 47' irreg. ft; Total Floor Area 1400 sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ ~~13500~~ $6750

1123

Owner The Miramar Hotel Corp. Address Wilshire & Ocean

Contractor Same (Sub. Contract) State License No. ..... City License No. .....

Address ..... Phone No. .....

Architect Kirby B. Ferguson State License No. 981

Address 1277 W. 24th St. L.A. Phone No. 81 0273

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Signed [signature], Applicant

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For Dept. Use Only

No. 6735

Date Aug 5, 1938

Fee, $ 10.00

Plan Checking No. 9553

Checked by

$ 40.00

Cement ..... Tons

No. Bricks

Masonry ..... cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1115 OCEAN AVE.

Lot ..... Block 98 Tract Town of SM Size of Lot 320' x 600

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( ) Map Sheet No. 3

Minimum Side Yard Width ( ) Use Classification 1

Minimum Rear Yard Depth ( ) Fire Zone No. 1

Minimum Distance between Buildings ( )

Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building HOTEL BUNGALOW. No. of Rooms 3 No. of Families 3

Material: Exterior Walls WOOD & GONITE First Floor Joists 2" x 10" Second Floor Joists x

Number of Stories ONE. Height to Highest Point 14' Roof Material COMPO.

Size Width 39'-6" ft. by Length 47'-6" IRREG. ft; Total Floor Area 1250 sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ $4500

Owner THE HIRAMAR HOTEL CORP. Address WILSHIRE & OCEAN

Contractor SAME - (SUB CONTRACT). State License No. City License No.

Address Phone No.

Architect KIRBY B. FERGUSON State License No. 981.

Address 1277 W. 24TH ST. L.A. Phone No. RI. 0273

1115

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Signed [signature], Applicant

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For Dept. Use Only

No. 6736

Date Aug 5, 1938

Fee, $ 6733 10.00

Plan Checking No. 9553

Checked by

$

Cement Tons

No. Bricks

Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1119 Ocean Ave

Lot Block 98 Tract Town of S.M. Size of Lot x

(FOR DEPARTMENT USE ONLY)

Minimum Distance—Curb to Property Line ( )

Minimum Distance—Property Line to Bldg. Line ( )

Minimum Side Yard Width ( )

Minimum Rear Yard Depth ( )

Minimum Distance between Buildings ( )

Map Sheet No. 3

Use Classification

Fire Zone No. 1a

Is there any existing building on lot? Yes ☑ No ☐ How Used? Hotel

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame ✓

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

of Building Hotel Bungalow No. of Rooms 3 No. of Families 3

Material: Exterior Walls Frame & Stucco First Floor Joists 2" x 10" Second Floor Joists x

Number of Stories One Height to Highest Point ~~47'6"~~ 14' Roof Material Composition

Size Width 39'6" ft. by Length 47'6" ft; Total Floor Area sq. ft.

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ 4500 00

Owner The Miramar Corp. Address Wilshire & Ocean Ave.

Contractor Same (sub contract) State License No. City License No.

Address Phone No.

Architect Kirby B. Ferguson State License No. 981

Address 127 W. 24th St. L.A. Phone No.

1119

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Signed, Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

For Dept. Use Only

No. B 9788
Date 3/4/46, 19
Fee, $ 37.50

Plan Checking No.
Fee $
Checked by
Cement Tons
No. Bricks
Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out In Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1126 — ~~Wilshire Blvd~~ 2nd Street & Ocean Ave
Lot ~~W4X~~ Block ~~123~~ 98 Tract Town of Santa Monica Size of Lot 100 x 100

(FOR DEPARTMENT USE ONLY)

Distance—Curb to Property Line ( )
Minimum Distance—Property Line to Bldg. Line ( ) Map Sheet No.
Minimum Side Yard Width ( ) Use Classification
Minimum Rear Yard Depth ( ) Fire Zone No.
Minimum Distance between Buildings ( )
Is there any existing building on lot? Yes ☐ No ☐ How Used?

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

Nature of Work:
- Construction ☑
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building Swemming Pool No. of Rooms — No. of Families —
Material: Exterior Walls Concrete First Floor Joists — x Second Floor Joists — x
Number of Stories — Height to Highest Point — Roof Material —
Size Width 35 ft.; by Length 70 ft.; Total Floor Area — sq. ft.
VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ 7000.00
Owner Miramar Hotel Co Address Wilshire & Ocean Ave
Contractor Fleetwater Pool Co State License No. 83415 City License No. 4518.
Address 14332 Ventura Blvd Sherman Oaks Phone No. State 4-1187
Architect Fleetwater Pool Co State License No. —
Address Phone No. State 4-1187.

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.

X The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

Signed Fleetwater Pool Co, Applicant
H. Armitage

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE.

APPROVED 3-19-46

For Dept. Use Only

No. B9885
Date Mar. 19, 1946
Fee, $ 76.50

Plan Checking No. .....
Fee $ .....
Checked by .....
Cement ..... Tons
No. Bricks .....
Masonry ..... cu. ft.

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out In Ink

NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

Miramar

LOCATION: Address 1100 Ocean Ave S.M

Lot ..... Block 98 Tract Ton Santa Monica Size of Lot x

(FOR DEPARTMENT USE ONLY)

Distance—Curb to Property Line ..... ( )
Minimum Distance—Property Line to Bldg. Line ( ) Map Sheet No. 3
Minimum Side Yard Width ..... ( ) Use Classification .....
Minimum Rear Yard Depth ..... ( ) Fire Zone No. ~~1a~~ 2
Minimum Distance between Buildings ..... ( )
Is there any existing building on lot? Yes ☐ No ☐ How Used? .....

Type of Construction:
- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

Nature of Work:
- Construction ☒
- Enlargement ☐
- Alteration ☐
- Conversion ☐
- Repair ☐

Use of Building Guest Rooms No. of Rooms 8 No. of Families 8

Material: Exterior Walls frame & plaster First Floor Joists concrete slab x Second Floor Joists x

Number of Stories 1 Height to Highest Point 14 Roof Material compo

Size Width 27 ft.; by Length 112 ft.; Total Floor Area 3024 sq. ft.

1011

VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ 18,144.00

Owner Thomas E. Hull Address 7000 Hollywood Blvd

Contractor McNeil Constr Co State License No. 426
City License No. .....

Address 5860 Avalon Blvd Phone No. Ce 29035

Architect Frank W. Green State License No. C-80

Address ~~1335~~ 1835 Arvin Dr., Glendale Phone No. Ci 32959

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.

The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

Signed Thos E. Hull, Applicant
by D D Ainsworth

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE.

APPROVED 5/7/46 193

SUBJECT TO THE ORDINANCES OF THE

For Dept. Use Only

No. B 23091	Fire Zone 2
Date 1-6-58	Occup. Group H & B-2
Fee, $ 3,150.50	Type Constr. I
	Approved 2/14/58

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out In Ink

NOTE THIS IS NOT A BUILDING PERMIT. DO NOT START WORK BEFORE PLANS ARE APPROVED, AND PERMIT IS ISSUED.

Location: Address 1132 2nd St Santa Monica

Lot ..... Block 98 all Tract Santa Monica Size of Lot 320 x 600

List Existing Buildings On Lot and Use Hotel, Banquet Hall & Cottages

Will it be necessary to request permission to remove trees from parkway to install driveway (Yes X) (No.....)

Nature of Work:

Construction ☒ Conversion ☐ Description 10 Story Hotel & Banquet Hall

Enlargement ☐ Repair ☐

Alteration ☐

Specific Use of Building Hotel No. of Rooms 180 No. of Families —

Material: Exterior Walls Concrete First Floor Joists Conc Second Floor Joists Conc

Number of Stories 10 plus Basement Height to Highest Point 120'-0" Roof Material Conc

Size Width 50 (118 — 122 - 2 story) ft.; by Length 156 - 10 story ft.; Total Floor Area 134,500 sq. ft.

VALUATION OF PROPOSED BLDG. { Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc. } $ 2,082,000.00

Owner Miramar Properties Inc. Address 1132 2nd St Santa Monica

Contractor Everett S M Brunzell Corp { State License No. 151,732 / City License No. .....

Address 3945 Higuera St. Los Angeles Phone No. Texas 04748

Architect Frank W. Green & Assoc State License No. C-80

Address 6155 Lakeside Dr. Reno Nevada Phone No. FA-30768

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.
The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, that the above building and/or structure will be built in conformity therewith, and that legal property lines have been established.

I, the owner, certify that all labor employed on this work will be covered during course of construction by workman's compensation insurance as required by the State of California.

Tom Divandon Vice Pres. 1/6/58
Signature of Owner or Agent Date

NOTE: SHOW PLOT PLAN ON OTHER SIDE.

(FOR ZONING DEPARTMENT USE ONLY)

Curb to Prop. Line 12.5' Wilshire 24' Ocean Ave 22' California 14' 2nd St

Property Line to Building Line 5' Ocean, 10' Second (Variance 2a case #10914)

Side Yard Width 5'

Rear Yard Depth 15'

Depth Off-street Loading —

Distance between Buildings —

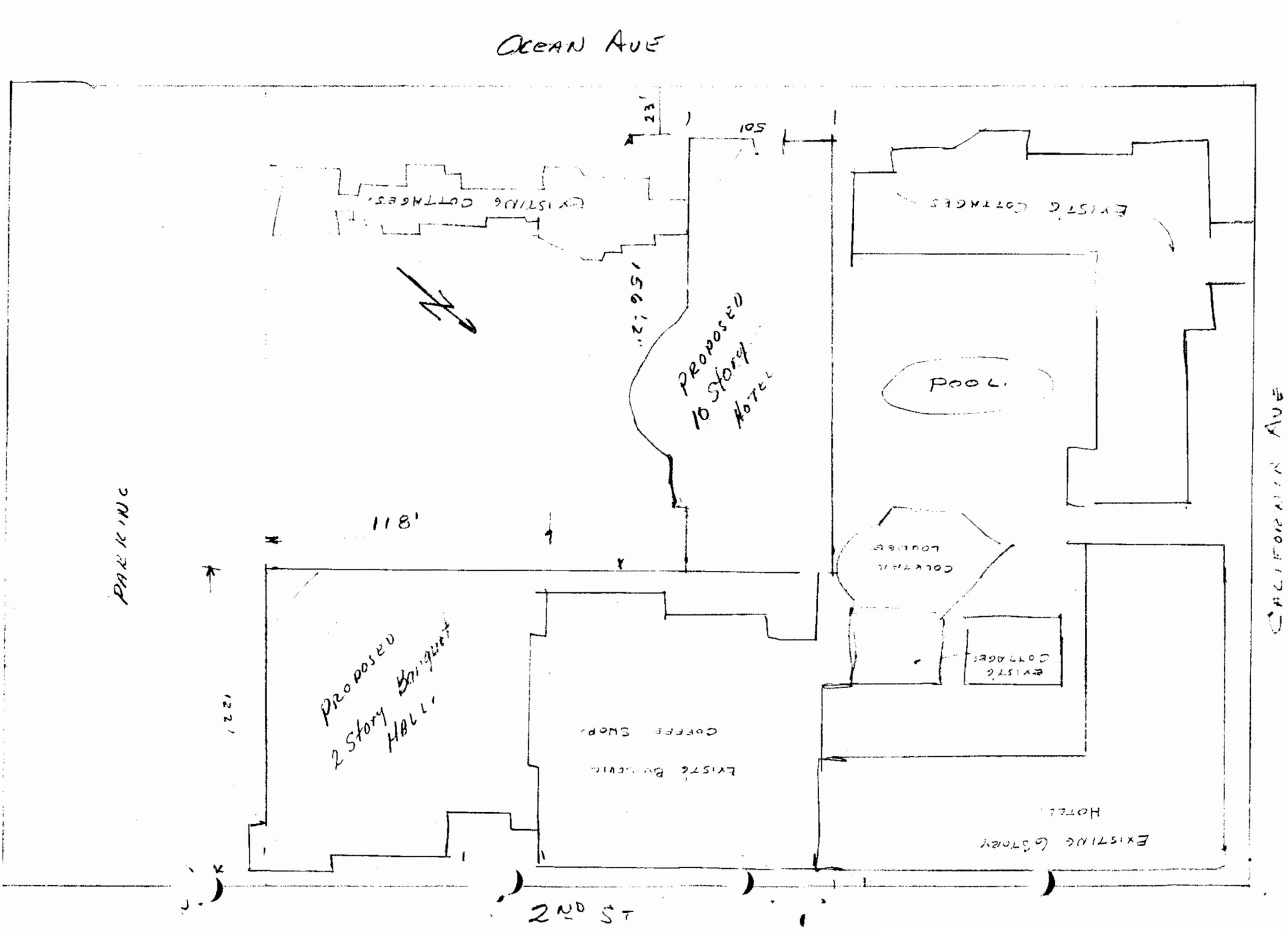
Plot Plans Checked and Use Approved

Map Sheet No. Use Classification

Intended use of new construction or alteration Hotel & banquet hall

By [illegible] Date 2/14/58

1132


2ND ST
PARKING
CALIFORNIA AVE
OCEAN AVE
EXISTING 6 STORY HOTEL
EXISTING BUILDING COFFEE SHOP
PROPOSED 2 STORY BANQUET HALL
122'
118'
EXISTING COTTAGES
COCKTAIL LOUNGE
EXISTING COTTAGES
POOL
PROPOSED 10 STORY HOTEL
150'
105
23'
EXISTING COTTAGES

City Use Only

RECEIPTS	CODINGS
No. B 51590	Fire
Date: 12/19/78	Occp.
Fee $ 605	Const.
No. A	App'd.
Date:	Date
Fee $	

SANTA MONICA BUILDING & SAFETY
1685 Main Street, Santa Monica, Ca. 90401

BUILDING

PERMIT APPLICATION
(PRINT IN INK OR TYPE)

Applicant's Name _____ Tel: _____

PROVIDE PLOT PLAN ON OTHER SIDE OF FORM

PROJECT IDENTIFICATION & DESCRIPTION:

A) Street Address 1133 Ocean Ave. Tax Code: _____

Legal: Lot _____ Block _____ Tract _____ Lot Size _____ x _____

B) Class of Work: ___ Dwlg ___ Apts ___ Comm ___ Other : ___ New Const ___ Altns ___ Repairs

Description: _____

additional valuation permit No B50910 5/17/78

Floor Areas by Use: (e.g. Apts., Office, Parking) _____ Height _____ ft.

_____ No. of Stories _____

TOTAL ESTIMATED VALUATION OF IMPROVEMENTS $ 100,000.00

Valuation is the total $ value of all labor, materials, & permanent equipment included in the project. Estimated $ are compared to current construction cost indexes for determination of permit fees.

PRINCIPALS IDENTIFICATION:

A) Owner's Name: Fujita Cor. Tel: _____

Address: _____

B) Contractor's Name: _____ Tel: _____

Address: _____

C) Architect/Engineer: _____ Tel: _____

Address: _____

D) Lending Agency: _____ Tel: _____

Address: _____

CERTIFICATIONS & DECLARATIONS:

A) OWNERS DECLARATION:

I hereby affirm that I am exempt from the contractors license law because:

___ I will do all work personally or thru wage employees; and this structure is not intended for sale.

___ I will contract with licensed contractors to construct this project.

Signature _____ Date: _____

B) LICENSED CONTRACTORS DECLARATION:

I hereby affirm that I hold an active license under the California Business & Professions Code.

License Class _____ No. _____ City Bus Lic. No. _____

Signature: _____ Date: _____

C) WORKMAN'S COMPENSATION INSURANCE DECLARATION & VERIFICATION OF INFORMATION

I hereby affirm that Worker's Compensation Insurance is in effect for all work authorized by this permit and proof of insurance coverage is on file with City.

I certify that I have reviewed this application and that the above information is correct. I agree to comply with all city ordinances and state laws regulating building construction and hereby authorize entry upon the described property for inspection purposes.

Signature: _____ Date: _____

CHECK STATUS ___ Owner ___ Contractor ___ Principle ___ Authorized Agent

ZONING USE ONLY

Map Sheet _____ CPL _____ Notes:

Use Class _____ PL-BL _____

Yards _____, _____ R_____

Other _____

Plot Plan & Use Approved

By: Date:

EIR & ARB

Exempt _____

Neg. Dec. _____

App'd. _____

City Use Only

RECEIPTS	CODINGS
No. B 60753	Fire
Date: 5/25/89	Occp. R-1/B
Fee $ 19,247	Const. I
No. A A 8861	App'd. FOR PT OF
Date: 8/25/88	Date 5/25/89
Fee $ 8,150	

PC 7,900
PW 250

SANTA MONICA BUILDING & SAFETY
1685 Main Street, Santa Monica, Ca. 90401

BUILDING

PERMIT APPLICATION
(PRINT IN INK OR TYPE)

Applicant's Name MIRAMAR HOTEL CORP. Tel. (213) 393-0787

PROVIDE PLOT PLAN ON OTHER SIDE OF FORM

PROJECT IDENTIFICATION & DESCRIPTION:

A) Street Address 101 Wilshire Blvd. Santa Monica, CA Tax Code 4292-88-(1)

Legal Lot — Block 98 Tract Town of SM Lot Size 320.36' x 624.00'

B) Class of Work: ___ Dwlg ___ Apts ___ Comm Hotel Other X New Const X Altns ___ Repairs

Description SEISMIC REINFORCING OF 10 STORY BLD'G, ELEVATOR + ADDITION TO TEN AND SIX STORY BUILDINGS, REPLACING EXISTING CANOPY WITH NEW

Floor Areas by Use (e.g. Apts., Office, Parking) Height ft.

NEW CONST. + ALTER. = 25,381 SQ. FT. TOTAL No. of Stories

TOTAL ESTIMATED VALUATION OF IMPROVEMENTS $ 6,000,000

Valuation is the total $ value of all labor, materials, & permanent equipment included in the project. Estimated $ are compared to current construction cost indexes for determination of permit fees.

PRINCIPALS IDENTIFICATION:

A) Owner's Name MIRAMAR HOTEL CORP. Tel. (213) 393-0787
Address 101 Wilshire Blvd.

B) Contractor's Name C. RALLO CONTRACTING CO. INC / ALCO INC Tel. 314 664 2900
Address: 5000 KEMPER AVENUE ST LOUIS MO

C) Architect/Engineer DANIEL, MANN, JOHNSON & MENDENHALL Tel. (213) 381-3663
Address 3250 Wilshire Blvd., L.A., CA 90010

D) Lending Agency Tel:
Address

CERTIFICATIONS & DECLARATIONS:

W/C ok

A) OWNERS DECLARATION

I hereby affirm that I am exempt from the contractors license law because.

___ I will do all work personally or thru wage employees, and this structure is not intended for sale

X I will contract with licensed contractors to construct this project.

Signature X [signature] Date X 8-25-88

B) LICENSED CONTRACTORS DECLARATION

I hereby affirm that I hold an active license under the California Business & Professions Code

License Class B No 555115 City Bus Lic No 54089

Signature [signature] Date

C) WORKMAN'S COMPENSATION INSURANCE DECLARATION & VERIFICATION OF INFORMATION

I hereby affirm that Worker's Compensation Insurance is in effect for all work authorized by this permit and proof of insurance coverage is on file with City

I certify that I have reviewed this application and that the above information is correct I agree to comply with all city ordinances and state laws regulating building construction and hereby authorize entry upon the described property for inspection purposes

Signature Date

CHECK STATUS ___ Owner ___ Contractor ___ Principle ___ Authorized Agent

Real Control J. Condon Date 8-25-88

ZONING USE ONLY

Map Sheet 3 CPL
Use Class R-4 PL-BL
Yards R
Other

Notes 1 ARB 3700 Approved 8 15 88
2 ZA 5370 Y Approved 6 8-88

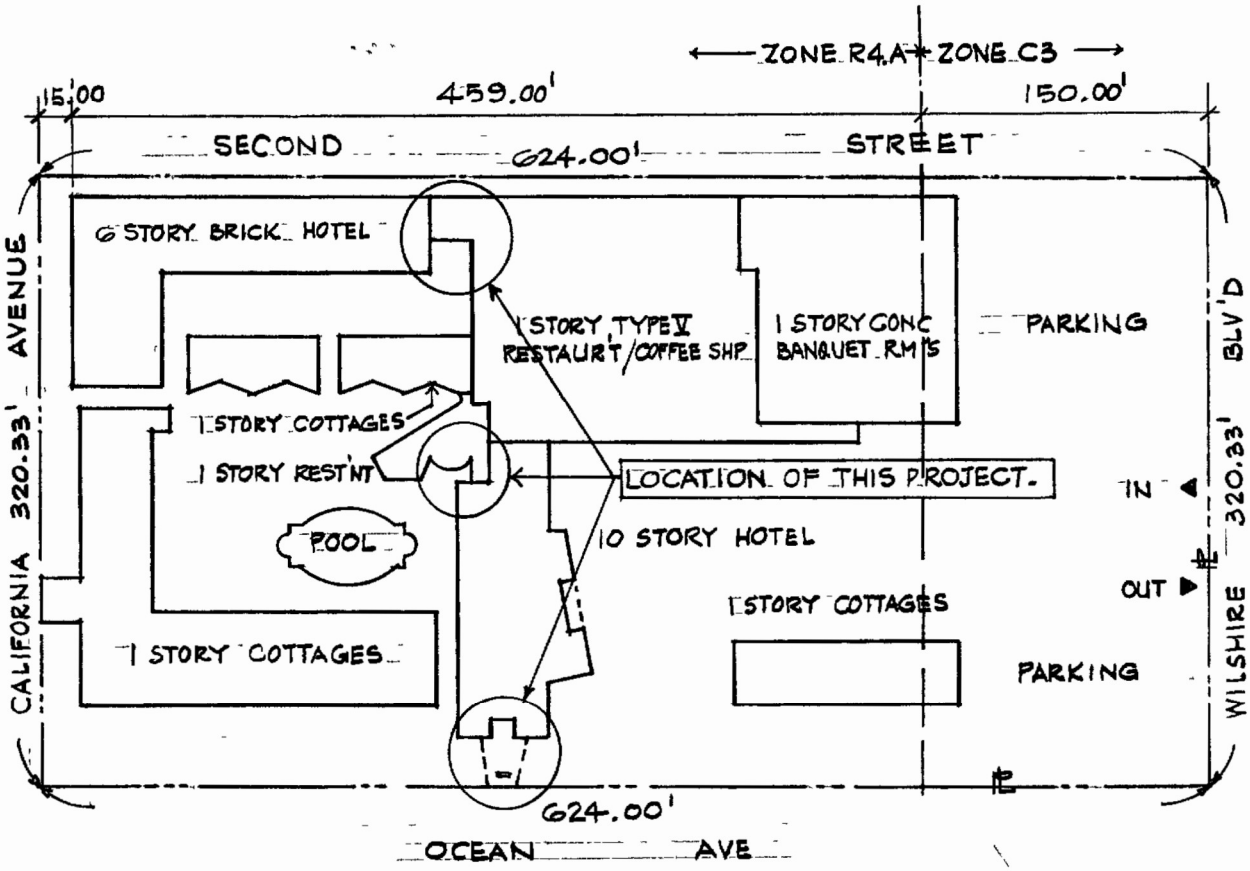
CONDITIONS
1 Landscaping & irrigation plans to be submitted to staff for all new planters prior to CofO
2 Documentation verifying Seismic Standards shall be submitted to staff.

EIR & ARB
Exempt ✓
Neg Dec
App'd
Fire
Gen. Svs.

Plot Plan & Use Approved
By: David Martin Date: 9/14/88

I certify that I have personally inspected the proposed building demolition site at _____ and to the best of my professional knowledge this structure does not contain potentially dangerous amounts of asbestos based building materials that could cause asbestos fibers to become airborne during the demolition process

Name _____ State License _____ Date _____



PLOT PLAN SCALE: 1"=80'

I certify that I will perform all work myself _____

Date _____

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Building Combo

Permit Number **10CBP0575**
Issue Date: **06/08/2010**
Expiration: **12/06/2010**

Permit Holder Information

Name: BELFOR USA GROUP INC
Address: 185 OAKLAND AVENUE SUITE 300
BIRMINGHAM, MI 48009
, 48009
Phone: 951-352-3588
APN: 4292028001
Valuation: $1,000.00

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Remove and replace one damaged post and footing (foundation repair)

Please note that this permit will expire 180 days from the issuance date (06/08/2010) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Roofing

Permit Number **10STP0021**
Issue Date: **01/06/2010**
Expiration:

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Permit Holder Information

Name: MIDWEST ROOFING CO INC
Address: 1305 WEST 132ND STREET GARDENA, CA , 90247
Phone: (310)515-1464
APN: 4292028001
Valuation: $15,200.00

Work Description: Re-roof, tear off and install 4 ply built up roof with CRRC 0676-0021 GAF Materials Corp Cool Roof cap sheet

Please note that this permit will expire 180 days from the issuance date (01/06/2010) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Plumbing

Permit Number **10STP0869**
Issue Date: **06/15/2010**
Expiration:

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Permit Holder Information

Name: ROTO - ROOTER PLUMBERS
Address: 24971 AVENUE STANFORD VALENCIA, CA , 91355
Phone: 323 855-6817
APN: 4292028001
Valuation: $12,000.00

Work Description: Replace 50' of 4" water service with NSFGI/ANNA C906 approved SDR11 HDPE pipe. Seismic gas shut off required.

Please note that this permit will expire 180 days from the issuance date (06/15/2010) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Electrical

Permit Number **10STP1353**
Issue Date: **09/13/2010**
Expiration:

Permit Holder Information
Name:
Address:
,
Phone:
APN: 4292028001
Valuation: $4,000.00

Site Information
Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Upgrading monitoring panel (inside the building) for underground FUEI tank.

Please note that this permit will expire 180 days from the issuance date (09/13/2010) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Web Permit - Mechanical

Permit Number **10STP1648**

Issue Date:

Expiration:

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Replace closed circuit cooling tower

Permit Holder Information

Name: EASLEY BRANDON

Address: 3351 S. RIVERSIDE AVE BLOOMINGTON, CA , 92316

Phone: 9097460275

APN: 4292028001

Valuation: $23,324.00

Please note that this permit will expire 180 days from the issuance date (N/A) if you have not started work and obtained approval for your first inspection during that period.
IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Plumbing

Permit Number **10STP1993**
Issue Date: **11/19/2010**
Expiration:

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Replace approx. 120' of 4" & 6" water line/

Permit Holder Information

Name: ROTO - ROOTER PLUMBERS
Address: 24971 AVENUE STANFORD VALENCIA, CA 91355
, 91355
Phone: (661)257-9200
APN: 4292028001
Valuation: $30,000.00

Please note that this permit will expire 180 days from the issuance date (11/19/2010) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Building Combo

Permit Number **11CBP0219**
Issue Date: **03/22/2011**
Expiration: **11/22/2011**

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: replace closed circuit cooling tower @ NE corner of lot

Permit Holder Information

Name: RETROFIT TECHNOLOGY INC
Address: 3351 S RIVERSIDE AVE BLOOMINGTON, CA 92316
, 92316
Phone: (909) 746-0275
APN: 4292028001
Valuation: $23,324.00

Please note that this permit will expire 180 days from the issuance date (03/22/2011) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Building Combo

Permit Number **12CBP0550**
Issue Date: **06/28/2012**
Expiration: **04/28/2013**

Permit Holder Information

Name: PLATINUM GENERAL SERVICES
Address: 16835 EAST NUBIA STREET COVINA, CA 91722
,
Phone: 626 221 5379
APN: 4292028001
Valuation: $66,000.00

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Interior finishes upgrade for the existing bungalows (extension of Fairmont Hotel) used currently as meeting/conference rooms, lounge, wedding other social & corporate events with flexible seating. Renovation includes a permanent bar with no more than 20% alcohol display.

Please note that this permit will expire 180 days from the issuance date (06/28/2012) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Roofing

Permit Number **12STP0266**
Issue Date: **02/14/2012**
Expiration:

Permit Holder Information

Name: MIDWEST ROOFING CO INC
Address: 1305 WEST 132ND STREET GARDENA, CA 90247
, 90247
Phone: (310)515-1464
APN: 4292028001
Valuation: $12,700.00

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Roof over current deck with 2ply modified class A, on 1st - 4th floor decks with "Cool Roof"

Please note that this permit will expire 180 days from the issuance date (02/14/2012) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Building Combo

Permit Number **13CBP0444**
Issue Date: **05/30/2013**
Expiration: **10/21/2015**

Permit Holder Information

Name: VALLEYCREST LANDSCAPE DEVELOPMENT INC
Address: 24151 VENTURA BLVD CALABASAS, CA 91302
, 91302
Phone: (714)546-7975
APN: 4292028001
Valuation: $10,000.00

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: 101 Wilshire - - Install ADA lift and 2nd egress to outdoor deck.

Please note that this permit will expire 180 days from the issuance date (05/30/2013) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Other

Permit Number **14STP1886**
Issue Date: **10/20/2014**
Expiration: **05/18/2015**

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: Footing adjustments and anchor bolt installation.

Permit Holder Information

Name: FOSTER D A CONSTRUCTION
Address: P O BOX 1699 THOUSAND OAKS, CA 91358
,
Phone: (850)390-4765
APN: 4292028001
Valuation: $3,000.00

Please note that this permit will expire 180 days from the issuance date (10/20/2014) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Building Combo

Permit Number **15BLD-2571**
Issue Date: **09/30/2015**
Expiration: **08/28/2016**

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Work Description: 101 Wilshire Blvd.- Tenant improvement 170SF

Permit Holder Information

Name: D A Foster Construction Inc
Address: P.O. Box 1699
Thousand Oaks, CA 91360
Phone: 805-390-4766
APN: 4292028001
Valuation: $32,000.00

Please note that this permit will expire 180 days from the issuance date (09/30/2015) if you have not started work and obtained approval for your first inspection during that period.

IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

101 WILSHIRE BLVD

BUILDING AND SAFETY DIVISION | 1685 Main Street, Santa Monica, CA 90401 | Phone: (310) 458-8355
Inspection Automated Request Line: (310) 458-2202

Commercial Permit - Mechanical

Permit Number **15BLD-5009**

Issue Date:

Expiration:

Site Information

Site Address: 101 WILSHIRE BLVD
Unit No:

Permit Holder Information

Name: D A Foster Construction Inc
Address: P.O. Box 1699
Thousand Oaks, CA 91360
Phone: 805-390-4766
APN: 4292028001
Valuation: $0.00

Work Description: 101 Wilshire Blvd. - Revision to 15BLD-2571 - Revision to mechanical exhaust.

Please note that this permit will expire 180 days from the issuance date (N/A) if you have not started work and obtained approval for your first inspection during that period.
IF THE CITY OF SANTA MONICA FAILS TO CONDUCT AN INSPECTION OF THIS WORK WITHIN 60 DAYS OF YOU GIVING US NOTICE OF THE COMPLETION OF THE PERMITTED WORK, YOU MAY BE ENTITLED TO REIMBURSEMENT OF PERMIT FEES PURSUANT TO HEALTH AND SAFETY CODE SECTION 17951(d).

ArcGIS Santa Monica Zoning

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About Content Legend

Legend

- Ocean Park Single-Unit Residential
- Ocean Park Duplex
- Ocean Park Low Density Residential
- Ocean Park Medium Density Residential
- Ocean Park High Density Residential
- Downtown Specific Plan
- Mixed-Use Boulevard Low
- Mixed-Use Boulevard
- General Commercial
- Neighborhood Commercial
- Bergamot Transit Village
- Mixed Use Creative
- Conservation: Creative Sector

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Parcel Details

- Property records are kept at the Headquarters Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No:	4292-028-001
Address:	1133 OCEAN AVE SANTA MONICA CA 90403
Property Type:	Commercial / Industrial
Region / Cluster:	28 / 28607
Tax Rate Area (TRA):	08004

- View Assessor Map
- View Index map

Recent Sales Information

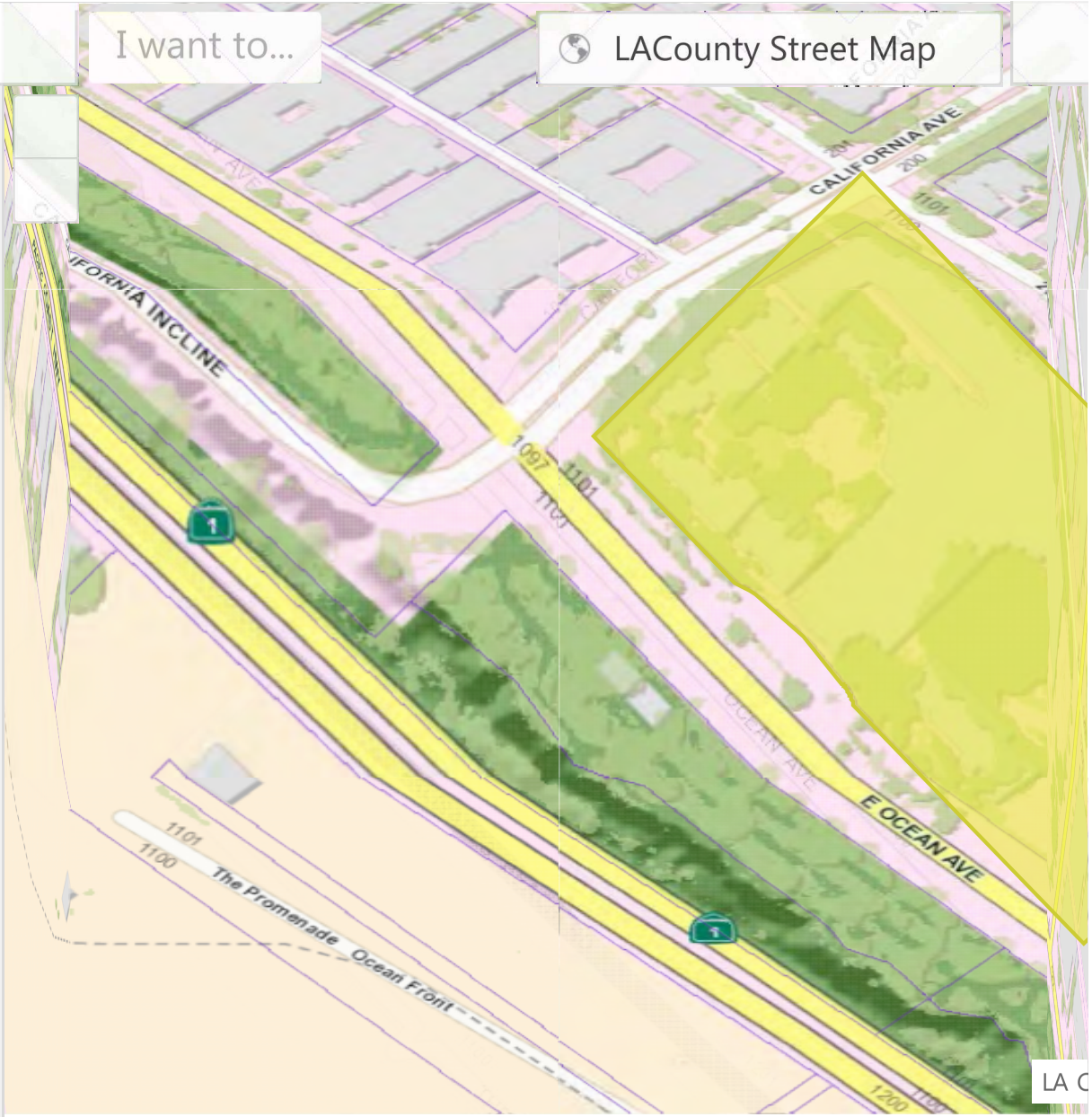
Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2015 Roll Values

Recording Date:	09/08/1999
Land:	$61,001,420
Improvements:	$32,468,704
Personal Property:	$8,390,440



Parcel Details

Fixtures:	$9,967,039
Homeowners' Exemption:	$0
Real Estate Exemption:	$0
Personal Property Exemption:	$0
Fixture Exemptions:	$0

- 2015 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

SANTA MONICA EX OF ST
LOT BLK 98

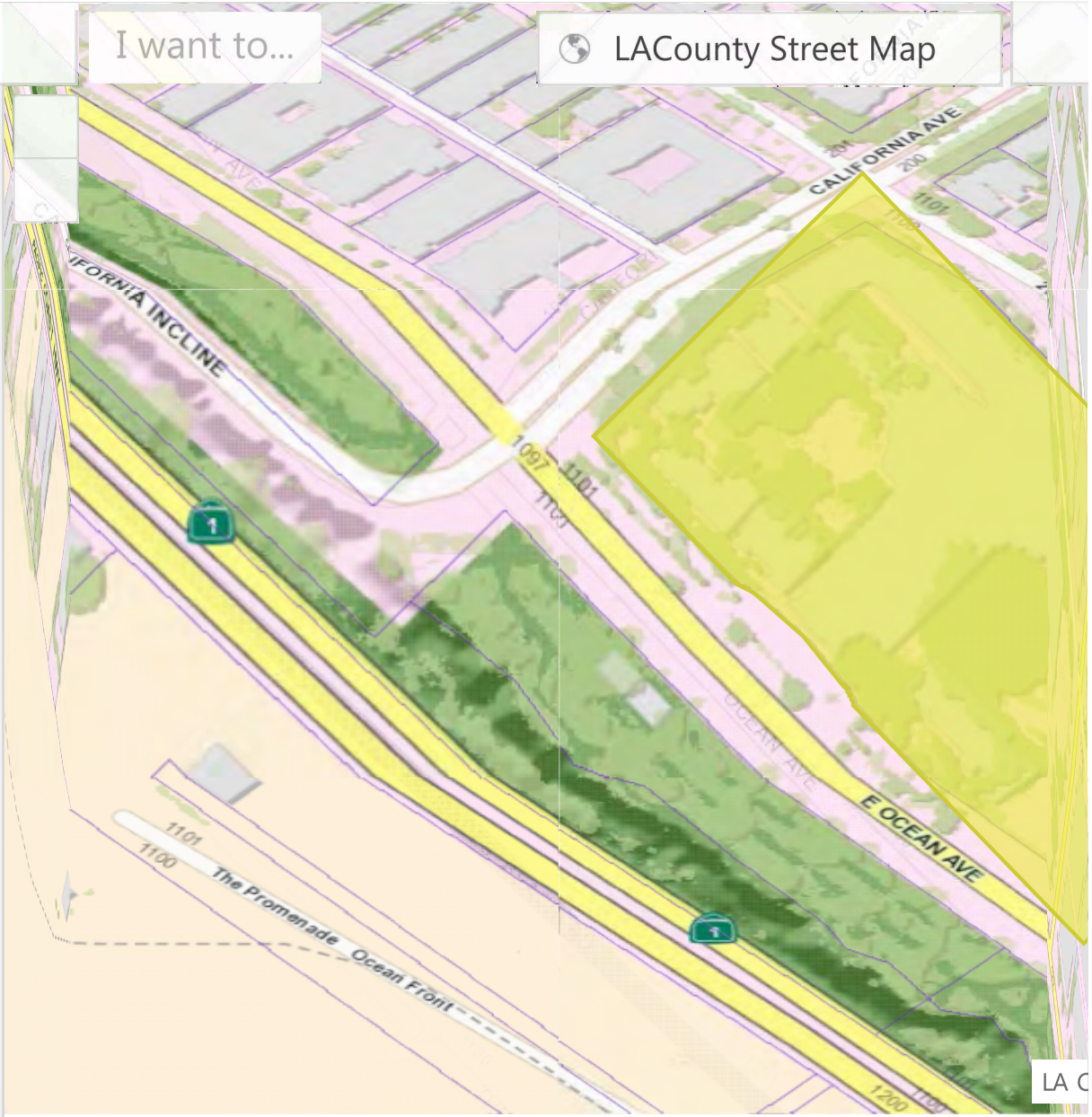
Building Description

Building Improvement 1

Square Footage:	36,325
Year Build / Effective Year Built:	1938 / 1939
Bedrooms / Bathrooms	0 / 0
Units	0

Building Improvement 2

Square Footage:	221,037
Year Build / Effective Year Built:	1923 / 1940
Bedrooms / Bathrooms	0 / 0
Units	0



Parcel Details

- Property records are kept at the Headquarters Office
- How frequently is this site updated?
  (and other FAQs)

Property Information

Assessor's ID No:	4292-021-010
Address:	1127 2ND ST SANTA MONICA CA 90403
Property Type:	Commercial / Industrial
Region / Cluster:	28 / 28607
Tax Rate Area (TRA):	08004

- View Assessor Map
- View Index map

Recent Sales Information

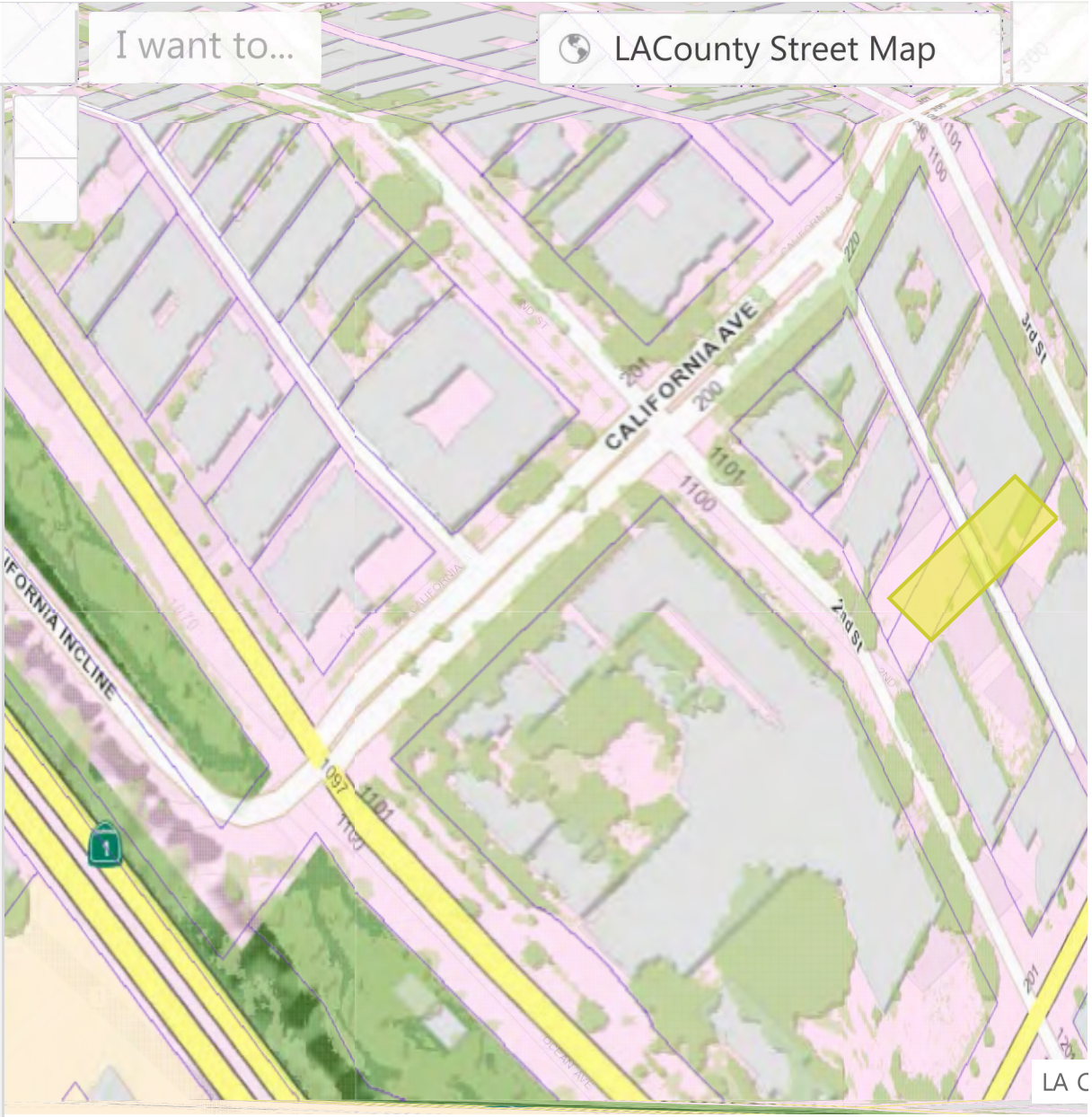
Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2015 Roll Values

Recording Date:	09/08/1999
Land:	$1,918,276
Improvements:	$6,388
Personal Property:	$0
Fixtures:	$0



Parcel Details

- Property records are kept at the Headquarters Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No:	4292-021-009
Address:	1129 2ND ST SANTA MONICA CA 90403
Property Type:	Commercial / Industrial
Region / Cluster:	28 / 28607
Tax Rate Area (TRA):	08004

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2015 Roll Values

Recording Date:	09/08/1999
Land:	$1,918,276
Improvements:	$6,388
Personal Property:	$0
Fixtures:	$0

I want to...

LACounty Street Map

0 100 200ft

ENVIRON

February 3, 2010

Via Electronic Mail in PDF

Mr. Ellis O'Connor
Asset Manager
MSD Hospitality
Fairmont Miramar Hotel
101 Wilshire Boulevard
Santa Monica, CA 90401

Re: Asbestos Abatement in Boiler Room No. 3

Dear Mr. O'Connor:

ENVIRON International Corporation (ENVIRON) was retained by MSD Hospitality (MSD) in December 2009 to conduct limited asbestos bulk sampling, and perform air monitoring and contractor oversight during asbestos assessment and abatement activities in Boiler Room No. 3 and adjacent rooms at the Fairmont Miramar Hotel, located at 101 Wilshire Boulevard in Santa Monica, California (the Site).

Summary

ENVIRON was contacted by MSD on December 22, 2009 in response to the presence of damaged insulation suspected to contain asbestos fibers in Boiler Room No. 3. ENVIRON subcontracted with Panacea, Inc. (Panacea) and Argus Contracting (Argus) to assist with this assignment. Initial activities included a visual inspection, bulk sampling, stabilization, and post-stabilization air monitoring within Boiler Room No. 3. Subsequent activities included preparation of a South Coast Air Quality Management District (SCAQMD) Procedure 5 Work Plan (Procedure 5) for the removal of damaged asbestos-containing materials (ACMs), abatement of asbestos-containing insulation and asbestos-contaminated materials in Boiler Room No. 3, the Sound Equipment Room and an associated crawlspace, and asbestos abatement air monitoring during and following the abatement. Approximately 450 square foot (ft^2) of tank insulation (plus bagged insulation), 3 ft^2 of gaskets and 10 ft^2 of pipe elbow insulation were removed from Boiler Room No. 3, and approximately 350ft^2 of crawlspace area was abated (pieces of scattered insulation and 6" soil (or to hardpan) were removed). A total of 1550ft^2 (Boiler Room No. 3, Sound Room and crawlspace) were decontaminated.

Tasks Performed

ENVIRON and Panacea performed an initial inspection and bulk sampling at the Site on December 23, 2009. Stabilization activities were then conducted on the tank insulation by Argus on December 23, and post-stabilization air sampling was performed by Panacea on December 29. The Procedure 5 was approved by the SCAQMD on December 30, and abatement activities were performed by Argus between December 31, 2009 through January 4, 2010 with tear down activities on January 5, 2010. Air samples were collected by Panacea during the abatement, and final air clearance samples were collected by Panacea on January 4, 2010. Tasks performed and methodologies used by ENVIRON and Panacea are described below, and laboratory results are presented in Appendix A (bulk samples collected December 23, 2009), Appendix B (air samples collected December 30, 2009), Appendix F (air samples collected on December 31, 2009 –January 3, 2010 and final clearance samples collected on January 4, 2010). Asbestos bulk and air sampling were conducted by Panacea personnel who hold the California Department of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC) certification.

Site Visit, Visual Inspection and Bulk Sampling

ENVIRON and Panacea inspected the Site and collected bulk samples of various suspect ACMs in Boiler Room No. 3, the Sound Equipment Room, crawlspace, and Palisade Boiler Room on December 23, 2009. Twenty-one bulk samples were collected at the Site. Fifteen of the samples were collected from Boiler Room No. 3 and the immediate vicinity (the crawlspace and Sound Equipment Room). In addition, at the request of MSD, six samples were collected from the Palisade Boiler Room. All samples were sent to Forensic Analytical (Forensic) in Rancho Dominguez, California under chain-of-custody conditions for asbestos analysis by polarized light microscopy (PLM).

Two of the samples collected from Boiler Room No. 3 (B-1 white debris in bag and B-2 white tank insulation) were sent to the laboratory for expedited analysis and were found to contain greater than 0.1% asbestos. The remaining nineteen samples were subsequently analyzed and four samples (B-4 2" pipe elbow, B-5 white tank insulation, B-8 black gasket and B-12 off-white debris) were found to contain greater than 0.1% asbestos. The samples collected in the Palisade Boiler Room were all reported as non-detect for asbestos (see Attachment A for Panacea's report and laboratory results).

Post-stabilization Air Monitoring

Based on the observations of the ENVIRON and Panacea staff during the December 23, 2009 inspection, it was concluded that at least some of the suspect materials were likely to be ACMs; therefore, with MSD's approval prior to receiving the analytical results, ENVIRON subcontracted with Argus to stabilize conditions in Boiler Room No. 3 pending receipt of the analytical results. Using 6-mil polyethylene sheeting, Argus sealed the doorway to the Boiler Room and created an opening with a Z-flap for entry. Panacea posted the required signage on the door stating: "Caution - Asbestos Containing Material (ACM) - Cancer and Lung Disease Hazard –Do Not Disturb without Proper Training and Equipment." The area was wetted with pump sprayers to lessen the potential for fibers and dust from becoming airborne, loose debris around the damaged tank was placed in labeled bags and all exposed concrete in the area of the tank was covered with polyethylene sheeting. A canvas wrap was placed over exposed edges of the tank insulation. Finally, all the debris-containing bags were placed on the polyethylene-covered floor and another layer of polyethylene was placed over the bags.

On December 29, 2009 Panacea collected air samples from the Boiler Room to simulate hotel employee exposure levels during routine entry into Boiler Room No. 3. Six area samples, one personal Permissible Exposure Limit (PEL) sample, and one personal Excursion Limit (EL) sample were collected. The samples were sent under chain-of-custody conditions to Forensic for expedited analysis of asbestos fiber content using Phase Contrast Microscopy (PCM). All results were within acceptable limits (see Attachment B for Panacea's report and laboratory results).

Respiratory Protection Program

ENVIRON was informed by MSD personnel that Site engineers were required to perform maintenance in the Boiler Room numerous times during a typical day. ENVIRON and Panacea provided respiratory protection training, a written Respirator Protection Program (see Attachment C for ENVIRON's written Respirator Protection Program), asbestos General Awareness Training and respirator fit testing for Site engineers on December 30 and 31, 2009 to allow the trained and tested engineers to enter into Boiler Room No. 3 prior to completion of the planned abatement, and guidance on their ongoing recordkeeping obligations.

Abatement Activities

The Procedure 5 was prepared by Panacea personnel (see Attachment D) and a waiver of the notification period was requested by MSD (see Attachment E). The Procedure 5 and waiver were submitted to the SCAQMD, and Panacea received approval of the Procedure 5 from the SCAQMD on December 30, 2009 (Approval #1144349).

Under the oversight of Panacea's CAC and onsite Certified Site Surveillance Technician (CSST), Argus performed remediation activities outlined in the Procedure 5 in Boiler Room No. 3, the Sound Equipment Room and the crawlspace from December 31, 2009 through January 4, 2010 (excluding January 1, 2010), with teardown activities on January 5, 2010. Panacea collected air samples during the abatement activities (December 31, January 2, 3, and 4) (see Appendix F).

During the abatement, an insulated pipe was discovered in an adjacent pipe tunnel. Panacea collected two bulk samples of the insulation on January 4, 2010. Samples were sent to Forensic for expedited analysis by PLM and the insulation was determined to be an ACM. The pipe insulation was inaccessible for abatement, and therefore remained in place. The area surrounding the pipe was sealed with concrete and an asbestos warning label was applied.

Final Clearance Air Monitoring

Final clearance air monitoring was performed by Panacea on January 4, 2010 to evaluate airborne asbestos fiber concentrations following abatement and cleanup activities. Four samples were collected and sent to Forensic under chain-of-custody conditions for expedited analysis using PCM (see Attachment F for Panacea's report and laboratory results). All of the samples were reported as being below the clearance criteria of 0.01 fibers per cubic centimeter (f/cc). Based on Panacea's report, including the air sample results and observed conditions following abatement, applicable clearance criteria were achieved.

Conclusions

ENVIRON has reviewed Panacea's attached reports, and based on that review, concludes their work conforms to the standard of practice for such asbestos sampling and abatement air monitoring activities.

We appreciate the opportunity to work with you on this project. If you have questions regarding this report, please call us at (949) 261-5151.

Very truly yours,

Michelle McIntyre, MPH
Associate

George O. Linkletter, PhD, PG
Principal and Senior Vice President

Deborah Scanlon
Manager
CAC #92-0273
MM:np
P:\M\MSD Hospitality\0424300A - Fairmont Miramar Hotel\Respiratory Protection Program\Asbestos Abatement Final Letter.doc

Attachments: Attachment A: Asbestos Bulk Sampling of Various Materials from Two Boiler Rooms
Attachment B: Pre-Abatement Air Monitoring Simulation for Boiler Room No. 3 Entry
Attachment C: Respiratory Protection Program
Attachment D: Procedure 5 Work Plan
Attachment E: Petition to Waive Notification
Attachment F: Final Clearance Air Monitoring Report

A T T A C H M E N T A

Asbestos Bulk Sampling of Various Materials from Two Boiler Rooms

A T T A C H M E N T B

Pre-Abatement Air Monitoring Simulation for Boiler Room No. 3 Entry

A T T A C H M E N T C

Respiratory Protection Program

A T T A C H M E N T D

Procedure 5 Work Plan

A T T A C H M E N T E

Petition to Waive Notification

A T T A C H M E N T F

Final Clearance Air Monitoring Report

A T T A C H M E N T A

Asbestos Bulk Sampling of Various Materials from Two Boiler Rooms

PANACEA, INC.
Environmental Services
17315 Studebaker Road, Suite 300 • Cerritos, CA 90703 • 562.860.2869 • Fax: 562.860.6297

December 24, 2009

Ms. Michelle McIntyre
ENVIRON International Corporation
18100 Von Karman Avenue, Suite 600
Irvine, CA 92612

via email
mmcintyre@environcorp.com

SUBJECT: Asbestos Bulk Sampling Of Various Materials From Two Boiler Rooms Located At The Fairmont Miramar Hotel, 101 Wilshire Boulevard, Santa Monica, California.

Twenty-one bulk samples were collected at the above referenced site by a Certified Asbestos Consultant from Panacea. The collected samples were submitted to Forensic Analytical Specialties, Inc., located in Rancho Dominguez, California, for analysis by polarized light microscopy. The table below indicates the description of materials, sample locations, and analytical results.

SAMPLE NO.	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	ANALYTICAL RESULT
B-1	Debris in bag, white	Boiler Room No. 3	5% CH, 10% AM
B-2	Tank insulation, white	Boiler Room No. 3	5% CH, 10% AM
B-3	HVAC duct wrapping material, white	Boiler Room No. 3	ND
B-4	Pipe elbow, 2” OD, white	Boiler Room No. 3	5% CH, 10% AM
B-5	Tank insulation, white	Boiler Room No. 3	5% CH, 10% AM
B-6	HVAC duct wrapping material, white	Boiler Room No. 3	ND
B-7	HVAC duct wrapping material, white	Boiler Room No. 3	ND
B-8	Gasket, black	Boiler Room No. 3	75% CH
B-9	Plaster wall with sand finish (concrete under)	Boiler Room No. 3	ND
B-10	Plaster wall with sand finish (concrete under)	Boiler Room No. 3	ND
B-11	Plaster wall with sand finish (concrete under)	Boiler Room No. 3	ND
B-12	Debris, off-white	Crawlspace (accessible from Boiler Room No. 3)	85% CH
B-13	Smooth plaster wall	Sound Equipment Room Outside Boiler Room No. 3	ND

SAMPLE NO.	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	ANALYTICAL RESULT
B-14	Smooth plaster wall	Sound Equipment Room Outside Boiler Room No. 3	ND
B-15	Smooth plaster wall	Sound Equipment Room Outside Boiler Room No. 3	ND
B-16	Pipe elbow, 10” OD, gray	Palisade Boiler Room	ND
B-17	Pipe elbow, 10” OD, gray	Palisade Boiler Room	ND
B-18	Pipe elbow, 10” OD, gray	Palisade Boiler Room	ND
B-19	Tank insulation, gray	Palisade Boiler Room	ND
B-20	Tank insulation, gray	Palisade Boiler Room	ND
B-21	Tank insulation, gray	Palisade Boiler Room	ND

Notes:
CH = chrysotile; AM = amosite; OD = outer diameter; ND = Non Detect for Asbestos.

If you have any questions regarding this cover letter, please feel free to contact me at your convenience.

Very truly yours,
PANACEA, INC.

Steven Modtland, CAC
Certification No. 08-4373

ATTACHMENTS:

- Laboratory Analytical Report and Chain-of-Custody Record
- Building Inspectors’ Certifications

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Panacea Inc.
Mr. Hsin Chou
17315 Studebaker Rd.
Suite 300
Cerritos, CA 90703

Client ID: 5572
Report Number: B131392
Date Received: 12/23/09
Date Analyzed: 12/23/09
Date Printed: 12/23/09
First Reported: 12/23/09

Job ID/Site: C09-686, Boiler Room Sampling

FALI Job ID: 5572

Date(s) Collected: 12/23/2009

Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-1	50543124						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Beige Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (14%)**					
Cellulose (10 %)							
B-2	50543125						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Yellow Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (15%)**					
Cellulose (3 %) Fibrous Glass (3 %)							

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by Forensic Analytical to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by Forensic Analytical. The client is solely responsible for the use and interpretation of test results and reports requested from Forensic Analytical. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. Forensic Analytical is not able to assess the degree of hazard resulting from materials analyzed. Forensic Analytical reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.

2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

CHAIN OF CUSTODY RECORD

PANACEA, INC.
Project Manager: Steven Modtland
17315 Studebaker Road, Suite 300
Cerritos, CA 90703
Tel. (562) 860-2869
Fax (562) 860-6297

Date: 12/23/09
Page: 1 of: 1
Project No.: C09-686
Project Name: Boiler Room Sampling
Sampled By: SM
Shipped To: Forn. Ans by: SM

SAMPLE NUMBER	SAMPLING DATE / TIME	PRESERVATION METHOD	CONTAINER TYPE/SIZE	SAMPLE MATRIX	ANALYSES REQUIRED	
					PLM	
B-1	12/23/09	None	Plastic Bag	Bulk	✓	
B-2	↓	↓	↓	↓	✓	

TOTAL NUMBER OF SAMPLES 2 Rush Turnaround

COMMENTS: Return signed chain-of-custody forms with final report(s). Email the report to Lorraina at lvalencia@panenv.com
FTM = floor tile and mastic; LNM = linoleum and mastic; CBM = cove base and mastic;
CTM = ceiling tile and mastic; DWJ = wallboard and joint compound; ML = other multiple-layered materials.
Call 714-357-1280 with Results E-Mail: smodt513@hotmail.com

Relinquished By:	[signature]	Company: Panacea, Inc.	Date: 12/23/09	Time: —	
Received By:	[signature]	Company: F.A.	Date: 12/23/09	Time: 1641	
Relinquished By:		Company:	Date:	Time:	
Received By:		Company:	Date:	Time:	
Relinquished By:		Company:	Date:	Time:	
Received By:		Company:	Date:	Time:	

Revision : 07-09-28

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Panacea Inc.
Mr. Hsin Chou
17315 Studebaker Rd.
Suite 300
Cerritos, CA 90703

Client ID: 5572
Report Number: B131393
Date Received: 12/23/09
Date Analyzed: 12/24/09
Date Printed: 12/24/09
First Reported: 12/24/09

Job ID/Site: C09-686, Boiler Room Sampling

FALI Job ID: 5572

Date(s) Collected: 12/23/2009

Total Samples Submitted: 19
Total Samples Analyzed: 19

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-3	50543126						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (40 %) Fibrous Glass (Trace) Synthetic (5 %)							
B-4	50543127						
Layer: White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (11%)**					
Cellulose (25 %) Fibrous Glass (2 %)							
B-5	50543128						
Layer: White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (11%)**					
Cellulose (25 %) Fibrous Glass (2 %)							
B-6	50543129						
Layer: Dark Beige Semi-Fibrous Material			**ND**				
Layer: Tan Fibrous Material with Foil			**ND**				
Layer: Beige Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (15 %)							
B-7	50543130						
Layer: Dark Beige Semi-Fibrous Material			**ND**				
Layer: Beige Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (10 %)							
B-8	50543131						
Layer: Black Semi-Fibrous Material		Chrysotile	**75 %**				
Total Composite Values of Fibrous Components:		**Asbestos (75%)**					
Cellulose (Trace)							

2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

Report Number: B131393
Client Name: Panacea Inc. **Date Printed:** 12/24/09

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-9	50543132						
Layer: Beige Cementitious Material			**ND**				
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-10	50543133						
Layer: Beige Cementitious Material			**ND**				
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-11	50543134						
Layer: Beige Cementitious Material			**ND**				
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-12	50543135						
Layer: Tan Fibrous Material		Chrysotile	**85 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (85%)**					
B-13	50543136						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-14	50543137						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-15	50543138						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

Report Number: B131393
Client Name: Panacea Inc. **Date Printed:** 12/24/09

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-16	50543139						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (65 %) Fibrous Glass (3 %)							
B-17	50543140						
Layer: Beige Semi-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (7 %)							
B-18	50543141						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (35 %) Fibrous Glass (5 %)							
B-19	50543142						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: White Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (25 %)							
B-20	50543143						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: White Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (25 %)							
B-21	50543144						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: White Fibrous Material with Coating			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (20 %)							

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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CHAIN OF CUSTODY RECORD

PANACEA, INC.
Project Manager: Steven Modtland
17315 Studebaker Road, Suite 300
Cerritos, CA 90703
Tel. (562) 860-2869
Fax (562) 860-6297

Date: 12/23/09
Page: 1 of: 1
Project No.: 09-686
Project Name: Boiler Room Sampling
Sampled By: SM
Shipped To: Forn. Ana. by: SM

SAMPLE NUMBER	SAMPLING DATE / TIME	PRESERVATION METHOD	CONTAINER TYPE/SIZE	SAMPLE MATRIX	ANALYSES REQUIRED PLM	
B-3	12/23/09	None	Plastic Bags	Bulk	✓	
B-4						
B-5						
B-6						
B-7						
B-8						
B-9						
B-10						
B-11						
B-12						
B-13						
B-14						
B-15						
B-16						
B-17						
B-18						
B-19						
B-20						
B-21						

TOTAL NUMBER OF SAMPLES 19 Results Before 12 PM on 12/24/09

COMMENTS: Return signed chain-of-custody forms with final report(s). Email the report to Lorraina at lvalencia@panenv.com
FTM = floor tile and mastic; LNM = lincleum and mastic; CBM = cove base and mastic;
CTM = ceiling tile and mastic; DWJ = wallboard and joint compound; ML = other multiple-layered materials.

Relinquished By:	[signature]	Company:	Panacea, Inc.	Date: 12/23/09	Time: —
Received By:	(A1) [signature]	Company:	F.A.	Date: 12/23/09	Time: 1700
Relinquished By:		Company:		Date:	Time:
Received By:		Company:		Date:	Time:
Relinquished By:		Company:		Date:	Time:
Received By:		Company:		Date:	Time:

Revision : 07-09-28

State of California
Division of Occupational Safety and Health

Certified Asbestos Consultant

Steven L Modtland
Name

Certification No. **08-4373**

Expires on **05/15/10**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

A T T A C H M E N T B

Pre-Abatement Air Monitoring Simulation for Boiler Room No. 3 Entry

PANACEA, INC.
Environmental Services
17315 Studebaker Road, Suite 300 • Cerritos, CA 90703 • 562.860.2869 • Fax: 562.860.6297

PRE-ABATEMENT AIR MONITORING SIMULATION FOR BOILER ROOM NO. 3 ENTRY

1.0 PROJECT INFORMATION

Sampled By:	Rigo Rodriguez, CSST	Sample Date(s):	12/29/09
Project Name:	Fairmont Hotel Monitoring	Project No.:	C09-686B
Building Name:	Fairmont Miramar Hotel		
Site Address:	101 Wilshire Boulevard, Santa Monica, California		
Objectives:	Collect personal and area samples to simulate the building engineer's exposure level during routine entry into Boiler Room No. 3 after the initial cleaning and prior to the removal/abatement of asbestos-containing tank insulation material.		

2.0 EVALUATION CRITERIA

ANALYTICAL METHOD(S):	EVALUATION CRITERIA:
■ PCM – NIOSH 7400	■ 0.01 F/CC (AREA PCM ANALYSIS)
☐ TEM – NIOSH 7402	☐ 0.01 S/CC (AREA TEM ANALYSIS)
☐ TEM – EPA YAMATE LEVEL II	☐ 70 S/MM^2 (AHERA TEM ANALYSIS)
☐ TEM – AHERA	■ 0.1 F/CC (DOSH PEL)
	■ 1.0 F/CC (DOSH EXCURSION LIMIT)

3.0 NOTES AND ABBREVIATIONS (Where Applicable)

< = less than or below detection limit of the analytical method used

AHERA = Asbestos Hazard Emergency Response Act

Archived = sample collected but not analyzed because it is judged to have no impact on the data interpretation

CAC = Certified Asbestos Consultant

CSST = Certified Site Surveillance Technician

DOSH = California Division of Occupational Safety and Health

EL = excursion limit

EPA = U.S. Environmental Protection Agency

F/CC = fiber(s) per cubic centimeter of air (PCM analysis)

L = liter (of air)

LPM = liters per minute

MM = millimeter

NA = not applicable

NIOSH = National Institute of Safety and Health

PCM = phase contrast microscopy

PEL = permissible exposure limits

S/CC = structure(s) per cubic centimeter of air (TEM analysis)

S/MM^2 = structure(s) per square millimeter of filter area (TEM analysis)

TEM = transmission electron microscopy

TWA = time-weighted average concentration

4.0 SIMULATION RESULTS

All air samples were collected using a 25-mm, three-piece cassette with an electrically conductive extension cowl and mixed cellulose ester filter with a 0.8-micrometer pore size and backup pad. The cassettes were attached to an air pump via vinyl tubing. Low-volume air pumps were used for personal and area air sampling and were calibrated to deliver a flow rate of 2 LPM. Calibration of the low-volume pumps was performed prior to and upon completion of the sample collection. The pump calibrations were performed using a secondary standard flow meter that had been calibrated against a primary standard flow meter with an electronic timing device.

Three types of samples were collected to simulate the potential exposure levels:

- Area Samples – These samples were collected at 2 LPM with pumps running continuously for approximately 8 hours. The results were compared to the typical background level of 0.01 F/CC.

- Personal PEL Sample – This sample was collected at 2 LPM with the pump running continuously for approximately 8 hours. According to Tim Kirby, the building engineer, the maintenance staff would enter into Boiler Room No. 3 a maximum of six times per day for approximately 5 minutes each time. To simulate the 8-hour TWA exposure, Panacea staff wearing a pump would enter the boiler room, walk around for 5 minutes, and exit the boiler room. This was done six times during the 8-hour period with the pump running continuously. The result was compared to the DOSH PEL of 0.1 F/CC.

- Personal EL Sample – This sample was collected at 2 LPM with the pump running at 5-minute intervals only when Panacea staff entered the boiler room. The boiler room was entered at various times throughout the day; a total of six entries were made into the boiler room. This sample simulated the worst-case exposure level. The result was compared to the DOSH EL of 1.0 F/CC.

The air sample results are summarized in the following table:

SAMPLE NO.	DATE	SAMPLE TYPE	TOTAL MONITORING TIME (Minutes)	ESTIMATED ACTUAL TIME IN BOILER ROOM NO. 3 (Minutes)	PCM RESULTS (F/CC)
RR091229-A-1	12/29/2009	Area sample – Boiler Room No. 3	485 (Volume = 970 L)	485	<0.003
RR091229-A-2	12/29/2009	Area sample – Boiler Room No. 3	485 (Volume = 970 L)	485	<0.003
RR091229-A-3	12/29/2009	Area sample – Stairs to Boiler Room No. 3	485 (Volume = 970 L)	485	<0.003
RR091229-A-4	12/29/2009	Area sample – Sound equipment room outside Boiler Room No. 3	485 (Volume = 970 L)	NA	<0.003
RR091229-A-5	12/29/2009	Area sample – Hallway outside sound equipment room and Boiler Room No. 3	484 (Volume = 968 L)	NA	<0.003
RR091229-A-6	12/29/2009	Area sample – Outside building	483 (Volume = 966 L)	NA	0.004
RR091229-A-7	12/29/2009	DOSH PEL sample – Rigo Rodriguez	481 (Volume = 962 L)	30	0.014
RR091229-A-8	12/29/2009	DOSH EL sample – Rigo Rodriguez	30 (Volume = 60 L)	30	<0.044
RR091229-A-9	12/29/2009	Field blank	NA	NA	Archived
RR091229-A-10	12/29/2009	Field blank	NA	NA	Archived

5.0 CONCLUSIONS

Based on the information obtained from previous and current assessments, laboratory analytical results, current regulatory guidelines or laws, state-of-the-industry practices, and the professional judgment of Panacea personnel, the following conclusions are made:

- The area samples did not detect elevated airborne fiber concentrations in Boiler Room No. 3 and adjacent rooms. Analytical results for five samples were less than the background level of 0.01 F/CC.

- The PEL sample concentration was 0.014 F/CC. The analytical result indicated that six 5-minute-entry-and-exit periods (or a total of 30 minutes) inside Boiler Room No. 3 generated airborne fiber concentrations approximately 14 percent below the DOSH PEL of 0.1 F/CC.

- The EL sample concentration was below the detection limit of 0.044 F/CC and below DOSH EL of 1.0 F/CC.

6.0 LIMITATIONS

The analytical results obtained by Panacea represent concentrations at given locations at a given time. These concentrations are expected to vary with time at these locations inside the structure/building, depending on many factors. Hence, the analytical results for the samples are intended to provide a general indication and an assessment of the concentrations inside this building at the time the samples were collected. It is possible that different results may be obtained for samples collected at a later date.

The information provided in this report is based on the scope of work authorized by the client, information obtained during monitoring, current regulatory guidelines or laws, state-of-the-industry practices, and the professional judgment of Panacea personnel.

Services performed by Panacea were conducted in a manner consistent with state-of-the-industry practices, recognizing that even the most comprehensive air sampling is still limited by the ever-changing site and work conditions. Therefore, Panacea cannot act as an insurer or certify that the site is free of airborne asbestos contamination exceeding the DOSH EL or PEL. No expressed or implied representation or warranty is included in our report except that the services were performed within the limit of the scope of work authorized by the client and the encountered site conditions.

The conclusions contained herein are intended to provide guidance for implementing procedures that, in our experience, are appropriate within the regulatory environment in California. These recommendations are not intended to constitute legal advice; it is possible that legal counsel familiar with environmental laws might provide recommendations that would differ from those cited above and/or would advise compliance with regulations, guidelines, and laws not cited herein. The client may consider having legal counsel familiar with environmental issues review the findings presented in this assessment report and provide recommendations.

Prepared By:	Steven Modtland, CAC
Certification No.:	08-4373
Date:	January 20, 2010
Signature:	

Attachment:

- Laboratory Analytical Report and Chain-of-Custody Form

Forensic Analytical Laboratories

Final Report

Airborne Fiber Analysis

NIOSH 7400 Method, Issue 2, 15 August 1994, counting rules 'A'

Panacea Inc.
Mr. Hsin Chou
17315 Studebaker Rd.
Suite 300
Cerritos, CA 90703

Client ID: 5572
Report Number: A109730
Date Received: 12/30/09
Date Analyzed: 12/30/09
Date Printed: 12/30/09
First Reported: 12/30/09

Job ID/Site: C09-686B, Fairmont Air Monitoring

FALI Job ID: 5572

Sample ID	Lab Number	Date Collected	Volume (L)	Fibers	Fields	LOD F/cc	95% UCL	**Fibers/cc**
RR091229-A-1	**50544238**	12/29/09	970.0	1.5	100	0.003	0.035	**< 0.003**
RR091229-A-2	**50544239**	12/29/09	970.0	3.5	100	0.003	0.035	**< 0.003**
RR091229-A-3	**50544240**	12/29/09	970.0	6.0	100	0.003	0.037	**< 0.003**
RR091229-A-4	**50544241**	12/29/09	970.0	4.5	100	0.003	0.035	**< 0.003**
RR091229-A-5	**50544242**	12/29/09	968.0	2.5	100	0.003	0.035	**< 0.003**
RR091229-A-6	**50544243**	12/29/09	966.0	8.5	100	0.003	0.050	**0.004**
RR091229-A-7	**50544244**	12/29/09	962.0	27.5	100	0.003	0.149	**0.014**
RR091229-A-8	**50544245**	12/29/09	60.0	0.0	100	0.044	0.559	**< 0.044**
RR091229-A-9	**50544246**	12/29/09	0.0	0.0	0	NA	NA	**NA**

Comments: 2003 (C) Sample not analyzed per client request.

RR091229-A-10	**50544247**	12/29/09	0.0	0.0	0	NA	NA	**NA**

Comments: 2003 (C) Sample not analyzed per client request.

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

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Rush Due by 11:30 or ASAP - ATT.

CHAIN OF CUSTODY RECORD

PANACEA, INC.
Project Manager: Steven Medtland
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Cerritos, CA 90703
Tel. (562) 860-2869
Fax (562) 860-6297

Date: 12/29/09
Page: 1 of: 1
Project No.: C09-686B
Project Name: Fairmont Air Monitoring
Sampled By: Rigo Rodriguez
Shipped To: Forensic Analytical by: Rigo Rodriguez

SAMPLE NUMBER	SAMPLING DATE / TIME	PRESERVATION METHOD	CONTAINER TYPE/SIZE	SAMPLE MATRIX	ANALYSES REQUIRED	
RR091229-A-1	12/29/09	None	25mm	Air	PCM	970 Liters
A-2						970
A-3						970
A-4						970
A-5						968
A-6						966
A-7						962
A-8						60
A-9					Don't Analyze	
A-10						

TOTAL NUMBER OF SAMPLES 10 24-Hours Turnaround!

COMMENTS: Return signed chain-of-custody forms with final report(s). Email the report to Lorraina at lvalencia@panenv.com
FTM = floor tile and mastic; LNM = linoleum and mastic; CBM = cove base and mastic;
CTM = ceiling tile and mastic; DWJ = wallboard and joint compound; ML = other multiple-layered materials.

Relinquished By:	Rigo Rodriguez	Company:	Panacea, Inc.	Date:	12/29/09	Time:	8:05 PM
Received By:	AL D/O	Company:	F.A.	Date:	12/30/09	Time:	9:00 AM
Relinquished By:		Company:		Date:		Time:	
Received By:		Company:		Date:		Time:	
Relinquished By:		Company:		Date:		Time:	
Received By:		Company:		Date:		Time:	

Revision : 07-09-28

A T T A C H M E N T C

Respiratory Protection Program

Respiratory Protection Program

Prepared for:
Fairmont Miramar Hotel and Bungalows
Santa Monica

On behalf of:
Fairmont Miramar Hotel and Bungalows
Santa Monica

Prepared by:
ENVIRON International Corporation
Irvine, California

Date:
December 2009

Project Number:

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Appendix C: Hazard Assessment and Respirator Selection Form
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Appendix E: Change Schedule for Respirator Cartridge
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Appendix G: Cal/OSHA Approved Respirator Fit Test Protocol
Appendix H: Respirator User Medical Determination Form
Appendix I: Respirator Storage Locations
Appendix J: Training Certification Form
Appendix K: Respirator Program Evaluation

1 Purpose

This Respiratory Protection Program (the "Program") is prepared for Fairmont Miramar Hotel and Bungalows (the "Hotel") located at 101 Wilshire Boulevard, Santa Monica, California. More specifically, this Program applies to the maintenance workers who, from time to time, enter Boiler Room 3 (the "Boiler Room") of the Hotel, where asbestos containing material (ACM) such as insulation on the water tank was found. To protect the maintenance workers, who are working with the equipment in the Boiler Room, respirators are required in the Boiler Room before the asbestos remediation is successfully completed.

This Program establishes necessary procedures to ensure that respirators are selected, used, and maintained properly, therefore minimizing the potential hazards associated with misuse of respirators. The purpose of this Program is to ensure that the maintenance workers are protected from unacceptable exposures to potential airborne asbestos.

2 Scope and Application

2.1 Mandatory Use of Respirators

This Program applies to the Hotel employees who work in the Boiler Room anytime before and during the asbestos remediation. Respirators will not be required once the clearance test indicates that the remediation is satisfactory. The requirements established in this Program are only applicable during the period when the respirators are required for the workers. Employees are only allowed to wear the respiratory protection equipment furnished by the Hotel. Employees participating in the Program do so at no cost to them. The Hotel will cover all expenses associated with medical evaluations, training, and respiratory protection equipment.

2.2 Voluntary Use of Respirators

Employees who voluntarily choose to use a respirator when it is not required are subject to all elements of this Program.

In addition, the information specified in Appendix B: "Important Information about Voluntary Use of Respirators" will be provided to all voluntary users of respirators.

Employees who voluntarily use filtering face piece respirators (i.e., dust masks) are excluded from all requirements of this Program except that they must be provided with the information outlined in Appendix A.

3 Program Administration and Responsibility

3.1 Program Administrator

The designated Respiratory Protection Program Administrator (RPPA) for the Hotel is responsible for administering this Program and has the authority to make decisions to ensure that this Program achieves its purpose and effectiveness. The RPPA fulfills his/her role with the assistance of the Hotel's occupational health and safety (OHS) consultants. The RPPA's specific responsibilities include, but are not limited to, the following:

- Oversee and provide guidance to the Area Supervisors who perform duties in support of this Program

- Arrange for respiratory hazard evaluation and coordinate worker exposure assessment
- Work with the OHS consultants to ensure that proper respiratory protection equipment (face piece, filters, cartridges, etc.) are selected for purchase and that a suitable supply is maintained
- Work with the OHS consultants to develop the respirator filter/cartridge change schedule
- Arrange for employee medical evaluation
- Arrange for respirator fit tests
- Coordinate employee training
- Collect the relevant data associated with this Program and maintain the records as required by Cal/OSHA (e.g., worker exposure assessment, training records, list of employees wearing respirators, medical exam records, fit-testing records, and respirator inspection forms)
- Reevaluate and modify the Program if/when necessary to maintain the effectiveness of the Program.

3.2 Area Supervisors

For purposes of this Program, Area Supervisors are those who supervise the maintenance work in the Boiler Room where the employees must or may wear respirators. The Supervisor(s) shall

- Work closely with the RPPA to ensure adherence to the Program.
- Ensure that their employees participate in training, understand the Program requirements, and know how to use and care for their respiratory protection equipment.
- Periodically monitor employee use of respirators to ensure that they are being used and worn properly.
- Report to the RPPA any problems related to the Program implementation.
- Report to the RPPA any planned changes to the operations and processes.

3.3 Employees

Employees share the responsibility for their own health and safety in the workplace. Under this Program, the employees whose job function requires him/her to wear a respirator, or when an employee elects to wear a respirator, are responsible for

- Participating in training, medical evaluation, fit testing, and other activities required by this Program.
- Ensuring that their respirators are properly used, cleaned, and maintained.
- Reporting any problems with the respirators to their Supervisor.
- Reporting to the Supervisor or RPPA any exposures to airborne asbestos believed to be potentially harmful to health.
- Employees are not to use the respiratory protective equipment that has not been authorized and issued by the RPPA, nor are they to work unprotected where instructed to use the protective devices.

- Respirators selected for use at work are not necessarily appropriate for hazards encountered at home or other places. Therefore, the respiratory protection equipment issued by the Hotel is to be used only at the Hotel.

4 Workplace Conditions and Worker Exposure Evaluation

The potential exposures to asbestos in the Boiler Room have been monitored and will be monitored throughout the remediation process. The Hazard Assessment and Respirator Selection Form (Appendix C) will be completed for the maintenance work in the Boiler Room to protect the employees against asbestos exposures.

5 Respirator Selection

Respirators are selected based on the hazards to which the employees are exposed. Guidance for respirator selection can be found in the Occupational Safety and Health Administration (OSHA) Technical Manual, Section VIII, Chapter 2.V[1]. All respirators must be certified by the National Institute for Occupational Safety and Health (NIOSH) and shall be used in accordance with the terms of the certification and the manufacturer's instructions. All filters, cartridges, and canisters must be labeled with the appropriate NIOSH certification number. The labels must not be removed or defaced while the filter, cartridges, and canisters are in use.

Potential workplace and user factors that could influence the selection of respirator types must also be considered. Workplace and user factors include, but are not limited to: the equipment or tools that will be used; excessive temperature or relative humidity; or any motion or travel required that can interfere with the type of respirator to be selected.

Appendix D summarizes the selected respirator types for the maintenance work in the Boiler Room.

6 Respirator Use

6.1 Face Piece Seal Protection

The use of respirators under conditions that would compromise the face piece-to-face seal will not be permitted. Examples of these conditions include facial hair that interferes with the face piece seal or valve function, absence of normally worn dentures, facial deformities (e.g., scars, deep skin creases, prominent cheekbones), or the use of jewelry or headgear that projects under the face piece seal. Fit testing cannot be conducted if any of these conditions exists. Additionally, corrective glasses or goggles, or other personal protective equipment, must be worn in such a way that they do not interfere with the seal of the face piece to the face.

6.2 Assigned Protection Values

The assigned protection values (or factors) established by NIOSH (see table below) are applicable, unless OSHA has made a different determination in a substance specific standard. To provide adequate protection to the respirator wearer, the hazard ratio must be less than the assigned protection factor (APF), as shown in the following equation:

[1] "Respirator Selection". http://www.osha-slc.gov/dts/osta/otm/otm_viii/otm_viii_2.html

$$\sum (\text{Airborne Concentration} \div \text{Allowable Exposure Limits}) =$$

$$\text{Hazard Ratio} < \text{APF}$$

Assigned Protection Values*

Respirator Types	Half Face	Full Face	Helmet or Hood
Single use dust mask	5	-	-
Air Purifying Respirator (APR) with appropriate particulate or sorbent cartridges	10	50	-
Powered air-purifying respirator (PAPR)	50	50	25
SAR-continuous flow	-	50	25
SAR-pressure-demand	1,000	2,000	-
SCBA-pressure-demand	-	10,000	-
SAR/SCBA combination	-	10,000	-

*The protection value assigned to a given respirator is contingent upon (1) the respirator user adhering to complete Program requirement, (2) the use of NIOSH-certified respirators in their approved configuration, and (3) individual fit testing to rule out those respirators that cannot achieve good fit on individual workers.

6.3 Respirators for Immediately Dangerous to Life and Health (IDLH) Atmosphere

For IDLH atmospheres, one of the following two types of respirators must be provided and used in accordance with instructions:

1. A full face piece, pressure-demand SCBA with a minimum service life of 30 minutes; or

2. A combination of a full face piece, pressure-demand, Supplied Air Respirator (SAR) with auxiliary self-contained air supply.

Respirators provided only for escape from IDLH atmospheres shall be NIOSH-certified for escape from the atmosphere in which they will be used. All oxygen-deficient atmospheres shall be considered IDLH. In a very rare case, airborne asbestos will pose an IDLH hazard.

6.4 Respirators for Non-IDLH Atmospheres

Respirators provided by the Hotel shall be adequate to protect the health of the employees and to ensure compliance with Cal/OSHA requirements, under routine and reasonably foreseeable emergency situations. The respirators selected shall be appropriate for the chemical state and physical form of the contaminant.

For protection against asbestos, one of the following two types of respirators shall be provided:

1. Supplied air respirator; or

2. Air-purifying respirator equipped with a filter certified by NIOSH under 30 CFR Part 11 as a high efficiency particulate air (HEPA) filter, or an air-purifying respirator equipped with a filter certified for particulates by NIOSH under 42 CFR Part 84 (Type P100 can be used for practical purpose).

7 Change Schedule for Cartridges

For respirators worn exclusively for protection against asbestos, filters will be changed according to the manufacturer's specification and whenever the wearer detects an increase in breathing resistance. A form to document the change schedule is attached in Appendix E (Changing the filters at the end of each work shift is often sufficient).

8 Respirator Fit Testing

Fit testing will be required for all employees who are required and/or who volunteer to wear respirators with a tight-fitting face piece. Fit testing will be performed:

- After an employee has completed the medical evaluation and prior to being allowed to wear any respirator with a tight fitting face piece in the work environment.
- Whenever a different respirator face piece is used.
- When there are changes in the employee's physical condition that could affect respiratory fit (e.g., obvious change in body weight, facial scarring, etc.)

As required by OSHA, employees will be provided with several models and sizes of respirators (face pieces) so that they may find the optimal fit.

8.1 Fit Testing Procedures for Tight Fitting Respirator

A proper tight fit is essential for the respirator's effectiveness. The individual who uses a tight-fitting respirator will perform a user seal check to ensure that an adequate seal is achieved each time the respirator is put on. The positive and negative pressure checks listed below or the respirator manufacturer's recommended user seal check method shall be used. User seal checks are not substitutes for qualitative or quantitative fit tests. The RPPA will complete and retain a qualitative or quantitative respiratory fit test record for each employee tested (Appendix F).

8.2 Face-piece Positive and Negative Pressure Checks

- Positive pressure check

  Close off the exhalation valve and exhale gently into the face piece. The tightness is considered satisfactory if a slight positive pressure can be built up inside the face piece without any evidence of outward leakage of air at the seal. For most respirators, this method of leak testing requires the wearer to first remove the exhalation valve cover before closing off the exhalation valve, and then carefully replace it after the test.

- Negative pressure check

  Close off the inlet opening of the canisters or cartridges by covering with the palms of the hands or by replacing the filter seals, inhale gently so that the face piece collapses slightly, and hold the breath for 10 seconds. The design of the inlet opening of some cartridges cannot be effectively covered with the palm of the hand. The test can be performed by covering the inlet opening of the cartridge with a thin latex or nitrile glove. If the face piece remains in its slightly collapsed condition and no inward leakage of air is detected, the tightness of the respirator is considered satisfactory.

8.3 Manufacturer's Recommended User Seal Check Procedures

The respirator manufacturer's recommended procedures for performing a user seal check may be used instead of the positive or negative pressure check procedures outlined above, provided that the RPPA demonstrates that the manufacturer's procedures are equally effective.

A respirator's face piece can be tested either qualitatively or quantitatively. Qualitative testing involves protocols using irritant smoke, saccharin, Bitrex, or banana oil to challenge the tightness. Quantitative testing involves using a challenge agent and carefully measuring its concentration inside the face piece versus inside a special test chamber in which the respirator wearer places his head. This testing is also used to calculate the respirator's "protection factor." Detailed Cal/OSHA approved protocols for respirator fit testing are included in Appendix G of this Program.

9 Medical Evaluation

9.1 Initial Medical Evaluation

All employees required to wear respirator shall be provided a medical evaluation to determine the employee's ability to use a respirator, before the employee is fit tested or required to use the respirator in the workplace. Medical evaluations may be discontinued when the employee is no longer required to use a respirator.

A physician or other licensed healthcare professional (PLHCP) will perform a medical evaluation using a medical questionnaire (Appendix A) or an initial medical examination that obtains the same information as the medical questionnaire. The medical evaluation must obtain the information in Sections 1 and 2, Part A of the questionnaire (equivalent to Title 8 CCR 5144 Appendix C, OSHA Respirator Medical Evaluation Questionnaire). Upon completion of the medical evaluation, the PLHCP shall complete a Respirator User Medical Determination Form (Appendix H).

Employees who use respirators must be able to tolerate the physical and psychological stress imposed by respirator use. Any employee refusing the medical evaluation cannot work in an area requiring respirator use. If an employee cannot wear a respirator, or if his/her safety and health is impaired by respirator use, then the employee will be rotated to another job or given the opportunity to transfer to another position.

9.2 Additional Medical Evaluations

Additional medical evaluation or medical re-evaluation for an employee may be necessary when:

- The employee reports discomfort or symptoms that are related to the employee's ability to use a respirator.
- The PLHCP, the Area Supervisor, or the RPPA observes that the employee is having a medical problem during fit testing or workplace respirator use.
- Information from the respiratory protection program, including observations made during fit testing and program evaluation, indicates a need for employee re-evaluation.
- A change occurs in workplace conditions (e.g., physical work demand, type of respirator used, protective clothing, temperature) that may result in a substantial increase in the physiological burden placed on an employee.

The content of such additional medical evaluations will be determined by the PLHCP. The Hotel currently contracts with WorkCare for work related medical evaluations.

10 Maintenance and Care

Continuous inspection of the respirator is essential. This will allow identification of any damage or malfunction before the respirator is used. The employee must inspect the respirator before donning it, and again when cleaning it. The respirator should be cleaned and disinfected after each use.

10.1 Cleaning and Disinfection

Employees are responsible for the maintenance of their assigned respirator(s). Therefore, proper cleaning and storage must be performed to prolong the life of respirators and maximize their protection capabilities.

a. Remove filters, cartridges, or canisters. Disassemble face pieces by removing speaking diaphragms, demand and pressure-demand valve assemblies, hoses, or any components recommended by the manufacturer.

b. Wash components in warm water with a mild detergent. A stiff bristle (not wire) brush may be used to facilitate the removal of dirt.

c. Rinse components thoroughly in clean, warm, preferably running water. Drain. The importance of thorough rinsing cannot be overemphasized. Detergents that dry on the face piece may result in dermatitis. In addition, some disinfectants may cause deterioration of rubber or corrosion of metal parts if not completely removed.

d. Components should be hand-dried with a clean lint-free cloth or air-dried.

e. Reassemble face piece, replacing filters, cartridges, and canisters where necessary.

f. Test the respirator to ensure that all components work properly

Respirators maintained for emergency use will be cleaned and disinfected after each use.

10.2 Storage

Respirators must be stored in the vicinity of where they will be used and should be protected against damage, contamination, dust, sunlight, temperature extremes, excessive moisture, and damaging chemicals. The locations of respirators are summarized in Appendix I.

10.3 Inspection

Respirators used in routine situations will be inspected before each use and during cleaning.

Respirator inspections will be conducted in accordance to the manufacturer's recommendations.

Examine face piece for:

- Excessive dirt;
- Cracks, tears, holes, or physical distortion;
- Inflexibility of rubber face piece (stretch and knead to restore flexibility);
- Cracked or badly scratched lenses;
- Incorrectly mounted full face piece lenses, or broken or missing mounting clips; and
- Cracked or broken filter holder(s), badly worn threads or missing gasket(s), if required.

Examine head straps or hard harness for:

- Breaks;
- Loss of elasticity;
- Broken or malfunctioning buckles and attachments; and
- Excessively worn serration on head harness, which might permit slippage.

Examine the exhalation valve and inhalation valve for:

- Foreign material, such as detergent residue, dust particles, or human hair under the valve seat;
- Cracks, tears, or distortion in the valve material;
- Improper insertion of the exhalation/inhalation valve body, particularly in the sealing surface;
- Missing or defective valve covers; and
- Improper installation of the valve in the valve body.

Examine the air purifying cartridge for:

- An appropriate NIOSH approved filter cartridge label;
- Incorrect installation, loose connections, missing or worn gaskets, or cross threading in the holder; and
- Cracks or dents in the outside case of the filter or cartridge.

10.4 Repair

RPPA and/or Area Supervisor will ensure that respirators, which failed the inspection or are otherwise found to be defective, will be removed from service and repaired or adjusted properly. If a respirator cannot be repaired or adjusted, it will be discarded.

Only NIOSH-approved and manufacturer's replacement parts designed for that respirator will be used. Repairs will be made in accordance with the manufacturer's recommendations and specifications regarding the type and extent of repairs to be performed.

11 Training and Information

11.1 Mandatory

Employee respiratory training will be provided prior to the employee's required use of a respirator in the workplace. Additional training will be performed if inadequacies in the employee's knowledge or use of the respirator indicate that the employee has not retained or understood the training materials.

Respirator training will include at least the following information:

- Reason why the respirator is necessary;
- Adverse effects of improper fit, usage, or maintenance on the respirator;
- Limitations and capabilities of the respirator;
- Appropriate actions if a respirator malfunctions;
- Proper procedures to inspect, put on and remove, use, and check the seals of the respirator;
- Proper procedures for maintenance and storage of the respirator; and
- Recognition of medical signs and symptoms that may limit or prevent the effective use of respirators.

Following a successful employee respiratory training, the respiratory training certification form (Appendix J) shall be completed and retained by the RPPA for record keeping.

11.2 Voluntary

Employees who voluntarily use filtering face piece (dust mask) respirators are exempt from the training requirements.

12 Program Evaluation

The RPPA will arrange for evaluation of the workplace to ensure continued effectiveness of this Program. The following key factors will be evaluated to assess Program effectiveness:

- Respirators are correctly selected for the hazards encountered;
- Respirators are properly fitted and whether the employees are able to wear respirators without interfering with effective work performance;

- Respirator cartridges are changed out according to the prescribed change schedule and depending on the workplace conditions encountered; and
- Respirators are being maintained and stored properly.

The RPPA and/or Area Supervisor will regularly consult with employees wearing respirators to ascertain the employees' views on the Program effectiveness and to identify any problems so that corrective action can be taken. The RPPA will be responsible to correct any problems identified by employees or revealed during any other part of this evaluation, and modify the Program as necessary. The "Respirator Protection Program Evaluation Form" is included in Appendix K.

13 Recordkeeping

13.1 Employee Exposure and Medical Records

The Hotel maintains the employee exposure and medical records in accordance to Title 8 California Code of Regulation Section 3204, "Access to Employee Exposure and Medical Records."[2]

Employee exposure records include the following kinds of information:

- Worker and/or workplace exposure sampling, monitoring, and evaluation results and reports

Employee medical records include:

- Medical and employment questionnaires or histories (including job description and occupational exposures);
- The results of medical examinations;
- Medical opinions, diagnoses, progress notes, and recommendations;
- First aid records;
- Descriptions of treatments and prescriptions; and
- Employee medical complaints.

The RPPA will retain a copy of the PLHCP's written statement and recommendation for each employee subject to the medical evaluation under this Program. Each employee's completed medical questionnaire, results of relevant medical tests, examinations, and diagnosis will be maintained by the PLHCP (not the Hotel or the RPPA) for a period of 30 years. Employees are entitled to receive copies of these medical records.

13.2 Fit Test Records

The RPPA will retain respiratory fit test records for respirator users until the next fit test is administered. These records consist of:

[2] "Access to Employee Exposure and Medical Records" , http://www.dir.ca.gov/Title8/3204.html

- Name or identification of the employee tested;
- Make, model, and size of the respirator fitted;
- Date of the fit test; and
- Fit factor and other records of the test.

13.3 Training Records

The RPPA will retain employee training records that include the names of employees trained and the dates when training was conducted.

A current copy of this written Respiratory Protection Program shall be kept in the office of the RPPA. All written materials required to be maintained under the recordkeeping requirements will be made available to the employees upon request.

Appendix A

OSHA Respirator Medical Evaluation Questionnaire

OSHA Respirator Medical Evaluation Questionnaire

Employee Name _____ Date _____

Employee No. _____

Instructions:

To the employer: Answers to questions in Section 1, and to question 9 in Section 2 of Part A, do not require a medical examination.

To the employee: Can you read (circle one): **Yes/No**

You are allowed to answer this questionnaire during normal working hours, or at a time and place that is convenient to you. Every effort will be made to maintain your confidentiality. Your employer or Supervisor is instructed not to look at or review your answers. If help is needed in completing the questionnaire, contact the Safety Department. Your employer must tell you how to deliver or send this questionnaire to the physician or licensed health care professional (PLHCP) who will review it.

OSHA Respirator Medical Evaluation Questionnaire

Part A, Section 1. *(Mandatory)* The following information must be provided by every employee who has been selected to use any type of respirator (please print):

(1) Today's date: _____

(2) Your name: _____

(3) Your age (to nearest year): _____

(4) Sex (circle one): Male/Female

(5) Your height: _____ ft. _____ in.

(6) Your weight: _____ lbs.

(7) Your job title: _____

(8) A phone number where you can be reached by the health care professional who reviews this questionnaire (include the Area Code): _____

(9) The best time to phone you at this number: _____

(10) Has your employer told you how to contact the health care professional who will review this questionnaire (circle one): **Yes/No**

(11) Check the type of respirator you will use (you can check more than one category):

a. _____ N, R, or P disposable respirator (filter-mask, noncartridge type only).

b. _____ Other type (for example, half- or full-facepiece type, powered air-purifying, supplied-air, self-contained breathing apparatus).

(12) Have you worn a respirator (circle one): **Yes/No**

If "yes," what type(s): _____

Part A, Section 2. *(Mandatory)* Questions 1 through 9 below must be answered by every employee who has been selected to use any type of respirator (please circle "yes" or "no").

1) Do you currently smoke tobacco, or have you smoked tobacco in the last month? **Yes/No**

2) Have you ever had any of the following conditions?
   a. Seizures (fits): **Yes/No**
   b. Diabetes (sugar disease): **Yes/No**
   c. Allergic reactions that interfere with your breathing: **Yes/No**
   d. Claustrophobia (fear of closed-in places): **Yes/No**
   e. Trouble smelling odors: **Yes/No**

3) Have you ever had any of the following pulmonary or lung problems?
   a. Asbestosis: **Yes/No**
   b. Asthma: **Yes/No**
   c. Chronic bronchitis: **Yes/No**
   d. Emphysema: **Yes/No**
   e. Pneumonia: **Yes/No**
   f. Tuberculosis: **Yes/No**
   g. Silicosis: **Yes/No**
   h. Pneumothorax (collapsed lung): **Yes/No**
   i. Lung cancer: **Yes/No**
   j. Broken ribs: **Yes/No**
   k. Any chest injuries or surgeries: **Yes/No**
   l. Any other lung problem that you've been told about: **Yes/No**

4) Do you currently have any of the following symptoms of pulmonary or lung illness?
   a. Shortness of breath: **Yes/No**
   b. Shortness of breath when walking fast on level ground or walking up a slight hill or incline: **Yes/No**
   c. Shortness of breath when walking with other people at an ordinary pace on level ground: **Yes/No**
   d. Have to stop for breath when walking at your own pace on level ground: **Yes/No**
   e. Shortness of breath when washing or dressing yourself: **Yes/No**
   f. Shortness of breath that interferes with your job: **Yes/No**
   g. Coughing that produces phlegm (thick sputum): **Yes/No**
   h. Coughing that wakes you early in the morning: **Yes/No**
   i. Coughing that occurs mostly when you are lying down: **Yes/No**
   j. Coughing up blood in the last month: **Yes/No**
   k. Wheezing: **Yes/No**
   l. Wheezing that interferes with your job: **Yes/No**
   m. Chest pain when you breathe deeply: **Yes/No**
   n. Any other symptoms that you think may be related to lung problems: **Yes/No**

5) Have you ever had any of the following cardiovascular or heart problems?
   a. Heart attack: **Yes/No**
   b. Stroke: **Yes/No**
   c. Angina: **Yes/No**
   d. Heart failure: **Yes/No**
   e. Swelling in your legs or feet (not caused by walking): **Yes/No**
   f. Heart arrhythmia (heart beating irregularly): **Yes/No**
   g. High blood pressure: **Yes/No**
   h. Any other heart problem that you've been told about: **Yes/No**

6) Have you ever had any of the following cardiovascular or heart symptoms?
   a. Frequent pain or tightness in your chest: **Yes/No**
   b. Pain or tightness in your chest during physical activity: **Yes/No**
   c. Pain or tightness in your chest that interferes with your job: **Yes/No**
   d. In the past two years, have you noticed your heart skipping or missing a beat: **Yes/No**
   e. Heartburn or indigestion that is not related to eating: **Yes/No**
   f. Any other symptoms that you think may be related to heart or
   g. circulation problems: **Yes/No**

7) Do you currently take medication for any of the following problems?
   a. Breathing or lung problems: **Yes/No**
   b. Heart trouble: **Yes/No**
   c. Blood pressure: **Yes/No**
   d. Seizures (fits): **Yes/No**

8) If you've used a respirator, have you ever had any of the following problems?
   (If you've never used a respirator, check the following space and go to Question 9: (_____)
   a. Eye irritation: **Yes/No**
   b. Skin allergies or rashes: **Yes/No**
   c. Anxiety: **Yes/No**
   d. General weakness or fatigue: **Yes/No**
   e. Any other problem that interferes with your use of a respirator: **Yes/No**

9) Would you like to talk to the health care professional who will review this questionnaire about your answers to this questionnaire: **Yes/No**

Questions 10 to 15 below must be answered by every employee who has been selected to use either a full-facepiece respirator or a self-contained breathing apparatus (SCBA). For employees who have been selected to use other types of respirators, answering these questions is voluntary:

10) Have you ever lost vision in either eye (temporarily or permanently): **Yes/No**

11) Do you currently have any of the following vision problems?
   a. Wear contact lenses: **Yes/No**
   b. Wear glasses: **Yes/No**
   c. Color blind: **Yes/No**
   d. Any other eye or vision problem: **Yes/No**

12) Have you ever had an injury to your ears, including a broken ear drum: **Yes/No**

13) Do you currently have any of the following hearing problems?
   a. Difficulty hearing: **Yes/No**
   b. Wear a hearing aid: **Yes/No**
   c. Any other hearing or ear problem: **Yes/No**

14) Have you ever had a back injury: **Yes/No**

15) Do you currently have any of the following musculoskeletal problems?
   a. Weakness in any of your arms, hands, legs, or feet: **Yes/No**
   b. Back pain: **Yes/No**
   c. Difficulty fully moving your arms and legs: **Yes/No**
   d. Pain or stiffness when you lean forward or backward at the waist: **Yes/No**
   e. Difficulty fully moving your head up or down: **Yes/No**
   f. Difficulty fully moving your head side to side: **Yes/No**

g. Difficulty bending at your knees: **Yes/No**
h. Difficulty squatting to the ground: **Yes/No**
i. Climbing a flight of stairs or a ladder carrying more than 25 lbs: **Yes/No**
j. Any other muscle or skeletal problem that interferes with using a respirator: **Yes/No**

Part B. Any of the following questions, and other questions not listed, may be added to the questionnaire at the discretion of the health care professional who will review the questionnaire:

1. In your present job, are you working at high altitudes (over 5,000 feet) or in a place that has lower than normal amounts of oxygen: **Yes/No**
   If "yes," do you have feelings of dizziness, shortness of breath, pounding in your chest, or other symptoms when you're working under these conditions: **Yes/No**

2. At work or at home, have you ever been exposed to hazardous solvents, hazardous airborne chemicals (e.g., gases, fumes, or dust), or have you come into skin contact with hazardous chemicals: **Yes/No**
   If "yes,"' name the chemicals if you know them: _____

3. Have you ever worked with any of the materials, or under any of the conditions, listed below:
   a. Asbestos: **Yes/No**
   b. Silica (e.g., in sandblasting): **Yes/No**
   c. Tungsten/cobalt (e.g., grinding or welding this material): **Yes/No**
   d. Beryllium: **Yes/No**
   e. Aluminum: **Yes/No**
   f. Coal (for example, mining): **Yes/No**
   g. Iron: **Yes/No**
   h. Tin: **Yes/No**
   i. Dusty environments: **Yes/No**
   j. Any other hazardous exposures: **Yes/No**
      If "yes," describe these exposures: _____

4. List any second jobs or side businesses you have: _____

5. List your previous occupations: _____

6. List your current and previous hobbies: _____

7. Have you been in the military services? **Yes/No**
   If "yes," were you exposed to biological or chemical agents (either in training or combat): **Yes/No**

8. Have you ever worked on a HAZMAT team? **Yes/No**

9. Other than medications for breathing and lung problems, heart trouble, blood pressure, and seizures mentioned earlier in this questionnaire, are you taking any other medications for any reason (including over-the-counter medications): **Yes/No**
   If "yes," name the medications if you know them: _____

10. Will you be using any of the following items with your respirator(s)?
    a. HEPA filters: **Yes/No**
    b. Canisters (for example, gas masks): **Yes/No**
    c. Cartridges: **Yes/No**

11. How often are you expected to use the respirator(s) (circle "yes" or "no" for all answers that apply to you)?
    a. Escape only (no rescue): **Yes/No**
    b. Emergency rescue only: **Yes/No**
    c. Less than 5 hours per week: **Yes/No**

d. Less than 2 hours per day: **Yes/No**
e. 2 to 4 hours per day: **Yes/No**
f. Over 4 hours per day: **Yes/No**

12. During the period you are using the respirator(s), is your work effort:
    a. Light (less than 200 kcal per hour): **Yes/No**
    If "yes," how long does this period last during the average shift: ____ hrs. ____ mins.
    (Examples of light work effort are sitting while writing, typing, drafting, or performing light assembly work; or standing while operating a drill press (1-3 lbs.) or controlling machines.)

    b. Moderate (200 to 350 kcal per hour): **Yes/No**
    If "yes," how long does this period last during the average shift: ____ hrs. ____ mins.
    Examples of moderate work effort are sitting while nailing or filing; driving a truck or bus in urban traffic; standing while drilling, nailing, performing assembly work, or transferring a moderate load (about 35 lbs.) at trunk level; walking on a level surface about 2 mph or down a 5 degree grade about 3 mph; or pushing a wheelbarrow with a heavy load (about 100 lbs.) on a level surface.)
    c. Heavy (above 350 kcal per hour): **Yes/No**
    If "yes," how long does this period last during the average shift: ____ hrs. ____ mins.
    (Examples of heavy work are lifting a heavy load (about 50 lbs.) from the floor to your waist or shoulder; working on a loading dock; shoveling; standing while bricklaying or chipping castings; walking up an 8 degree grade about 2 mph; climbing stairs with a heavy load (about 50 lbs.).)

13. Will you be wearing protective clothing and/or equipment (other than the respirator) when using your respirator: **Yes/No**
    If "yes," describe this protective clothing and/or equipment: _____
    _____

14. Will you be working under hot conditions (temperature exceeding 77° F): **Yes/No**

15. Will you be working under humid conditions: **Yes/No**

16. Describe the work you'll be doing while you're using your respirator(s): _____
    _____

17. Describe any special or hazardous conditions you might encounter when you're using your respirator(s) (for example, confined spaces, life-threatening gases): _____
    _____

18. Provide the following information, if you know it, for each toxic substance that you'll be exposed to when you're using your respirator(s):
    a. Name of the first toxic substance: _____
    Estimated maximum exposure level per shift: _____
    Duration of exposure per shift: _____
    b. Name of the second toxic substance:
    Estimated maximum exposure level per shift:
    Duration of exposure per shift:
    c. Name of the third toxic substance:
    Estimated maximum exposure level per shift:

Duration of exposure per shift:

d. The name of any other toxic substances that you'll be exposed to while using your respirator: _____

19. Describe any special responsibilities you'll have while using your respirator(s) that may affect the safety and well-being of others (for example, rescue, security):_____

Appendix B

Important Information about Voluntary Use of Respirators

Information for Employees Using Respirators
When Not Required Under the Standard
Appendix D to 8 CCR 5144

Respirators are an effective method of protection against designated hazards when properly selected and worn. Respirator use is encouraged, even when exposures are below the exposure limit, to provide an additional level of comfort and protection for workers. However, if a respirator is used improperly or not kept clean, the respirator itself can become a hazard to the worker. Sometimes, workers may wear respirators to avoid exposures to hazards, even if the amount of hazardous substance does not exceed the limits set by OSHA standards. If your employer provides respirators for your voluntary use, of if you provide your own respirator, you need to take certain precautions to be sure that the respirator itself does not present a hazard.

You should do the following:

1. Read and follow all instructions provided by the manufacturer on use, maintenance, cleaning and care, and warnings regarding the respirators limitations.

2. Choose respirators certified for use to protect against the contaminant of concern. National Institute for Occupational Safety and Health of the U.S. Department of Health and Human Services (NIOSH) certifies respirators. A label or statement of certification should appear on the respirator or respirator packaging. It will tell you what the respirator is designed for and how much it will protect you.

3. Do not wear your respirator into atmospheres containing contaminants for which your respirator is not designed to protect against. For example, a respirator designed to filter dust particles will not protect you against gases, vapors, or very small solid particles of fumes or smoke.

4. Keep track of your respirator so that you do not mistakenly use someone else's respirator.

_____ _____
Employee Name (Printed) Respirator Type

_____
Employee Signature

Appendix C

Hazard Assessment and Respirator Selection

Hazard Assessment and Respirator Selection

Instructions: (1) Complete a "Respirator Selection and Hazard Assessment" for the maintenance work in the boiler room.

Location Name: Boiler Room 3	Name of Assessor:
Location Number:	Respirator Protection Program Administrator:
Date:	Work Site Supervisor:

Approval of _____Date: _____

Description of task	Number of employees exposed:

Workplace Considerations

Is there a potential for oxygen deficiency?	
What is the relative humidity (RH) range of the work environment?	☐ <40% RH ☐ 41-60% RH ☐ 61-80% RH ☐ >80% RH
What is the maximum temperature of the work environment?	
What other personal protective equipment is being worn?	
What is the anticipated schedule of use for the respirator?	
What type of work load will the respirator user be working under while wearing the respirator?	☐ light (less than 200 kcal per hour)1 ☐ moderate (200 to 350 kcal per hour)1 ☐ heavy (above 350 kcal per hour)1
Other factors that might influence respirator selection or use.	

Hazard Assessment and Respirator Selection (Continued)

Contaminant Information

Contaminant of Concern	Asbestos
Permissible Exposure Level (PEL)	0.1 fiber/cubic centimeter (f/cc)
Threshold Limit Value (TLV)	0.1 f/cc
Recommended Exposure Limit (REL)	0.1 f/cc
Immediate Danger to Life and Health (IDLH) value	--
What is the physical state?	Fiber
MMAD or aerosol particle size (microns)	--
Is contaminant a fume?	No
What is the vapor pressure (mm Hg)	--
List any known skin or eye hazards	Skin and eye irritation
List any warning properties	Not known
What is the concentration in the air?	Attach air monitoring report
How is the concentration in the air determined?	PCM analysis for air samples
Basis for the estimate of the concentration in the air	--
Cartridge service life data	
Cartridge description studies data	
What is the hazard ratio (airborne/AEL)?	
What is the cartridge Maximum Use Concentration (MUC)?	
Does the cartridge have an End-Service-Life Indicator (ESLI)?	

Hazard Assessment and Respirator Selection (Continued)

Respirator Selection

	Air-Purifying Respirator
Make	
Mode	
Facepiece	
Helmet or hood	
Assigned protection factor (APF)	
Filter	
Cartridge	
ESLI on cartridge	
Cartridge change schedule for when there is no ESLI	
Source of change schedule objective information or data used to base change schedule	
Positive pressure device	
Demand or pressure-demand	
Breathing air source	
Couplers for breathing air supply	

Appendix D

Respirator Selection Summary

Respirator Selection

Type of Respirator	Type of Filter or Cartridge	Jobs / Tasks Requiring Respirator Usage	Work Area / Location	Other PPE
Full face or half face respirator	Particle filters (e.g., N95 or P100)	Maintenance work in the Boiler Room	The Boiler Room and adjacent equipment room	Gloves, safety goggles, and protective coverall suit

Appendix E

Change Schedule for Respirator Cartridges

Change Schedule for Respirator Cartridges

Cartridge Manufacturer	Cartridge Model Number	Work Area or Job Function	Duration For Cartridge Change-out

Note: The change schedule should be updated and revised whenever there is change in respirator use.

Appendix F

Qualitative Respirator Fit Test Record

Qualitative Respirator Fit Test Record

A. Test Subject

Name _____ Soc. Sec. No. _____

Job Title _____ Employer _____

B. Respirator

Type _____ Make _____

Model _____ NIOSH Approval No. _____

C. Respirator Fit Test Protocol

☐ Isoamyl Acetate ☐ Bitrex TM ☐ Saccharin ☐ Irritant Smoke

D. 5 Minute Comfort Assessment ☐ Pass ☐ Fail

E. Seal Checks Performed ☐ Positive Pressure ☐ Negative Pressure

F. Clean Facial Sealing Surfaces ☐ Yes ☐ No

G. Safety Equipment Worn with Respirator

List: _____

_____

H. Odor Threshold Screening (See OSHA 1910.134 Appendix A)

	Jar #1		Jar #2		Whiff	
Fit Test Protocol	Detect	Nondetect	Detect	Nondetect	Detect	Nondetect
Isoamyl Acetate						
Bitrex TM						
Saccharin						
Irritant Smoke						

I. Exercise Regimen All exercises are for 1 minute.

Normal Breathing	☐ Pass	☐ Fail
Deep Breathing	☐ Pass	☐ Fail
Turning Head Side to Side	☐ Pass	☐ Fail
Moving Head Up and Down	☐ Pass	☐ Fail
Talking	☐ Pass	☐ Fail
Bending Over	☐ Pass	☐ Fail
Normal Breathing	☐ Pass	☐ Fail

J. Employee Tested _____ Date _____

Signature

Tester _____ Date _____

Signature

Appendix G

Cal/OSHA Approved Fit Testing Protocols

The respirator fit tests should be repeated at least annually using one of the protocols outlined in this appendix.

A) **Fit Testing Procedures--General Requirements**. The employer shall conduct fit testing using the following procedures. The requirements in this appendix apply to all OSHA-accepted fit test methods, both Qualitative Fit Test (QLFT) and Quantitative Fit Test (QNFT).

1) The test subject shall be allowed to pick the most acceptable respirator from a sufficient number of respirator models and sizes so that the respirator is acceptable to, and correctly fits, the user.

2) Prior to the selection process, the test subject shall be shown how to put on a respirator, how it should be positioned on the face, how to set strap tension and how to determine an acceptable fit. A mirror shall be available to assist the subject in evaluating the fit and positioning of the respirator. This instruction may not constitute the subject's formal training on respirator use, because it is only a review.

3) The test subject shall be informed that he/she is being asked to select the respirator that provides the most acceptable fit. Each respirator represents a different size and shape, and if fitted and used properly, will provide adequate protection.

4) The test subject shall be instructed to hold each chosen face piece up to the face and eliminate those that obviously do not give an acceptable fit.

5) The more acceptable face pieces are noted in case the one selected proves unacceptable; the most comfortable mask is donned and worn at least five minutes to assess comfort. If the test subject is not familiar with using a particular respirator, the test subject shall be directed to don the mask several times and to adjust the straps each time to become adept at setting proper tension on the straps.

6) Assessment of comfort shall include a review of the following points with the test subject and allowing the test subject adequate time to determine the comfort of the respirator:

   a. Position of the mask on the nose;

   b. Room for eye protection;

   c. Room to talk; and

   d. Position of mask on face and cheeks.

7) The following criteria shall be used to help determine the adequacy of the respirator fit:

   a. Chin properly placed;

   b. Adequate strap tension, not overly tightened;

   c. Fit across nose bridge;

   d. Respirator of proper size to span distance from nose to chin;

   e. Tendency of respirator to slip; and

   f. Self-observation in mirror to evaluate fit and respirator position.

8) The test subject shall conduct a user seal check, either the negative and positive pressure seal checks or those recommended by the respirator manufacturer, which provide equivalent protection. Before conducting the negative and positive pressure checks, the subject shall be told to seat the mask on the face by moving the head from side-to-side and up and down slowly while taking in a few slow deep breaths. Another face piece shall be selected and retested if the test subject fails the user seal check tests.

9) The test shall not be conducted if there is any hair growth between the skin and the face piece sealing surface, such as stubble beard growth, beard, mustache or sideburns which cross the respirator sealing surface. Any type of apparel which interferes with a satisfactory fit shall be altered or removed.

10) If a test subject exhibits difficulty in breathing during the tests, she or he shall be referred to a physician or other licensed health care professional, as appropriate, to determine whether the test subject can wear a respirator while performing her or his duties.

11) If the employee finds the fit of the respirator unacceptable, the test subject shall be given the opportunity to select a different respirator and to be retested.

12) Exercise regimen. Prior to the commencement of the fit test, the test subject shall be given a description of the fit test and the test subject's responsibilities during the test procedure. The description of the process shall include a description of the test exercises that the subject will be performing. The respirator to be tested shall be worn for at least 5 minutes before the start of the fit test.

13) The fit test shall be performed while the test subject is wearing any applicable safety equipment that may be worn during actual respirator use which could interfere with respirator fit.

14) Test Exercises.

The following test exercises are to be performed for all fit testing methods prescribed in this appendix, except for the Controlled Negative Pressure (CNP) method. A separate fit testing exercise regimen is contained in the CNP protocol. The test subject shall perform exercises, in the test environment, in the following manner:

a. *Normal breathing.* In a normal standing position, without talking, the subject shall breathe normally.

b. *Deep breathing*. In a normal standing position, the subject shall breathe slowly and deeply, taking caution so as not to hyperventilate.

c. *Turning head side to side.* Standing in place, the subject shall slowly turn his/her head from side to side between the extreme positions on each side. The head shall be held at each extreme momentarily so the subject can inhale at each side.

d. *Moving head up and down.* Standing in place, the subject shall slowly move his/her head up and down. The subject shall be instructed to inhale in the up position (i.e., when looking toward the ceiling).

e. *Talking*. The subject shall talk out loud slowly and loud enough so as to be heard clearly by the test conductor. The subject can read from a prepared text such as the Rainbow Passage, count backward from 100, or recite a memorized poem or song.

Rainbow Passage

When the sunlight strikes raindrops in the air, they act like a prism and form a rainbow. The rainbow is a division of white light into many beautiful colors. These take the shape of a long round arch, with its path high above, and its two ends apparently beyond the horizon. There is, according to legend, a boiling pot of gold at one end. People look, but no one ever finds it. When a man looks for something beyond reach, his friends say he is looking for the pot of gold at the end of the rainbow.

f. *Grimace*. The test subject shall grimace by smiling or frowning. (This applies only to QNFT testing; it is not performed for QLFT)

g. *Bending over*. The test subject shall bend at the waist as if he/she were to touch his/her toes. Jogging in place shall be substituted for this exercise in those test environments such as shroud type QNFT or QLFT units that do not permit bending over at the waist.

h. *Normal breathing.* Each test exercise shall be performed for one minute except for the grimace exercise which shall be performed for 15 seconds. The test subject shall be questioned by the test conductor regarding the comfort of the respirator upon completion of the protocol. If it has become unacceptable, another model of respirator shall be tried. The respirator shall not be adjusted once the fit test exercises begin. Any adjustment voids the test, and the fit test must be repeated.

B) Qualitative Fit Test (QLFT) Protocols

1) General

a. The employer shall ensure that persons administering QLFT are able to prepare test solutions, calibrate equipment and perform tests properly, recognize invalid tests, and ensure that test equipment is in proper working order.

b. The employer shall ensure that QLFT equipment is kept clean and well maintained so as to operate within the parameters for which it was designed.

2) Isoamyl Acetate Protocol

Note: This protocol is not appropriate to use for the fit testing of particulate respirators. If used to fit test particulate respirators, the respirator must be equipped with an organic vapor filter.

a. *Odor Threshold Screening.* Odor threshold screening, performed without wearing a respirator, is intended to determine if the individual tested can detect the odor of isoamyl acetate at low levels.
   - Three 1 liter glass jars with metal lids are required.
   - Odor-free water (e.g., distilled or spring water) at approximately 25 deg. C (77 deg. F) shall be used for the solutions.
   - The isoamyl acetate (IAA) (also known at isopentyl acetate) stock solution is prepared by adding 1 ml of pure IAA to 800 ml of odor-free water in a 1 liter jar, closing the lid and shaking for 30 seconds. A new solution shall be prepared at least weekly.
   - The screening test shall be conducted in a room separate from the room used for actual fit testing. The two rooms shall be well-ventilated to prevent the odor of IAA from becoming evident in the general room air where testing takes place.
   - The odor test solution is prepared in a second jar by placing 0.4 ml of the stock solution into 500 ml of odor-free water using a clean dropper or pipette. The solution shall be shaken for 30 seconds and allowed to stand for two to three minutes so that the IAA concentration above the liquid may reach equilibrium. This solution shall be used for only one day.
   - A test blank shall be prepared in a third jar by adding 500 cc of odor-free water.
   - The odor test and test blank jar lids shall be labeled (e.g., 1 and 2) for jar identification. Labels shall be placed on the lids so that they can be peeled off periodically and switched to maintain the integrity of the test.
   - The following instruction shall be typed on a card and placed on the table in front of the two test jars (i.e., 1 and 2): "The purpose of this test is to determine if you can smell banana oil at a low concentration. The two bottles in front of you contain water. One of these bottles also contains a small amount of banana oil. Be sure the covers are on tight, then shake each bottle for two seconds. Unscrew the lid of each bottle, one at a time, and sniff at the mouth of the bottle. Indicate to the test conductor which bottle contains banana oil."
   - The mixtures used in the IAA odor detection test shall be prepared in an area separate from where the test is performed, in order to prevent olfactory fatigue in the subject.
   - If the test subject is unable to correctly identify the jar containing the odor test solution, the IAA qualitative fit test shall not be performed.
   - If the test subject correctly identifies the jar containing the odor test solution, the test subject may proceed to respirator selection and fit testing.

b. *Isoamyl Acetate Fit Test*

   - The fit test chamber shall be a clear 55-gallon drum liner suspended inverted over a 2-foot diameter frame so that the top of the chamber is about 6 inches above the test subject's head. If no drum liner is available, a similar chamber shall be constructed using plastic sheeting. The inside top center of the chamber shall have a small hook attached.
   - Each respirator used for the fitting and fit testing shall be equipped with organic vapor cartridges or offer protection against organic vapors.
   - After selecting, donning, and properly adjusting a respirator, the test subject shall wear it to the fit testing room. This room shall be separate from the room used for odor threshold screening and respirator selection, and shall be well-ventilated, as by an exhaust fan or lab hood, to prevent general room contamination.

- A copy of the test exercises and any prepared text from which the subject is to read shall be taped to the inside of the test chamber.
- Upon entering the test chamber, the test subject shall be given a 6-inch by 5-inch piece of paper towel, or other porous, absorbent, single-ply material, folded in half and wetted with 0.75 ml of pure IAA. The test subject shall hang the wet towel on the hook at the top of the chamber. An IAA test swab or ampule may be substituted for the IAA wetted paper towel provided it has been demonstrated that the alternative IAA source will generate an IAA test atmosphere with a concentration equivalent to that generated by the paper towel method.
- Allow two minutes for the IAA test concentration to stabilize before starting the fit test exercises. This would be an appropriate time to talk with the test subject; to explain the fit test, the importance of his/her cooperation, and the purpose for the test exercises; or to demonstrate some of the exercises.
- If at any time during the test, the subject detects the banana-like odor of IAA, the test is failed. The subject shall quickly exit from the test chamber and leave the test area to avoid olfactory fatigue.
- If the test is failed, the subject shall return to the selection room and remove the respirator. The test subject shall repeat the odor sensitivity test, select and put on another respirator, return to the test area and again begin the fit test procedure described above. The process continues until a respirator that fits well has been found. Should the odor sensitivity test be failed, the subject shall wait at least 5 minutes before retesting. Odor sensitivity will usually have returned by this time.
- If the subject passes the test, the efficiency of the test procedure shall be demonstrated by having the subject break the respirator face seal and take a breath before exiting the chamber.
- When the test subject leaves the chamber, the subject shall remove the saturated towel and return it to the person conducting the test, so that there is no significant IAA concentration buildup in the chamber during subsequent tests. The used towels shall be kept in a self-sealing plastic bag to keep the test area from being contaminated.

3) Saccharin Solution Aerosol Protocol. The entire screening and testing procedure shall be explained to the test subject prior to the conduct of the screening test.

   a. *Taste threshold screening.* The saccharin taste threshold screening, performed without wearing a respirator, is intended to determine whether the individual being tested can detect the taste of saccharin.

   - During threshold screening as well as during fit testing, subjects shall wear an enclosure about the head and shoulders that is approximately 12 inches in diameter by 14 inches tall with at least the front portion clear and that allows free movements of the head when a respirator is worn. An enclosure substantially similar to the 3M hood assembly, parts # FT 14 and # FT 15 combined, is adequate.
   - The test enclosure shall have a 3/4-inch (1.9 cm) hole in front of the test subject's nose and mouth area to accommodate the nebulizer nozzle.
   - The test subject shall don the test enclosure. Throughout the threshold screening test, the test subject shall breathe through his/her slightly open mouth with tongue extended. The subject is instructed to report when he/she detects a sweet taste.
   - Using a DeVilbiss Model 40 Inhalation Medication Nebulizer or equivalent, the test conductor shall spray the threshold check solution into the enclosure. The nozzle is directed away from the nose and mouth of the person. This nebulizer shall be clearly marked to distinguish it from the fit test solution nebulizer.
   - The threshold check solution is prepared by dissolving 0.83 gram of sodium saccharin USP in 100 ml of warm water. It can be prepared by putting 1 ml of the fit test solution in 100 ml of distilled water.
   - To produce the aerosol, the nebulizer bulb is firmly squeezed so that it collapses completely, then released and allowed to fully expand.
   - Ten squeezes are repeated rapidly and then the test subject is asked whether the saccharin can be tasted. If the test subject reports tasting the sweet taste during the ten

squeezes, the screening test is completed. The taste threshold is noted as ten regardless of the number of squeezes actually completed.

- If the first response is negative, ten more squeezes are repeated rapidly and the test subject is again asked whether the saccharin is tasted. If the test subject reports tasting the sweet taste during the second ten squeezes, the screening test is completed. The taste threshold is noted as twenty regardless of the number of squeezes actually completed.
- If the second response is negative, ten more squeezes are repeated rapidly and the test subject is again asked whether the saccharin is tasted. If the test subject reports tasting the sweet taste during the third set of ten squeezes, the screening test is completed. The taste threshold is noted as thirty regardless of the number of squeezes actually completed.
- The test conductor will take note of the number of squeezes required to solicit a taste response.
- If the saccharin is not tasted after 30 squeezes the test subject is unable to taste saccharin and may not perform the saccharin fit test.
- Note to subsection 3. (a): If the test subject eats or drinks something sweet before the screening test, he/she may be unable to taste the weak saccharin solution.
- If a taste response is elicited, the test subject shall be asked to take note of the taste for reference in the fit test.
- Correct use of the nebulizer means that approximately 1 ml of liquid is used at a time in the nebulizer body.
- The nebulizer shall be thoroughly rinsed in water, shaken dry, and refilled at least each morning and afternoon or at least every four hours.

b. *Saccharin solution aerosol fit test procedure.*

- The test subject may not eat, drink (except plain water), smoke, or chew gum for 15 minutes before the test.
- The fit test uses the same enclosure described above.
- The test subject shall don the enclosure while wearing the selected respirator. The respirator shall be properly adjusted and equipped with a particulate filter(s).
- A second DeVilbiss Model 40 Inhalation Medication Nebulizer or equivalent is used to spray the fit test solution into the enclosure. This nebulizer shall be clearly marked to distinguish it from the screening test solution nebulizer.
- The fit test solution is prepared by adding 83 grams of sodium saccharin to 100 ml of warm water.
- As before, the test subject shall breathe through the slightly open mouth with tongue extended, and report if he/she tastes the sweet taste of saccharin.
- The nebulizer is inserted into the hole in the front of the enclosure and an initial concentration of saccharin fit test solution is sprayed into the enclosure using the same number of squeezes (either 10, 20 or 30 squeezes) based on the number of squeezes required to elicit a taste response as noted during the screening test. A minimum of 10 squeezes is required.
- After generating the aerosol, the test subject shall be instructed to perform the exercises in this appendix.
- Every 30 seconds the aerosol concentration shall be replenished using one half the original number of squeezes used initially (e.g., 5, 10 or 15).
- The test subject shall indicate to the test conductor if at any time during the fit test the taste of saccharin is detected. If the test subject does not report tasting the saccharin, the test is passed.
- If the taste of saccharin is detected, the fit is deemed unsatisfactory and the test is failed. A different respirator shall be tried and the entire test procedure is repeated (taste threshold screening and fit testing).
- Since the nebulizer has a tendency to clog during use, the test operator must make periodic checks of the nebulizer to ensure that it is not clogged. If clogging is found at the end of the test session, the test is invalid.

4) BitrexTM (Denatonium Benzoate) Solution Aerosol Qualitative Fit Test Protocol. The BitrexTM (Denatonium benzoate) solution aerosol QLFT protocol uses the published saccharin test protocol because that protocol is widely accepted. Bitrex is routinely used as a taste aversion agent in household liquids which children should not be drinking and is endorsed by the American Medical Association, the National Safety Council, and the American Association of Poison Control Centers. The entire screening and testing procedure shall be explained to the test subject prior to the conduct of the screening test.

   a. *Taste Threshold Screening.* The Bitrex taste threshold screening, performed without wearing a respirator, is intended to determine whether the individual being tested can detect the taste of Bitrex.
      - During threshold screening as well as during fit testing, subjects shall wear an enclosure about the head and shoulders that is approximately 12 inches (30.5 cm) in diameter by 14 inches (35.6 cm) tall. The front portion of the enclosure shall be clear from the respirator and allow free movement of the head when a respirator is worn. An enclosure substantially similar to the 3M hood assembly, parts #14 and #15 combined, is adequate.
      - The test enclosure shall have a 3/4 inch (1.9 cm) hole in front of the test subject's nose and mouth area to accommodate the nebulizer nozzle.
      - The test subject shall don the test enclosure. Throughout the threshold screening test, the test subject shall breathe through his or her slightly open mouth with tongue extended. The subject is instructed to report when he/she detects a bitter taste.
      - Using a DeVilbiss Model 40 Inhalation Medication Nebulizer or equivalent, the test conductor shall spray the Threshold Check Solution into the enclosure. This Nebulizer shall be clearly marked to distinguish it from the fit test solution nebulizer.
      - The Threshold Check Solution is prepared by adding 13.5 milligrams of Bitrex to 100 ml of 5% salt (NaCl) solution in distilled water.
      - To produce the aerosol, the nebulizer bulb is firmly squeezed so that the bulb collapses completely, and is then released and allowed to fully expand.
      - An initial ten squeezes are repeated rapidly and then the test subject is asked whether the Bitrex can be tasted. If the test subject reports tasting the bitter taste during the ten squeezes, the screening test is completed. The taste threshold is noted as ten regardless of the number of squeezes actually completed.
      - If the first response is negative, ten more squeezes are repeated rapidly and the test subject is again asked whether the Bitrex is tasted. If the test subject reports tasting the bitter taste during the second ten squeezes, the screening test is completed. The taste threshold is noted as twenty regardless of the number of squeezes actually completed.
      - If the second response is negative, ten more squeezes are repeated rapidly and the test subject is again asked whether the Bitrex is tasted. If the test subject reports tasting the bitter taste during the third set of ten squeezes, the screening test is completed. The taste threshold is noted as thirty regardless of the number of squeezes actually completed.
      - The test conductor will take note of the number of squeezes required to solicit a taste response.
      - If the Bitrex is not tasted after 30 squeezes, the test subject is unable to taste Bitrex and may not perform the Bitrex fit test.
      - If a taste response is elicited, the test subject shall be asked to take note of the taste for reference in the fit test.
      - Correct use of the nebulizer means that approximately 1 ml of liquid is used at a time in the nebulizer body.
      - The nebulizer shall be thoroughly rinsed in water, shaken to dry, and refilled at least each morning and afternoon or at least every four hours.

   b. *Bitrex Solution Aerosol Fit Test Procedure.*
      - The test subject may not eat, drink (except plain water), smoke, or chew gum for 15 minutes before the test.
      - The fit test uses the same enclosure as that described in 4. (a) above.

- The test subject shall don the enclosure while wearing the respirator selected according to section I. A. of this appendix. The respirator shall be properly adjusted and equipped with any type particulate filter(s).
- A second DeVilbiss Model 40 Inhalation Medication Nebulizer or equivalent is used to spray the fit test solution into the enclosure. This nebulizer shall be clearly marked to distinguish it from the screening test solution nebulizer.
- The fit test solution is prepared by adding 337.5 mg of Bitrex to 200 ml of a 5% salt (NaCl) solution in warm water.
- As before, the test subject shall breathe through his or her slightly open mouth with tongue extended, and be instructed to report if he/she tastes the bitter taste of Bitrex.
- The nebulizer is inserted into the hole in the front of the enclosure and an initial concentration of the fit test solution is sprayed into the enclosure using the same number of squeezes (either 10, 20 or 30 squeezes) based on the number of squeezes required to elicit a taste response as noted during the screening test.
- After generating the aerosol, the test subject shall be instructed to perform the exercises in this appendix.
- Every 30 seconds the aerosol concentration shall be replenished using one half the number of squeezes used initially (e.g., 5, 10 or 15).
- The test subject shall indicate to the test conductor if at any time during the fit test the taste of Bitrex is detected. If the test subject does not report tasting the Bitrex, the test is passed.
- If the taste of Bitrex is detected, the fit is deemed unsatisfactory and the test is failed. A different respirator shall be tried and the entire test procedure is repeated (taste threshold screening and fit testing).

5) Irritant Smoke (Stannic Chloride) Protocol. This qualitative fit test uses a person's response to the irritating chemicals released in the "smoke" produced by a stannic chloride ventilation smoke tube to detect leakage into the respirator.

a. *General Requirements and Precautions*
   - The respirator to be tested shall be equipped with high efficiency particulate air (HEPA) or P100 series filter(s).
   - Only stannic chloride smoke tubes shall be used for this protocol.
   - No form of test enclosure or hood for the test subject shall be used.
   - The smoke can be irritating to the eyes, lungs, and nasal passages. The test conductor shall take precautions to minimize the test subject's exposure to irritant smoke. Sensitivity varies, and certain individuals may respond to a greater degree to irritant smoke. Care shall be taken when performing the sensitivity screening checks that determine whether the test subject can detect irritant smoke to use only the minimum amount of smoke necessary to elicit a response from the test subject.
   - The fit test shall be performed in an area with adequate ventilation to prevent exposure of the person conducting the fit test or the build-up of irritant smoke in the general atmosphere.

b. *Sensitivity Screening Check.* The person to be tested must demonstrate his or her ability to detect a weak concentration of the irritant smoke.
   - The test operator shall break both ends of a ventilation smoke tube containing stannic chloride, and attach one end of the smoke tube to a low flow air pump set to deliver 200 milliliters per minute, or an aspirator squeeze bulb. The test operator shall cover the other end of the smoke tube with a short piece of tubing to prevent potential injury from the jagged end of the smoke tube.
   - The test operator shall advise the test subject that the smoke can be irritating to the eyes, lungs, and nasal passages and instruct the subject to keep his/her eyes closed while the test is performed.
   - The test subject shall be allowed to smell a weak concentration of the irritant smoke before the respirator is donned to become familiar with its irritating properties and to determine if he/she can detect the irritating properties of the smoke. The test operator

shall carefully direct a small amount of the irritant smoke in the test subject's direction to determine that he/she can detect it.

c. *Irritant Smoke Fit Test Procedure*
- The person being fit tested shall don the respirator without assistance, and perform the required user seal check(s).
- The test subject shall be instructed to keep his/her eyes closed.
- The test operator shall direct the stream of irritant smoke from the smoke tube toward the faceseal area of the test subject, using the low flow pump or the squeeze bulb. The test operator shall begin at least 12 inches from the face piece and move the smoke stream around the whole perimeter of the mask. The operator shall gradually make two more passes around the perimeter of the mask, moving to within six inches of the respirator.
- If the person being tested has not had an involuntary response and/or detected the irritant smoke, proceed with the test exercises.
- The exercises identified in this appendix shall be performed by the test subject while the respirator seal is being continually challenged by the smoke, directed around the perimeter of the respirator at a distance of six inches.
- If the person being fit tested reports detecting the irritant smoke at any time, the test is failed. The person being retested must repeat the entire sensitivity check and fit test procedure.
- Each test subject passing the irritant smoke test without evidence of a response (involuntary cough, irritation) shall be given a second sensitivity screening check, with the smoke from the same smoke tube used during the fit test, once the respirator has been removed, to determine whether he/she still reacts to the smoke. Failure to evoke a response shall void the fit test.
- If a response is produced during this second sensitivity check, then the fit test is passed.

C) **Quantitative Fit Test (QNFT) Protocols.** The following quantitative fit testing procedures have been demonstrated to be acceptable: Quantitative fit testing using a non-hazardous test aerosol (such as corn oil, polyethylene glycol 400 [PEG 400], di-2-ethyl hexyl sebacate [DEHS], or sodium chloride) generated in a test chamber, and employing instrumentation to quantify the fit of the respirator; Quantitative fit testing using ambient aerosol as the test agent and appropriate instrumentation (condensation nuclei counter) to quantify the respirator fit; Quantitative fit testing using controlled negative pressure and appropriate instrumentation to measure the volumetric leak rate of a face piece to quantify the respirator fit.

1) General

a. The employer shall ensure that persons administering QNFT are able to calibrate equipment and perform tests properly, recognize invalid tests, calculate fit factors properly and ensure that test equipment is in proper working order.

b. The employer shall ensure that QNFT equipment is kept clean, and is maintained and calibrated according to the manufacturer's instructions so as to operate at the parameters for which it was designed.

2) Generated Aerosol Quantitative Fit Testing Protocol

a. *Apparatus.*
- Instrumentation. Aerosol generation, dilution, and measurement systems using particulates (corn oil, polyethylene glycol 400 [PEG 400], di-2-ethyl hexyl sebacate [DEHS] or sodium chloride) as test aerosols shall be used for quantitative fit testing.
- Test chamber. The test chamber shall be large enough to permit all test subjects to perform freely all required exercises without disturbing the test agent concentration or the measurement apparatus. The test chamber shall be equipped and constructed so that the test agent is effectively isolated from the ambient air, yet uniform in concentration throughout the chamber.

- When testing air-purifying respirators, the normal filter or cartridge element shall be replaced with a high efficiency particulate air (HEPA) or P100 series filter supplied by the same manufacturer.
- The sampling instrument shall be selected so that a computer record or strip chart record may be made of the test showing the rise and fall of the test agent concentration with each inspiration and expiration at fit factors of at least 2,000. Integrators or computers that integrate the amount of test agent penetration leakage into the respirator for each exercise may be used provided a record of the readings is made.
- The combination of substitute air-purifying elements, test agent and test agent concentration shall be such that the test subject is not exposed in excess of an established exposure limit for the test agent at any time during the testing process, based upon the length of the exposure and the exposure limit duration.
- The sampling port on the test specimen respirator shall be placed and constructed so that no leakage occurs around the port (e.g., where the respirator is probed), a free air flow is allowed into the sampling line at all times, and there is no interference with the fit or performance of the respirator. The in-mask sampling device (probe) shall be designed and used so that the air sample is drawn from the breathing zone of the test subject, midway between the nose and mouth and with the probe extending into the face piece cavity at least 1/4 inch.
- The test setup shall permit the person administering the test to observe the test subject inside the chamber during the test.
- The equipment generating the test atmosphere shall maintain the concentration of test agent constant to within a 10 percent variation for the duration of the test.
- The time lag (interval between an event and the recording of the event on the strip chart or computer or integrator) shall be kept to a minimum. There shall be a clear association between the occurrence of an event and its being recorded.
- The sampling line tubing for the test chamber atmosphere and for the respirator sampling port shall be of equal diameter and of the same material. The length of the two lines shall be equal.
- The exhaust flow from the test chamber shall pass through an appropriate filter (i.e., high efficiency particulate or P100 series filter) before release.
- When sodium chloride aerosol is used, the relative humidity inside the test chamber shall not exceed 50 percent.
- The limitations of instrument detection shall be taken into account when determining the fit factor.
- Test respirators shall be maintained in proper working order and be inspected regularly for deficiencies such as cracks or missing valves and gaskets.

b. *Procedural Requirements.*

- When performing the initial user seal check using a positive or negative pressure check, the sampling line shall be crimped closed in order to avoid air pressure leakage during either of these pressure checks.
- The use of an abbreviated screening QLFT test is optional. Such a test may be utilized in order to quickly identify poor fitting respirators that passed the positive and/or negative pressure test and reduce the amount of QNFT time. The use of the CNC QNFT instrument in the count mode is another optional method to obtain a quick estimate of fit and eliminate poor fitting respirators before going on to perform a full QNFT.
- A reasonably stable test agent concentration shall be measured in the test chamber prior to testing. For canopy or shower curtain types of test units, the determination of the test agent's stability may be established after the test subject has entered the test environment.
- Immediately after the subject enters the test chamber, the test agent concentration inside the respirator shall be measured to ensure that the peak penetration does not exceed 5 percent for a half mask or 1 percent for a full face piece respirator.
- A stable test agent concentration shall be obtained prior to the actual start of testing.
- Respirator restraining straps shall not be over-tightened for testing. The straps shall be adjusted by the wearer without assistance from other persons to give a reasonably

comfortable fit typical of normal use. The respirator shall not be adjusted once the fit test exercises begin.

- The test shall be terminated whenever any single peak penetration exceeds 5 percent for half masks and 1 percent for full face piece respirators. The test subject shall be refitted and retested.
- Calculation of fit factors.
  - The fit factor shall be determined for the quantitative fit test by taking the ratio of the average chamber concentration to the concentration measured inside the respirator for each test exercise except the grimace exercise.
  - The average test chamber concentration shall be calculated as the arithmetic average of the concentration measured before and after each test (i.e., 7 exercises) or the arithmetic average of the concentration measured before and after each exercise or the true average measured continuously during the respirator sample.
  - The concentration of the challenge agent inside the respirator shall be determined by one of the following methods:
    - Average peak penetration method means the method of determining test agent penetration into the respirator utilizing a strip chart recorder, integrator, or computer. The agent penetration is determined by an average of the peak heights on the graph or by computer integration, for each exercise except the grimace exercise. Integrators or computers that calculate the actual test agent penetration into the respirator for each exercise will also be considered to meet the requirements of the average peak penetration method.
    - Maximum peak penetration method means the method of determining test agent penetration in the respirator as determined by strip chart recordings of the test. The highest peak penetration for a given exercise is taken to be representative of average penetration into the respirator for that exercise.
    - Integration by calculation of the area under the individual peak for each exercise except the grimace exercise. This includes computerized integration.
    - The calculation of the overall fit factor using individual exercise fit factors involves first converting the exercise fit factors to penetration values, determining the average, and then converting that result back to a fit factor. This procedure is described in the following equation:
    - Overall Fit Factor = Number of exercises

      ___

      1/ff1 + 1/ff2 + 1/ff3 + 1/ff4 + 1/ff5 + 1/ff6 + 1/ff7 + 1/ff8

      Where ff1, ff2, ff3, etc. are the fit factors for exercises 1, 2, 3, etc.
- The test subject shall not be permitted to wear a half mask or quarter face piece respirator unless a minimum fit factor of 100 is obtained, or a full face piece respirator unless a minimum fit factor of 500 is obtained.
- Filters used for quantitative fit testing shall be replaced whenever increased breathing resistance is encountered, or when the test agent has altered the integrity of the filter media.

3) Ambient aerosol condensation nuclei counter (CNC) quantitative fit testing protocol. The ambient aerosol condensation nuclei counter (CNC) quantitative fit testing (Portacount TM) protocol quantitatively fit tests respirators with the use of a probe. The probed respirator is only used for quantitative fit tests. A probed respirator has a special sampling device, installed on the respirator, that allows the probe to sample the air from inside the mask. A probed respirator is required for each make, style, model, and size that the employer uses and can be obtained from the respirator manufacturer or distributor. The CNC instrument manufacturer, TSI Inc., also provides probe attachments (TSI sampling adapters) that permit fit testing in an employee's own respirator. A minimum fit factor pass level of at least 100 is necessary for a half-mask respirator and a minimum fit factor pass level of at least 500 is required for a full face piece negative pressure respirator. The entire screening and testing procedure shall be explained to the test subject prior to the conduct of the screening test.

   a. *Portacount Fit Test Requirements.*

- Check the respirator to make sure the respirator is fitted with a high-efficiency filter and that the sampling probe and line are properly attached to the face piece.
- Instruct the person to be tested to don the respirator for five minutes before the fit test starts. This purges the ambient particles trapped inside the respirator and permits the wearer to make certain the respirator is comfortable. This individual shall already have been trained on how to wear the respirator properly.
- Check the following conditions for the adequacy of the respirator fit: Chin properly placed; Adequate strap tension, not overly tightened; Fit across nose bridge; Respirator of proper size to span distance from nose to chin; Tendency of the respirator to slip; Self-observation in a mirror to evaluate fit and respirator position.
- Have the person wearing the respirator do a user seal check. If leakage is detected, determine the cause. If leakage is from a poorly fitting face piece, try another size of the same model respirator, or another model of respirator.
- Follow the manufacturer's instructions for operating the Portacount and proceed with the test.
- The test subject shall be instructed to perform the exercises in this appendix.
- After the test exercises, the test subject shall be questioned by the test conductor regarding the comfort of the respirator upon completion of the protocol. If it has become unacceptable, another model of respirator shall be tried.

b. *Portacount Test Instrument.*

- The Portacount will automatically stop and calculate the overall fit factor for the entire set of exercises. The overall fit factor is what counts. The Pass or Fail message will indicate whether or not the test was successful. If the test was a Pass, the fit test is over.
- Since the pass or fail criterion of the Portacount is user programmable, the test operator shall ensure that the pass or fail criterion meet the requirements for minimum respirator performance in this Appendix.
- A record of the test needs to be kept on file, assuming the fit test was successful. The record must contain the test subject's name; overall fit factor; make, model, style, and size of respirator used; and date tested.

4) Controlled negative pressure (CNP) quantitative fit testing protocol. The CNP protocol provides an alternative to aerosol fit test methods. The CNP fit test method technology is based on exhausting air from a temporarily sealed respirator face piece to generate and then maintain a constant negative pressure inside the face piece. The rate of air exhaust is controlled so that a constant negative pressure is maintained in the respirator during the fit test. The level of pressure is selected to replicate the mean inspiratory pressure that causes leakage into the respirator under normal use conditions. With pressure held constant, air flow out of the respirator is equal to air flow into the respirator. Therefore, measurement of the exhaust stream that is required to hold the pressure in the temporarily sealed respirator constant yields a direct measure of leakage air flow into the respirator. The CNP fit test method measures leak rates through the face piece as a method for determining the face piece fit for negative pressure respirators. The CNP instrument manufacturer Dynatech Nevada also provides attachments (sampling manifolds) that replace the filter cartridges to permit fit testing in an employee's own respirator. To perform the test, the test subject closes his or her mouth and holds his/her breath, after which an air pump removes air from the respirator face piece at a pre-selected constant pressure. The face piece fit is expressed as the leak rate through the face piece, expressed as milliliters per minute. The quality and validity of the CNP fit tests are determined by the degree to which the in-mask pressure tracks the test pressure during the system measurement time of approximately five seconds. Instantaneous feedback in the form of a real-time pressure trace of the in-mask pressure is provided and used to determine test validity and quality. A minimum fit factor pass level of 100 is necessary for a half-mask respirator and a minimum fit factor of at least 500 is required for a full face piece respirator. The entire screening and testing procedure shall be explained to the test subject prior to the conduct of the screening test.

a. *CNP Fit Test Requirements.*

- The instrument shall have a non-adjustable test pressure of 15.0 mm water pressure.

- The CNP system defaults selected for test pressure shall be set at--1.5 mm of water (-0.58 inches of water) and the modeled inspiratory flow rate shall be 53.8 liters per minute for performing fit tests. (Note: CNP systems have built-in capability to conduct fit testing that is specific to unique work rate, mask, and gender situations that might apply in a specific workplace. Use of system default values, which were selected to represent respirator wear with medium cartridge resistance at a low-moderate work rate, will allow inter-test comparison of the respirator fit.)
- The individual who conducts the CNP fit testing shall be thoroughly trained to perform the test.
- The respirator filter or cartridge needs to be replaced with the CNP test manifold. The inhalation valve downstream from the manifold either needs to be temporarily removed or propped open.
- The test subject shall be trained to hold his or her breath for at least 20 seconds.
- The test subject shall don the test respirator without any assistance from the individual who conducts the CNP fit test.
- The QNFT protocol shall be followed according to section I. C. 1. of this appendix with an exception for the CNP test exercises.

b. *CNP Test Exercises.*

- *Normal breathing. I*n a normal standing position, without talking, the subject shall breathe normally for 1 minute. After the normal breathing exercise, the subject needs to hold head straight ahead and hold his or her breath for 10 seconds during the test measurement.
- *Deep breathing.* In a normal standing position, the subject shall breathe slowly and deeply for 1 minute, being careful not to hyperventilate. After the deep breathing exercise, the subject shall hold his or her head straight ahead and hold his or her breath for 10 seconds during test measurement.
- *Turning head side to side.* Standing in place, the subject shall slowly turn his or her head from side to side between the extreme positions on each side for 1 minute. The head shall be held at each extreme momentarily so the subject can inhale at each side. After the turning head side to side exercise, the subject needs to hold head full left and hold his or her breath for 10 seconds during test measurement. Next, the subject needs to hold head full right and hold his or her breath for 10 seconds during test measurement.
- *Moving head up and down. S*tanding in place, the subject shall slowly move his or her head up and down for 1 minute. The subject shall be instructed to inhale in the up position (i.e., when looking toward the ceiling). After the moving head up and down exercise, the subject shall hold his or her head full up and hold his or her breath for 10 seconds during test measurement. Next, the subject shall hold his or her head full down and hold his or her breath for 10 seconds during test measurement.
- *Talking.* The subject shall talk out loud slowly and loud enough so as to be heard clearly by the test conductor. The subject can read from a prepared text such as the Rainbow Passage, count backward from 100, or recite a memorized poem or song for 1 minute. After the talking exercise, the subject shall hold his or her head straight ahead and hold his or her breath for 10 seconds during the test measurement.
- *Grimace.* The test subject shall grimace by smiling or frowning for 15 seconds.
- *Bending Over.* The test subject shall bend at the waist as if he or she were to touch his or her toes for 1 minute. Jogging in place shall be substituted for this exercise in those test environments such as shroud type QNFT units that prohibit bending at the waist. After the bending over exercise, the subject shall hold his or her head straight ahead and hold his or her breath for 10 seconds during the test measurement.
- *Normal Breathing.* The test subject shall remove and re-don the respirator within a one-minute period. Then, in a normal standing position, without talking, the subject shall breathe normally for 1 minute. After the normal breathing exercise, the subject shall hold his or her head straight ahead and hold his or her breath for 10 seconds during the test measurement. After the test exercises, the test subject shall be questioned by the test conductor regarding the comfort of the respirator upon completion of the protocol. If it has become unacceptable, another model of a respirator shall be tried.

c. *CNP Test Instrument.*
   - The test instrument shall have an effective audio warning device when the test subject fails to hold his or her breath during the test. The test shall be terminated whenever the test subject failed to hold his or her breath. The test subject may be refitted and retested.
   - A record of the test shall be kept on file, assuming the fit test was successful. The record must contain the test subject's name; overall fit factor; make, model, style and size of respirator used; and date tested.

Appendix H

Respirator User Medical Determination

Respirator User Medical Determination

Employee Name: _____ Date: _____

Employee No.: _____

Medical Determination Method:	☐ exam	☐ questionnaire

- The employee (is/is not) medically able to use a respirator.

  If not, state reasons: _____

  _____

- List any medical limitations on respirator use related to medical conditions of the employee:

  _____

  _____

- List any limitations on respirator use related to the workplace conditions in which the respirator will be used: _____

  _____

  _____

- State any need for follow-up medical evaluations: _____

  _____

The employee (is/is not) able to wear a negative pressure respirator due to medical conditions.

The employee (is/is not) able to wear a powered air-purifying respirator.

The physician or licensed health care provider (PLHCP) has provided me with a copy of the PLHCP written recommendations.

Employee Signature: _____

PLHCP Signature: _____

Appendix I

Respirator Storage Locations

Respirator Storage Instructions

- The respirators and respirator cartridges shall be stored in assigned bins/compartments.
- Each compartment shall be labeled with the name of individual employee who is responsible for their own respirator.
- Each respirator shall be stored in a plastic bag; store cartridges separately.
- Do not store a respirator in an area where something may be piled on top of it.

Respirator Type	Storage Location	Additional Storage Instructions

Appendix J

Training Certification Form

Respiratory Training Certification Form

_____Employee Name (printed)

I certify that I have been trained in the use of the following respirator(s):

_____

_____

This training included the inspection procedures, fitting, maintenance and limitations of the above respirator(s). I understand how the respirator operates and provides protection. I further certify that I have heard the explanation of the unit(s) as described above and I understand the instructions relevant to use, cleaning, disinfecting and the limitations of the unit(s).

_____
Employee Signature

_____
Instructor Signature

_____
Date

Appendix K

Respirator Program Evaluation

Evaluations of the respiratory program shall be periodically conducted to ensure proper implementation of procedures dictated in the written Respiratory Protection Program and to evaluate the effectiveness of the Program.

Respiratory Program Evaluation

Objective: To verify proper use and maintenance of respiratory protection.
Evaluator: _____
Date of Evaluation: _____
Facility Address: _____
Employer: _____

Requirements

1. Has each employee, required to use a negative pressure respirator, been qualitatively fit tested in at least the last 12 months: **yes** **no**
2. Has each employee received training in the last 12 months: **yes** **no**
3. Has each employee received a medical examination in the last 12 months: **yes** **no**

Use/Maintenance

1. Are employees conducting fit checks (positive and negative) each time the respirator is used: **yes** **no**
2. Are employees inspecting respirators before and after each use: **yes** **no**
3. Are respirators being properly disinfected: **yes** **no**
4. Are respirators being stored properly: **yes** **no**
5. Are used cartridges being disposed of properly: **yes** **no**

Comments

_____
_____
_____
_____
_____
_____
_____
_____

RETURN TO:

A T T A C H M E N T D

Procedure 5 Work Plan

PANACEA, INC.
Environmental Services
17315 Studebaker Road, Suite 300 • Cerritos, CA 90703 • 562.860.2869 • Fax: 562.860.6297

Final

December 29, 2009

Mr. Mohan Nagavedu
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

via Email
mnagavedu@aqmd.gov

SUBJECT: Procedure 5 Workplan – Emergency Cleanup Procedure for Boiler Room No. 3, Sound Equipment Room, And An Adjacent Crawlspace Fairmont Miramar Hotel 101 Wilshire Boulevard Santa Monica, CA 90401

The following Procedure 5 workplan was prepared in response to an emergency cleanup procedure for the above-referenced site. A copy of the survey results is presented in the accompanying appendix.

We are requesting an approval of this Procedure 5 workplan and a waiver of the 10-day notification period so that the project can start immediately.

The site owner, Ocean Avenue LLC, has retained Panacea, Inc. as the asbestos consultant on this project. Panacea will provide at least one Certified Asbestos Consultant (CAC) or Certified Site Surveillance Technician (CSST) onsite during the cleanup and removal process to conduct routine monitoring, daily visual observation, and final clearance sampling as described in this workplan.

1.0 CONTACT INFORMATION

Owner's Contact Information:	Mr. Ellis O'Connor Ocean Avenue LLC 101 Wilshire Boulevard Los Angeles, CA 90021 Tel. (213) 745-1456 Fax (213) 745-1488
Panacea CAC's Contact Information:	Mr. Steven Modtland, CAC No. 08-4373 Panacea, Inc. 17315 Studebaker, Suite 300 Cerritos, CA 90703 Tel. (562) 860-2869 Fax (562) 860-6297

Asbestos Contractor's Contact Information:
Mr. Chris Rennie
Argus Contracting, Inc.
2340 East Artesia Boulevard
Long Beach, CA 90805
Tel. (562) 422-7370 Fax (562) 422-8703

2.0 BACKGROUND INFORMATION

The Fairmont Miramar Hotel is located at 101 Wilshire Boulevard, Santa Monica, California. The impacted areas in the basement include (Figure 1):

- Boiler Room No. 3 (~1,050 square feet [SF]). Ladders, desks, chairs, tanks, boilers and associated components were observed in Boiler Room No. 3.
- Sound equipment room (~150 SF). Various types of sound equipment were observed in the sound equipment room.
- Crawlspace accessible from Boiler Room No. 3 (~350 SF). Fiberglass pipe insulation debris, chairs, and soil were observed in the crawlspace.

The valves on the tank in Boiler Room No. 3 were being replaced. Closing the valves caused the pressure to increase in the tank and the valves burst, causing damage to the asbestos-containing tank insulation. Bags of asbestos-containing tank insulation debris were observed in the sound equipment room and asbestos-containing debris was observed on the surface of the crawlspace.

Fifteen samples were collected from various materials in the impacted areas on December 24, 2009 (Panacea, 2009). Six of the fifteen samples contained greater than 1 percent asbestos and are listed below:

- tank insulation debris;
- tank insulation;
- pipe elbows;
- gaskets; and
- debris in the crawlspace.

HVAC duct wrapping material, sand plaster walls, and smooth plaster walls did not contain asbestos. Damaged fiberglass pipe insulation was observed in Boiler Room No. 3. The results are presented in the accompanying appendix.

It was estimated that ~450 SF of tank insulation with 20 percent damage, ~3 SF of gaskets, ~10 pipe elbows in intact condition would be removed and ~1,550 SF of impacted area (Boiler Room No. 3, sound equipment room, and crawlspace) would require decontamination.

3.0 SCOPE OF WORK

The scope of work will include:

- Setup and isolate the impacted area as a regulated work area (RWA);
- Remove damaged fiberglass insulation from the impacted areas and dispose the material as regular construction waste because the damage insulation may interfere with final clearance testing;
- Remove and dispose of tank insulation, gaskets on abandoned pipe sections, pipe elbows, associated debris, and impacted soil from the RWA;
- HEPA-vacuum, wet-wipe, and clean all materials and equipment inside RWA;
- Encapsulate all surfaces inside the impacted areas; and
- Conduct final clearance sampling.

4.0 ABATEMENT PROCEDURES

The abatement procedures are presented in the following sections.

4.1 GENERAL

- Abatement Contractor (Contractor) will supply all labor, materials, services, equipment, insurance, licenses, expertise, permits, and taxes necessary to conduct the work in accordance with all applicable Federal, State, and local laws, regulations, and guidelines including, but not limited to, South Coast Air Quality Management District (SCAQMD) Rule 1403, the California Division of Occupational Safety and Health Administration (DOSH) 8 CCR 1529, and this workplan.
- Contractor will have a competent person(s), as defined by the Code of Federal Regulations, Title 29, Section 1910.1101 (29 CFR 1910.1101), and certified supervisor(s) and qualified person(s), as defined by the California Code of Regulations, Title 8, Section 1529 (8 CCR 1529), onsite at all times when the abatement work is in progress.
- The minimum personnel protective equipment shall consist of:

  Half-face, negative-pressure air-purifying respirators equipped with high-efficiency particulate air (HEPA) filters; and

Full-body coveralls, safety glasses, work gloves, and steel-toed boots, as necessary.

- SCAQMD permits are required for all negative air filtration systems, HEPA-vacuums, and/or vacuum-loaders used on this project.

4.2 WORK AREA PREPARATION

Contractor will:

- Establish RWA to restrict ingress/egress to work area.
- Post caution signs on any entrance/exit to the RWA.
- Install a decontamination unit/zone adjacent to the RWA. All workers must enter and exit the RWA through the decontamination unit/zone.
- Install air-filtration system (negative-air machine) prior to installing critical barriers.
- Install critical barriers to the extent practical in the RWA.

4.3 REMOVAL AND CLEANUP PROCEDURES

- HEPA-vacuum all loose debris inside the RWA (first/initial cleaning).
- Remove and dispose of damaged fiberglass insulation as construction debris.
- Remove and dispose of ACMs in adequately wetted condition.
- Clean surfaces where ACMs were removed and adjacent areas using wet-wiping and HEPA-vacuuming methods. Any debris and loose material shall be HEPA-vacuumed and/or removed in a wetted condition.
- For RWA in crawlspace, remove debris and loose soil down to 3 to 6 inches below ground surface.
- Double-bag removed ACMs in 6-mil plastic bags and/or double-wrap them in 6-mil plastic sheeting.
- Transport bagged/wrapped waste into a secured, enclosed dumpster. The waste will be transported by Whittier Drum and Vacuum, Inc. and disposed of at Azusa Landfill Reclamation.

5.0 FINAL VISUAL OBSERVATION AND CLEARANCE TESTING

- Personal air monitoring will be performed by the Contractor in accordance with the DOSH regulations.

- Prior to the final clearance air sampling, Panacea personnel will perform a final visual observation for the cleanliness of the RWA. Any debris observed shall be promptly cleaned by the Contractor. The visual observation will be conducted in general accordance with American Society for Testing and Materials (ASTM) Designation E1368-90.

- After acceptance of this visual observation, the entire RWA will be encapsulated with an approved encapsulant.

- Final clearance air monitoring shall be conducted by the consultant using an aggressive sampling method where applicable and be performed prior to deregulating the work area(s) and at least 4 hours after the completion of encapsulation.

- The clearance criteria will be based on the phase contrast microscopy (PCM) laboratory analysis. The clearance criterion for PCM samples shall be that all sample concentrations are less than or equal to 0.01 f/cc as determined using National Institute of Occupational Safety and Health (NIOSH) Method 7400, Count Rule A.

- If the clearance criterion has not been met, the Contractor will be required to reclean all surfaces using HEPA-vacuuming and wet-cleaning methods and provide a negative air-filtration system during the recleaning process. This process of recleaning, allowing surfaces to dry, and retesting shall be repeated until compliance is achieved.

6.0 TENTATIVE SCHEDULE

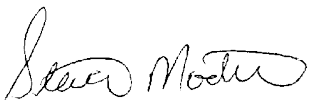
Prepare Workplan:	December 28, 2009
Approval of Workplan by SCAQMD:	December 29, 2009
Execution of Workplan:	December 31 through January 9, 2009 7:00 AM to 3:30 PM, Monday through Friday
Final Clearance Sampling:	On or before January 9, 2009
Final Disposal of ACM:	After December 31, 2009

7.0 REFERENCE

Panacea, Inc. (Panacea), 2009. *Asbestos Bulk Sampling of Various Materials From Two Boiler Rooms Located At Fairmont Miramar Hotel, 101 Wilshire Boulevard, Santa Monica, California.* Project No. C09-686, December 24, 2009.

If you have any question or require additional information, please feel free to contact me at (562) 860-2869 or my cell phone at (714) 357-1280 at your convenience. You prompt, written approval of this workplan is greatly appreciated. Thank you.

Very truly yours,
PANACEA, INC.



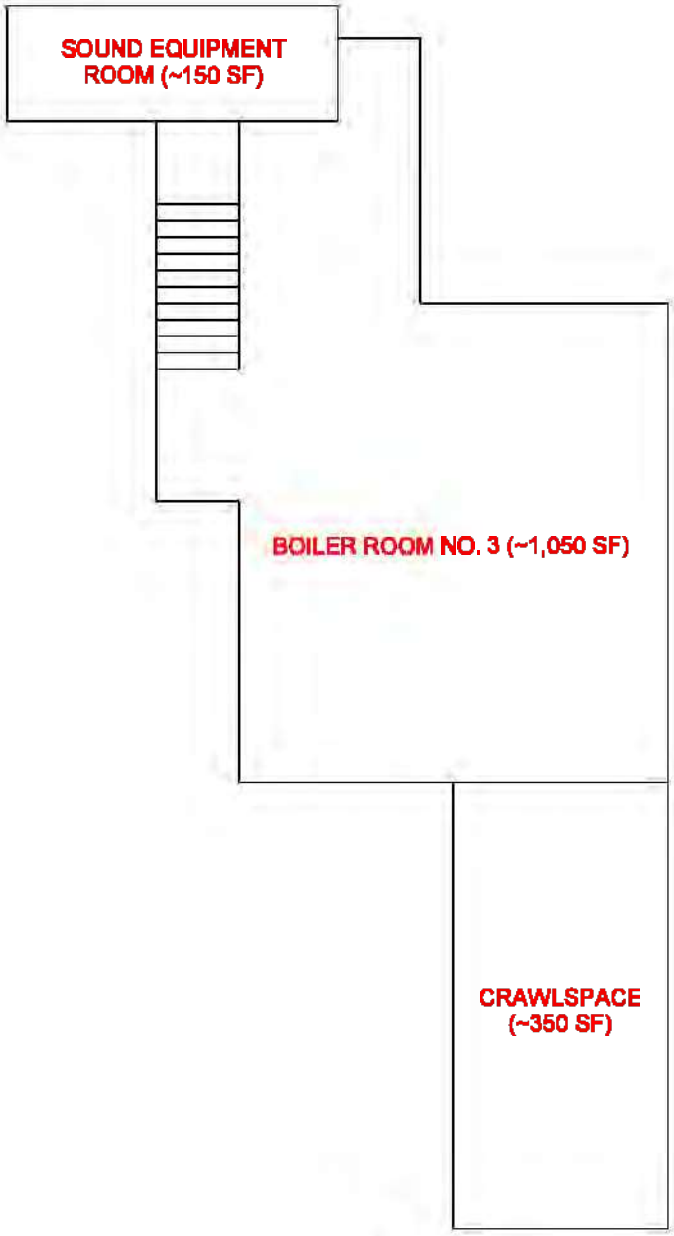
Steven Modtland, CAC
Certification No. 08-4373

Attachment:

- Appendix

APPENDIX

Figure 1 – Impacted Areas
Asbestos Survey Report



PARTIAL BASEMENT PLAN

N

LEGEND

GENERAL NOTES

1. All locations are approximate. No scale or dimension is implied.
2. Base map obtained from field measurements.
3. Room numbers or area designations are arbitrarily assigned for discussion purposes only.

PANACEA, INC.
Environmental Services

IMPACTED AREAS
FAIRMONT MIRAMAR HOTEL
101 WILSHIRE BOULEVARD
SANTA MONICA, CALIFORNIA

PROJECT NO. C09-886A | FIGURE 1

PANACEA, INC.
Environmental Services
17315 Studebaker Road, Suite 300 • Cerritos, CA 90703 • 562.860.2869 • Fax: 562.860.6297

December 24, 2009

Ms. Michelle McIntyre
ENVIRON International Corporation
18100 Von Karman Avenue, Suite 600
Irvine, CA 92612

via email
mmcintyre@environcorp.com

SUBJECT: Asbestos Bulk Sampling Of Various Materials From Two Boiler Rooms Located At The Fairmont Miramar Hotel, 101 Wilshire Boulevard, Santa Monica, California.

Twenty-one bulk samples were collected at the above referenced site by a Certified Asbestos Consultant from Panacea. The collected samples were submitted to Forensic Analytical Specialties, Inc., located in Rancho Dominguez, California, for analysis by polarized light microscopy. The table below indicates the description of materials, sample locations, and analytical results.

SAMPLE NO.	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	ANALYTICAL RESULT
B-1	Debris in bag, white	Boiler Room No. 3	5% CH, 10% AM
B-2	Tank insulation, white	Boiler Room No. 3	5% CH, 10% AM
B-3	HVAC duct wrapping material, white	Boiler Room No. 3	ND
B-4	Pipe elbow, 2” OD, white	Boiler Room No. 3	5% CH, 10% AM
B-5	Tank insulation, white	Boiler Room No. 3	5% CH, 10% AM
B-6	HVAC duct wrapping material, white	Boiler Room No. 3	ND
B-7	HVAC duct wrapping material, white	Boiler Room No. 3	ND
B-8	Gasket, black	Boiler Room No. 3	75% CH
B-9	Plaster wall with sand finish (concrete under)	Boiler Room No. 3	ND
B-10	Plaster wall with sand finish (concrete under)	Boiler Room No. 3	ND
B-11	Plaster wall with sand finish (concrete under)	Boiler Room No. 3	ND
B-12	Debris, off-white	Crawlspace (accessible from Boiler Room No. 3)	85% CH
B-13	Smooth plaster wall	Sound Equipment Room Outside Boiler Room No. 3	ND

SAMPLE NO.	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	ANALYTICAL RESULT
B-14	Smooth plaster wall	Sound Equipment Room Outside Boiler Room No. 3	ND
B-15	Smooth plaster wall	Sound Equipment Room Outside Boiler Room No. 3	ND
B-16	Pipe elbow, 10” OD, gray	Palisade Boiler Room	ND
B-17	Pipe elbow, 10” OD, gray	Palisade Boiler Room	ND
B-18	Pipe elbow, 10” OD, gray	Palisade Boiler Room	ND
B-19	Tank insulation, gray	Palisade Boiler Room	ND
B-20	Tank insulation, gray	Palisade Boiler Room	ND
B-21	Tank insulation, gray	Palisade Boiler Room	ND

Notes:
CH = chrysotile; AM = amosite; OD = outer diameter; ND = Non Detect for Asbestos.

If you have any questions regarding this cover letter, please feel free to contact me at your convenience.

Very truly yours,
PANACEA, INC.

Steven Modtland, CAC
Certification No. 08-4373

ATTACHMENTS:

- Laboratory Analytical Report and Chain-of-Custody Record
- Building Inspectors’ Certifications

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Panacea Inc.
Mr. Hsin Chou
17315 Studebaker Rd.
Suite 300
Cerritos, CA 90703

Client ID: 5572
Report Number: B131392
Date Received: 12/23/09
Date Analyzed: 12/23/09
Date Printed: 12/23/09
First Reported: 12/23/09

Job ID/Site: C09-686, Boiler Room Sampling

FALI Job ID: 5572

Date(s) Collected: 12/23/2009

Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-1	50543124						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Beige Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (14%)**					
Cellulose (10 %)							
B-2	50543125						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Yellow Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (15%)**					
Cellulose (3 %) Fibrous Glass (3 %)							

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

CHAIN OF CUSTODY RECORD

PANACEA, INC.
Project Manager: Steven Modtland
17315 Studebaker Road, Suite 300
Cerritos, CA 90703
Tel. (562) 860-2869
Fax (562) 860-6297

Date: 12/23/09
Page: 1 of: 1
Project No.: C09-686
Project Name: Boiler Room Sampling
Sampled By: SM
Shipped To: Forn. Ans by: SM

SAMPLE NUMBER	SAMPLING DATE / TIME	PRESERVATION METHOD	CONTAINER TYPE/SIZE	SAMPLE MATRIX	ANALYSES REQUIRED	
					PLM	
B-1	12/23/09	None	Plastic Bag	Bulk	✓	
B-2	↓	↓	↓	↓	✓	

TOTAL NUMBER OF SAMPLES 2 Rush Turnaround

COMMENTS: Return signed chain-of-custody forms with final report(s). Email the report to Lorraina at lvalencia@panenv.com
FTM = floor tile and mastic; LNM = linoleum and mastic; CBM = cove base and mastic;
CTM = ceiling tile and mastic; DWJ = wallboard and joint compound; ML = other multiple-layered materials.
Call 714-357-1280 with Results E-Mail: smodt513@hotmail.com

Relinquished By:	[signature]	Company: Panacea, Inc.	Date: 12/23/09	Time: —	
Received By:	[signature]	Company: F.A.	Date: 12/23/09	Time: 1641	
Relinquished By:		Company:	Date:	Time:	
Received By:		Company:	Date:	Time:	
Relinquished By:		Company:	Date:	Time:	
Received By:		Company:	Date:	Time:	

Revision : 07-09-28

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Panacea Inc.
Mr. Hsin Chou
17315 Studebaker Rd.
Suite 300
Cerritos, CA 90703

Client ID: 5572
Report Number: B131393
Date Received: 12/23/09
Date Analyzed: 12/24/09
Date Printed: 12/24/09
First Reported: 12/24/09

Job ID/Site: C09-686, Boiler Room Sampling

FALI Job ID: 5572

Date(s) Collected: 12/23/2009

Total Samples Submitted: 19
Total Samples Analyzed: 19

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-3	50543126						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (40 %) Fibrous Glass (Trace) Synthetic (5 %)							
B-4	50543127						
Layer: White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (11%)**					
Cellulose (25 %) Fibrous Glass (2 %)							
B-5	50543128						
Layer: White Semi-Fibrous Material		Chrysotile	**5 %**	Amosite	**10 %**		
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (11%)**					
Cellulose (25 %) Fibrous Glass (2 %)							
B-6	50543129						
Layer: Dark Beige Semi-Fibrous Material			**ND**				
Layer: Tan Fibrous Material with Foil			**ND**				
Layer: Beige Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (15 %)							
B-7	50543130						
Layer: Dark Beige Semi-Fibrous Material			**ND**				
Layer: Beige Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (10 %)							
B-8	50543131						
Layer: Black Semi-Fibrous Material		Chrysotile	**75 %**				
Total Composite Values of Fibrous Components:		**Asbestos (75%)**					
Cellulose (Trace)							

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Report Number: B131393
Client Name: Panacea Inc. **Date Printed:** 12/24/09

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-9	50543132						
Layer: Beige Cementitious Material			**ND**				
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-10	50543133						
Layer: Beige Cementitious Material			**ND**				
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-11	50543134						
Layer: Beige Cementitious Material			**ND**				
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-12	50543135						
Layer: Tan Fibrous Material		Chrysotile	**85 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (85%)**					
B-13	50543136						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-14	50543137						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
B-15	50543138						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Report Number: B131393
Client Name: Panacea Inc. **Date Printed:** 12/24/09

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
B-16	50543139						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (65 %) Fibrous Glass (3 %)							
B-17	50543140						
Layer: Beige Semi-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (7 %)							
B-18	50543141						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: Tan Woven Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (35 %) Fibrous Glass (5 %)							
B-19	50543142						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: White Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (25 %)							
B-20	50543143						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: White Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (25 %)							
B-21	50543144						
Layer: Beige Semi-Fibrous Material			**ND**				
Layer: White Fibrous Material with Coating			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Fibrous Glass (20 %)							

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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CHAIN OF CUSTODY RECORD

PANACEA, INC.
Project Manager: Steven Modtland
17315 Studebaker Road, Suite 300
Cerritos, CA 90703
Tel. (562) 860-2869
Fax (562) 860-6297

Date: 12/23/09
Page: 1 of: 1
Project No.: 09-686
Project Name: Boiler Room Sampling
Sampled By: SM
Shipped To: Forn. Ana. by: SM

SAMPLE NUMBER	SAMPLING DATE / TIME	PRESERVATION METHOD	CONTAINER TYPE/SIZE	SAMPLE MATRIX	ANALYSES REQUIRED PLM	
B-3	12/23/09	None	Plastic Bags	Bulk	✓	
B-4						
B-5						
B-6						
B-7						
B-8						
B-9						
B-10						
B-11						
B-12						
B-13						
B-14						
B-15						
B-16						
B-17						
B-18						
B-19						
B-20						
B-21						

TOTAL NUMBER OF SAMPLES 19 Results Before 12 PM on 12/24/09

COMMENTS: Return signed chain-of-custody forms with final report(s). Email the report to Lorraina at lvalencia@panenv.com
FTM = floor tile and mastic; LNM = lincleum and mastic; CBM = cove base and mastic;
CTM = ceiling tile and mastic; DWJ = wallboard and joint compound; ML = other multiple-layered materials.

Relinquished By:	[signature]	Company:	Panacea, Inc.	Date: 12/23/09	Time: —
Received By:	(A1) [signature]	Company:	F.A.	Date: 12/23/09	Time: 1700
Relinquished By:		Company:		Date:	Time:
Received By:		Company:		Date:	Time:
Relinquished By:		Company:		Date:	Time:
Received By:		Company:		Date:	Time:

Revision : 07-09-28

State of California
Division of Occupational Safety and Health

Certified Asbestos Consultant

Steven L Modtland
Name

Certification No. **08-4373**

Expires on **05/15/10**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

A T T A C H M E N T E

Petition to Waive Notification

MSD Hospitality

December 29, 2009

South Coast Air Quality Management District
21865 East Copley Drive
Diamond Bar, California 91765-4182

Re: Petition to waive 14 calendar days notification for asbestos removal
Fairmont Miramar Hotel – Boiler Room
101 Wilshire Blvd., Santa Monica CA 90401

Dear Sir or Madam:

We are requesting a waiver of the standard 14-day asbestos notification and permission to begin abatement activities at in the boiler room of the hotel.

Removal and disposal work is scheduled to begin at 8:00 A.M. on Thursday, December 31st, 2009 by Argus Contracting and will be strictly performed under NESHAPS, SCAQMD Rule 1403, and OSHA requirements. The scope of work includes removal and disposal of boiler insulation materials previously disturbed due to a boiler malfunction and the decontamination of the space per the Procedure 5 also being submitted.

The hotel is more than 50 years old. Due to the age of the hotel, the equipment is in need of constant attention in order to provide the hotel guests with hot water and electricity. This requires the hotel staff to be in the boiler/mechanical room several times a day. We have deemed this project an emergency in order to keep this hotel operational.

Our asbestos abatement contractor is submitting via fax along with this letter, a copy of the notification and the Procedure 5 as written by the consultant. The check and the original notification form will be mailed to your office today.

We thank you in advance for your help with this matter. Please contact Chris Rennie of Argus Contracting, (the abatement contractor) at (310) 420-9428 if you have any questions.

Sincerely,

Ellis O'Connor
Asset Manager

A T T A C H M E N T F

Final Clearance Air Monitoring Report

PANACEA, INC.
Environmental Services
17315 Studebaker Road, Suite 300 • Cerritos, CA 90703 • 562.860.2869 • Fax: 562.860.6297

FINAL CLEARANCE CERTIFICATION REPORT

1.0 PROJECT INFORMATION

Sampled By:	Byron Castro, CSST Ricardo Zambrano, CSST Rigo Rodriguez, CSST	Sample Date(s):	12/31/09 to 01/04/10
Project Name:	Fairmont Hotel - Abatement	Project No.:	C09-686D
Building Name:	Fairmont Miramar Hotel		
Site Address:	101 Wilshire Boulevard, Santa Monica, California		
Project Work Description/Objective:	Final clearance air monitoring to evaluate airborne fiber/asbestos concentrations after contractor removal and cleanup of asbestos containing materials (ACMs) in Boiler Room No. 3, sound equipment room, and crawlspace.		
Material Abated:	Tank insulation and debris, pipe elbows, gaskets, and pipe insulation debris in the crawlspace.		

2.0 REMEDIATION COMPANY INFORMATION

Remediation Company:	Argus Contracting, Inc.	
Contact Name:	Chris Rennie	
Address:	2340 East Artesia Boulevard Long Beach, CA 90805	
Phone and Fax Number:	Phone (562) 422-7370	Fax (562) 422-8703

3.0 EVALUATION CRITERIA

ANALYTICAL METHOD(S):	EVALUATION CRITERIA:
■ PCM – NIOSH 7400	■ 0.01 F/CC (PCM ANALYSIS)
☐ TEM – NIOSH 7402	☐ 0.01 S/CC (TEM ANALYSIS)
☐ TEM – EPA YAMATE LEVEL II	☐ 70 S/MM^2 (AHERA TEM ANALYSIS)
☐ TEM – AHERA	☐ 0.1 F/CC (DOSH PEL)
	☐ 1.0 F/CC (DOSH EXCURSION LIMIT)

4.0 NOTES AND ABBREVIATIONS (Where Applicable)

< = less than or below detection limit of the analytical method used

AHERA = Asbestos Hazard Emergency Response Act

Archived = sample collected but not analyzed because it is judged to have no impact on the data interpretation

CAC = Certified Asbestos Consultant

CSST = Certified Site Surveillance Technician

DOSH = California Division of Occupational Safety and Health

EPA = U.S. Environmental Protection Agency

F/CC = fiber(s) per cubic centimeter of air (PCM analysis)

HVAC = heating, ventilation, and air conditioning

Overloaded = sample overloaded with particulate and unable to analyze

NIOSH = National Institute of Safety and Health

Pass*: Yes = sample concentration below the evaluation criteria

Pass*: No = sample concentration above the evaluation criteria

PCM = phase contrast microscopy

PEL = permissible exposure limits

S/CC = structure(s) per cubic centimeter of air (TEM analysis)

S/MM^2 = structure(s) per square millimeter of filter area (TEM analysis)

TEM = transmission electron microscopy

5.0 FINAL CLEARANCE AIR SAMPLE RESULTS

See attached air monitoring summary table for samples collected during the abatement activities performed on December 31, 2009 to January 4, 2010.

SAMPLE NO.	DATE	RESULTS (F/CC)	LOCATION	PASS*
FC100104-A-1	01/04/2010	<0.002	Basement, sound equipment room, inside regulated work area	Yes
FC100104-A-2	01/04/2010	<0.002	Basement, bottom of stairs to Boiler Room No. 3, inside regulated work area	Yes
FC100104-A-3	01/04/2010	<0.002	Basement, Boiler Room No. 3, inside regulated work area	Yes

SAMPLE NO.	DATE	RESULTS (F/CC)	LOCATION	PASS*
FC100104-A-4	01/04/2010	<0.002	Basement, Boiler Room No. 3, inside regulated work area	Yes

6.0 VISUAL OBSERVATION RESULTS

Area(s) under containment?	Yes
– Negative air filtration device used?	Yes
– Significant dust or debris observed or remained?	No (openings sealed)
HVAC unit turned on during sampling?	No
Samples collected during normal business hours?	Yes
Samples collected during normal business activities?	Yes

7.0 CONCLUSION

Based on laboratory analytical results, current regulatory guidelines, state-of-the-industry practices, and the professional judgment of Panacea personnel, it is our opinion that:

- All final clearance air sample results were below the EPA's recommended clearance level of 0.01 F/CC.

Prepared By: Steven Modtland, CAC

Certification No.: 08-4373

Date: January 12, 2010

Signature: Steven Modtland

Attachments:
- Air Monitoring Summary Table (Sorted By Date)
- Figure 1
- Laboratory Analytical Results and Chain-of-Custody

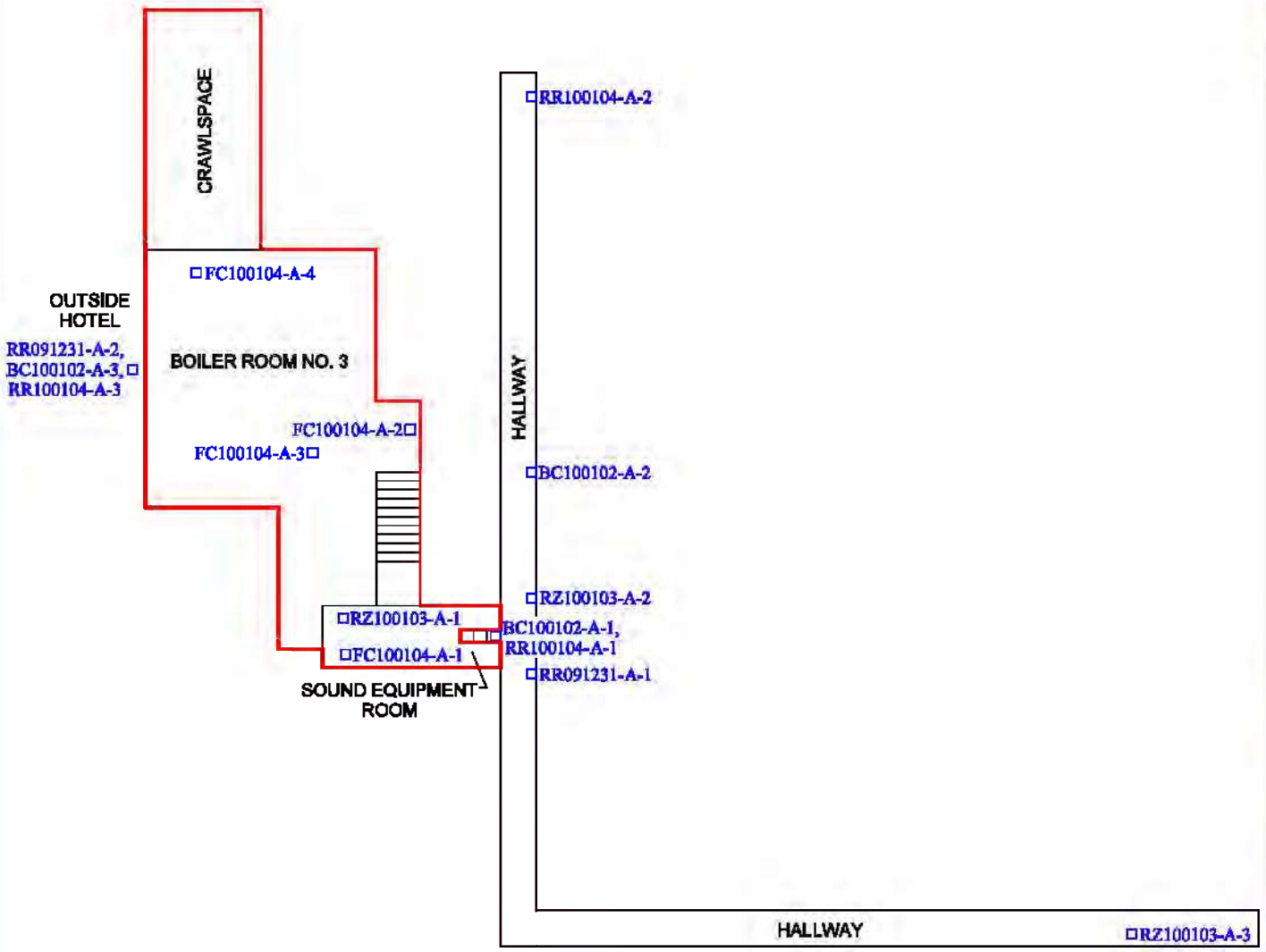
AIR MONITORING SUMMARY TABLE

Fairmont Miramar Hotel
101 Wilshire Boulevard, Santa Monica, California

Sample Date	Sample No.	PCM Analytical Results	Type of Sample	Floor	Sample Location
12/31/2009	RR091231-A-001	0.007	Area sample, setup containment and removal	Basement	Hallway, outside regulated work area
12/31/2009	RR091231-A-002	<0.002	Area sample, setup containment and removal	Ground floor	Outside regulated work area, next to negative air exhaust
1/2/2010	BC100102-A-001	0.01	Area sample, setup containment and removal	Basement	Outside regulated work area, inside clean room
1/2/2010	BC100102-A-002	0.009	Area sample, setup containment and removal	Basement	Hallway, outside regulated work area
1/2/2010	BC100102-A-003	0.006	Area sample, setup containment and removal	Ground floor	Outside regulated work area, next to negative air exhaust
1/2/2010	BC100102-A-004	1 fiber / 100 fields	Field blank sample		
1/3/2010	RZ100103-A-001	0.009	Area sample, removal and cleanup	Basement	Sound equipment room, inside regulated work area
1/3/2010	RZ100103-A-002	0.005	Area sample, removal and cleanup	Basement	Hallway, outside regulated work area, outside clean room
1/3/2010	RZ100103-A-003	0.015	Area sample, removal and cleanup	Basement	Hallway, outside regulated work area
1/4/2010	RR100104-A-001	0.007	Area sample, cleanup and encapsulation	Basement	Outside regulated work area, inside clean room
1/4/2010	RR100104-A-002	0.005	Area sample, cleanup and encapsulation	Basement	Hallway, outside regulated work area
1/4/2010	RR100104-A-003	0.007	Area sample, cleanup and encapsulation	Ground floor	Outside regulated work area, next to negative air exhaust

NOTES (where applicable):

1. Analytical results based on phase contrast microscopy. Concentrations reported in fibers per cubic centimeter (f/cc) of air.
2. Field blank filters were analyzed for quality assurance/quality control purposes, but not used in the fiber concentration calculation.
3. < = less than.
4. Overloaded = sample overloaded with particulate.



PARTIAL BASEMENT PLAN

LEGEND

Air Sample Location

Regulated Work Area

GENERAL NOTES

1. All locations are approximate. No scale or dimension is implied.
2. Base map obtained from field measurements.
3. Room numbers or area designations are arbitrarily assigned for discussion purposes only.

PANACEA, INC.
Environmental Services

AIR SAMPLE LOCATIONS
FAIRMONT MIRAMAR HOTEL
101 WILSHIRE BOULEVARD
SANTA MONICA, CALIFORNIA

PROJECT NO. C09-686D | FIGURE 1

Forensic Analytical Laboratories

Final Report

Airborne Fiber Analysis

NIOSH 7400 Method, Issue 2, 15 August 1994, counting rules 'A'

Panacea Inc.
Steven Modtland
17315 Studebaker Rd.
Suite 300
Cerritos, CA 90703

Client ID: 5572
Report Number: A109809
Date Received: 01/05/10
Date Analyzed: 01/05/10
Date Printed: 01/05/10
First Reported: 01/05/10

Job ID/Site: C09-686D; Fairmont Hotel

FALI Job ID: 5572

Sample ID	Lab Number	Date Collected	Volume (L)	Fibers	Fields	LOD F/cc	95% UCL	**Fibers/cc**
FC100104-A-1	**50545196**	01/04/10	1421.0	2.0	100	0.002	0.024	**< 0.002**
FC100104-A-2	**50545197**	01/04/10	1421.0	2.0	100	0.002	0.024	**< 0.002**
FC100104-A-3	**50545198**	01/04/10	1421.0	1.5	100	0.002	0.024	**< 0.002**
FC100104-A-4	**50545199**	01/04/10	1421.0	2.0	100	0.002	0.024	**< 0.002**
FC100104-A-5	**50545200**	01/04/10	0.0	0.0	0	NA	NA	**NA**

Comments: Sample not analyzed per client request.

FC100104-A-6	**50545201**	01/04/10	0.0	0.0	0	NA	NA	**NA**

Comments: Sample not analyzed per client request.

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

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2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

CHAIN OF CUSTODY RECORD

PANACEA, INC.
Project Manager: Steven Maitland
17315 Studebaker Road, Suite 300
Cerritos, CA 90703
Tel. (562) 860-2869
Fax (562) 860-6297

Date: 1/4/10
Page: 1 of: 1
Project No.: C09-686D
Project Name: Fairmont Hotel
Sampled By: Rigo Rodriguez
Shipped To: Forensic Analytical by: Rigo Rodriguez

SAMPLE NUMBER	SAMPLING DATE / TIME	PRESERVATION METHOD	CONTAINER TYPE/SIZE	SAMPLE MATRIX	ANALYSES REQUIRED	
FC100104-A-1	1/4/10	None	25mm	Air	PCM	1,421 Liters
A-2						
A-3						
A-4						
A-5					Don't Analyze	
A-6						

TOTAL NUMBER OF SAMPLES 6 *Please analyze as soon as possible!

COMMENTS: Return signed chain-of-custody forms with final report(s). Email the report to Lorraina at lvalencia@panenv.com
FTM = floor tile and mastic; LNM = linoleum and mastic; CBM = cove base and mastic;
CTM = ceiling tile and mastic; DWJ = wallboard and joint compound; ML = other multiple-layered materials.

Relinquished By:	Rigo Rodriguez	Company:	Panacea, Inc.	Date:	1/4/10	Time: 9:05 PM
Received By:	[illegible]	Company:	Fal	Date:	1/5/10	Time: 8:28
Relinquished By:		Company:		Date:		Time:
Received By:		Company:		Date:		Time:
Relinquished By:		Company:		Date:		Time:
Received By:		Company:		Date:		Time:

Revision : 07-09-29

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr
Governor

Facility Search Results

Search Criteria:

Street: 101 WILSHIRE BLVD

Sorted By: EPAID,NAME

ID's Listed: 17

Address used in the search and displayed below is the Mailing Address.

ID Number	Name	Address	City	Zip
CAC000561072	1X MIRAMAR HOTEL CORPORATION	101 WILSHIRE BLVD.	SANTA MONICA	904010000
CAC000776744	1X MCROSKEY, LEONARD	10101 WILSHIRE BLVD	LOS ANGELES	900240000
CAC001206568	MSIA	2101 WILSHIRE BLVD. #205	SANTA MONICA	904030000
CAC001444056	FAIRMONT HOTEL	101 WILSHIRE BLVD	SANTA MONICA	904060000
CAC002573433	THE CHURCH OF THE MOVEMENT FOR INNER AWARNESS	2101 WILSHIRE BLVD STE 103	SANTA MONICA	90403
CAC002638474	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD	SANTA MONICA	904060000
CAC002649365	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD	SANTA MONICA	904011106
CAC002661518	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD	SANTA MONICA	904011106
CAC002688542	FAIRMONT HOTEL	101 WILSHIRE BLVD	SANTA MONICA	904011106
CAC002724578	BRENT RICHARDSON	101 WILSHIRE BLVD.	SANTA MONICA	90401
CAC002758052	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD	SANTA MONICA	90401
CAC002776294	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD	SANTA MONICA	90401
CAC002789045	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD.	SANTA MONICA	90401
CAC002798801	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD	SANTA MONICA	90401
CAC002846885	FAIRMONT MIRAMAR HOTEL	101 WILSHIRE BLVD.	SANTA MONICA	90401
CAL000045678	LOS ANGELES COUNTRY CLUB THE	10101 WILSHIRE BLVD	LOS ANGELES	900244703
CAL922414871	MIRAMAR SHERATON HOTEL	101 WILSHIRE BLVD	SANTA MONICA	904011106

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

PROPERTY INFORMATION	
Address	101 Wilshire Blvd. , Santa Monica, CA
Total Number of Rooms	301
Number of Suites	62 (21% of total)
CapEx (2013 - Oct. 2015)	$16,479,000 ($54,750/Key)
Meeting Space	Indoor: 18,329 SF Outdoor: 6,000 SF
Largest Ballroom	7,400 SF
Total Site Area	4.74 acres (including Second St. lot)
Parking Spaces [1]	160 on-site plus 60 off-site
Ownership	Fee Simple
Management	Fairmont Hotels and Resorts

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

Fairmont Miramar Hotel & Bungalows
101 Wilshire Boulevard
Santa Monica, CA 90403

Inquiry Number: 4562659.2s
March 11, 2016

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report 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) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

101 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

COORDINATES

Latitude (North):	34.0177310 - 34˚ 1' 3.83''
Longitude (West):	118.5016930 - 118˚ 30' 6.09''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	361341.6
UTM Y (Meters):	3764944.2
Elevation:	99 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630777 TOPANGA, CA
Version Date:	2012
Northeast Map:	5630733 BEVERLY HILLS, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120428
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
101 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	FAIRMONT MIRAMAR HOT	101 WILSHIRE BLVD	HAZNET		TP
A2	MIRAMAR SHERATON HOT	101 WILSHIRE BLVD	HAZNET		TP
A3	FAIRMONT MIRAMAR HOT	101 WILSHIRE BLVD	HAZNET		TP
A4	THE FAIRMONT MIRAMAR	101 WILSHIRE BLVD	FINDS, ECHO		TP
A5	BRENT RICHARDSON	101 WILSHIRE BLVD.	EMI, HAZNET		TP
A6	WOLFF-DINAPOLI, INC	101 WILSHIRE BLVD	HAZNET		TP
A7	FAIRMONT HOTEL	101 WILSHIRE BLVD	HAZNET		TP
A8	MIRAMAR HOTEL CORPOR	101 WILSHIRE BLVD	UST		TP
A9	FAIRMONT MIRAMAR HOT	101 WILSHIRE BLVD	HAZNET		TP
A10	FAIRMONT MIRAMAR HOT	101 WILSHIRE BLVD	HAZNET		TP
A11	AGFA CORPORATION	101 WILSHIRE BLVD	HAZNET		TP
A12	FAIRMONT HOTEL	101 WILSHIRE BLVD	HAZNET		TP
A13	FAIRMONT MIRAMAR HOT	101 WILSHIRE BLVD.	HAZNET		TP
A14	1X MIRAMAR HOTEL COR	101 WILSHIRE BLVD	HAZNET		TP
A15	HOTEL MIRAMAR VALET	1133 OCEAN AV	EDR Hist Cleaner	Lower	130, 0.025, SSW
16	MURPHY J J	1131 2ND ST	EDR Hist Auto	Higher	309, 0.059, NE
B17	SULTEN MAX W	1151 2ND ST	EDR Hist Cleaner	Higher	322, 0.061, ENE
B18	SULTEN MAX W	1151 2ND	EDR Hist Cleaner	Higher	322, 0.061, ENE
19	SISSON & HARTLEY S T	132 WILSHIRE BLVD	EDR Hist Auto	Lower	407, 0.077, ESE
C20		100 WILSHIRE BLVD	EDR Hist Auto	Lower	496, 0.094, SE
C21	OLSEN JIM SHELL SERV	1205 OCEAN AV	EDR Hist Auto	Lower	541, 0.102, SSE
D22	GREEN LENA MRS	219 WILSHIRE BLVD	EDR Hist Cleaner	Higher	595, 0.113, East
23	AMERICAN DYE WORKS	1109 OCEAN FRONT W	EDR Hist Cleaner	Lower	600, 0.114, WSW
D24	GREEN LENA MRS	221 WILSHIRE BLVD	EDR Hist Cleaner	Higher	601, 0.114, East
D25	GREENBERG ABR	223 WILSHIRE BLVD	EDR Hist Cleaner	Higher	607, 0.115, East
D26	GUNTHER & WOOD	225 WILSHIRE BLVD	EDR Hist Auto	Higher	614, 0.116, ENE
D27	SMELTZER R C	227 WILSHIRE BLVD	EDR Hist Auto	Higher	620, 0.117, ENE
D28	DRURY R	5 227 WILSHIRE BLV	EDR Hist Auto	Higher	620, 0.117, ENE
29	LYNCH MOTORS	1229 SANTA MONICA BL	RCRA-SQG, LUST, SWEEPS UST, HIST UST, CA FID UST,...	Higher	899, 0.170, East
30	ALLSPORT USA INC	320 WILSHIRE BLVD UN	RCRA-SQG, FINDS, ECHO	Higher	994, 0.188, ENE
31	SHANGRI LA HOTEL	1301 OCEAN AVE	RCRA NonGen / NLR, HAZNET	Lower	1077, 0.204, SE
32	THE GETTY RESEARCH I	401 WILSHIRE BLVD	RCRA-SQG, FINDS, ECHO	Higher	1208, 0.229, ENE
33	CHEVRON STATION #9-0	432 WILSHIRE BLVD.	LUST, HIST UST	Higher	1405, 0.266, ENE
34	FORMER SEARS AUTO CE	402 COLORADO AVENUE	ENVIROSTOR, VCP	Lower	3314, 0.628, ESE
35	RAND CORP	1700 MAIN ST	RCRA-SQG, ENVIROSTOR, FINDS, EMI, HAZNET, NPDES,...	Lower	4113, 0.779, SE
E36	EDISON/SANTA MONICA	819 COLORADO AVE	ENVIROSTOR, VCP, LA Co. Site Mitigation	Lower	4189, 0.793, East
E37	EDISON/SANTA MONICA	819 COLORADO AVE	EDR MGP	Lower	4189, 0.793, East
38	SANTA MONICA AAF RED		ENVIROSTOR	Lower	4589, 0.869, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
FAIRMONT MIRAMAR HOT 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET GEPAID: CAC002661518 GEPAID: CAC002649365	N/A
MIRAMAR SHERATON HOT 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET GEPAID: CAL922414871	N/A
FAIRMONT MIRAMAR HOT 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET GEPAID: CAC002638474	N/A
THE FAIRMONT MIRAMAR 101 WILSHIRE BLVD SANTA MONICA, CA 90401	FINDS Registry ID:: 110055843191 ECHO	N/A
BRENT RICHARDSON 101 WILSHIRE BLVD. SANTA MONICA, CA 90401	EMI Facility Id: 48658 HAZNET GEPAID: CAC002724578	N/A
WOLFF-DINAPOLI, INC 101 WILSHIRE BLVD SANTA MONICA, CA 90406	HAZNET GEPAID: CAC001438832	N/A
FAIRMONT HOTEL 101 WILSHIRE BLVD SANTA MONICA, CA 90406	HAZNET GEPAID: CAC001444056	N/A
MIRAMAR HOTEL CORPOR 101 WILSHIRE BLVD SANTA MONICA, CA 90401	UST Facility Id: 600149	N/A
FAIRMONT MIRAMAR HOT 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET GEPAID: CAC002776294	N/A
FAIRMONT MIRAMAR HOT 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET	N/A

	GEPAID: CAC002758052	
AGFA CORPORATION 101 WILSHIRE BLVD SANTA MONICA, CA 90406	HAZNET GEPAID: CAC002222673	N/A
FAIRMONT HOTEL 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET GEPAID: CAC002688542	N/A
FAIRMONT MIRAMAR HOT 101 WILSHIRE BLVD. SANTA MONICA, CA 90401	HAZNET GEPAID: CAC002789045	N/A
1X MIRAMAR HOTEL COR 101 WILSHIRE BLVD SANTA MONICA, CA 90401	HAZNET GEPAID: CAC000278169	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site list

CERCLIS-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

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

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT	Waste Management Unit Database
SWRCY	Recycler Database
HAULERS	Registered Waste Tire Haulers Listing
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	National Clandestine Laboratory Register
AOCONCERN	San Gabriel Valley Areas of Concern
HIST Cal-Sites	Historical Calsites Database
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	Clandestine Drug Labs

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data

COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HIST CORTESE	Hazardous Waste & Substance Site List
LOS ANGELES CO. HMS	HMS: Street Number List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
FUELS PROGRAM	EPA Fuels Program Registered Listing

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

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 06/09/2015 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LYNCH MOTORS	***1229 SANTA MONICA BL***	***E 1/8 - 1/4 (0.170 mi.)***	***29***	***23***
ALLSPORT USA INC	***320 WILSHIRE BLVD UN***	***ENE 1/8 - 1/4 (0.188 mi.)***	***30***	***33***
THE GETTY RESEARCH I	***401 WILSHIRE BLVD***	***ENE 1/8 - 1/4 (0.229 mi.)***	***32***	***39***

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 identifes 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 11/07/2015 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER SEARS AUTO CE Facility Id: 60001260 Status: No Further Action	***402 COLORADO AVENUE***	***ESE 1/2 - 1 (0.628 mi.)***	***34***	***47***
RAND CORP Facility Id: 70000146 Status: Refer: 1248 Local Agency	***1700 MAIN ST***	***SE 1/2 - 1 (0.779 mi.)***	***35***	***50***
EDISON/SANTA MONICA Facility Id: 19490228 Status: No Further Action	***819 COLORADO AVE***	***E 1/2 - 1 (0.793 mi.)***	***E36***	***62***
SANTA MONICA AAF RED Facility Id: 80000472 Status: Inactive - Needs Evaluation		SE 1/2 - 1 (0.869 mi.)	38	66

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 12/14/2015 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LYNCH MOTORS Status: Completed - Case Closed Facility Id: 904040425 Status: Pollution Characterization Global Id: T0603745140 Global ID: T0603745140	***1229 SANTA MONICA BL***	***E 1/8 - 1/4 (0.170 mi.)***	***29***	***23***
CHEVRON STATION #9-0 Status: Completed - Case Closed Global Id: T10000000688	***432 WILSHIRE BLVD.***	***ENE 1/4 - 1/2 (0.266 mi.)***	***33***	***45***

ADDITIONAL ENVIRONMENTAL RECORDS

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 is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LYNCH MOTORS Status: A Tank Status: A Comp Number: 61133	***1229 SANTA MONICA BL***	***E 1/8 - 1/4 (0.170 mi.)***	***29***	***23***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LYNCH MOTORS Facility Id: 00000061133	***1229 SANTA MONICA BL***	***E 1/8 - 1/4 (0.170 mi.)***	***29***	***23***

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LYNCH MOTORS	***1229 SANTA MONICA BL***	***E 1/8 - 1/4 (0.170 mi.)***	***29***	***23***
Facility Id: 19022940				
Status: A				

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 06/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHANGRI LA HOTEL	***1301 OCEAN AVE***	***SE 1/8 - 1/4 (0.204 mi.)***	***31***	***37***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EDISON/SANTA MONICA	819 COLORADO AVE	E 1/2 - 1 (0.793 mi.)	E37	65

EXECUTIVE SUMMARY

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 7 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MURPHY J J	1131 2ND ST	NE 0 - 1/8 (0.059 mi.)	16	19
GUNTHER & WOOD	225 WILSHIRE BLVD	ENE 0 - 1/8 (0.116 mi.)	D26	22
SMELTZER R C	227 WILSHIRE BLVD	ENE 0 - 1/8 (0.117 mi.)	D27	22
DRURY R	5 227 WILSHIRE BLV	ENE 0 - 1/8 (0.117 mi.)	D28	23

Lower Elevation	Address	Direction / Distance	Map ID	Page
SISSON & HARTLEY S T	132 WILSHIRE BLVD	ESE 0 - 1/8 (0.077 mi.)	19	20
Not reported	100 WILSHIRE BLVD	SE 0 - 1/8 (0.094 mi.)	C20	20
OLSEN JIM SHELL SERV	1205 OCEAN AV	SSE 0 - 1/8 (0.102 mi.)	C21	20

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 7 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SULTEN MAX W	1151 2ND ST	ENE 0 - 1/8 (0.061 mi.)	B17	19
SULTEN MAX W	1151 2ND	ENE 0 - 1/8 (0.061 mi.)	B18	19
GREEN LENA MRS	219 WILSHIRE BLVD	E 0 - 1/8 (0.113 mi.)	D22	21
GREEN LENA MRS	221 WILSHIRE BLVD	E 0 - 1/8 (0.114 mi.)	D24	21
GREENBERG ABR	223 WILSHIRE BLVD	E 0 - 1/8 (0.115 mi.)	D25	22

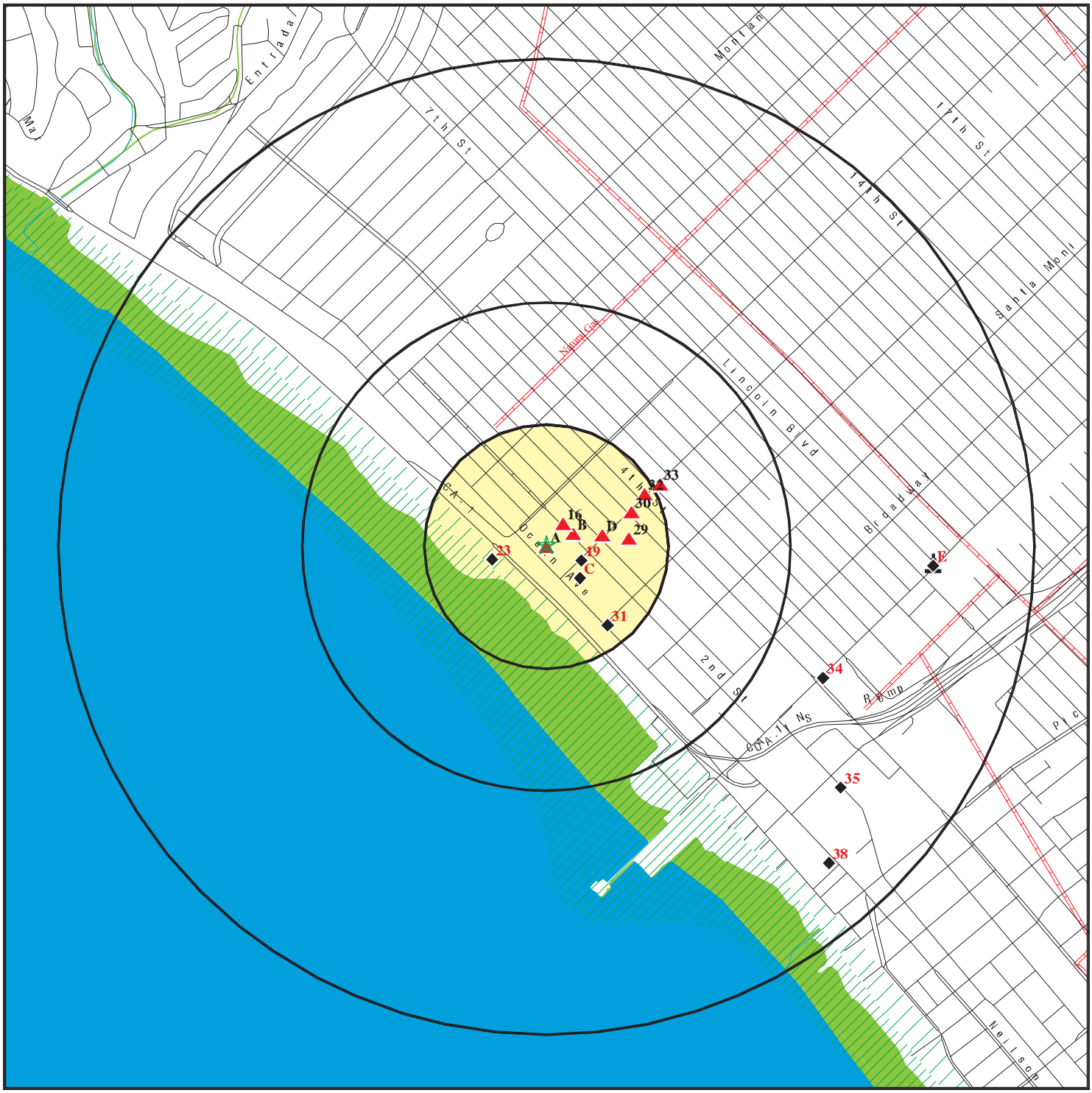
Lower Elevation	Address	Direction / Distance	Map ID	Page
HOTEL MIRAMAR VALET	1133 OCEAN AV	SSW 0 - 1/8 (0.025 mi.)	A15	18
AMERICAN DYE WORKS	1109 OCEAN FRONT W	WSW 0 - 1/8 (0.114 mi.)	23	21

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
PICO-LINCOLN PARTNERSHIP, LLC	ENVIROSTOR, VCP

OVERVIEW MAP - 4562659.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Pipelines

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: Fairmont Miramar Hotel & Bungalows	CLIENT: Partner Engineering and Science, Inc.
ADDRESS: 101 Wilshire Boulevard Santa Monica CA 90403	CONTACT: Cynthia Washman INQUIRY #: 4562659.2s
LAT/LONG: 34.017731 / 118.501693	DATE: March 11, 2016 7:16 pm

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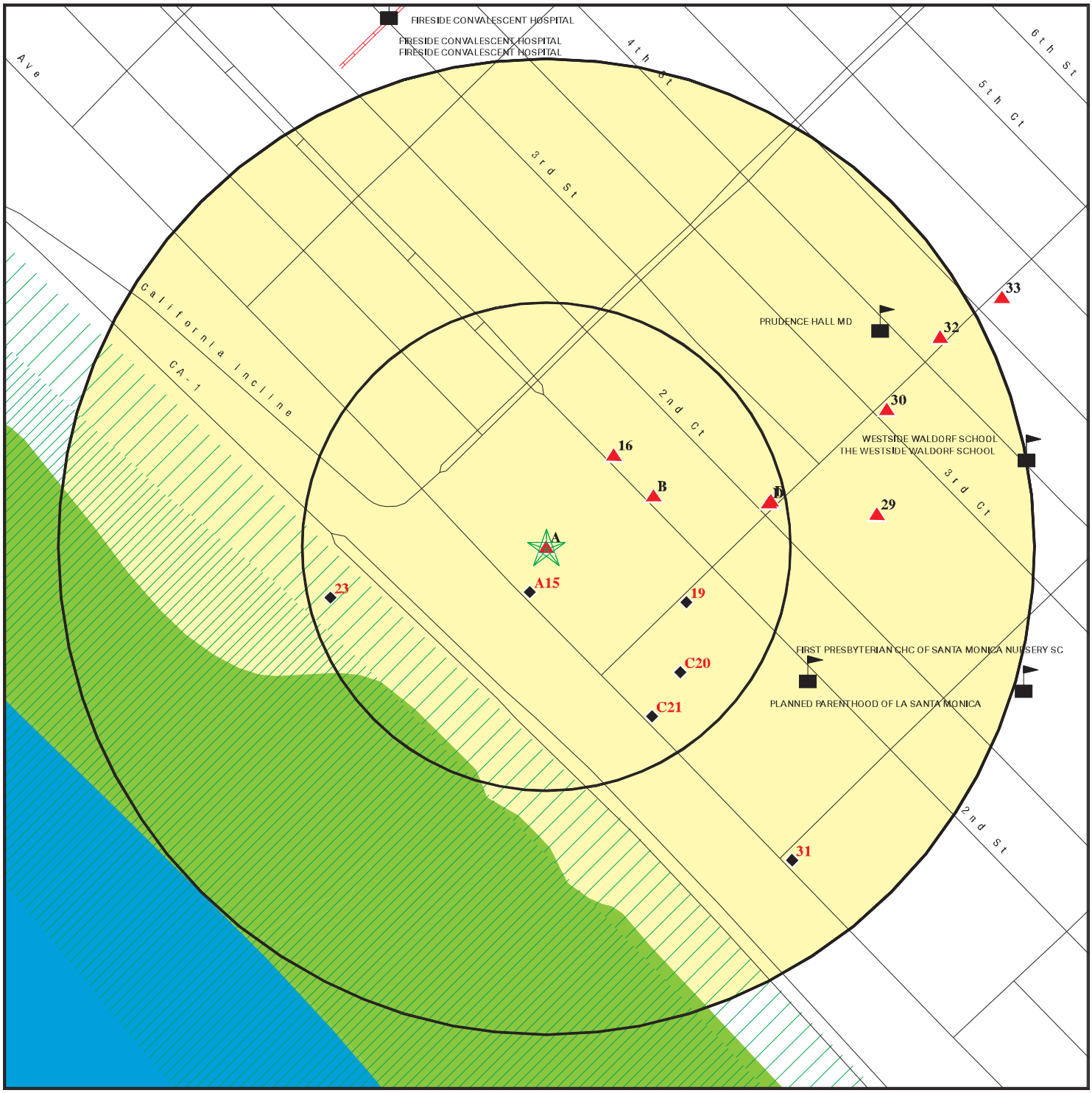
DETAIL MAP - 4562659.2S



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

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Pipelines

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: Fairmont Miramar Hotel & Bungalows	CLIENT: Partner Engineering and Science, Inc.
ADDRESS: 101 Wilshire Boulevard Santa Monica CA 90403	CONTACT: Cynthia Washman INQUIRY #: 4562659.2s
LAT/LONG: 34.017731 / 118.501693	DATE: March 11, 2016 7:17 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
CERCLIS-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	3	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	4	NR	4
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	1	1	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	0	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		0	1	NR	NR	NR	1
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP	1	NR	NR	NR	NR	NR	1
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	12	NR	NR	NR	NR	NR	12
HIST CORTESE	0.500		0	0	0	NR	NR	0
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	1	NR	1
EDR Hist Auto	0.125		7	NR	NR	NR	NR	7
EDR Hist Cleaner	0.125		7	NR	NR	NR	NR	7
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		16	14	8	1	5	0	44

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property | **FAIRMONT MIRAMAR HOTEL**
101 WILSHIRE BLVD
SANTA MONICA, CA 90401 | **HAZNET** | **S112982584**
N/A

Site 1 of 15 in cluster A

Actual: 99 ft.

HAZNET:

envid:	S112982584
Year:	2012
GEPAID:	CAC002661518
Contact:	ELLIS O'CONNER
Telephone:	2137451456
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904011106
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.417
Cat Decode:	Not reported
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Los Angeles

envid:	S112982584
Year:	2011
GEPAID:	CAC002661518
Contact:	ELLIS O'CONNER
Telephone:	2137451456
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904011106
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.221
Cat Decode:	Unspecified organic liquid mixture
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Los Angeles

envid:	S112982584
Year:	2010
GEPAID:	CAC002649365
Contact:	ELLIS O'CONNER
Telephone:	2137451456
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904011106
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)

FAIRMONT MIRAMAR HOTEL (Continued) **S112982584**

Tons: 7.2
Cat Decode: Asbestos containing waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization
Facility County: Los Angeles

A2 Target Property **MIRAMAR SHERATON HOTEL** **HAZNET** **S113167598**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90401

Site 2 of 15 in cluster A

Actual: 99 ft.

HAZNET:
envid: S113167598
Year: 1997
GEPAID: CAL922414871
Contact: FUJITA CORPORATION
Telephone: 3104510551
Mailing Name: Not reported
Mailing Address: 101 WILSHIRE BLVD
Mailing City,St,Zip: SANTA MONICA, CA 904011106
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

A3 Target Property **FAIRMONT MIRAMAR HOTEL** **HAZNET** **S112975407**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90401

Site 3 of 15 in cluster A

Actual: 99 ft.

HAZNET:
envid: S112975407
Year: 2009
GEPAID: CAC002638474
Contact: TIM KIRBY
Telephone: 3103193104
Mailing Name: Not reported
Mailing Address: 101 WILSHIRE BLVD
Mailing City,St,Zip: SANTA MONICA, CA 904060000
Gen County: Not reported
TSD EPA ID: ARD981057870
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.125
Cat Decode: Other organic solids
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: S112975407

FAIRMONT MIRAMAR HOTEL (Continued) **S112975407**

Year:	2009
GEPAID:	CAC002638474
Contact:	TIM KIRBY
Telephone:	3103193104
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904060000
Gen County:	Not reported
TSD EPA ID:	ARD981057870
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.1815
Cat Decode:	Off-specification, aged or surplus organics
Method Decode:	Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

envid:	S112975407
Year:	2009
GEPAID:	CAC002638474
Contact:	TIM KIRBY
Telephone:	3103193104
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904060000
Gen County:	Not reported
TSD EPA ID:	NVT330010000
TSD County:	Not reported
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.22935
Cat Decode:	Unspecified oil-containing waste
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Los Angeles

A4 Target Property **THE FAIRMONT MIRAMAR HOTEL & BUNGALOWS** **FINDS 1016432533**
101 WILSHIRE BLVD **ECHO N/A**
SANTA MONICA, CA 90401

Site 4 of 15 in cluster A

Actual: 99 ft.

FINDS:

Registry ID: 110055843191

Environmental Interest/Information System
STATE MASTER

ECHO:

Envid:	1016432533
Registry ID:	110055843191
FIPS Code:	19
EPA Region:	09
Indian Country Flag:	Not reported
Federal Flag:	Not reported

THE FAIRMONT MIRAMAR HOTEL & BUNGALOWS (Continued) **1016432533**

US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported
NAA Flag:	Y
Latitude:	34.01678
Longitude:	-118.50124
Map Icon:	NONE-UNK-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters:	50
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	180701040502
Derived STCT FPS:	06037
Derived Zip:	90401
Derived CD113:	33
Derived CB2010:	060377014021006
Percent Minority:	29.381
Pop Den:	9052.17
Major Flag:	Not reported
Active Flag:	Not reported
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	Not reported
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported
QTRS in NC:	Not reported
Programs in SNC:	0
Curr Compliance Status:	Not reported
Curr SNC Flag:	N
3yr Compliance Status:	Not reported
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	N
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported
CAA SICS:	Not reported
CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported
CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported

THE FAIRMONT MIRAMAR HOTEL & BUNGALOWS (Continued) **1016432533**

CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported
NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	Not reported
RCRA Permit Types:	Not reported
RCRA NAICS:	Not reported
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported
RCRA QTRS in NC:	Not reported
RCRA Curr Compliance Status:	Not reported
RCRA Curr SNC Flag:	N
RCRA 3yr Compl Qtrs Status:	Not reported
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported
TRI Reporter in Past:	Not reported
FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported
FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110055843191
Facility SIC Codes:	Not reported
Facility NAICS Codes:	Not reported
Facility Date Last Inspection EPA:	Not reported

THE FAIRMONT MIRAMAR HOTEL & BUNGALOWS (Continued) **1016432533**

Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported
Facility Date Last Formal ACT ST:	Not reported
Facility Date Last Inforamal ACT EPA:	Not reported
Facility Date Last Informal ACT ST:	Not reported
Facility Federal Agency:	Not reported
TRI Reporter:	Not reported
Facility IMP Water Flag:	Not reported

A5 Target Property **BRENT RICHARDSON**
101 WILSHIRE BLVD.
SANTA MONICA, CA 90401

EMI **S100573363**
HAZNET **N/A**

Site 5 of 15 in cluster A

Actual: 99 ft.

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	48658
Air District Name:	SC
SIC Code:	7011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	48658
Air District Name:	SC
SIC Code:	9999
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

HAZNET:

envid:	S100573363
Year:	2013
GEPAID:	CAC002724578
Contact:	BRENT RICHARDSON
Telephone:	3105767777
Mailing Name:	Not reported

BRENT RICHARDSON (Continued) **S100573363**

Mailing Address:	101 WILSHIRE BLVD.
Mailing City,St,Zip:	SANTA MONICA, CA 90401
Gen County:	Los Angeles
TSD EPA ID:	02-IV-99-10
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Solvents Recovery
Tons:	0.825
Cat Decode:	Not reported
Method Decode:	Solvents Recovery
Facility County:	Not reported

A6 Target Property **WOLFF-DINAPOLI, INC** **HAZNET** **S112891690**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90406

Site 6 of 15 in cluster A

Actual: 99 ft.

HAZNET:

envid:	S112891690
Year:	2000
GEPAID:	CAC001438832
Contact:	DUANE BEHRENS/ELLIS ENVIRO
Telephone:	3105441837
Mailing Name:	Not reported
Mailing Address:	11828 LA GRANGE
Mailing City,St,Zip:	LOS ANGELES, CA 900250000
Gen County:	Not reported
TSD EPA ID:	AZC950823111
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Not reported
Tons:	6.74
Cat Decode:	Asbestos containing waste
Method Decode:	Not reported
Facility County:	Los Angeles

A7 Target Property **FAIRMONT HOTEL** **HAZNET** **S112892158**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90406

Site 7 of 15 in cluster A

Actual: 99 ft.

HAZNET:

envid:	S112892158
Year:	2000
GEPAID:	CAC001444056
Contact:	KARL BUCHTA
Telephone:	3108994121
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904060000
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste

FAIRMONT HOTEL (Continued) **S112892158**

Disposal Method: Disposal, Land Fill
Tons: 1.68
Cat Decode: Asbestos containing waste
Method Decode: Disposal, Land Fill
Facility County: Los Angeles

A8 Target Property **MIRAMAR HOTEL CORPORATION** **UST** **U003804872**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90401

Site 8 of 15 in cluster A

Actual: 99 ft.

UST:
Facility ID: 600149
Permitting Agency: SANTA MONICA, CITY OF
Latitude: 34.01691
Longitude: -118.50105

A9 Target Property **FAIRMONT MIRAMAR HOTEL** **HAZNET** **S118214589**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90401

Site 9 of 15 in cluster A

Actual: 99 ft.

HAZNET:
envid: S118214589
Year: 2014
GEPAID: CAC002776294
Contact: RICHARD DESPAIN
Telephone: 3105767777
Mailing Name: Not reported
Mailing Address: 101 WILSHIRE BLVD
Mailing City,St,Zip: SANTA MONICA, CA 90401
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.0504
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

A10 Target Property **FAIRMONT MIRAMAR HOTEL** **HAZNET** **S118199695**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90401

Site 10 of 15 in cluster A

Actual: 99 ft.

HAZNET:
envid: S118199695
Year: 2014
GEPAID: CAC002758052
Contact: RICHARD DESPAIN

FAIRMONT MIRAMAR HOTEL (Continued) **S118199695**

Telephone:	3105767777
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 90401
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.651
Cat Decode:	Aqueous solution with total organic residues less than 10 percent
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Los Angeles

A11 Target Property **AGFA CORPORATION** **HAZNET** **S112905235**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90406

Site 11 of 15 in cluster A

Actual: 99 ft.

HAZNET:

envid:	S112905235
Year:	1999
GEPAID:	CAC002222673
Contact:	AGFA CORPORATION
Telephone:	8002432652
Mailing Name:	Not reported
Mailing Address:	100 CHALLENGER RD
Mailing City,St,Zip:	RIDGEFIELD PARK, NJ 076600000
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Tons:	.2293
Cat Decode:	Photochemicals/photoprocessing waste
Method Decode:	Transfer Station
Facility County:	Los Angeles

A12 Target Property **FAIRMONT HOTEL** **HAZNET** **S113775621**
101 WILSHIRE BLVD **N/A**
SANTA MONICA, CA 90401

Site 12 of 15 in cluster A

Actual: 99 ft.

HAZNET:

envid:	S113775621
Year:	2012
GEPAID:	CAC002688542
Contact:	BRENT
Telephone:	3103193105
Mailing Name:	Not reported
Mailing Address:	101 WILSHIRE BLVD
Mailing City,St,Zip:	SANTA MONICA, CA 904011106
Gen County:	Los Angeles

FAIRMONT HOTEL (Continued) **S113775621**

TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.4
Cat Decode: Not reported
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization
Facility County: Los Angeles

A13 Target Property | **FAIRMONT MIRAMAR HOTEL** | **HAZNET** | **S118224373**
101 WILSHIRE BLVD. | **N/A**
SANTA MONICA, CA 90401

Site 13 of 15 in cluster A

Actual: 99 ft.

HAZNET:
envid: S118224373
Year: 2014
GEPAID: CAC002789045
Contact: RICHARD DESPAIN
Telephone: 3105767777
Mailing Name: Not reported
Mailing Address: 101 WILSHIRE BLVD.
Mailing City,St,Zip: SANTA MONICA, CA 90401
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.134
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

A14 Target Property | **1X MIRAMAR HOTEL CORP** | **HAZNET** | **S112837924**
101 WILSHIRE BLVD | **N/A**
SANTA MONICA, CA 90401

Site 14 of 15 in cluster A

Actual: 99 ft.

HAZNET:
envid: S112837924
Year: 1994
GEPAID: CAC000278169
Contact: MIRAMAR HOTEL CORP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: Not reported
Mailing City,St,Zip: SANTA MONICA, CA 904010000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill

1X MIRAMAR HOTEL CORP (Continued) **S112837924**

Tons:	.8428
Cat Decode:	Asbestos containing waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

envid:	S112837924
Year:	1993
GEPAID:	CAC000278169
Contact:	MIRAMAR HOTEL CORP
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	SANTA MONICA, CA 904010000
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	59.8387999999
Cat Decode:	Asbestos containing waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

envid:	S112837924
Year:	1993
GEPAID:	CAC000278169
Contact:	MIRAMAR HOTEL CORP
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	SANTA MONICA, CA 904010000
Gen County:	Not reported
TSD EPA ID:	CAD009007629
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	5.89960000000
Cat Decode:	Asbestos containing waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

A15 **HOTEL MIRAMAR VALET SERVICE** **EDR Hist Cleaner** **1009143769**
SSW **1133 OCEAN AV** **N/A**
< 1/8 **SANTA MONICA, CA**
0.025 mi.
130 ft. **Site 15 of 15 in cluster A**

Relative:
Lower

Actual:
97 ft.

EDR Historical Cleaners:

Name:	HOTEL MIRAMAR VALET SERVICE
Year:	1954
Type:	CLEANERS AND DYERS

Name:	HOTEL MIRAMAR VALET SERVICE
Year:	1954
Type:	CLEANERS AND DYERS

16 NE < 1/8 0.059 mi. 309 ft. | **MURPHY J J**
1131 2ND ST
SANTA MONICA, CA | **EDR Hist Auto** | **1009050957**
N/A

Relative: Higher
Actual: 105 ft.

EDR Historical Auto Stations:

Name: MURPHY J J
Year: 1928
Type: AUTOMOBILE GARAGES

Name: KUBISCH A F
Year: 1933
Type: AUTOMOBILE GARAGES

Name: MIRAMAR GARAGE
Year: 1936
Type: AUTOMOBILE GARAGES

Name: BENNING J C
Year: 1940
Type: AUTOMOBILE REPAIRING

Name: BENNING J C
Year: 1940
Type: AUTOMOBILE GARAGES

Name: MIRAMAR GARAGE
Year: 1948
Type: AUTOMOBILE GARAGES

B17 ENE < 1/8 0.061 mi. 322 ft. | **SULTEN MAX W**
1151 2ND ST
SANTA MONICA, CA | **EDR Hist Cleaner** | **1009164271**
N/A

Site 1 of 2 in cluster B

Relative: Higher
Actual: 102 ft.

EDR Historical Cleaners:

Name: SULTEN MAX W
Year: 1954
Type: CLEANERS AND DYERS

B18 ENE < 1/8 0.061 mi. 322 ft. | **SULTEN MAX W**
1151 2ND
SANTA MONICA, CA | **EDR Hist Cleaner** | **1009143661**
N/A

Site 2 of 2 in cluster B

Relative: Higher
Actual: 102 ft.

EDR Historical Cleaners:

Name: SULTEN MAX W
Year: 1954
Type: CLEANERS AND DYERS

19 ESE < 1/8 0.077 mi. 407 ft. — **SISSON & HARTLEY S TEXACO SERVICE**, **132 WILSHIRE BLVD**, **SANTA MONICA, CA** — **EDR Hist Auto** — **1009021878**, **N/A**

Relative: Lower
Actual: 96 ft.

EDR Historical Auto Stations:

Name: SISSON & HARTLEY S TEXACO SERVICE
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SISSON & HARTLEY S TEXACO SERVICE
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

C20 SE < 1/8 0.094 mi. 496 ft. — **100 WILSHIRE BLVD**, **SANTA MONICA, CA 90401** — **EDR Hist Auto** — **1015118782**, **N/A**

Site 1 of 2 in cluster C

Relative: Lower
Actual: 92 ft.

EDR Historical Auto Stations:

Name: SANTA MONICA AUTO CARE INC
Year: 2005
Address: 100 WILSHIRE BLVD

Name: J & G AUTO REPAIR INC
Year: 2006
Address: 100 WILSHIRE BLVD

Name: J & G AUTO REPAIR INC
Year: 2007
Address: 100 WILSHIRE BLVD

Name: J & G AUTO REPAIR INC
Year: 2008
Address: 100 WILSHIRE BLVD

Name: J & G AUTO REPAIR INC
Year: 2009
Address: 100 WILSHIRE BLVD

C21 SSE < 1/8 0.102 mi. 541 ft. — **OLSEN JIM SHELL SERVICE**, **1205 OCEAN AV**, **SANTA MONICA, CA** — **EDR Hist Auto** — **1009021757**, **N/A**

Site 2 of 2 in cluster C

Relative: Lower
Actual: 88 ft.

EDR Historical Auto Stations:

Name: SHELL OIL CO
Year: 1940
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SMITH E C
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SMITH E C

OLSEN JIM SHELL SERVICE (Continued) **1009021757**

Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Name: OLSEN JIM SHELL SERVICE
Year: 1954
Type: GASOLINE STATIONS

Name: OLSEN JIM SHELL SERVICE
Year: 1954
Type: GASOLINE STATIONS

D22
East
< 1/8
0.113 mi.
595 ft.

GREEN LENA MRS
219 WILSHIRE BLVD
SANTA MONICA, CA

EDR Hist Cleaner **1009143481**
N/A

Site 1 of 6 in cluster D

Relative:
Higher

Actual:
100 ft.

EDR Historical Cleaners:
Name: GREEN LENA MRS
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

Name: GREEN LENA MRS
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

23
WSW
< 1/8
0.114 mi.
600 ft.

AMERICAN DYE WORKS
1109 OCEAN FRONT WK
SANTA MONICA, CA

EDR Hist Cleaner **1009144784**
N/A

Relative:
Lower

Actual:
21 ft.

EDR Historical Cleaners:
Name: AMERICAN DYE WORKS
Year: 1920
Type: CLEANERS AND DYERS

D24
East
< 1/8
0.114 mi.
601 ft.

GREEN LENA MRS
221 WILSHIRE BLVD
SANTA MONICA, CA

EDR Hist Cleaner **1009143901**
N/A

Site 2 of 6 in cluster D

Relative:
Higher

Actual:
101 ft.

EDR Historical Cleaners:
Name: GREEN LENA MRS
Year: 1928
Type: CLOTHES PRESSERS, CLEANERS AND REPAIRERS

D25 East < 1/8 0.115 mi. 607 ft. — **GREENBERG ABR**, **223 WILSHIRE BLVD**, **SANTA MONICA, CA** — **EDR Hist Cleaner** — **1009143641** / **N/A**

Site 3 of 6 in cluster D

Relative: Higher
Actual: 101 ft.

EDR Historical Cleaners:

Name: GREENBERG ABR
Year: 1940
Type: CLOTHES PRESSERS AND CLEANERS

Name: GREENBERG ABR
Year: 1940
Type: CLOTHES PRESSERS AND CLEANERS

D26 ENE < 1/8 0.116 mi. 614 ft. — **GUNTHER & WOOD**, **225 WILSHIRE BLVD**, **SANTA MONICA, CA** — **EDR Hist Auto** — **1009018348** / **N/A**

Site 4 of 6 in cluster D

Relative: Higher
Actual: 101 ft.

EDR Historical Auto Stations:

Name: GUNTHER & WOOD
Year: 1940
Type: GASOLINE AND OIL SERVICE STATIONS

Name: GUNTHER & WOOD
Year: 1940
Type: GASOLINE AND OIL SERVICE STATIONS

D27 ENE < 1/8 0.117 mi. 620 ft. — **SMELTZER R C**, **227 WILSHIRE BLVD**, **SANTA MONICA, CA** — **EDR Hist Auto** — **1009018278** / **N/A**

Site 5 of 6 in cluster D

Relative: Higher
Actual: 101 ft.

EDR Historical Auto Stations:

Name: GUNTHER & WOOD
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: GUNTHER & WOOD
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: GUNTHER & WOOD
Year: 1936
Type: GASOLINE AND OIL SERVICE STATIONS

Name: GUNTHER & WOOD
Year: 1936
Type: GASOLINE AND OIL SERVICE STATIONS

Name: DRURY R S
Year: 1936
Type: AUTOMOBILE REPAIRING

Name: DRURY R S

SMELTZER R C (Continued) **1009018278**

Year: 1936
Type: AUTOMOBILE REPAIRING

Name: SMELTZER R C
Year: 1948
Type: AUTO REPAIRS

Name: VATIS A T
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Name: VATIS A T
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SMELTZER R C
Year: 1948
Type: AUTOMOBILE REPAIRING

D28
ENE
< 1/8
0.117 mi.
620 ft.

DRURY R **EDR Hist Auto** **1009018891**
5 227 WILSHIRE BLVD **N/A**
SANTA MONICA, CA

Site 6 of 6 in cluster D

Relative:
Higher

Actual:
101 ft.

EDR Historical Auto Stations:
Name: DRURY R
Year: 1933
Type: AUTOMOBILE REPAIRING

Name: DRURY R
Year: 1933
Type: AUTOMOBILE REPAIRING

29
East
1/8-1/4
0.170 mi.
899 ft.

LYNCH MOTORS **RCRA-SQG** **1000169550**
1229 SANTA MONICA BLVD **LUST** **CAD981639248**
SANTA MONICA, CA 90404 **SWEEPS UST**
HIST UST
CA FID UST
FINDS
ECHO

Relative:
Higher

Actual:
100 ft.

RCRA-SQG:
Date form received by agency: 09/09/1987
Facility name: LYNCH MOTORS
Facility address: 1229 SANTA MONICA BLVD
SANTA MONICA, CA 90404
EPA ID: CAD981639248
Contact: JESS MARSHALL
Contact address: 1229 SANTA MONICA BLVD
SANTA MONICA, CA 90404
Contact country: US
Contact telephone: (213) 393-9881
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator

LYNCH MOTORS (Continued) **1000169550**

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	RICHARD CIRAMI
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(213) 393-9881
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Historical Generators:

Date form received by agency:	09/09/1987
Site name:	LYNCH MOTORS
Classification:	Small Quantity Generator
Violation Status:	No violations found

LUST:

Region:	STATE
Global Id:	T0603745140
Latitude:	34.022969
Longitude:	-118.487409

LYNCH MOTORS (Continued) **1000169550**

Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	02/11/2003
Lead Agency:	SANTA MONICA, CITY OF
Case Worker:	MH
Local Agency:	SANTA MONICA, CITY OF
RB Case Number:	904040425
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603745140
Contact Type:	Local Agency Caseworker
Contact Name:	MONICA HANLEY
Organization Name:	SANTA MONICA, CITY OF
Address:	333 Olympic Drive - 2nd Floor
City:	SANTA MONICA
Email:	monica.hanley@smgov.net
Phone Number:	Not reported

Global Id:	T0603745140
Contact Type:	Regional Board Caseworker
Contact Name:	CURT M. CHARMLEY
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	LOS ANGELES
Email:	ccharmley@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0603745140
Status:	Completed - Case Closed
Status Date:	02/11/2003

Global Id:	T0603745140
Status:	Open - Case Begin Date
Status Date:	05/22/2001

Global Id:	T0603745140
Status:	Open - Site Assessment
Status Date:	06/08/2001

Regulatory Activities:

Global Id:	T0603745140
Action Type:	Other
Date:	06/08/2001
Action:	Leak Reported

Global Id:	T0603745140
Action Type:	Other
Date:	05/22/2001
Action:	Leak Discovery

LYNCH MOTORS (Continued) **1000169550**

Global Id: T0603745140
Action Type: ENFORCEMENT
Date: 02/11/2003
Action: Closure/No Further Action Letter

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 904040425
Status: Pollution Characterization
Substance: UNK
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Undefined
Abatement Method Used at the Site: Not reported
Global ID: T0603745140
W Global ID: Not reported
Staff: Not reported
Local Agency: 19033
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 5/22/2001
Date Leak First Reported: 6/8/2001
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Close Tank
Cause of Leak: UNK
Leak Source: Piping
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 6373.194223555979264344943063 2
Source of Cleanup Funding: Piping
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/8/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: ROBERT KRAMER
RP Address: 1229 SANTA MONICA BLVD.
Program: LUST

LYNCH MOTORS (Continued) **1000169550**

Lat/Long:	34.022969 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

SWEEPS UST:

Status:	Active
Comp Number:	61133
Number:	1
Board Of Equalization:	44-010582
Referral Date:	02-11-91
Action Date:	02-11-91
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	19-033-061133-000001
Tank Status:	A
Capacity:	500
Active Date:	02-11-91
Tank Use:	OIL
STG:	W
Content:	WASTE OIL
Number Of Tanks:	2

Status:	Active
Comp Number:	61133
Number:	1
Board Of Equalization:	44-010582
Referral Date:	02-11-91
Action Date:	02-11-91
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	19-033-061133-000002
Tank Status:	A
Capacity:	4000
Active Date:	02-11-91
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

HIST UST:

File Number:	0002795B
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002795B.pdf
Region:	STATE
Facility ID:	00000061133
Facility Type:	Other
Other Type:	AUTOMOBILE DEALERSHI
Contact Name:	CLAES MARELD
Telephone:	2133939881
Owner Name:	LYNCH MOTORS INC.
Owner Address:	1229 SANTA MONICA BL.
Owner City,St,Zip:	SANTA MONICA, CA 90404

LYNCH MOTORS (Continued) **1000169550**

Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19022940
Regulated By: UTNKA
Regulated ID: 00061133
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133939881
Mail To: Not reported
Mailing Address: 1229 SANTA MONICA BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: SANTA MONICA 90404
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:

Registry ID: 110002734774

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Registry ID: 110055785440

Environmental Interest/Information System

LYNCH MOTORS (Continued) **1000169550**

STATE MASTER

ECHO:

Envid:	1000169550
Registry ID:	110002734774
FIPS Code:	06037
EPA Region:	09
Indian Country Flag:	N
Federal Flag:	Not reported
US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported
NAA Flag:	Y
Latitude:	34.02336
Longitude:	-118.48711
Map Icon:	RCRA-IC-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	CENTER OF A FACILITY OR STATION
Accuracy Meters:	30
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	Not reported
Derived STCT FPS:	06037
Derived Zip:	90404
Derived CD113:	33
Derived CB2010:	060377015022008
Percent Minority:	32.022
Pop Den:	9301.2
Major Flag:	Not reported
Active Flag:	Y
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	0
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported
QTRS in NC:	0
Programs in SNC:	0
Curr Compliance Status:	No Violation
Curr SNC Flag:	N
3yr Compliance Status:	_____
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	Y
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported
CAA SICS:	Not reported

LYNCH MOTORS (Continued) **1000169550**

CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported
CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported
CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported
NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	CAD981639248
RCRA Permit Types:	SQG
RCRA NAICS:	Not reported
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported
RCRA QTRS in NC:	0
RCRA Curr Compliance Status:	No Violation
RCRA Curr SNC Flag:	N
RCRA 3yr Compl Qtrs Status:	_____
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported
TRI Reporter in Past:	Not reported

LYNCH MOTORS (Continued) **1000169550**

FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported
FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002734774
Facility SIC Codes:	Not reported
Facility NAICS Codes:	Not reported
Facility Date Last Inspection EPA:	Not reported
Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported
Facility Date Last Formal ACT ST:	Not reported
Facility Date Last Inforamal ACT EPA:	Not reported
Facility Date Last Informal ACT ST:	Not reported
Facility Federal Agency:	Not reported
TRI Reporter:	Not reported
Facility IMP Water Flag:	Not reported
Envid:	1000169550
Registry ID:	110055785440
FIPS Code:	19
EPA Region:	09
Indian Country Flag:	Not reported
Federal Flag:	Not reported
US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported
NAA Flag:	Y
Latitude:	34.02336
Longitude:	-118.48711
Map Icon:	NONE-UNK-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	CENTER OF A FACILITY OR STATION
Accuracy Meters:	30
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	Not reported
Derived STCT FPS:	06037
Derived Zip:	90404
Derived CD113:	33
Derived CB2010:	060377015022008
Percent Minority:	32.022
Pop Den:	9301.2
Major Flag:	Not reported
Active Flag:	Not reported
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	Not reported
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported

LYNCH MOTORS (Continued) **1000169550**

QTRS in NC:	Not reported
Programs in SNC:	0
Curr Compliance Status:	Not reported
Curr SNC Flag:	N
3yr Compliance Status:	Not reported
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	N
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported
CAA SICS:	Not reported
CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported
CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported
CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported
NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	Not reported
RCRA Permit Types:	Not reported
RCRA NAICS:	Not reported
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported

LYNCH MOTORS (Continued) **1000169550**

RCRA QTRS in NC:	Not reported
RCRA Curr Compliance Status:	Not reported
RCRA Curr SNC Flag:	N
RCRA 3yr Compl Qtrs Status:	Not reported
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported
TRI Reporter in Past:	Not reported
FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported
FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110055785440
Facility SIC Codes:	Not reported
Facility NAICS Codes:	Not reported
Facility Date Last Inspection EPA:	Not reported
Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported
Facility Date Last Formal ACT ST:	Not reported
Facility Date Last Inforamal ACT EPA:	Not reported
Facility Date Last Informal ACT ST:	Not reported
Facility Federal Agency:	Not reported
TRI Reporter:	Not reported
Facility IMP Water Flag:	Not reported

30
ENE
1/8-1/4
0.188 mi.
994 ft.

ALLSPORT USA INC **RCRA-SQG** **1000905048**
320 WILSHIRE BLVD UNIT 300 **FINDS** **CA0000284265**
SANTA MONICA, CA 90401 **ECHO**

Relative:
Higher

Actual:
105 ft.

RCRA-SQG:

Date form received by agency:	04/28/1994
Facility name:	ALLSPORT USA INC
Facility address:	320 WILSHIRE BLVD UNIT 300 SANTA MONICA, CA 90401
EPA ID:	CA0000284265
Mailing address:	WILSHIRE BLVD UNIT 300 SANTA MONICA, CA 90401
Contact:	SCOTT RIDGWAY
Contact address:	320 WILSHIRE BLVD UNIT 300 SANTA MONICA, CA 90401
Contact country:	US
Contact telephone:	(310) 395-2955
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of

ALLSPORT USA INC (Continued) **1000905048**

hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	STEVE POWELL
Owner/operator address:	320 WILSHIRE BLVD NO 300 SANTA MONICA, CA 90401
Owner/operator country:	Not reported
Owner/operator telephone:	(310) 395-2955
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002616456

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid:	1000905048
Registry ID:	110002616456
FIPS Code:	06037
EPA Region:	09
Indian Country Flag:	N
Federal Flag:	Not reported
US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported

ALLSPORT USA INC (Continued) **1000905048**

NAA Flag:	Y
Latitude:	34.01859
Longitude:	-118.49846
Map Icon:	RCRA-IC-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	CENTER OF A FACILITY OR STATION
Accuracy Meters:	30
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	Not reported
Derived STCT FPS:	06037
Derived Zip:	90401
Derived CD113:	33
Derived CB2010:	060377019022000
Percent Minority:	29.786
Pop Den:	9151.25
Major Flag:	Not reported
Active Flag:	Y
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	0
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported
QTRS in NC:	0
Programs in SNC:	0
Curr Compliance Status:	No Violation
Curr SNC Flag:	N
3yr Compliance Status:	_____
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	Y
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported
CAA SICS:	Not reported
CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported
CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported
CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported

ALLSPORT USA INC (Continued) **1000905048**

NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	CA0000284265
RCRA Permit Types:	SQG
RCRA NAICS:	Not reported
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported
RCRA QTRS in NC:	0
RCRA Curr Compliance Status:	No Violation
RCRA Curr SNC Flag:	N
RCRA 3yr Compl Qtrs Status:	_____
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported
TRI Reporter in Past:	Not reported
FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported
FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002616456
Facility SIC Codes:	Not reported
Facility NAICS Codes:	Not reported
Facility Date Last Inspection EPA:	Not reported
Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported

ALLSPORT USA INC (Continued) **1000905048**

Facility Date Last Formal ACT ST: Not reported
Facility Date Last Inforamal ACT EPA: Not reported
Facility Date Last Informal ACT ST: Not reported
Facility Federal Agency: Not reported
TRI Reporter: Not reported
Facility IMP Water Flag: Not reported

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31 SE 1/8-1/4 0.204 mi. 1077 ft.

SHANGRI LA HOTEL
1301 OCEAN AVE
SANTA MONICA, CA 90401

RCRA NonGen / NLR **1010561809**
HAZNET **CAP000183434**

Relative: Lower

Actual: 76 ft.

RCRA NonGen / NLR:
Date form received by agency: 08/03/2007
Facility name: SHANGRI LA HOTEL
Facility address: 1301 OCEAN AVE
SANTA MONICA, CA 90401
EPA ID: CAP000183434
Mailing address: 11400 W OLYMPIC BLVD
STE 860
LOS ANGELES, CA 90064
Contact: DINO NANNI
Contact address: 11400 W OLYMPIC BLVD STE 860
LOS ANGELES, CA 90064
Contact country: US
Contact telephone: 310-394-2791
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: INDUS INVESTMENTS INC
Owner/operator address: 1301 OCEAN AVE
SANTA MONICA, CA 90401
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/25/1983
Owner/Op end date: Not reported

Owner/operator name: INDUS INVESTMENTS INC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/25/1983
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No

SHANGRI LA HOTEL (Continued) **1010561809**

Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 04/20/2007
Site name: SHANGRI LA HOTEL
Classification: Large Quantity Generator

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

HAZNET:
envid: 1010561809
Year: 2007
GEPAID: CAP000183434
Contact: DINO NANNI
Telephone: 3103942791
Mailing Name: Not reported
Mailing Address: 11400 W OLYMPIC BLVD STE 860
Mailing City,St,Zip: LOS ANGELES, CA 900640000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.9
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1010561809
Year: 2007
GEPAID: CAP000183434
Contact: DINO NANNI
Telephone: 3103942791
Mailing Name: Not reported
Mailing Address: 11400 W OLYMPIC BLVD STE 860
Mailing City,St,Zip: LOS ANGELES, CA 900640000
Gen County: Not reported
TSD EPA ID: CAT000646117
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)

SHANGRI LA HOTEL (Continued) **1010561809**

Tons: 452.58
Cat Decode: Other organic solids
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization
Facility County: Los Angeles

envid: 1010561809
Year: 2007
GEPAID: CAP000183434
Contact: DINO NANNI
Telephone: 3103942791
Mailing Name: Not reported
Mailing Address: 11400 W OLYMPIC BLVD STE 860
Mailing City,St,Zip: LOS ANGELES, CA 900640000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 26
Cat Decode: Asbestos containing waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization
Facility County: Los Angeles

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32 ENE 1/8-1/4 0.229 mi. 1208 ft.

THE GETTY RESEARCH INSTITUTE
401 WILSHIRE BLVD
SANTA MONICA, CA 90401

RCRA-SQG 1000159983
FINDS CAD982480345
ECHO

Relative: Higher

Actual: 108 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: THE GETTY RESEARCH INSTITUTE
Facility address: 401 WILSHIRE BLVD
FLOORS 6 AND 12
SANTA MONICA, CA 90401
EPA ID: CAD982480345
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212

THE GETTY RESEARCH INSTITUTE (Continued) **1000159983**

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: J PAUL GETTY TRUST
Owner/operator address: 401 WILSHIRE BLVD STE 900
SANTA MONICA, CA 90401
Owner/operator country: Not reported
Owner/operator telephone: (310) 395-0388
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 08/09/1996
Site name: THE GETTY RESEARCH INSTITUTE
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002824711

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Registry ID: 110055727744

Environmental Interest/Information System
STATE MASTER

THE GETTY RESEARCH INSTITUTE (Continued) **1000159983**

ECHO:

Envid:	1000159983
Registry ID:	110055727744
FIPS Code:	19
EPA Region:	09
Indian Country Flag:	Not reported
Federal Flag:	Not reported
US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported
NAA Flag:	Y
Latitude:	34.01987
Longitude:	-118.49866
Map Icon:	NONE-UNK-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	CENTER OF A FACILITY OR STATION
Accuracy Meters:	30
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	Not reported
Derived STCT FPS:	06037
Derived Zip:	90401
Derived CD113:	33
Derived CB2010:	060377014023013
Percent Minority:	29.772
Pop Den:	8733.33
Major Flag:	Not reported
Active Flag:	Not reported
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	Not reported
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported
QTRS in NC:	Not reported
Programs in SNC:	0
Curr Compliance Status:	Not reported
Curr SNC Flag:	N
3yr Compliance Status:	Not reported
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	N
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported
CAA SICS:	Not reported
CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported

THE GETTY RESEARCH INSTITUTE (Continued) **1000159983**

CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported
CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported
NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	Not reported
RCRA Permit Types:	Not reported
RCRA NAICS:	Not reported
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported
RCRA QTRS in NC:	Not reported
RCRA Curr Compliance Status:	Not reported
RCRA Curr SNC Flag:	N
RCRA 3yr Compl Qtrs Status:	Not reported
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported
TRI Reporter in Past:	Not reported
FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported

THE GETTY RESEARCH INSTITUTE (Continued) **1000159983**

FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110055727744
Facility SIC Codes:	Not reported
Facility NAICS Codes:	Not reported
Facility Date Last Inspection EPA:	Not reported
Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported
Facility Date Last Formal ACT ST:	Not reported
Facility Date Last Inforamal ACT EPA:	Not reported
Facility Date Last Informal ACT ST:	Not reported
Facility Federal Agency:	Not reported
TRI Reporter:	Not reported
Facility IMP Water Flag:	Not reported

Envid:	1000159983
Registry ID:	110002824711
FIPS Code:	06037
EPA Region:	09
Indian Country Flag:	N
Federal Flag:	Not reported
US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported
NAA Flag:	Y
Latitude:	34.01987
Longitude:	-118.49866
Map Icon:	RCRA-IC-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	CENTER OF A FACILITY OR STATION
Accuracy Meters:	30
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	Not reported
Derived STCT FPS:	06037
Derived Zip:	90401
Derived CD113:	33
Derived CB2010:	060377014023013
Percent Minority:	29.772
Pop Den:	8733.33
Major Flag:	Not reported
Active Flag:	Y
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	0
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported
QTRS in NC:	0
Programs in SNC:	0
Curr Compliance Status:	No Violation

THE GETTY RESEARCH INSTITUTE (Continued) **1000159983**

Curr SNC Flag:	N
3yr Compliance Status:	_____
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	Y
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported
CAA SICS:	Not reported
CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported
CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported
CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported
NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	CAD982480345
RCRA Permit Types:	SQG
RCRA NAICS:	611699
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported
RCRA QTRS in NC:	0
RCRA Curr Compliance Status:	No Violation
RCRA Curr SNC Flag:	N

THE GETTY RESEARCH INSTITUTE (Continued) **1000159983**

RCRA 3yr Compl Qtrs Status:	_____
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported
TRI Reporter in Past:	Not reported
FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported
FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002824711
Facility SIC Codes:	Not reported
Facility NAICS Codes:	611699
Facility Date Last Inspection EPA:	Not reported
Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported
Facility Date Last Formal ACT ST:	Not reported
Facility Date Last Inforamal ACT EPA:	Not reported
Facility Date Last Informal ACT ST:	Not reported
Facility Federal Agency:	Not reported
TRI Reporter:	Not reported
Facility IMP Water Flag:	Not reported

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33 ENE 1/4-1/2 0.266 mi. 1405 ft.

CHEVRON STATION #9-0716
432 WILSHIRE BLVD.
SANTA MONICA, CA 90401

LUST **U001563911**
HIST UST **N/A**

Relative: Higher

Actual: 109 ft.

LUST:

Region:	STATE
Global Id:	T10000000688
Latitude:	34.0417986
Longitude:	-118.4703057
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/19/2010
Lead Agency:	SANTA MONICA, CITY OF
Case Worker:	MH
Local Agency:	SANTA MONICA, CITY OF
RB Case Number:	Not reported
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	MTBE / TBA / Other Fuel Oxygenates, Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

CHEVRON STATION #9-0716 (Continued) **U001563911**

Global Id:	T10000000688
Contact Type:	Local Agency Caseworker
Contact Name:	MONICA HANLEY
Organization Name:	SANTA MONICA, CITY OF
Address:	333 Olympic Drive - 2nd Floor
City:	SANTA MONICA
Email:	monica.hanley@smgov.net
Phone Number:	Not reported

Status History:

Global Id:	T10000000688
Status:	Completed - Case Closed
Status Date:	05/19/2010
Global Id:	T10000000688
Status:	Open - Case Begin Date
Status Date:	02/17/2004
Global Id:	T10000000688
Status:	Open - Site Assessment
Status Date:	01/13/2009

Regulatory Activities:

Global Id:	T10000000688
Action Type:	ENFORCEMENT
Date:	01/13/2009
Action:	Technical Correspondence / Assistance / Other
Global Id:	T10000000688
Action Type:	Other
Date:	02/17/2004
Action:	Leak Stopped
Global Id:	T10000000688
Action Type:	Other
Date:	01/13/2009
Action:	Leak Reported
Global Id:	T10000000688
Action Type:	Other
Date:	02/17/2004
Action:	Leak Discovery

HIST UST:

File Number:	00026C06
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026C06.pdf
Region:	STATE
Facility ID:	00000061885
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	HOLMES,GEORGE W
Telephone:	2133944565
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105

CHEVRON STATION #9-0716 (Continued) **U001563911**

Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

34
ESE
1/2-1
0.628 mi.
3314 ft.

FORMER SEARS AUTO CENTER #6081
402 COLORADO AVENUE
SANTA MONICA, CA 90401

ENVIROSTOR **S108220108**
VCP **N/A**

Relative:
Lower

Actual:
69 ft.

ENVIROSTOR:

Facility ID:	60001260
Status:	No Further Action
Status Date:	04/04/2012
Site Code:	301488
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.2
NPL:	NO
Regulatory Agencies:	SMBRP, CITY OF SANTA MONICA
Lead Agency:	CITY OF SANTA MONICA
Program Manager:	Not reported

FORMER SEARS AUTO CENTER #6081 (Continued) **S108220108**

Supervisor: Rita Kamat
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.01379
Longitude: -118.4919
APN: NONE SPECIFIED
Past Use: VEHICLE MAINTENANCE
Potential COC: Under Investigation Benzene TPH-diesel TPH-gas
Confirmed COC: 30003-NO 30024-NO 30025-NO 31001-NO
Potential Description: OTH, SOIL, SV
Alias Name: 301488
Alias Type: Project Code (Site Code)
Alias Name: 60001260
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 03/22/2011
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 04/08/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/03/2010
Comments: Waiting for RP to sign a VCA Amendment, and to submit a work plan for additional investigation

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/25/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 04/04/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/20/2011
Comments: Not reported

FORMER SEARS AUTO CENTER #6081 (Continued) **S108220108**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 03/10/2010
Comments: VCA Executed

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 60001260
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP, CITY OF SANTA MONICA
Lead Agency: CITY OF SANTA MONICA
Lead Agency Description: SANTA MONICA, CITY OF
Project Manager: Not reported
Supervisor: Rita Kamat
Division Branch: Cleanup Chatsworth
Site Code: 301488
Assembly: 50
Senate: 26
Special Programs Code: Voluntary Cleanup Program
Status: No Further Action
Status Date: 04/04/2012
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.01379 / -118.4919
APN: NONE SPECIFIED
Past Use: VEHICLE MAINTENANCE
Potential COC: 31001, 30003, 30024, 30025
Confirmed COC: 30003-NO,30024-NO,30025-NO,31001-NO
Potential Description: OTH, SOIL, SV
Alias Name: 301488
Alias Type: Project Code (Site Code)
Alias Name: 60001260
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 03/22/2011
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

FORMER SEARS AUTO CENTER #6081 (Continued) **S108220108**

Completed Document Type: Site Characterization Workplan
Completed Date: 04/08/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/03/2010
Comments: Waiting for RP to sign a VCA Amendment, and to submit a work plan for additional investigation

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/25/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 04/04/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/20/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 03/10/2010
Comments: VCA Executed

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

---

35 **RAND CORP** **RCRA-SQG** **1000182984**
SE **1700 MAIN ST** **ENVIROSTOR** **CAD982002594**
1/2-1 **SANTA MONICA, CA 90401** **FINDS**
0.779 mi. **EMI**
4113 ft. **HAZNET**
NPDES
Relative: **LA Co. Site Mitigation**
Lower **ECHO**

Actual:
62 ft.

RCRA-SQG:
Date form received by agency: 06/17/1987
Facility name: RAND CORP
Facility address: 1700 MAIN ST

RAND CORP (Continued) **1000182984**

	SANTA MONICA, CA 90406
EPA ID:	CAD982002594
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1700 MAIN ST SANTA MONICA, CA 90406
Contact country:	US
Contact telephone:	(213) 393-0411
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	RAND CORP
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

RAND CORP (Continued) **1000182984**

ENVIROSTOR:

Facility ID:	70000146
Status:	Refer: 1248 Local Agency
Status Date:	09/05/2005
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	LA CNTY FIRE DEPT. (BILLING AND UST), LOS ANGELES COUNTY
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Greg Holmes
Division Branch:	Cleanup Cypress
Assembly:	41
Senate:	Not reported
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	0
Longitude:	0
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	70000146
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

FINDS:

Registry ID: 110002773008

Environmental Interest/Information System
AIR EMISSIONS CLASSIFICATION UNKNOWN

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal

RAND CORP (Continued) **1000182984**

facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	3764
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8731
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8731
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0

RAND CORP (Continued) **1000182984**

NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8733
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8733
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8733
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2000

RAND CORP (Continued) **1000182984**

County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8733
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	1308
Air District Name:	SC
SIC Code:	8733
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

HAZNET:

envid:	1000182984
Year:	2006
GEPAID:	CAD982002594
Contact:	BILL HOLMES
Telephone:	3103930411
Mailing Name:	Not reported
Mailing Address:	PO BOX 2138
Mailing City,St,Zip:	SANTA MONICA, CA 904072138
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	8.42
Cat Decode:	Asbestos containing waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

envid:	1000182984
Year:	2006
GEPAID:	CAD982002594
Contact:	BILL HOLMES
Telephone:	3103930411

RAND CORP (Continued) **1000182984**

Mailing Name:	Not reported
Mailing Address:	PO BOX 2138
Mailing City,St,Zip:	SANTA MONICA, CA 904072138
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	8.42
Cat Decode:	Asbestos containing waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

envid:	1000182984
Year:	2006
GEPAID:	CAD982002594
Contact:	BILL HOLMES
Telephone:	3103930411
Mailing Name:	Not reported
Mailing Address:	PO BOX 2138
Mailing City,St,Zip:	SANTA MONICA, CA 904072138
Gen County:	Not reported
TSD EPA ID:	CAD097030993
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.22
Cat Decode:	Photochemicals/photoprocessing waste
Method Decode:	Recycler
Facility County:	Los Angeles

envid:	1000182984
Year:	2006
GEPAID:	CAD982002594
Contact:	BILL HOLMES
Telephone:	3103930411
Mailing Name:	Not reported
Mailing Address:	PO BOX 2138
Mailing City,St,Zip:	SANTA MONICA, CA 904072138
Gen County:	Not reported
TSD EPA ID:	CAT000646117
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Disposal, Land Fill
Tons:	15.17
Cat Decode:	Other inorganic solid waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

envid:	1000182984
Year:	2006
GEPAID:	CAD982002594
Contact:	BILL HOLMES
Telephone:	3103930411
Mailing Name:	Not reported
Mailing Address:	PO BOX 2138
Mailing City,St,Zip:	SANTA MONICA, CA 904072138

RAND CORP (Continued) **1000182984**

Gen County:	Not reported
TSD EPA ID:	CAD097030993
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.22
Cat Decode:	Photochemicals/photoprocessing waste
Method Decode:	Recycler
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
63 additional CA_HAZNET: record(s) in the EDR Site Report.

NPDES:

Npdes Number:	Not reported
Facility Status:	Not reported
Agency Id:	Not reported
Region:	4
Regulatory Measure Id:	413076
Order No:	Not reported
Regulatory Measure Type:	Construction
Place Id:	Not reported
WDID:	4 19C361145
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	4/14/2014
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
RECEIVED DATE:	5/17/2011
PROCESSED DATE:	6/6/2011
STATUS CODE NAME:	Terminated
STATUS DATE:	6/9/2014
PLACE SIZE:	6
PLACE SIZE UNIT:	Acres
FACILITY CONTACT NAME:	Jean Belllman
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	310-458-8725
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	jean.bellman@smgov.net
OPERATOR NAME:	City of Santa Monica
OPERATOR ADDRESS:	1437 4th Street Suite 300
OPERATOR CITY:	Santa Monica
OPERATOR STATE:	California
OPERATOR ZIP:	90401
OPERATOR CONTACT NAME:	Jean Belllman
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	310-458-8725
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	jean.bellman@smgov.net
OPERATOR TYPE:	City/Town Agency
DEVELOPER NAME:	City of Santa Monica
DEVELOPER ADDRESS:	1437 4th Street Suite 300

RAND CORP (Continued) **1000182984**

DEVELOPER CITY:	Santa Monica
DEVELOPER STATE:	California
DEVELOPER ZIP:	90401
DEVELOPER CONTACT NAME:	Jean Belllman
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	N
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Y
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Public Park
CONSTYPE OTHER IND:	Y
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	N
RECEIVING WATER NAME:	Santa Monica Bay
CERTIFIER NAME:	Jean Belllman
CERTIFIER TITLE:	Architect
CERTIFICATION DATE:	17-MAY-11
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported
Npdes Number:	CAS000002
Facility Status:	Terminated
Agency Id:	0
Region:	4
Regulatory Measure Id:	413076
Order No:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	4 19C361145
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/06/2011
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	04/14/2014
Discharge Name:	City of Santa Monica
Discharge Address:	1437 4th Street Suite 300
Discharge City:	Santa Monica
Discharge State:	California
Discharge Zip:	90401
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported

RAND CORP (Continued) **1000182984**

PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported

LA Co. Site Mitigation:

Facility ID:	Not reported
Site ID:	Not reported
Jurisdiction:	Not reported
Case ID:	Not reported

RAND CORP (Continued) **1000182984**

Abated: Yes
Assigned To: Shahin Nourishad
Entered Date: Not reported

ECHO:

Envid:	1000182984
Registry ID:	110002773008
FIPS Code:	06037
EPA Region:	09
Indian Country Flag:	N
Federal Flag:	Not reported
US Mexico Border Flag:	N
Chesapeake Bay Flag:	Not reported
NAA Flag:	Y
Latitude:	34.01091
Longitude:	-118.49153
Map Icon:	RCRA-IC-MN-N.png
Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters:	50
Derived Tribes:	Not reported
Derived Huc:	18070104
Derived WBD:	180701040502
Derived STCT FPS:	06037
Derived Zip:	90401
Derived CD113:	33
Derived CB2010:	060377019023015
Percent Minority:	30.903
Pop Den:	9787.85
Major Flag:	Not reported
Active Flag:	Y
MYRTK Universe:	NNN
Inspection Count:	0
Date Last Inspection:	Not reported
Days Last Inspection:	Not reported
Informal Count:	0
Date Last Informal Action:	Not reported
Formal Action Count:	0
Date Last Formal Action:	Not reported
Total Penalties:	0
Penalty Count:	0
Date Last Penalty:	Not reported
Last Penalty Amount:	Not reported
QTRS in NC:	0
Programs in SNC:	0
Curr Compliance Status:	No Violation
Curr SNC Flag:	N
3yr Compliance Status:	_____
AFS Flag:	N
NPDES Flag:	N
SDWIS Flag:	N
RCRA Flag:	Y
TRI Flag:	N
GHG Flag:	N
AFS IDS:	Not reported
CAA Permit Types:	Not reported
CAA NAICS:	Not reported

RAND CORP (Continued) **1000182984**

CAA SICS:	Not reported
CAA Evaluation Count:	Not reported
CAA Days Last Evaluation:	Not reported
CAA Informal Count:	Not reported
CAA Formal Action Count:	Not reported
CAA Date Last Formal Action:	Not reported
CAA Penalties:	Not reported
CAA Last Penality Date:	Not reported
CAA Last Penality Amount:	Not reported
CAA Qtrs in NC:	Not reported
CAA Curr Compliance Status:	Not reported
CAA Curr HPV Flag:	N
CAA 3yr Compl Qtrs Status:	Not reported
NPDES IDS:	Not reported
CWA Permit Types:	Not reported
CWA Compliance Tracking:	Not reported
CWA NAICS:	Not reported
CWA SICS:	Not reported
CWA Inspection Count:	Not reported
CWA Days Last Inspection:	Not reported
CWA Informal Count:	Not reported
CWA Formal Action Count:	Not reported
CWA Date Last Formal Action:	Not reported
CWA Penalties:	Not reported
CWA Last Penality Date:	Not reported
CWA Last Penality Amount:	Not reported
CWA Qtrs in NC:	Not reported
CWA Curr Compliance Status:	Not reported
CWA Curr SNC Flag:	N
CWA 13QTRS Compl Status:	Not reported
CWA 13QTRS EFFLNT Exceedances:	Not reported
CWA 3tr QNCR Codes:	Not reported
RCRA IDS:	CAD982002594
RCRA Permit Types:	SQG
RCRA NAICS:	54172
RCRA Inspection Count:	Not reported
RCRA Days Last Evaluation:	Not reported
RCRA Informal Count:	Not reported
RCRA Formal Action Count:	Not reported
RCRA Date Last Formal Action:	Not reported
RCRA Penalties:	Not reported
RCRA Last Penality Date:	Not reported
RCRA Last Penality Amount:	Not reported
RCRA QTRS in NC:	0
RCRA Curr Compliance Status:	No Violation
RCRA Curr SNC Flag:	N
RCRA 3yr Compl Qtrs Status:	_____
SDWA IDS:	Not reported
SDWA System Types:	Not reported
SDWA Informal Count:	Not reported
SDWA Formal Action Count:	Not reported
SDWA Curr Compliance Status:	Not reported
SDWA Curr SNC Flag:	N
TRI IDS:	Not reported
TRI Releases Transfers:	Not reported
TRI on Site Releases:	Not reported
Tri off Site Transfers:	Not reported

RAND CORP (Continued) **1000182984**

TRI Reporter in Past:	Not reported
FEC Case IDS:	Not reported
FEC Number of Cases:	Not reported
FEC Last Case Date:	Not reported
FEC Total Penalties:	Not reported
GHG IDS:	Not reported
GHG CO2 Release:	Not reported
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002773008
Facility SIC Codes:	Not reported
Facility NAICS Codes:	541720 54172
Facility Date Last Inspection EPA:	Not reported
Facility Date Last Inspection State:	Not reported
Facility Date Last Formal ACT EPA:	Not reported
Facility Date Last Formal ACT ST:	Not reported
Facility Date Last Inforamal ACT EPA:	Not reported
Facility Date Last Informal ACT ST:	Not reported
Facility Federal Agency:	Not reported
TRI Reporter:	Not reported
Facility IMP Water Flag:	Not reported

E36 East 1/2-1 0.793 mi. 4189 ft. **EDISON/SANTA MONICA MGP** **ENVIROSTOR** **S102564458**
819 COLORADO AVE **VCP** **N/A**
SANTA MONICA, CA 90401 **LA Co. Site Mitigation**

Site 1 of 2 in cluster E

Relative: Lower

Actual: 93 ft.

ENVIROSTOR:

Facility ID:	19490228
Status:	No Further Action
Status Date:	08/24/1992
Site Code:	300272
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.1
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Hamid Saebfar
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.01699
Longitude:	-118.4881
APN:	NONE SPECIFIED
Past Use:	MANUFACTURED GAS PLANT
Potential COC:	* HALOGENATED ORGANIC COMPOUNDS * ORGANIC LIQUIDS WITH METALS * ORGANIC SOLIDS WITH HALOGENS * OTHER ORGANIC SOLIDS * CONTAMINATED SOIL * OFF-SPECIFICATION, AGED, OR SURPLUS ORGANICS * UNSPECIFIED OIL CONTAINING WASTE * UNSPECIFIED SOLVENT MIXTURES * WASTE OIL & MIXED OIL * ORGANIC LIQUIDS (NONSOLVENTS) WITH HALOGENS * UNSPECIFIED ORGANIC LIQUID MIXTURE * SULFUR SLUDGE Arsenic Lead Cyanide (free
Confirmed COC:	NONE SPECIFIED
Potential Description:	OTH, SOIL, SV

EDISON/SANTA MONICA MGP (Continued) **S102564458**

Alias Name: EDISON ELECTRIC COMPANY
Alias Type: Alternate Name
Alias Name: SANTA MONICA ELECTRIC & POWER CO. MGP
Alias Type: Alternate Name
Alias Name: SANTA MONICA GAS & POWER COMPANY
Alias Type: Alternate Name
Alias Name: SANTA MONICA MANUFACTURED GAS PLANT
Alias Type: Alternate Name
Alias Name: SOUTHERN CAL EDISON - SANTA MONICA MGP
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA EDISON
Alias Type: Alternate Name
Alias Name: UNITED ELETRIC GAS & POWER COMPANY MGP
Alias Type: Alternate Name
Alias Name: 110033614514
Alias Type: EPA (FRS #)
Alias Name: 300272
Alias Type: Project Code (Site Code)
Alias Name: 19490228
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 03/15/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/24/1992
Comments: The Southern California Edison's former manufactured gas plant (MGP) was operated at the site from 1900 to 1903 and dismantled prior to 1909. MGPs such as the subject facility in Santa Monica were operated by various utility companies from the 1800s to the mid-1900s to produce gas from coal or oil. The gas manufacturing and purification processed yielded various byproducts or residues, consisting of lampblack, light oils, tars, sludges, and other petroleum products. During the investigtion, polynuclear aromatic hydrocarbons (PAHs) and metals were detected. The Dept. received a PEA report on May 14, 1992. On August 24, 1992 the Department completed review of the PEA. The PEA recommended "No Further Action" was needed at the site. The PAH concentration at the site exceeded the PEA screening values. Therefore, the Department recommended that "Further Action" was necessary at the site.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

EDISON/SANTA MONICA MGP (Continued) **S102564458**

VCP:

Facility ID:	19490228
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.1
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Hamid Saebfar
Division Branch:	Cleanup Chatsworth
Site Code:	300272
Assembly:	50
Senate:	26
Special Programs Code:	Voluntary Cleanup Program
Status:	No Further Action
Status Date:	08/24/1992
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.01699 / -118.4881
APN:	NONE SPECIFIED
Past Use:	MANUFACTURED GAS PLANT
Potential COC:	10002, 10061, 10063, 10064, 10097, 10100, 10196, 10198, 10199, 20010, 20017, 20027, 30001, 30013, 30160
Confirmed COC:	NONE SPECIFIED
Potential Description:	OTH, SOIL, SV
Alias Name:	EDISON ELECTRIC COMPANY
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA ELECTRIC & POWER CO. MGP
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA GAS & POWER COMPANY
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA MANUFACTURED GAS PLANT
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CAL EDISON - SANTA MONICA MGP
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA EDISON
Alias Type:	Alternate Name
Alias Name:	UNITED ELETRIC GAS & POWER COMPANY MGP
Alias Type:	Alternate Name
Alias Name:	110033614514
Alias Type:	EPA (FRS #)
Alias Name:	300272
Alias Type:	Project Code (Site Code)
Alias Name:	19490228
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	03/15/1993
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

EDISON/SANTA MONICA MGP (Continued) **S102564458**

Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/24/1992
Comments: The Southern California Edison's former manufactured gas plant (MGP) was operated at the site from 1900 to 1903 and dismantled prior to 1909. MGPs such as the subject facility in Santa Monica were operated by various utility companies from the 1800s to the mid-1900s to produce gas from coal or oil. The gas manufacturing and purification processed yielded various byproducts or residues, consisting of lampblack, light oils, tars, sludges, and other petroleum products. During the investigtion, polynuclear aromatic hydrocarbons (PAHs) and metals were detected. The Dept. received a PEA report on May 14, 1992. On August 24, 1992 the Department completed review of the PEA. The PEA recommended "No Further Action" was needed at the site. The PAH concentration at the site exceeded the PEA screening values. Therefore, the Department recommended that "Further Action" was necessary at the site.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LA Co. Site Mitigation:
Facility ID: Not reported
Site ID: SD0011107
Jurisdiction: County
Case ID: RO0001120
Abated: Not reported
Assigned To: Not reported
Entered Date: 05/11/2004

E37 **EDISON/SANTA MONICA MGP** **EDR MGP** **1008407777**
East **819 COLORADO AVE** **N/A**
1/2-1 **SANTA MONICA, CA 90401**
0.793 mi.
4189 ft. **Site 2 of 2 in cluster E**

Relative:
Lower

Actual:
93 ft.

Manufactured Gas Plants:
No additional information available

38 SE 1/2-1 0.869 mi. 4589 ft. | **SANTA MONICA AAF REDISTRIBUTION STATION #3** | **ENVIROSTOR** | **S107737278** | **N/A**

SANTA MONICA, CA

Relative: Lower

Actual: 52 ft.

ENVIROSTOR:

Facility ID:	80000472
Status:	Inactive - Needs Evaluation
Status Date:	07/01/2005
Site Code:	Not reported
Site Type:	Military Evaluation
Site Type Detailed:	FUDS
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Douglas Bautista
Division Branch:	Cleanup Cypress
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	DERA
Latitude:	34.00833
Longitude:	-118.4916
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	Explosives (UXO, MEC
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CA99799F562200
Alias Type:	Federal Facility ID
Alias Name:	J09CA0620
Alias Type:	INPR
Alias Name:	80000472
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SANTA MONICA	S113186458	PICO-LINCOLN PARTNERSHIP, LLC	1907, 1911,1923 - 1929 LINCOLN	90405	ENVIROSTOR, VCP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 01/06/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 02/19/2016
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/06/2016
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 02/19/2016
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/06/2016
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/29/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes 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.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/18/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 64

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/17/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 111

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

SLIC: Statewide SLIC Cases
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 111

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/28/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/04/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 44

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015
Date Data Arrived at EDR: 12/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/21/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 53

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 58

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/14/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/17/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/18/2015
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/17/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 11/25/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 16

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 12/17/2015
Date Data Arrived at EDR: 12/22/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

DEED: Deed Restriction Listing
Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 44

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/30/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 09/25/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 20

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/12/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/24/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/12/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/12/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/10/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 95

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/13/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/07/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/26/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 86

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2015
Date Data Arrived at EDR: 09/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 125

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/02/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/04/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/04/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/28/2015
Date Data Arrived at EDR: 12/29/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 23

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/29/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/10/2015
Date Data Arrived at EDR: 08/27/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/05/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 41

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 59

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 59

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 58

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/13/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/13/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 53

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/10/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 44

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/18/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 64

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/17/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 44

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 03/01/2016
Number of Days to Update: 75

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/23/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 28

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 06/16/2016
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/21/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 86

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/24/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 41

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/14/2016
Date Made Active in Reports: 03/01/2016
Number of Days to Update: 47

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 12/10/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 42

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 11/20/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 44

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 02/02/2016
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 18

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/28/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 22

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 12/01/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 48

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 01/22/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 03/07/2016
Number of Days to Update: 31

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/30/2015
Date Data Arrived at EDR: 12/03/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 49

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/05/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 45

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 12/02/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 48

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 01/25/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 26

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 06/18/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/19/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 27

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 33

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/20/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 30

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/20/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/10/2015
Number of Days to Update: 14

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 03/10/2015
Number of Days to Update: 40

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/15/2016
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 24

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/11/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 03/07/2016
Number of Days to Update: 84

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/05/2015
Date Data Arrived at EDR: 10/08/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 7

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 34

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 51

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 12/10/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 60

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/27/2016
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 18

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 11/01/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 65

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/10/2015
Date Made Active in Reports: 09/11/2015
Number of Days to Update: 32

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/01/2015
Date Data Arrived at EDR: 11/11/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 36

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/10/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 12/11/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 41

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 52

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 03/03/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 12/18/2015
Date Data Arrived at EDR: 12/22/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 48

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/10/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 42

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/21/2016
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/14/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 53

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/17/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 59

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 12/10/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 42

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/10/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/14/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 39

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/05/2016
Date Data Arrived at EDR: 01/07/2016
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 32

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 9

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 10/29/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 42

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 03/04/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 08/17/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 17

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/30/2015
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/14/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/30/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 53

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 23

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 17

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/08/2015
Date Made Active in Reports: 12/09/2015
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 03/07/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/09/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

FAIRMONT MIRAMAR HOTEL & BUNGALOWS
101 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

TARGET PROPERTY COORDINATES

Latitude (North):	34.017731 - 34˚ 1' 3.83''
Longitude (West):	118.501693 - 118˚ 30' 6.09''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	361341.6
UTM Y (Meters):	3764944.2
Elevation:	99 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630777 TOPANGA, CA
Version Date:	2012
Northeast Map:	5630733 BEVERLY HILLS, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

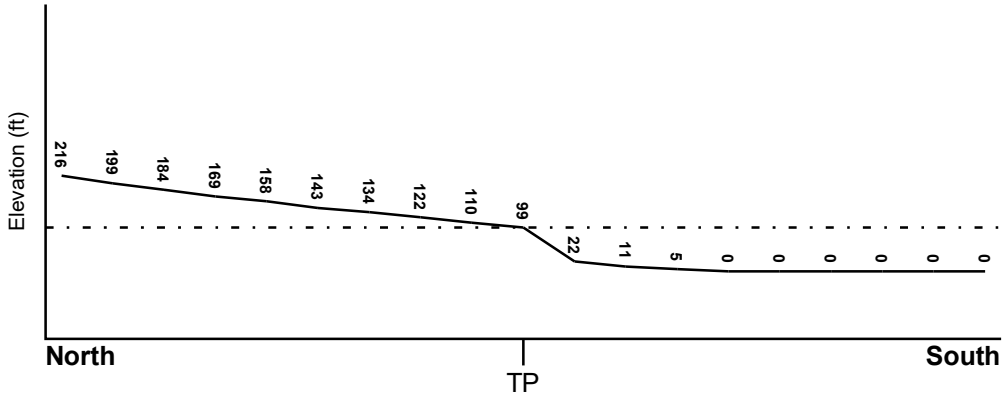
TOPOGRAPHIC INFORMATION

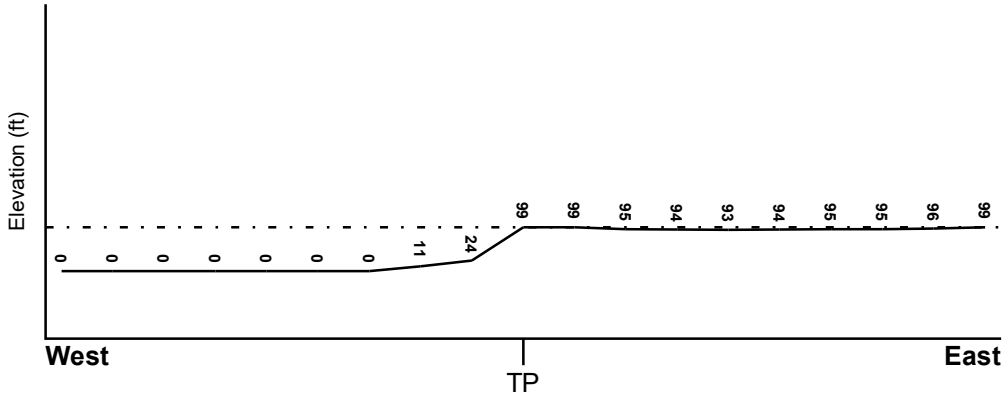
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

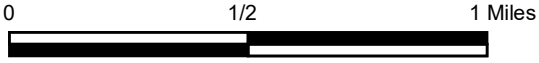
General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 99 ft.



Source: Topography has been determined from the USGS 7.5' 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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
LOS ANGELES, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06037C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
TOPANGA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1/2 - 1 Mile East	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	URBAN LAND
Soil Surface Texture:	variable
Hydrologic Group:	Not reported
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 10 inches
Depth to Bedrock Max:	> 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types: fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types: stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

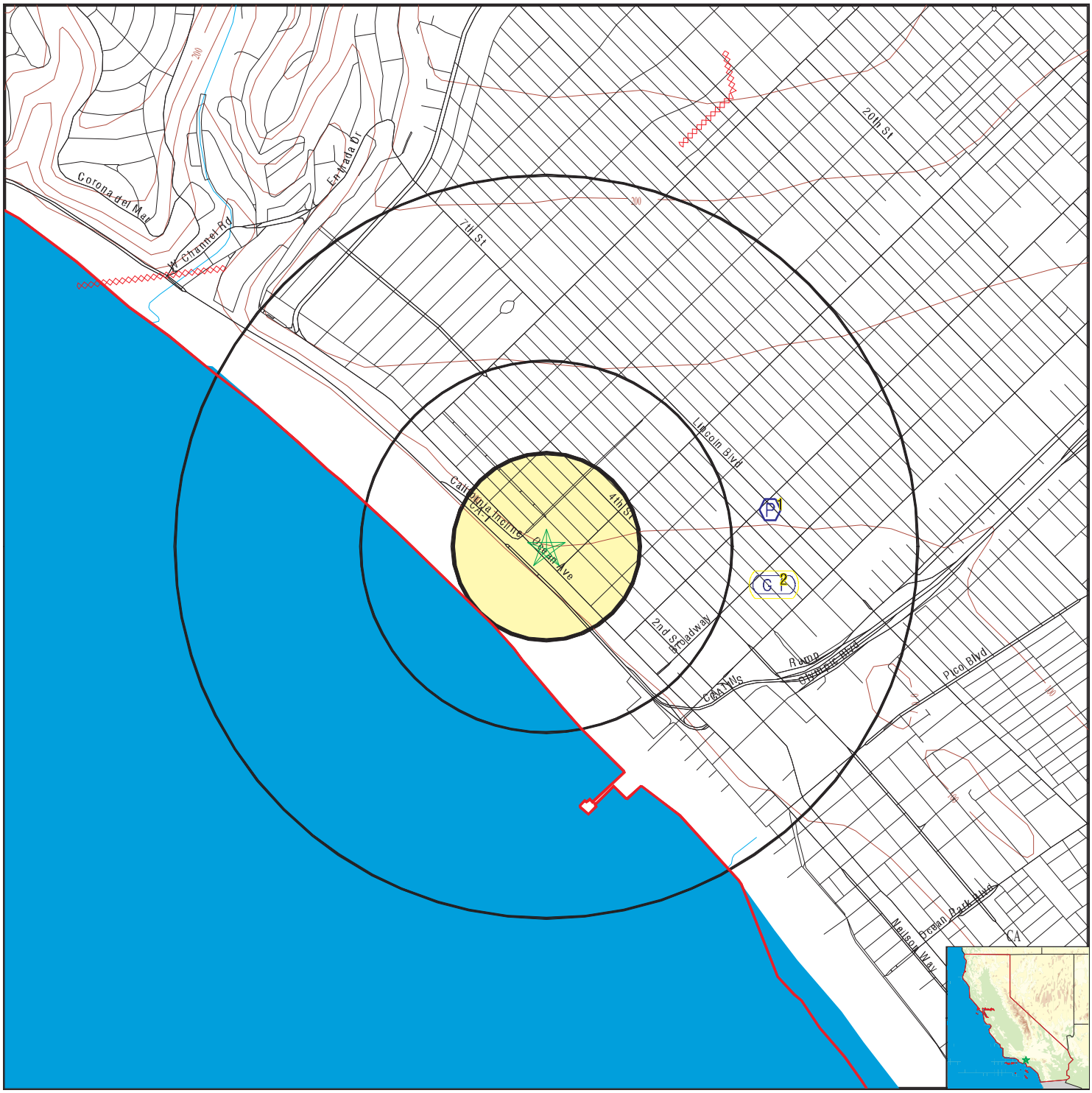
MAP ID	WELL ID	LOCATION FROM TP
1	CA1910146	1/2 - 1 Mile East

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 4562659.2s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells

N

SITE NAME:	Fairmont Miramar Hotel & Bungalows	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	101 Wilshire Boulevard Santa Monica CA 90403	CONTACT:	Cynthia Washman
		INQUIRY #:	4562659.2s
LAT/LONG:	34.017731 / 118.501693	DATE:	March 11, 2016 7:17 pm

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Map ID Direction Distance Elevation		Database	EDR ID Number
1 **East** **1/2 - 1 Mile** **Higher**		**FRDS PWS**	**CA1910146**

Epa region:	09	State:	CA
Pwsid:	CA1910146		
Pwsname:	SANTA MONICA-CITY, WATER DIVISION		
City served:	Not Reported	State served:	CA
Zip served:	Not Reported	Fips county:	06037
Status:	Active	Pop srvd:	89735
Pwssvcconn:	17964	Source:	Purch_surface_water
Pws type:	CWS	Owner:	Local_Govt
Contact:	BORBOA, GILBERT		
Contactor gname:	BORBOA, GILBERT		
Contact phone:	310-458-8230	Contact address1:	1228 S. BUNDY DRIVE
Contact address2:	Not Reported	Contact city:	LOS ANGELES
Contact state:	CA	Contact zip:	90025
Activity code:	A		

Facid:	16		
Facname:	SANTA MONICA WELL 01-CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	21		
Facname:	ARCADIA TREATMENT PLANT - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Treatment obj:	organics removal	Treatment process:	aeration, cascade
Facid:	26		
Facname:	SANTA MONICA WELL 03-CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	27		
Facname:	SANTA MONICA WELL 04-CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	28		
Facname:	ARCADIA GAC (PARS) INFLUENT - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Treatment obj:	organics removal	Treatment process:	activated carbon, granular
Treatment obj:	organics removal	Treatment process:	aeration, cascade
Facid:	3667		
Facname:	SANTA MONICA WELL 01-CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post

Facid:	3668		
Facname:	SANTA MONICA WELL 03-CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	3669		
Facname:	SANTA MONICA WELL 04-CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	54601		
Facname:	AWTP TREATED EFFLUENT		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	chloramines
Treatment obj:	disinfection	Treatment process:	chloramines
Treatment obj:	inorganics removal	Treatment process:	filtration, pressure sand
Treatment obj:	inorganics removal	Treatment process:	filtration, pressure sand
Treatment obj:	organics removal	Treatment process:	reverse osmosis
Treatment obj:	organics removal	Treatment process:	activated carbon, granular
Treatment obj:	organics removal	Treatment process:	aeration, cascade
Treatment obj:	organics removal	Treatment process:	rapid mix
Treatment obj:	organics removal	Treatment process:	rapid mix
Treatment obj:	organics removal	Treatment process:	activated carbon, granular
Treatment obj:	organics removal	Treatment process:	reverse osmosis
Treatment obj:	organics removal	Treatment process:	aeration, cascade
Treatment obj:	other	Treatment process:	fluoridation
Treatment obj:	other	Treatment process:	fluoridation
Facid:	6232		
Facname:	SAMPLER 10, TREATED + MWD		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Treatment obj:	organics removal	Treatment process:	aeration, cascade
Facid:	6237		
Facname:	ARCADIA TREATMENT PLANT - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Treatment obj:	organics removal	Treatment process:	aeration, cascade
Facid:	CA1910146021		
Facname:	ARCADIA TREATMENT PLANT - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	CA1910146023		
Facname:	SAMPLER 10, TREATED + MWD		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post
Facid:	CA1910146028		
Facname:	ARCADIA GAC (PARS) INFLUENT - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	gaseous chlorination, post

Treatment obj:	organics removal	Treatment process:	activated carbon, granular
Treatment obj:	organics removal	Treatment process:	aeration, cascade

Facid:	CA1910146033		
Facname:	ARCADIA GAC (PARS) VESSEL #4-EFFLUENT		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	organics removal	Treatment process:	activated carbon, granular

Location Information:

Name:	SANTA MONICA-CITY, WATER DIVISION		
Pwstypcd:	CWS	Primsrccd:	SWP
Popserved:	89735		
Add1:	1228 S. BUNDY DRIVE		
Add2:	Not Reported		
City:	LOS ANGELES	State:	CA
Zip:	90025	Phone:	310-458-8230
Cityserv:	SANTA MONICA	Cntyserv:	Los Angeles
Stateserv:	CA	Zipserv:	Not Reported

Enforcement Information:

Violation id:	Not Reported	Orig cd:	F
Enf fy:	2000	Enf act date:	03/01/2000
Enf act detail:	Fed Compliance achieved	Enf act cat:	Not Reported

PWS ID:	CA1910146		
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	SANTA MONICA-CITY, WATER DIVISION SANTA MONICA, CA 90401		
Addressee / Facility:	Not Reported		
Facility Latitude:	34 01 09	Facility Longitude:	118 29 25
City Served:	SANTA MONICA		
Treatment Class:	Mixed (treated and untreated)	Population:	86905

Violations information not reported.

2
East
1/2 - 1 Mile
Lower

Site ID:	904010043	**AQUIFLOW**	**70511**
Groundwater Flow:	Not Reported		
Shallow Water Depth:	49.46		
Deep Water Depth:	52.31		
Average Water Depth:	Not Reported		
Date:	04/14/1999		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90403	38	1

Federal EPA Radon Zone for LOS ANGELES County: 2

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

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS

PARTNER

David Lehnus

Partner Associate

Education

M.S. in Geology, University of Connecticut
B.S. in Geology, University of Massachusetts

Registrations

Connecticut Licensed Environmental Professional (LEP) #555

Summary of Professional Experience

Mr. Lehnus has over 15 years of experience in the environmental service industry. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Lehnus has performed Phase I Environmental Site Assessments, Environmental Transaction Screens, Phase II and III Subsurface Investigations, Remediation Design projects, and Regulatory Compliance Assessments. Mr. Lehnus began his career as a field technician, constructing, operating and designing remediation systems for a Massachusetts based environmental firm beginning in the mid-1990s. From the late 1990s through 2010, he worked for various Connecticut based environmental engineering firms and for approximately 1 year, he was a contract geologist for a nationwide consulting firm. Since 2012, Mr. Lehnus has been providing environmental services to his clients and nationwide environmental consulting firms. Recently, Mr. Lehnus has relocated to Southern California, bringing his wealth of environmental experience.

During Mr. Lehnus' environmental career, he has served as a Project Manager for numerous Phase I, II, and Phase III environmental site assessments for private clientele, lending institutions and the Connecticut Department of Environmental Protection. He has developed sampling and remedial work plans based upon identification of potential contamination sources. Investigation work plans incorporated sampling for media including groundwater, soil, concrete, wood, residential drinking water, and surface water. Specific responsibilities included oversight and management of a wide range of projects, with coordination of field staff, preparation of proposals, management of budgets, preparation of invoices, preparation of site assessment reports, and regulatory guidance for clients. Clients included multiple bulk-storage oil facilities, a condominium complex formerly occupied by a drum reconditioning facility, several schools, auto repair and service shops, and other manufacturing facilities. Mr. Lehnus oversaw the investigation and devised a product recovery system to address a 3-foot thick plume of fuel oil in groundwater at a bulk fuel storage facility with numerous storage tanks totaling 15 million gallons of fuel oil.

Mr. Lehnus managed the investigation of a CERCLIS former drum disposal facility located on the banks of the Norwalk River with contamination of petroleum, gasoline products, chlorinated solvents, PCBs, and

metals in soil and groundwater. A multiple stage remediation system consisting of soil vapor extraction, groundwater pump and treatment, air sparging, and in-situ chemical oxidation was developed and proposed to treat the multimedia contamination.

Finally, Mr. Lehnus' diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's Associate team in the Southern California, region of the United States.

Jennifer S. Kittleson
Senior Environmental Scientist

Education
B.A., Geology, University of California, Berkeley

Registrations
Washington State UST Site Assessor #8216303
California Environmental Assessor #07094 (inactive)

Training
OSHA 40-Hour Hazardous Waste Worker Training
Certified Erosion and Sediment Control Lead (CESCL)

Highlights
Over 10 years of experience in the environmental service industry
Phase I Environmental Site Assessments
Environmental Transaction Screens

Experience Summary
Ms. Kittleson's currently serves as a Project Manager with responsibilities including senior review of Phase I Environmental Site Assessments and Peer Reviews. She is responsible for ensuring consistency, quality, and on-time delivery of due diligence services provided by Partner.

Ms. Kittleson has over ten years of experience in the environmental service industry. She has experience managing and performing due diligence assessments for a variety of property types and understands the needs and requirements of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Ms. Kittleson has performed and senior authored hundreds of property assessments, including Phase I Environmental Site Assessments, Environmental Transaction Screens and peer reviews for a variety of property types including; multi-family residential, multi-tenant commercial, commercial office buildings, fuel service stations, automotive repair, manufacturing and industrial facilities. She has extensive project management experience including collection of soil, groundwater and soil gas samples during Phase II subsurface investigations, Underground Storage Tank decommissioning, periodic groundwater monitoring studies, soil and groundwater remediation and verification sampling, asbestos, lead-based paint, drinking water and indoor air quality investigations.

Ms. Kittleson also has experience with the environmental permitting process including NEPA, SEPA and SWPPP, and hazardous materials management.

Project Experience
Environmental Assessments
Duties included performing site visits; gathering zoning, ownership, building permits, fire records, and groundwater well information; geology research; UST and leaking underground storage tank (LUST) file review; aerial photograph interpretation; Resource Conservation Recovery Act (RCRA), Water Quality Assurance Revolving Fund (WQARF), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) database and city directory review; personal interviews; and preparation of technical reports

Subsurface Investigations
Ms. Kittleson has conducted Phase II subsurface investigations, site characterization, and sampling activities. Her experience includes: soil, groundwater and vapor sample collection, soil boring and monitoring well installation, groundwater monitoring well development and periodic monitoring and underground storage tank closure sampling.

Hazardous Materials Management
Ms. Kittleson has coordinated and managed transportation and disposal of non-hazardous and hazardous waste streams in accordance with environmental dangerous waste regulations including petroleum, solvent, heavy metal and PCB containing waste.

Project Management
Ms. Kittleson provides project management for all phases of environmental assessment. She has a proven ability to interpret and apply state and federal environmental regulations for both California and Washington states.

Ms. Kittleson has performed and managed many environmental investigations, including the following:

Commercial Property Portfolio, various locations, Washington. Performed Phase I Environment Site Assessments and Transaction Screens for light industrial commercial properties for sale and lease renewal as part of property portfolio.

Capital Improvement Project, Seattle, Washington. Managed the classification and arranged disposal of solvent impacted soils during bridge retrofitting resulting in significant cost savings.

Former Industrial Site, Renton, Washington. Performed groundwater and soil gas sample collection at a former 120-acre manufacturing site adjacent to a major waterway as part of remediation investigation.

Car Wash/Gasoline Service Station Portfolio, Washington. Performed quarterly groundwater monitoring at several car wash and gasoline service stations as part of a multi-site portfolio.

Fleet Maintenance Yard, Seattle, Washington. Performed soil sampling in area of former welding operations and managed cleanup and disposal of heavy metal impacted soils.

Stormwater Drainage Installation Project, Seattle, Washington
Managed the collection and analysis of soil and groundwater samples for a corridor project involving the installation of utilities adjacent to a former landfill.

Former Dry Cleaning Facility. Performed groundwater monitoring at a former dry cleaning facility currently undergoing remediation for perchloroethlene impacts to groundwater

Contact
jkittleson@partneresi.com

Appendix J

Miramar Hotel Redevelopment Project – Hydrology and Urban Runoff Report, Fuscoe Engineering, Inc., June 2019

ESA

HYDROLOGY & URBAN RUNOFF REPORT

MIRAMAR HOTEL REDEVELOPMENT PROJECT

Santa Monica, California

Prepared for:

Ocean Avenue, LLC
101 Wilshire Boulevard
Santa Monica, CA 90104

Prepared by:

FUSCOE ENGINEERING, INC.
16795 Von Karman, Suite 100
Irvine, California 92606
949.474.1960
www.fuscoe.com

Project Manager:
Oriana Slasor, P.E.

Date Prepared: June 2019
Job Number: 886-003-01

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Appendix 3 – HydroCalc Calculations & Isohyet Map

Appendix 4 – Existing Condition Hydrology Map

Appendix 5 – Proposed Condition Hydrology Map

Appendix 6 – Existing Storm Drain Atlas and Plan

Appendix 7 – Urban Runoff Drainage Plan Worksheets

1.0 INTRODUCTION

1.1 GEOGRAPHIC SETTING

The Miramar Hotel Redevelopment site is located in the City of Santa Monica and consists of two parcels totaling an area of 4.75 acres. The first parcel "Hotel Parcel" is a full city block, and is bounded to the east by 2nd Street, to the west by Ocean Avenue, to the north by California Ave and to the south by Wilshire Blvd. The Main Project area is 4.41 acres. The second parcel "Second Street Parcel" is located to the east across Second Street from the Hotel Parcel totaling 0.34 acres and is an existing parking lot. The acreages were obtained from the ALTA Land Title Survey, dated 5/11/2016, which has been prepared by Fuscoe Engineering. The ALTA also includes legal descriptions of the parcels.

A Vicinity Map is included as Figure 1, and is shown below.

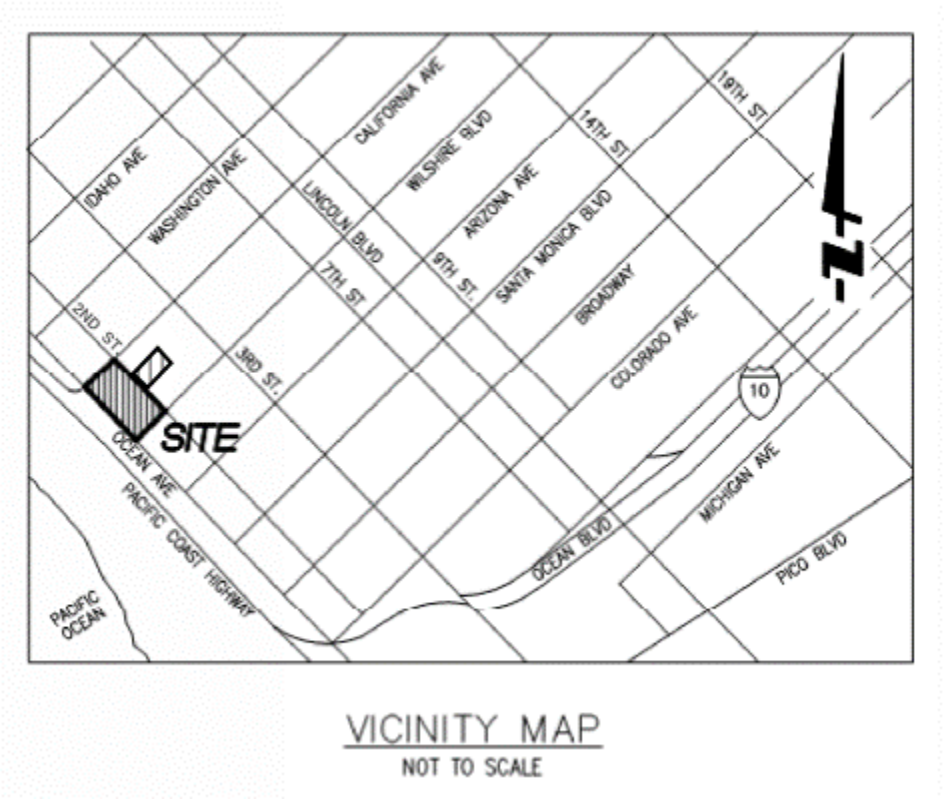


Figure 1

1.2 PROJECT DESCRIPTION

Hotel Parcel

The proposed new *Miramar Hotel* will consist of a mixed-use luxury hotel, retail, and residential project, which is anticipated to contribute in a meaningful way to the pedestrian experience in Downtown Santa Monica. The redevelopment project will create new open spaces to encourage pedestrian activity to and through the site. More than 50% of the site is proposed as open space at ground level, which includes a combination of pervious and impervious surfaces.

Project components on the Hotel Parcel consist of (i) the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated landmark); (ii) the preservation and protection of the Moreton Bay Fig Tree (a City-designated landmark) as a focal point of the Project; (iii) the relocation of the main entry drive from Wilshire Boulevard to Second Street; (iv) the removal of the existing surface parking lots; (v) the demolition of all non-landmarked buildings; (vi) the construction of two new buildings (referred to herein as the Ocean Building and the California Building); (vii) the expansion of public and guest open space areas on the ground level and in building terraces and rooftops; and (viii) the construction of a subterranean parking garage beneath the newly constructed buildings and open space. Uses proposed on the Hotel Parcel include 312 hotel guest rooms, 60 market-rate condominium units, new retail spaces, new food and beverages spaces, a reduction in meeting/banquet spaces, and new spa and fitness center spaces. All parking for the aforementioned uses will be accommodated in the new subterranean garage with 428 striped spaces and an additional 49 aisle spaces for use by the hotel valet operations. Approximately 52% of the ground floor area on the Hotel Parcel will remain open space, including significantly wider sidewalks as well as new publicly-accessible open space and amenities along Ocean Avenue and Wilshire Boulevard. All new buildings and parking garage are assumed to be Type I construction.

Second Street Parcel

This site is located at 1127 and 1129 Second Street, across the street from the hotel. Although the Second Street Parcel is currently utilized as additional hotel parking, the hotel is currently under-parked. The hotel redevelopment will include subterranean parking, and this parking lot will be developed as a 100% affordable housing apartment building. The proposed project development will consist of up to 48 affordable housing units in a maximum six-story building above underground parking. The affordable housing building will also have a community space for its residents.

1.3 PURPOSE OF THIS REPORT

The purpose of this report is to prepare and provide Q10, Q25 and Q50 peak discharge rates, as defined by City of Santa Monica. The requirements of the City of Santa Monica are to only model the Q25 and Q50. However, 10-year discharges are included in the *Downtown Community Plan – City of Santa Monica Final EIR*. Therefore, 10-year calculations have also been prepared.

In addition to hydrologic modeling, analyses for the Urban Runoff Mitigation Plan, which calculated the stormwater mitigation requirements for the proposed development, are presented herein. The report provides calculations, exhibits, and tables to present the results of the stormwater analyses.

This report has been prepared to provide Project-related runoff calculations and additional information that will be used in the Project's Runoff Mitigation Plan, which is required by city ordinances to protect water quality from runoff, and assure adequate stormwater infrastructure, as further described in Section 5.0. The Downtown Community Plan ("DCP") Program Environmental Impact Report ("PEIR") confirmed that projects are required to comply with these water quality ordinance requirements, and that compliance with these requirements will allow DCP implementation to occur with no significant adverse impacts to stormwater quality or infrastructure. (PEIR p. 3.11-31)

1.4 REFERENCES

- Los Angeles County 2006 Hydrology Manual
- 50-Year 24-Hour ISOHYET – Topanga (1-H1.16)
- HydroCalc (Los Angeles County)
- Downtown Community Plan – City of Santa Monica Final EIR
- Preliminary Geotechnical Evaluation for EIR – Proposed Miramar Hotel Redevelopment (1/14/19 by Geotechnologies, Inc)
- Preliminary Site Plan prepared by Pelli Clarke Pelli Architects (2018)
- ALTA Land Title Survey prepared by Fuscoe Engineering (2016)
- Fuscoe Engineering Impervious Area Calculation (Existing)
- Gustafson Guthrie Nichol Impervious Area Calculation (Proposed)

2.0 EXISTING CONDITION

The existing Hotel Parcel is associated with one major storm drain system, which is a 90″ diameter pipe in Wilshire Boulevard. There are five connecting public storm drain lines and laterals into the 90″ diameter pipe. The first is the 33″ diameter storm drain in Ocean Avenue which serves much of the site via an existing 15″ diameter lateral, which originates within the property. The other four are catch basin lateral connections; two in Second Street, one in Wilshire Boulevard, and the fourth in Ocean Avenue at the Wilshire Boulevard intersection. There is also an existing 30″ diameter storm drain in Wilshire Boulevard, parallel and to the east of the 90″ storm drain, which does not serve the project.

With the exception of the onsite area drain system, which drains to the existing 15″ diameter lateral, discussed above, most of the Hotel Parcel site drains toward the adjacent streets, via sheet flow at grades of approximately 2-percent.

The Second Street Parcel site drains via sheet-flow at approximately 1-percent, toward Second Street. From there, the drainage is conveyed in the Second Street roadway toward Wilshire Boulevard, and is intercepted by an existing catch basin at the intersection of Second Street and Wilshire Boulevard, discharging into the existing 90″ diameter in Wilshire Boulevard.

Both the Hotel Parcel and Second Street Parcel ultimately discharge to the Santa Monica Bay. The storm water is not processed through the City's Urban Runoff Recycling Facility (SMURRF), as both parcels s are outside of the limits of the City's *Pier Basin*, which discharges to the SMURRF. Both parcels are within the City's *Wilshire Basin*.

3.0 PROPOSED CONDITION

Based on discussions with the City of Santa Monica, onsite storm drain will not be allowed to drain directly to the existing 15″ diameter lateral, described previously, or into the back of existing catch basins. The existing 15″ diameter storm drain lateral is proposed to be abandoned, and capped at the main. The City requires onsite drainage to be conveyed to the adjacent roadways via parkway culverts, discharging through the curb face (curb-core). The proposed drainage of the Hotel Parcel will be discharged to the adjacent streets, via parkway culverts and curb-cores. The proposed onsite gradients are anticipated to mimic those of existing condition, with approximately 2-percent gradients toward the adjacent streets.

The proposed drainage pattern for the Second Street Parcel is expected to mimic that of the existing condition, sheet-flowing into Second Street, where it will be conveyed into a downstream catch basin, in conformance with City standards. The gradient of the Second Street parcel is expected to mimic that of the existing condition, with an approximately 1-percent slope.

The projects will discharge stormwater into the adjacent roadways, and the City of Santa Monica's storm drain system will collect and convey the storm flows. The

proposed onsite grading and drainage systems, including harvest and reuse stormwater cisterns for the Hotel Parcel, will be adequately designed in accordance with City of Santa Monica standards. The proposed harvest and reuse systems will consist of rainwater cisterns within the Hotel Parcel, which will collect the initial stormwater, within the development. The rainwater will be used for irrigation on the site. Construction of the projects will not adversely affect the downstream public storm drain systems.

Since the Second Street Parcel is less than 15,000 square feet, a harvest and reuse system will not be required for that project. In-lieu fees will be paid.

4.0 HYDROLOGY

The study was prepared in conformance with the 2006 Los Angeles County Hydrology Manual and the Los Angeles County HydroCalc Calculator. The Isohyet Map for this site is Topanga (1-H1.16). Based on the Isohyet Map, the 50-year 24-hour rainfall is 6.0 inches, and the soil type is 13. The hydrology analyses for the existing and proposed conditions have been prepared for 25- and 50-year storm events, as required by City of Santa Monica. In addition, as mentioned previously, the 10-year analyses have been performed, since the 10-year storm event is included in the *Downtown Community Plan – City of Santa Monica Final EIR*.

A Project Location Site Map is included as Figure 2, below.

Project Location Site Map

Figure 2

For purposes of calculating pervious areas, landscaped areas and planters above subterranean garages are considered pervious. Therefore, runoff in these areas will not be required to be collected or mitigated.

The existing 4.41-acre Hotel Parcel site has an 83.4-percent-impervious value, which equates to 3.7 acres of impervious surface. The existing condition pervious area calculation exhibit is included as Appendix 1 of this report.

Most of the drainage is conveyed to the adjacent roadways, where it is conveyed to existing City catch basins. A portion of the site, approximately 1.4 acres, is collected and conveyed in an on-site area drain system, before discharging via an onsite existing 15″ diameter storm drain lateral into the existing public 33″ City storm drain in Ocean Avenue. The entire site is tributary to the existing 90″ diameter storm drain in Wilshire Boulevard.

The proposed Miramar Hotel Parcel will have a 69.2-percent impervious value, which equates to 3.05 acres of impervious surface, and will continue to drain to the adjacent streets. The proposed condition pervious area calculation is included as Appendix 2 of this report. Based on discussions with City of Santa Monica, the Hotel Parcel will not be permitted to utilize the existing 15″ lateral, discussed previously. In addition, drainage connections will not be allowed to connect into the existing catch basins. Therefore, the proposed drainage patterns will be discharged to the adjacent roadways.

The existing 0.34-acre Second Street Parcel site has a 100-percent impervious (0.34 acre of impervious surface) value associated with the existing at-grade parking lot. The entire site discharges via surface-flow to Second Street, where it is conveyed to the downstream catch basin near the intersection with Wilshire Boulevard.

The proposed Second Street Parcel affordable housing development is proposed to have a 90-percent impervious value, which equates to 0.31 acre of impervious surface. Drainage will continue toward Second Street, to mimic existing conditions.

Copies of the HydroCalc results for existing and proposed conditions, along with Isohyet Map are included in Appendix 3 of this report.

Existing and Proposed Condition Hydrology Maps are included in this report as Appendix 4 and 5, respectively.

Atlas Map and As-built plan of the existing City storm drain systems are included in Appendix 6.

The proposed projects will not adversely impact the downstream City of Santa Monica storm drain systems, as they will not increase the impervious area or stormwater runoff, as compared to existing conditions. In addition, for the Hotel Parcel, the initial stormwater (0.75″ over impervious area) will be captured and stored within proposed capture and reuse cistern systems, for onsite irrigation usage.

5.0 RUNOFF MITIGATION PLAN

The Miramar Hotel Redevelopment project is subject to compliance with Municipal Code, Chapter 7.10 (Runoff Conservation and Sustainable Management; which went into effect on 7/1/2017). The purpose of this Chapter of the Municipal Code is to implement certain requirements regarding municipal runoff. It is also the intent of the Chapter to permanently modify the causes of runoff by identifying areas susceptible to runoff, and by controlling and reducing runoff volume from all existing properties and from future parcel developments. The goal is to ensure that a project maximizes onsite storage of runoff and use of rainwater and stormwater through a hierarchy of construction and post-construction Best Management Practice (BMP) strategies.

The Miramar Hotel Redevelopment project will require preparation of a Runoff Mitigation Plan, which shall demonstrate that the applicant will be able to store and use for non-potable and/or potable purposes the calculated Stormwater Quality Design Volume (SWQDv), which is defined as the water volume generated by a 0.75-inch twenty-four-hour storm event.

For a development size that is less than fifteen thousand (15,000) square feet, a Runoff Reduction Fee, or In-Lieu Fee, may be paid to the City, in lieu of providing the stormwater harvesting system, discussed above. The size of the proposed Hotel Parcel is greater than 15,000 square feet. The size of the Second Street Parcel is less than 15,000 square feet. Therefore, the Hotel Parcel will be required to provide the stormwater harvesting (harvest and reuse) system, while the Second Street Parcel has the option to pay the In-Lieu Fee for all or portions of the affordable housing project.

The option for infiltration as a BMP option has been evaluated, and has been determined to not be feasible, due to the project being within the City of Santa Monica's slope instability zone. This project site is within the City's runoff area of special consideration, and infiltration is not allowed. Therefore, infiltration will not be considered for this project. If the soils engineer finds that there is a concern that that the additional pervious surfaces associated with the proposed development would cause adverse impacts, as compared to existing soil conditions, mitigation measures, such as liners and subdrain systems, can be designed and implemented. If mitigation is deemed necessary, options will be presented during final design, to ensure that that the soils engineer's recommendations are met.

The City of Santa Monica's Urban Runoff Drainage Plan Worksheets have been utilized to calculate the required harvest and reuse volumes, along with the in-lieu fee option (for the Second Street Parcel only; less than 15,000 square feet). These worksheets are included as Appendix 7 of this report.

The implementation of the harvest and reuse system for the Second Street Parcel will not have a measurable effect on the quantity of peak stormwater discharges to the public storm drain system. Since the intent of the harvest and reuse system is to remove pollutants, the volume of stormwater collected is negligible, as compared to those of the peak storm events.

6.0 GROUNDWATER / DEWATERING

Based on our review of the Preliminary Site Plan prepared by Pelli Clarke Pelli Architects (2018), it is anticipated that the proposed three subterranean levels of the Hotel Parcel will extend to depths of approximately 33 feet below the ground surface. The proposed Second Street Parcel is expected to have one subterranean level and will therefore be shallower than the Hotel Parcel.

The information included in the Preliminary Geotechnical Evaluation for the EIR – Proposed Miramar Hotel Redevelopment (1/14/19 by Geotechnologies, Inc) report states that the groundwater in the vicinity of the project site likely occurs at a depth below 74 feet, and the historic high groundwater level was at about 40 feet below ground surface.

Based on our evaluation of the site plan and geotechnical report, the proposed subterranean levels for the either the Hotel Parcel or Second Street Parcel are not expected to extend below the actual or historic high groundwater levels. Groundwater is not anticipated to be encountered during construction.

Due to the expected groundwater depths and conditions, along with proposed depths of excavation for construction, temporary dewatering measures are not anticipated to be necessary during construction. Discharges of groundwater to the City's storm drain systems are not permitted. If required, construction dewatering would discharge into the sanitary sewer system, unless it is known that the discharged groundwater may contain pollutants of concern. Construction dewatering, if required, would necessitate establishing an Industrial Waste Permit with the City.

Based on the information discussed above, dewatering of groundwater will not impact the City's storm drain system.

7.0 CONCLUSION

The results of the hydrologic analyses are included in the following tables:

Existing Condition – Hotel Parcel (83.4% Impervious)

Area	Q10	Q25	Q50
A1 (1.4 acres)	2.3 cfs	3.1 cfs	3.8 cfs
A2 (0.3 acres)	0.5 cfs	0.7 cfs	0.8 cfs
A3 (0.2 acres)	0.3 cfs	0.5 cfs	0.6 cfs
A4 (0.3 acres)	0.5 cfs	0.7 cfs	0.8 cfs
B (0.1 acres)	0.2 cfs	0.2 cfs	0.3 cfs
C (0.5 acres)	0.8 cfs	1.2 cfs	1.4 cfs
D1 (0.5 acres)	0.8 cfs	1.2 cfs	1.4 cfs
D2 (1.1 acres)	1.8 cfs	2.4 cfs	3.0 cfs
4.4 acres	**7.2 cfs**	**10.0 cfs**	**12.1 cfs**

Proposed Condition – Hotel Parcel (69.2% Impervious)

Area	Q10	Q25	Q50
A1 (1.2 acres)	1.9 cfs	2.7 cfs	3.3 cfs
A2 (0.7 acres)	1.1 cfs	1.6 cfs	1.9 cfs
A3 (1.2 acres)	1.9 cfs	2.7 cfs	3.3 cfs
B (0.1 acres)	0.2 cfs	0.2 cfs	0.3 cfs
C (0.5 acres)	0.8 cfs	1.2 cfs	1.4 cfs
D (0.7 acres)	1.1 cfs	1.6 cfs	1.9 cfs
4.4 acres	**7.0 cfs**	**10.0 cfs**	**12.1 cfs**

Existing Condition – Second Street Parcel (100% Impervious)

Area E	Q10	Q25	Q50
0.34 acre	0.8 cfs	1.0 cfs	1.1 cfs

Proposed Condition – Second Street Parcel (90% Impervious)

Area E	Q10	Q25	Q50
0.34 acre	0.8 cfs	1.0 cfs	1.1 cfs

The following are the requirements for the Runoff Mitigation Plan:

Hotel Parcel

- Total Area: 192,075 square feet (4.41 acres)
- Impervious Area (69.3% impervious): 132,915 square feet
- Required Design Volume (SWQDv; 0.75 inches over impervious area): 8,307.2 cubic feet (62,221 gallons)
- In-Lieu Fee not permitted due to project size greater than 15,000 square feet

Second Street Parcel (two lots on one parcel)

- Total Area: 14,984 square feet (0.34 acre)
- Impervious Area (90% impervious): 13,490 square feet
- Required Design Volume (SWQDv; 0.75 inches over impervious area): 843.1 cubic feet (6,315 gallons)
- In-Lieu Fee: $48,057.20 (entire project)
- Optional hybrid system; portions capture and reuse; portion in-lieu fee

Based on the results of the hydrologic analyses, the proposed Miramar Hotel Redevelopment will not have a negative impact on the existing City of Santa Monica storm drain system. The Hotel Parcel will require a harvest and reuse BMP system to collect stormwater volume (SWQDv). Due to its smaller size (less than 15,000 square feet), Second Street Parcel has the option of providing a harvest and reuse system or paying an in-lieu fee, or a combination of both options.

The calculations, exhibits and worksheets are included in the Appendices of this report.

8.0 LIST OF APPENDICES

Appendix 1 – Impervious Area Calculation – Existing Condition

Appendix 2 – Impervious Area Calculation – Proposed Condition

Appendix 3 – HydroCalc Calculations & Isohyet Map

Appendix 4 – Existing Condition Hydrology Map

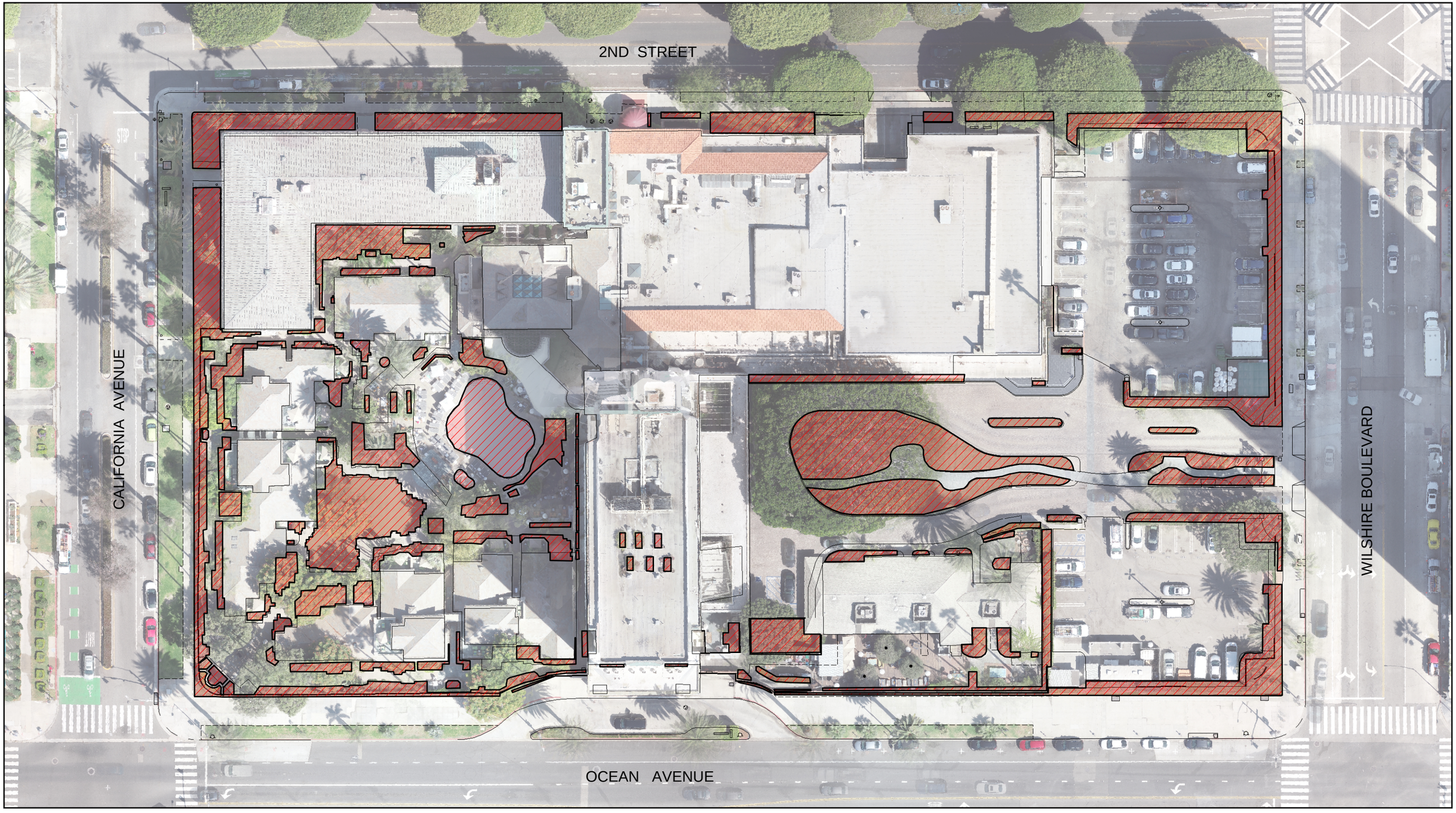
Appendix 5 – Proposed Condition Hydrology Map

Appendix 6 – Existing Storm Drain Atlas and Plan

Appendix 7 – Urban Runoff Drainage Plan Worksheets

Appendix 1

Impervious Area Calculation
Existing Condition



Aerial Date: 10/19/18

Fairmont Miramar - Pervious Areas (Existing Condition)

Exhibit 1

6/5/2019

Santa Monica, CA

FUSCOE ENGINEERING full circle thinking

Legend

Pervious Area - 31,793 SF (0.7 acres)

192,063 SF (4.4 acres) = Total Area within Property Line
31,793 SF (0.7 acres) = Total Pervious Area
160,270 (3.7 acres) = Total Impervious Area
83.4% Impervious / 16.6% Pervious

0 50 100 Feet

Z:\Projects\886\03\MXD\FairmontMiramarImpervious_190605.mxd

Appendix 2

Impervious Area Calculation
Proposed Condition

Hotel Parcel

Miramar Impervious Area Calculations

192,063 SF (4.4 acres) = Total Area within Property Line

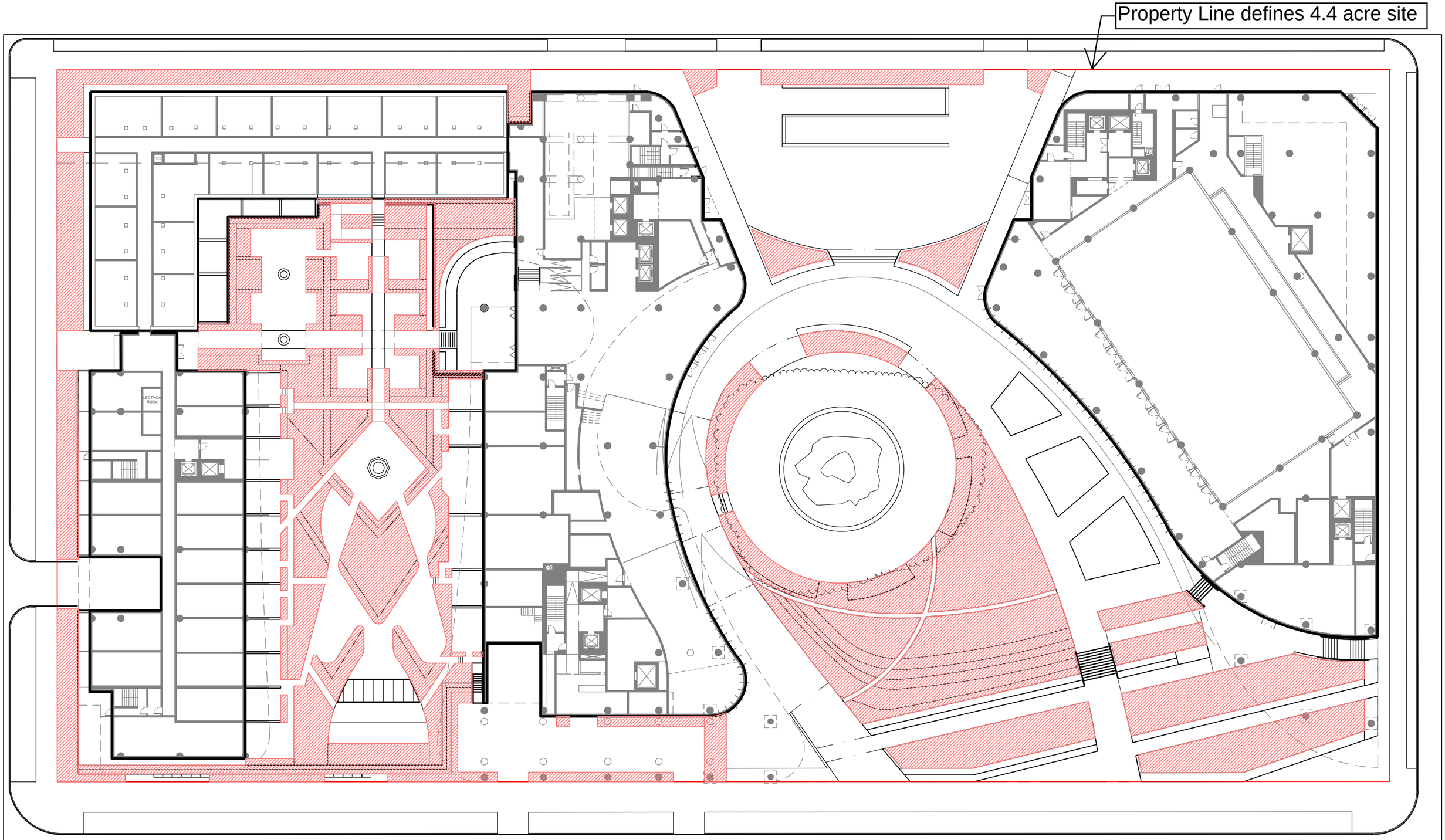
35,322 SF (0.8 acres) = Total Ground Floor Pervious (planted) Area
+18,856 SF (0.4 acres) = Total Roof Pervious (planted) Area
+ 7,045 SF (0.16 acres) = Total Water Feature, Spa, Pool Area
-2,075 SF (0.05 acres) = Pervious Areas Double-Counted between Ground Floor and Roof

59,148 SF (1.4 acres) = Total Pervious (planted) Area

192,063 SF site total - 59,148 SF pervious area = 132,915 SF (3.1 acres) Total Impervious Area

132,915 SF / 192,063 SF = 69.2% Impervious

See following sheets for process



AREA CALCULATIONS
MIRAMAR HOTEL

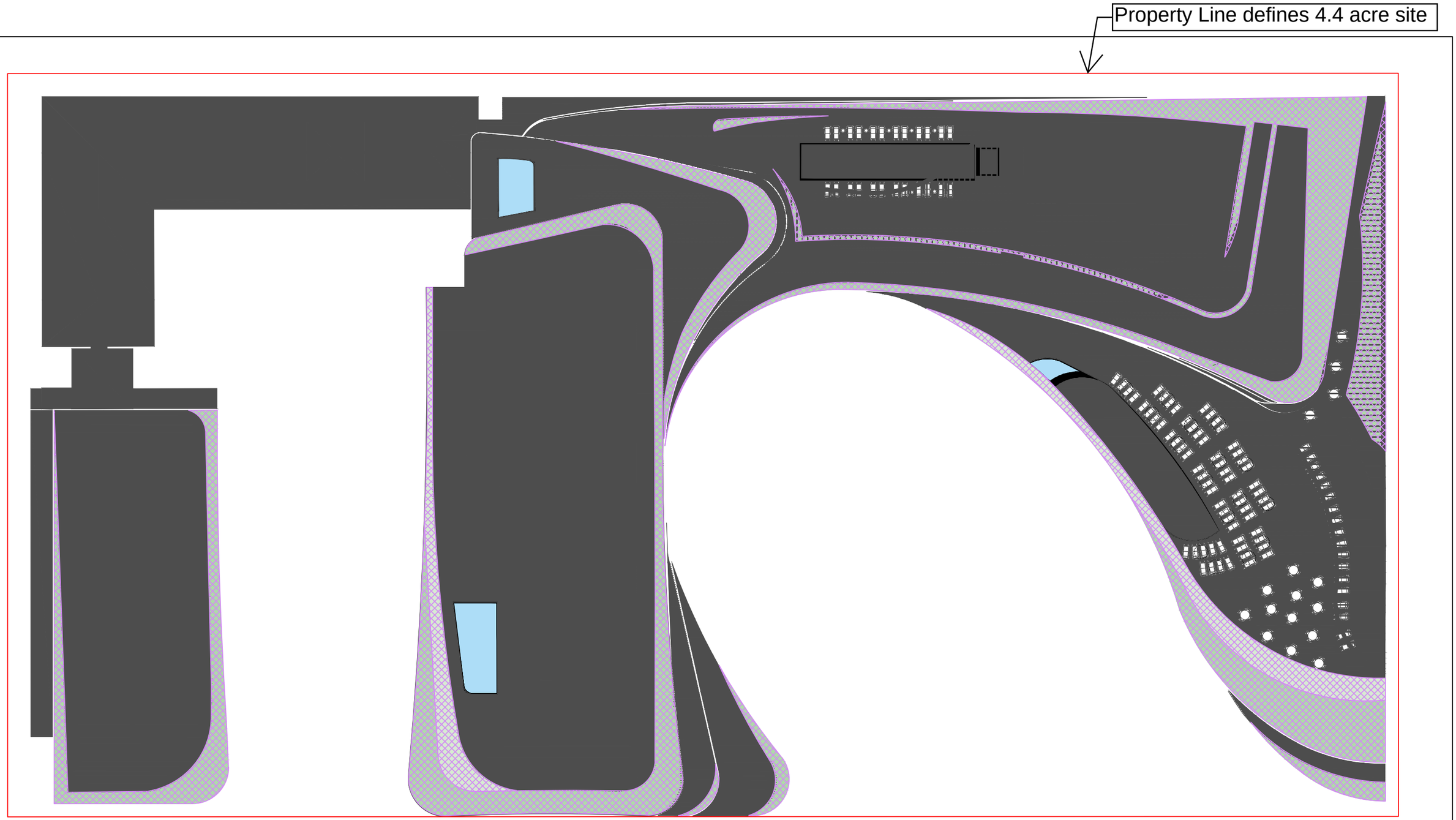
Ground Floor Total Pervious (Planted) Area: 35,322 SF (0.8 acres)

GGN GUSTAFSON GUTHRIE NICHOL

0 20' 40' 80' 120'

NORTH

10/30/2018



AREA CALCULATIONS
MIRAMAR HOTEL

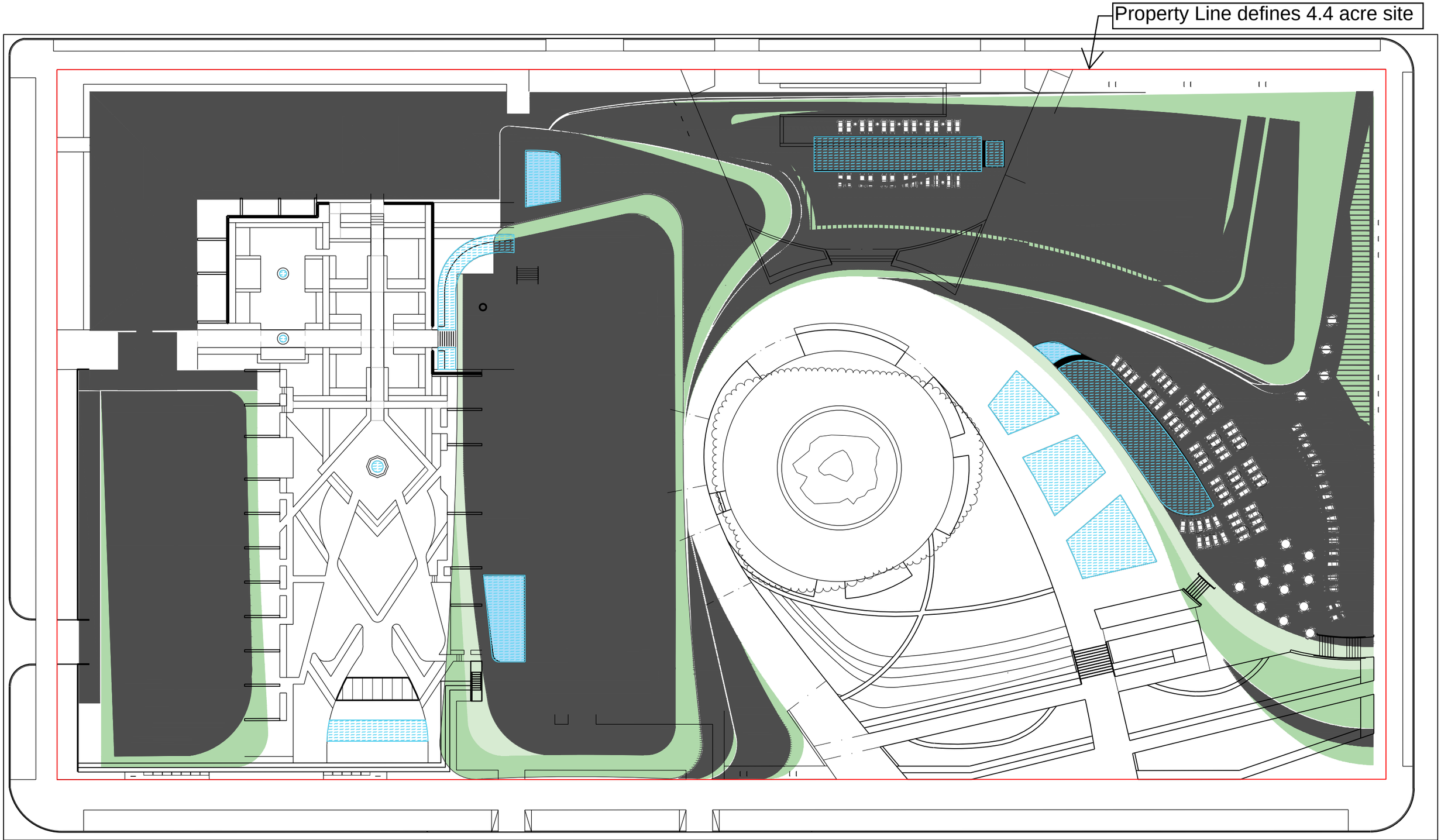
Roof Total Pervious (Planted) Area: 18,856 SF (0.4 acres)

GGN GUSTAFSON GUTHRIE NICHOL

0 20' 40' 80' 120'

NORTH

10/30/2018



AREA CALCULATIONS
MIRAMAR HOTEL

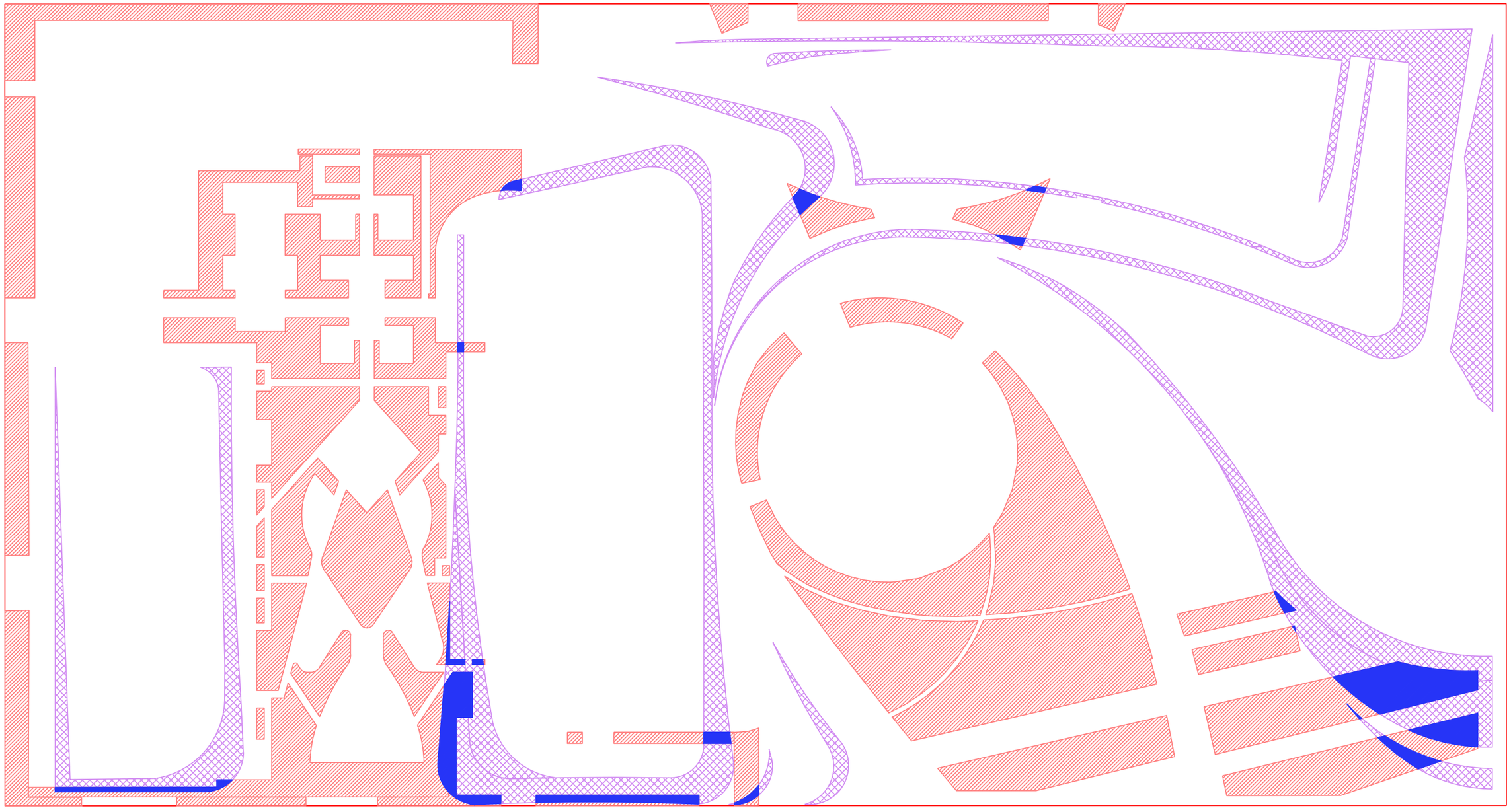
Total Water Feature, Spa, + Pool Area: 7,045 SF (0.16 acres)

GGN GUSTAFSON GUTHRIE NICHOL

0 20' 40' 80' 120'

NORTH

12/10/2018



AREA CALCULATIONS
MIRAMAR HOTEL

Total Double-Counted Area to be Subtracted: 2,075 SF (0.05 acres)

GGN GUSTAFSON GUTHRIE NICHOL

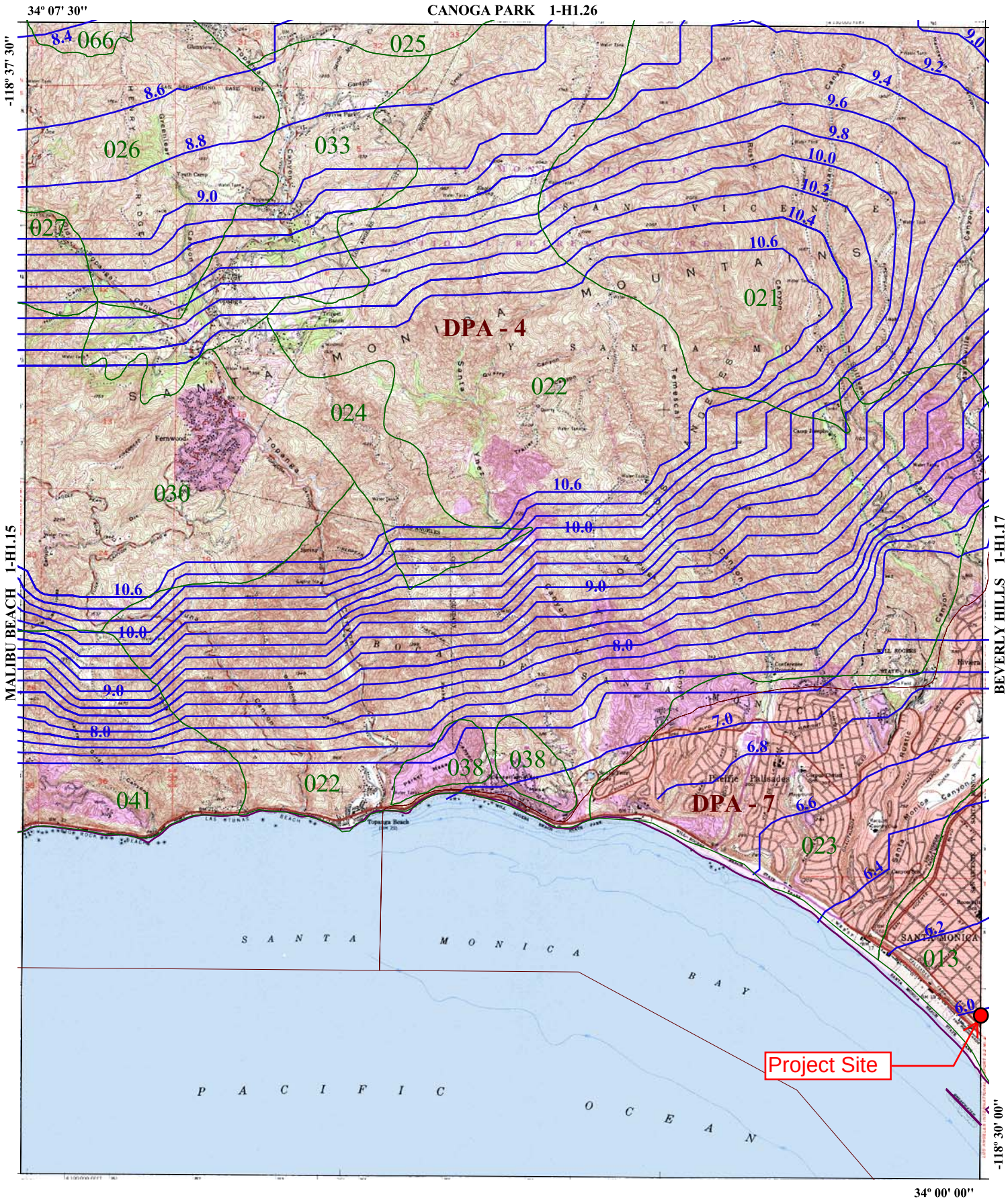
0 20' 40' 80' 120'

NORTH

10/30/2018

Appendix 3

HydroCalc Calculations & ISOHYET



N
W E
S

016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

T O P A N G A
50-YEAR 24-HOUR ISOHYET

1-H1.16

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

Peak Flow Hydrologic Analysis

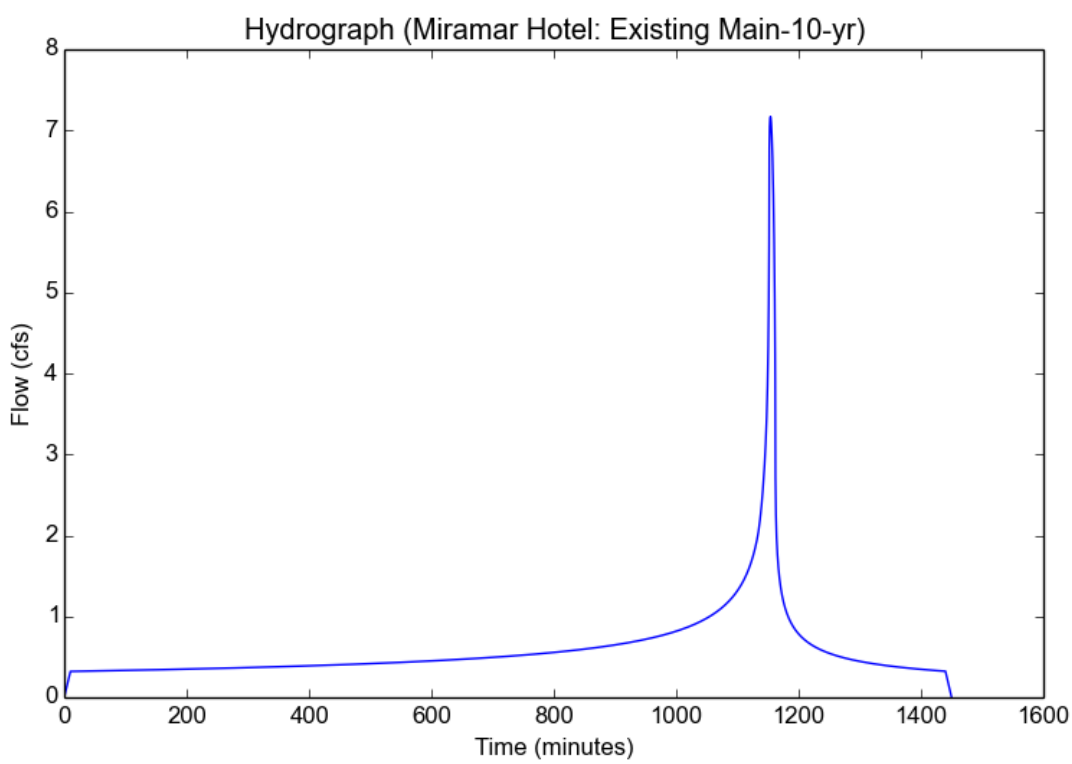
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Existing Main-10-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Existing Main-10-yr
Area (ac)	4.41
Flow Path Length (ft)	700.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.834
Soil Type	13
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.284
Peak Intensity (in/hr)	1.8453
Undeveloped Runoff Coefficient (Cu)	0.7859
Developed Runoff Coefficient (Cd)	0.8811
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	7.1699
Burned Peak Flow Rate (cfs)	7.1699
24-Hr Clear Runoff Volume (ac-ft)	1.2126
24-Hr Clear Runoff Volume (cu-ft)	52819.1957



Peak Flow Hydrologic Analysis

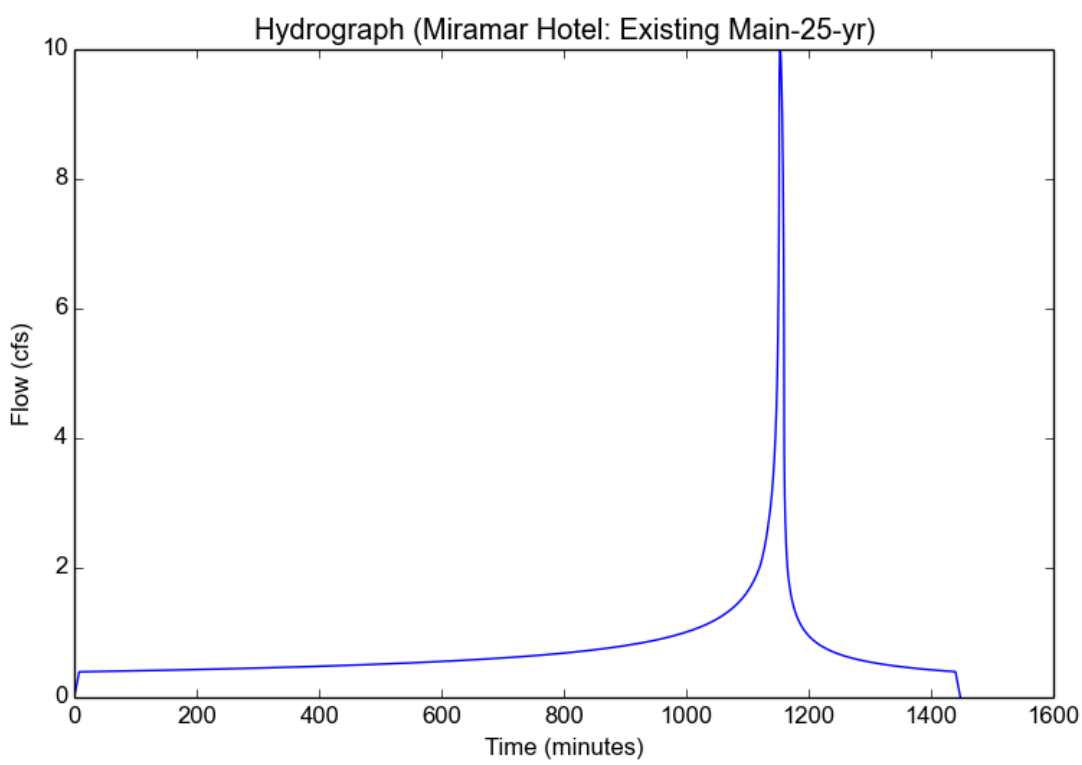
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Existing Main-25-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Existing Main-25-yr
Area (ac)	4.41
Flow Path Length (ft)	700.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.834
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.268
Peak Intensity (in/hr)	2.5201
Undeveloped Runoff Coefficient (Cu)	0.8923
Developed Runoff Coefficient (Cd)	0.8987
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	9.988
Burned Peak Flow Rate (cfs)	9.988
24-Hr Clear Runoff Volume (ac-ft)	1.4965
24-Hr Clear Runoff Volume (cu-ft)	65187.2345



Peak Flow Hydrologic Analysis

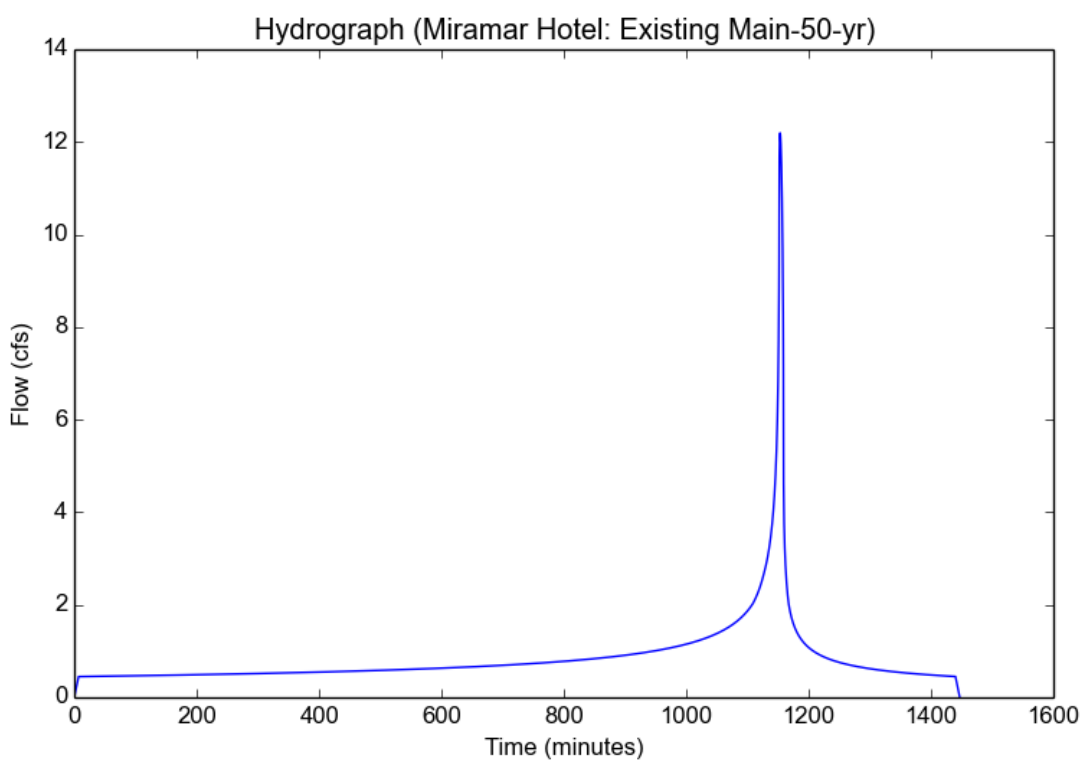
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Existing Main-50-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Existing Main-50-yr
Area (ac)	4.41
Flow Path Length (ft)	700.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.834
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.0
Peak Intensity (in/hr)	3.0561
Undeveloped Runoff Coefficient (Cu)	0.9292
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	12.1298
Burned Peak Flow Rate (cfs)	12.1298
24-Hr Clear Runoff Volume (ac-ft)	1.7086
24-Hr Clear Runoff Volume (cu-ft)	74427.8704



Peak Flow Hydrologic Analysis

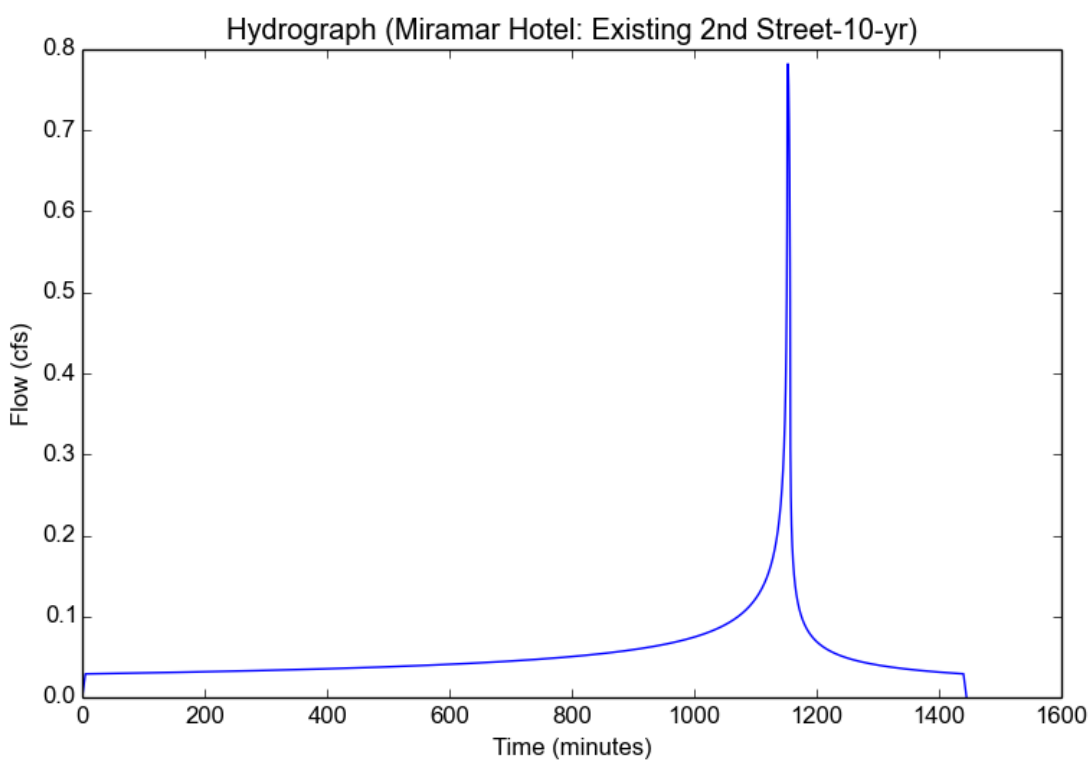
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Existing 2nd Street-10-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Existing 2nd Street-10-yr
Area (ac)	0.34
Flow Path Length (ft)	180.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.284
Peak Intensity (in/hr)	2.556
Undeveloped Runoff Coefficient (Cu)	0.8949
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.7821
Burned Peak Flow Rate (cfs)	0.7821
24-Hr Clear Runoff Volume (ac-ft)	0.1083
24-Hr Clear Runoff Volume (cu-ft)	4719.2559



Peak Flow Hydrologic Analysis

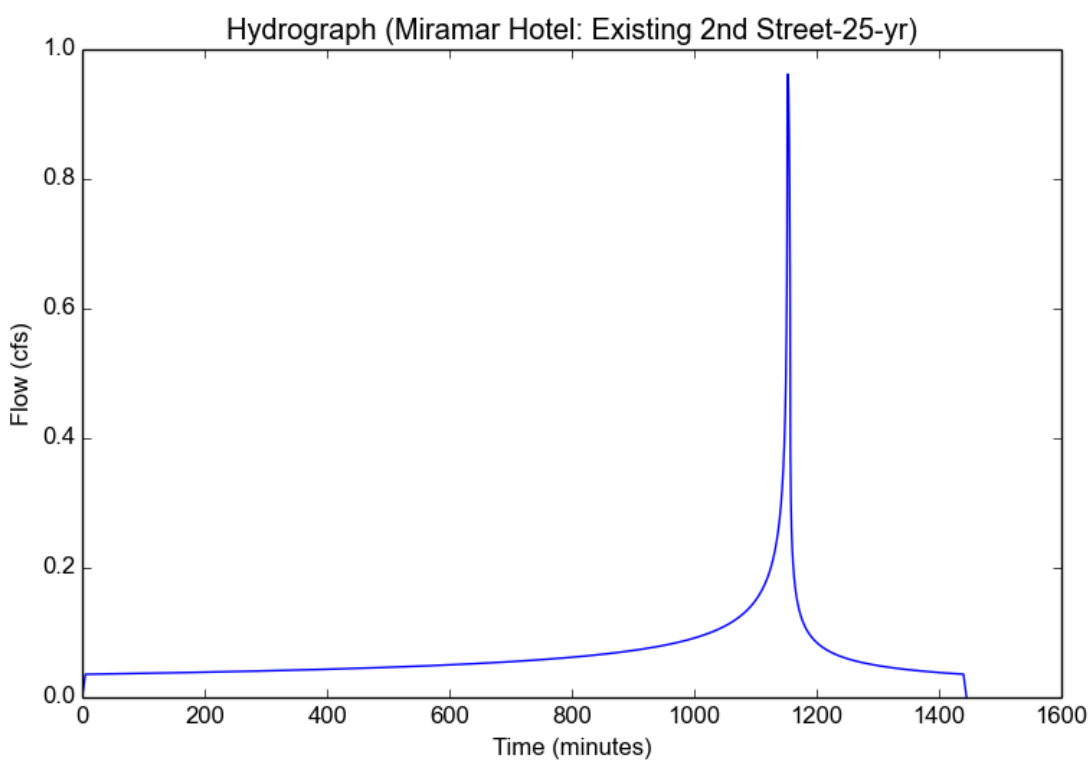
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Existing 2nd Street-25-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Existing 2nd Street-25-yr
Area (ac)	0.34
Flow Path Length (ft)	180.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.268
Peak Intensity (in/hr)	3.143
Undeveloped Runoff Coefficient (Cu)	0.9328
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.9618
Burned Peak Flow Rate (cfs)	0.9618
24-Hr Clear Runoff Volume (ac-ft)	0.1332
24-Hr Clear Runoff Volume (cu-ft)	5803.2306



Peak Flow Hydrologic Analysis

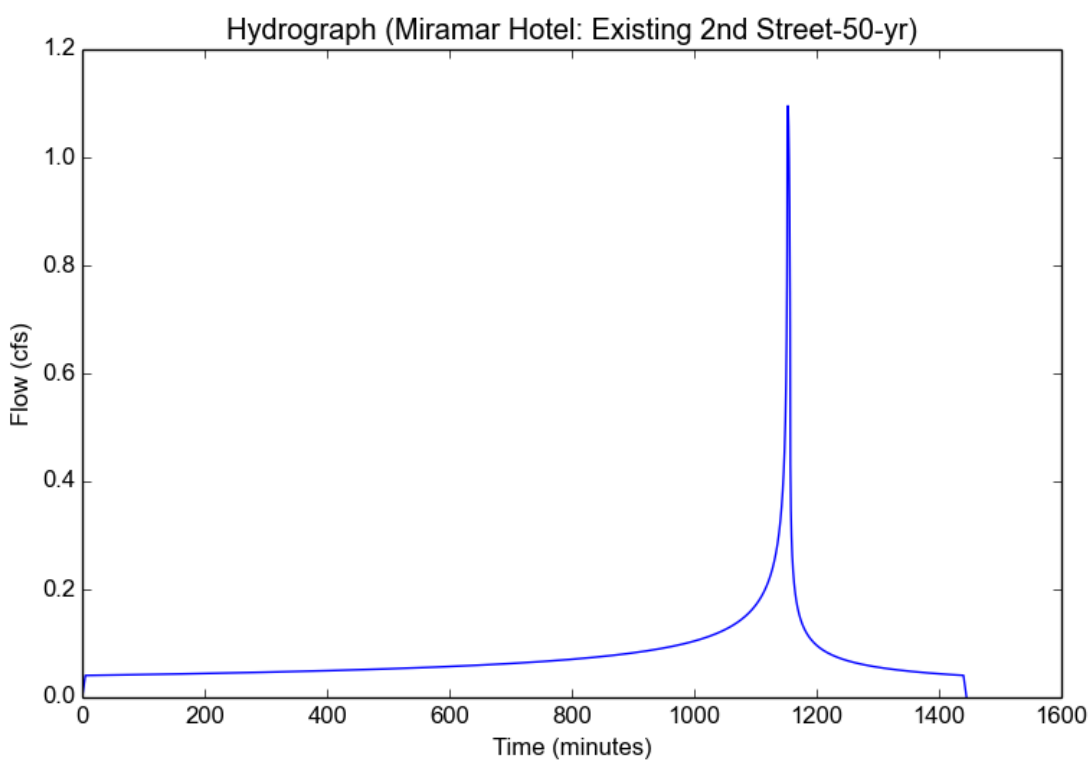
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Existing 2nd Street-50-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Existing 2nd Street-50-yr
Area (ac)	0.34
Flow Path Length (ft)	180.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.0
Peak Intensity (in/hr)	3.5798
Undeveloped Runoff Coefficient (Cu)	0.9493
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.0954
Burned Peak Flow Rate (cfs)	1.0954
24-Hr Clear Runoff Volume (ac-ft)	0.1517
24-Hr Clear Runoff Volume (cu-ft)	6609.6021



Peak Flow Hydrologic Analysis

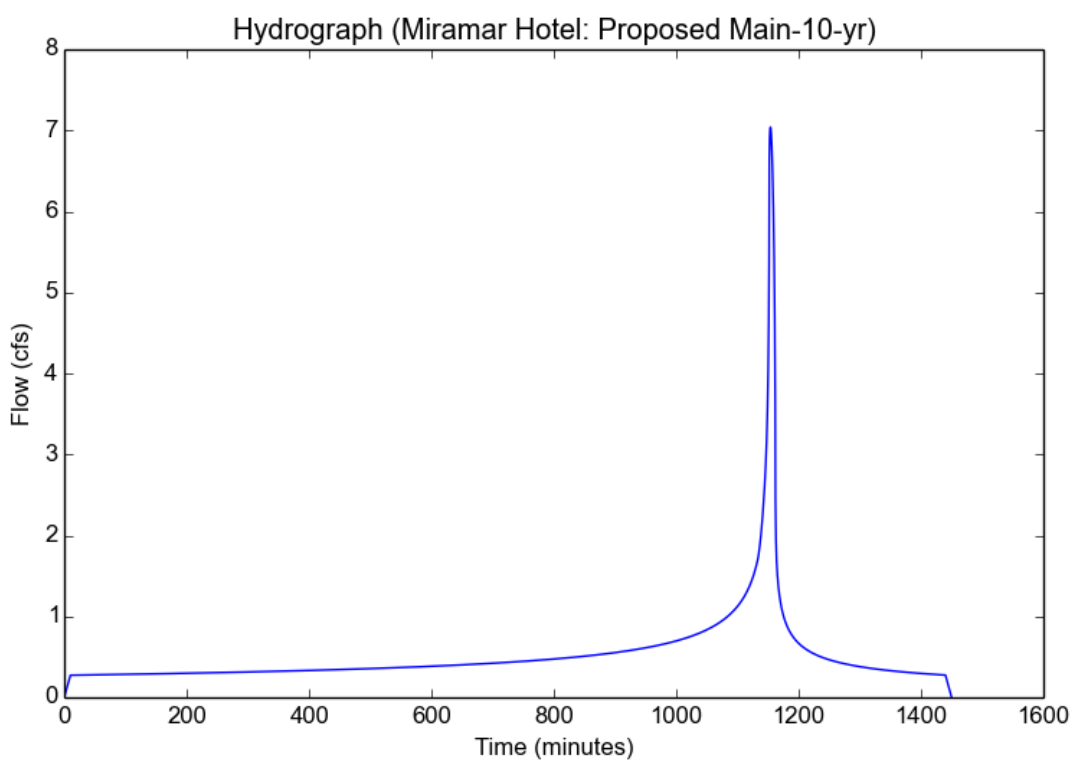
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Proposed Main-10-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Proposed Main-10-yr
Area (ac)	4.41
Flow Path Length (ft)	700.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.693
Soil Type	13
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.284
Peak Intensity (in/hr)	1.8453
Undeveloped Runoff Coefficient (Cu)	0.7859
Developed Runoff Coefficient (Cd)	0.865
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	7.0389
Burned Peak Flow Rate (cfs)	7.0389
24-Hr Clear Runoff Volume (ac-ft)	1.0489
24-Hr Clear Runoff Volume (cu-ft)	45690.7225



Peak Flow Hydrologic Analysis

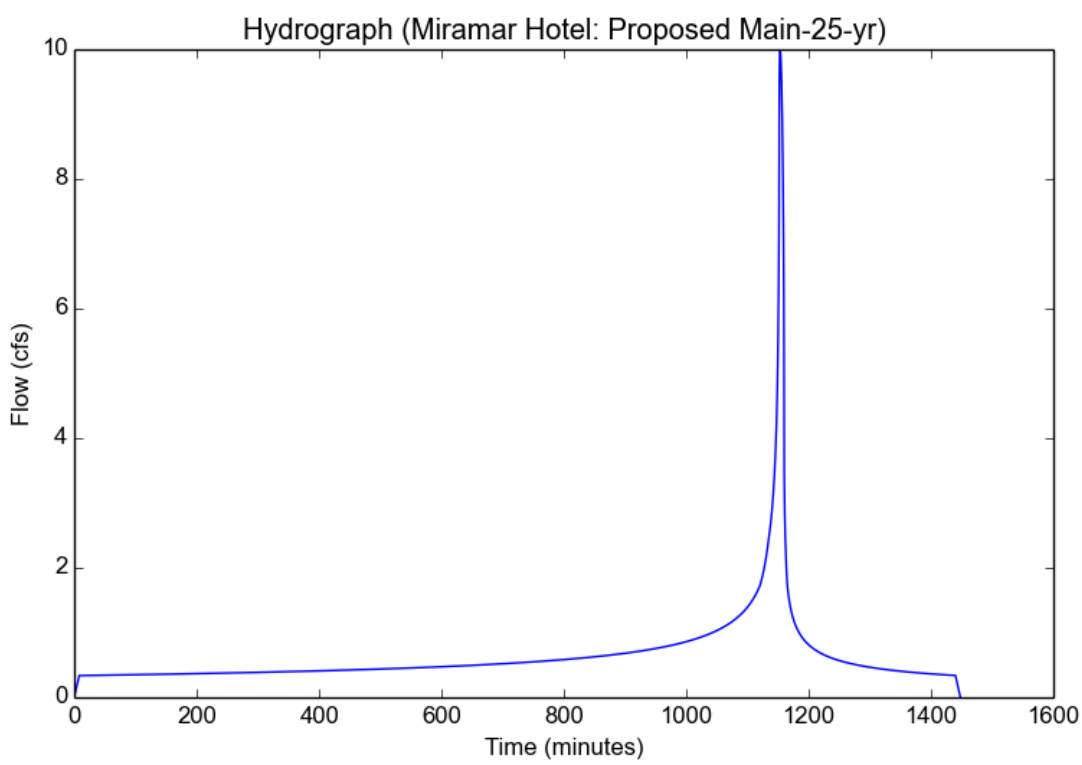
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Proposed Main-25-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Proposed Main-25-yr
Area (ac)	4.41
Flow Path Length (ft)	700.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.693
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.268
Peak Intensity (in/hr)	2.5201
Undeveloped Runoff Coefficient (Cu)	0.8923
Developed Runoff Coefficient (Cd)	0.8977
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	9.976
Burned Peak Flow Rate (cfs)	9.976
24-Hr Clear Runoff Volume (ac-ft)	1.2999
24-Hr Clear Runoff Volume (cu-ft)	56621.8095



Peak Flow Hydrologic Analysis

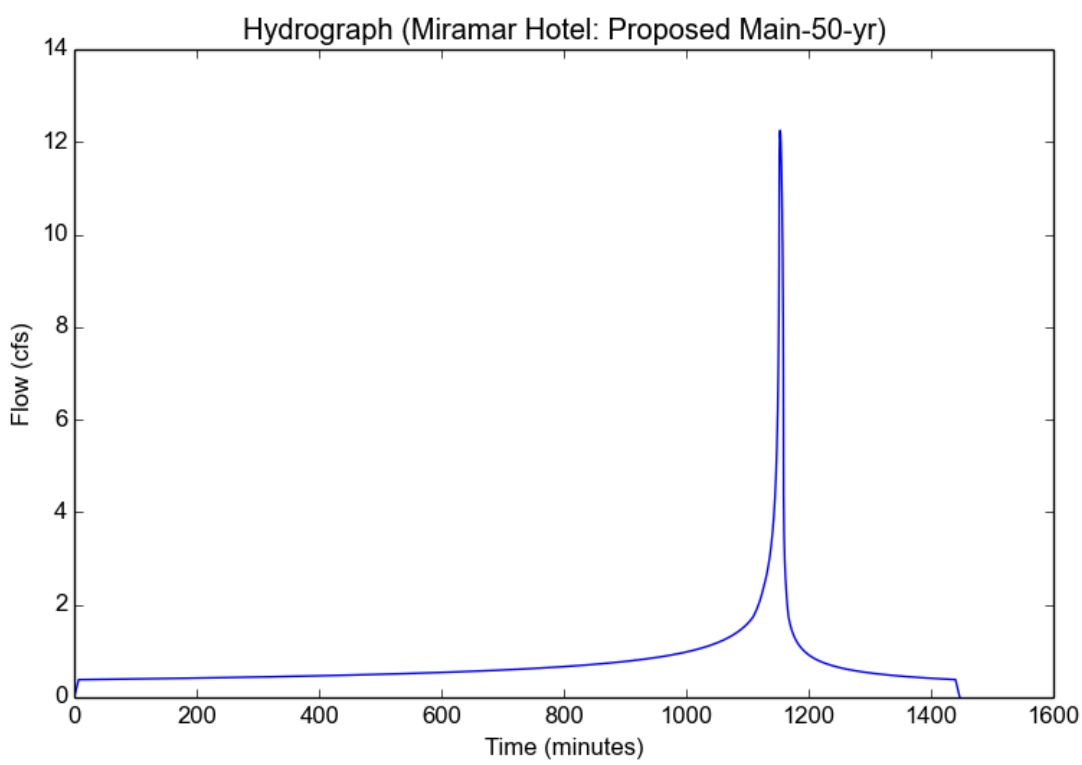
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Proposed Main-50-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Proposed Main-50-yr
Area (ac)	4.41
Flow Path Length (ft)	700.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.693
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.0
Peak Intensity (in/hr)	3.0561
Undeveloped Runoff Coefficient (Cu)	0.9292
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	12.1298
Burned Peak Flow Rate (cfs)	12.1298
24-Hr Clear Runoff Volume (ac-ft)	1.4882
24-Hr Clear Runoff Volume (cu-ft)	64827.4841



Peak Flow Hydrologic Analysis

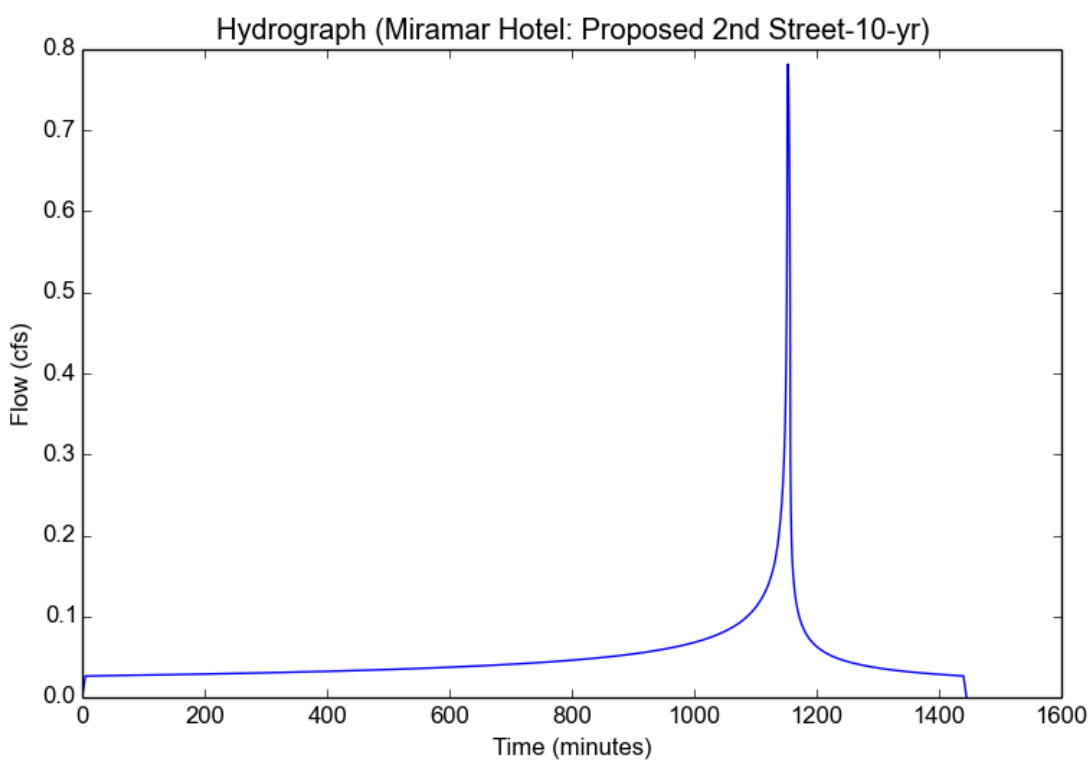
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Proposed 2nd Street-10-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Proposed 2nd Street-10-yr
Area (ac)	0.34
Flow Path Length (ft)	180.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.9
Soil Type	13
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.284
Peak Intensity (in/hr)	2.556
Undeveloped Runoff Coefficient (Cu)	0.8949
Developed Runoff Coefficient (Cd)	0.8995
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.7817
Burned Peak Flow Rate (cfs)	0.7817
24-Hr Clear Runoff Volume (ac-ft)	0.0994
24-Hr Clear Runoff Volume (cu-ft)	4330.358



Peak Flow Hydrologic Analysis

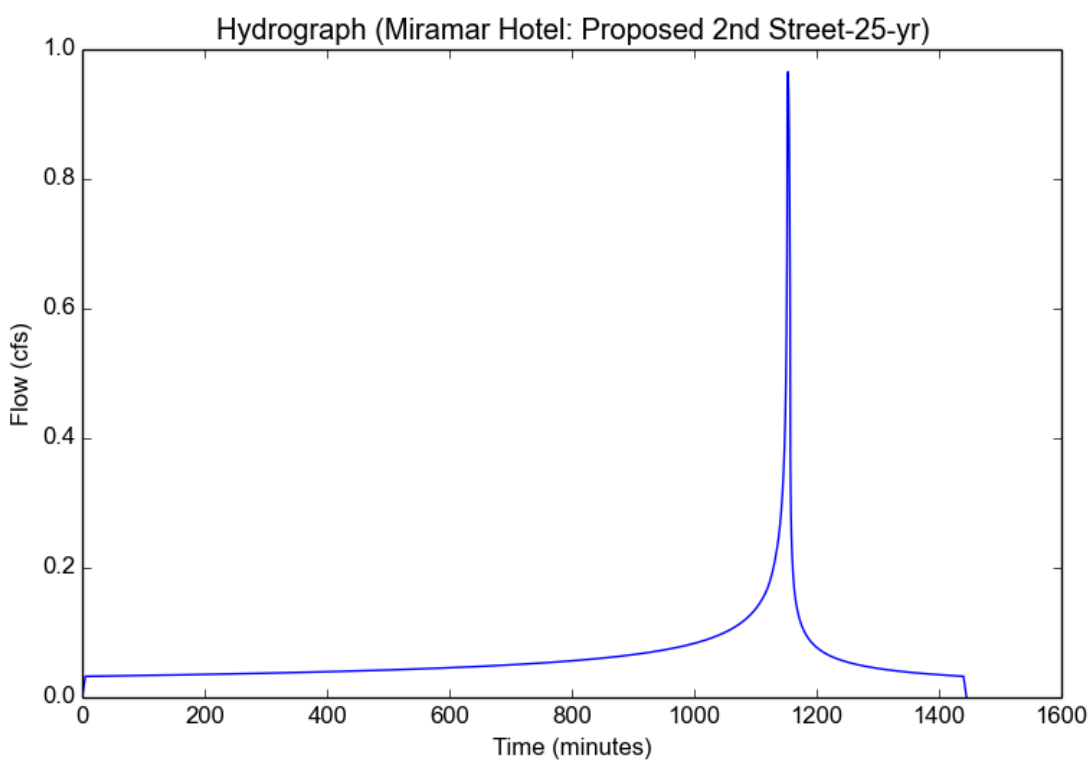
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Proposed 2nd Street-25-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Proposed 2nd Street-25-yr
Area (ac)	0.34
Flow Path Length (ft)	180.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.9
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.268
Peak Intensity (in/hr)	3.143
Undeveloped Runoff Coefficient (Cu)	0.9328
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.9618
Burned Peak Flow Rate (cfs)	0.9618
24-Hr Clear Runoff Volume (ac-ft)	0.1225
24-Hr Clear Runoff Volume (cu-ft)	5334.8073



Peak Flow Hydrologic Analysis

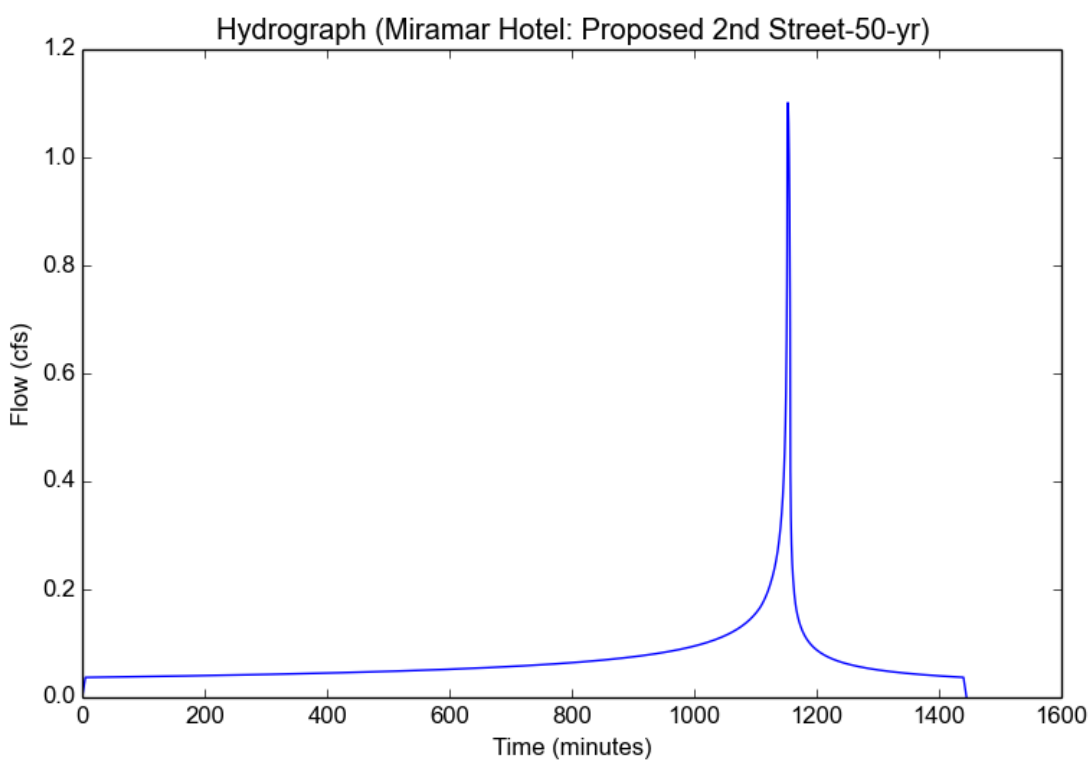
File location: C:/Users/susan williams/Desktop/Miramar Hotel - Proposed 2nd Street-50-yr.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Miramar Hotel
Subarea ID	Proposed 2nd Street-50-yr
Area (ac)	0.34
Flow Path Length (ft)	180.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	0.9
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.0
Peak Intensity (in/hr)	3.5798
Undeveloped Runoff Coefficient (Cu)	0.9493
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.0954
Burned Peak Flow Rate (cfs)	1.0954
24-Hr Clear Runoff Volume (ac-ft)	0.1397
24-Hr Clear Runoff Volume (cu-ft)	6084.4158

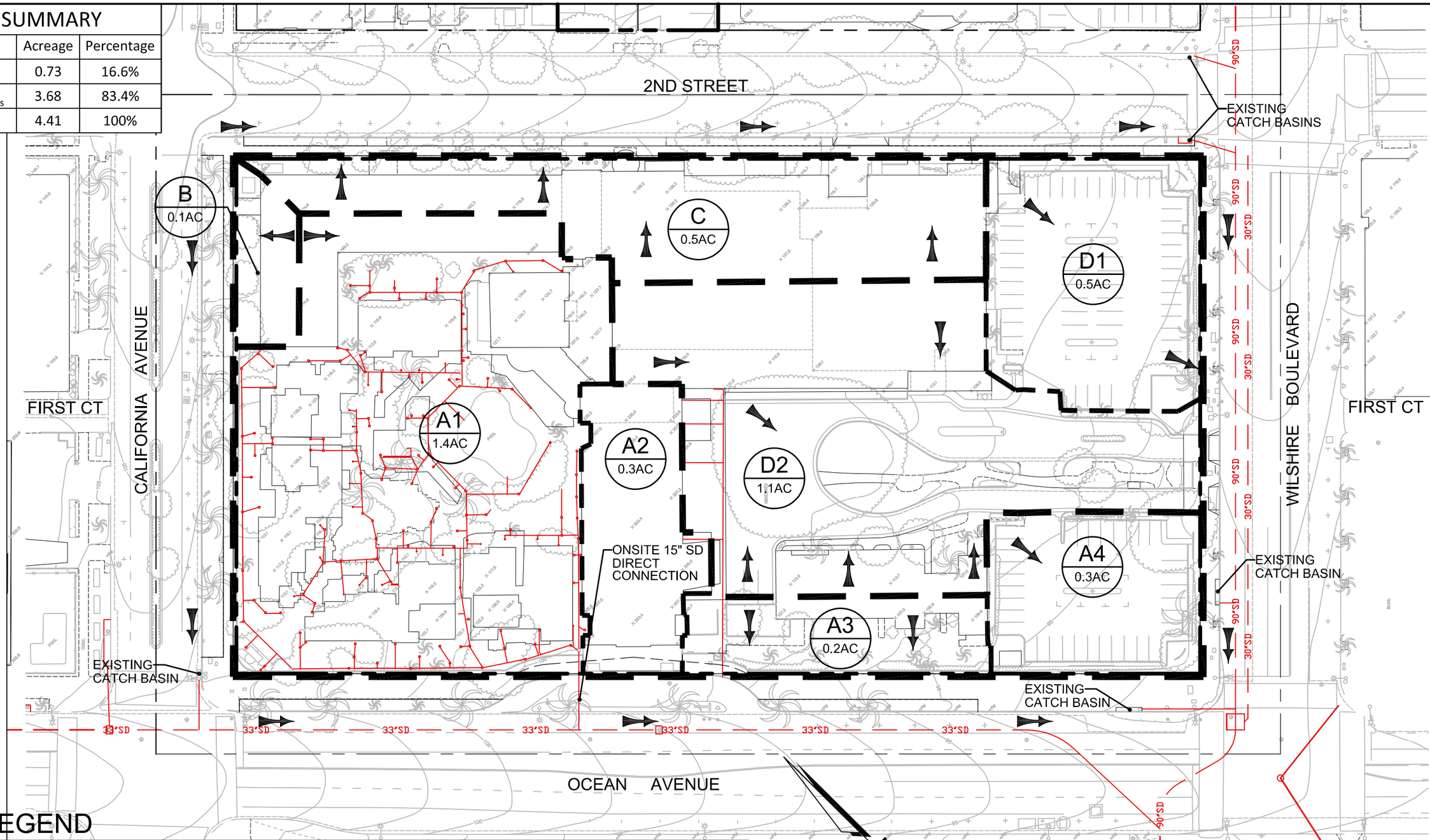


Appendix 4

Existing Condition Hydrology Maps

SUMMARY

	Acreage	Percentage
$A_{pervious}$	0.73	16.6%
$A_{impervious}$	3.68	83.4%
A_{total}	4.41	100%



LEGEND

- MAJOR BOUNDARY
- SUB BOUNDARY
- SD — EXISTING STORM DRAIN
- DIRECTION OF FLOW
- A / 1.4AC — DRAINAGE AREA DESIGNATION; ACRES

60' 0' 30' 60'

SCALE: 1" = 60'

PREPARED BY:

FUSCOE ENGINEERING

16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

EXISTING HYDROLOGY EXHIBIT HOTEL PARCEL

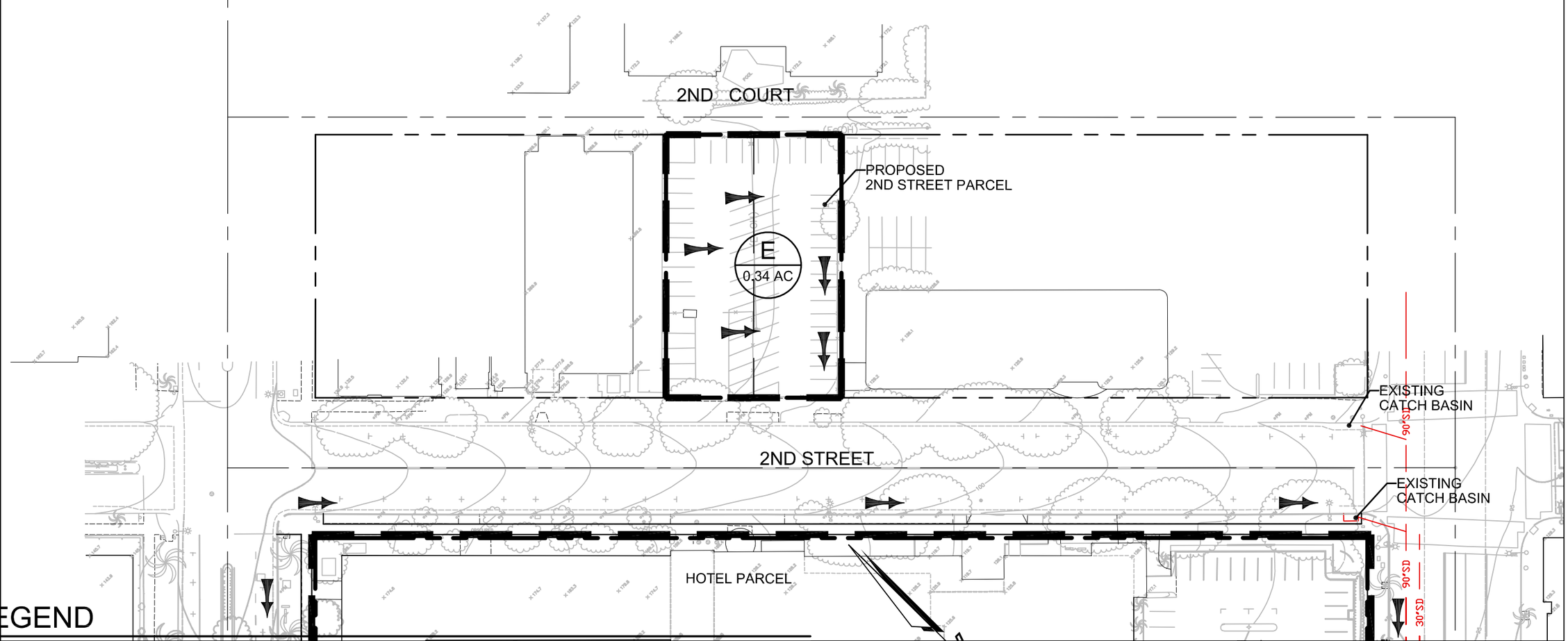
SANTA MONICA MIRAMAR HOTEL REDEVELOPMENT

JUNE 2019

P:\PROJECTS\886\03\ENG\EXHIBITS\EIR EXHIBITS\88603XH – HYD EXISTING-MAIN.DWG (06-06-19 5:01:15PM) Plotted by: Susan Williams

SUMMARY

	Acreage	Percentage
$A_{pervious}$	0.00	0%
$A_{impervious}$	0.34	100%
A_{total}	0.34	100%



LEGEND

MAJOR BOUNDARY

SUB BOUNDARY

SD — EXISTING STORM DRAIN

DIRECTION OF FLOW

E / 0.34 AC — DRAINAGE AREA DESIGNATION; ACRES

60' 0' 30' 60'

SCALE: 1" = 60'

PREPARED BY:

FUSCOE ENGINEERING

16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

EXISTING HYDROLOGY EXHIBIT 2ND STREET PARCEL

SANTA MONICA MIRAMAR HOTEL REDEVELOPMENT

JUNE 2019

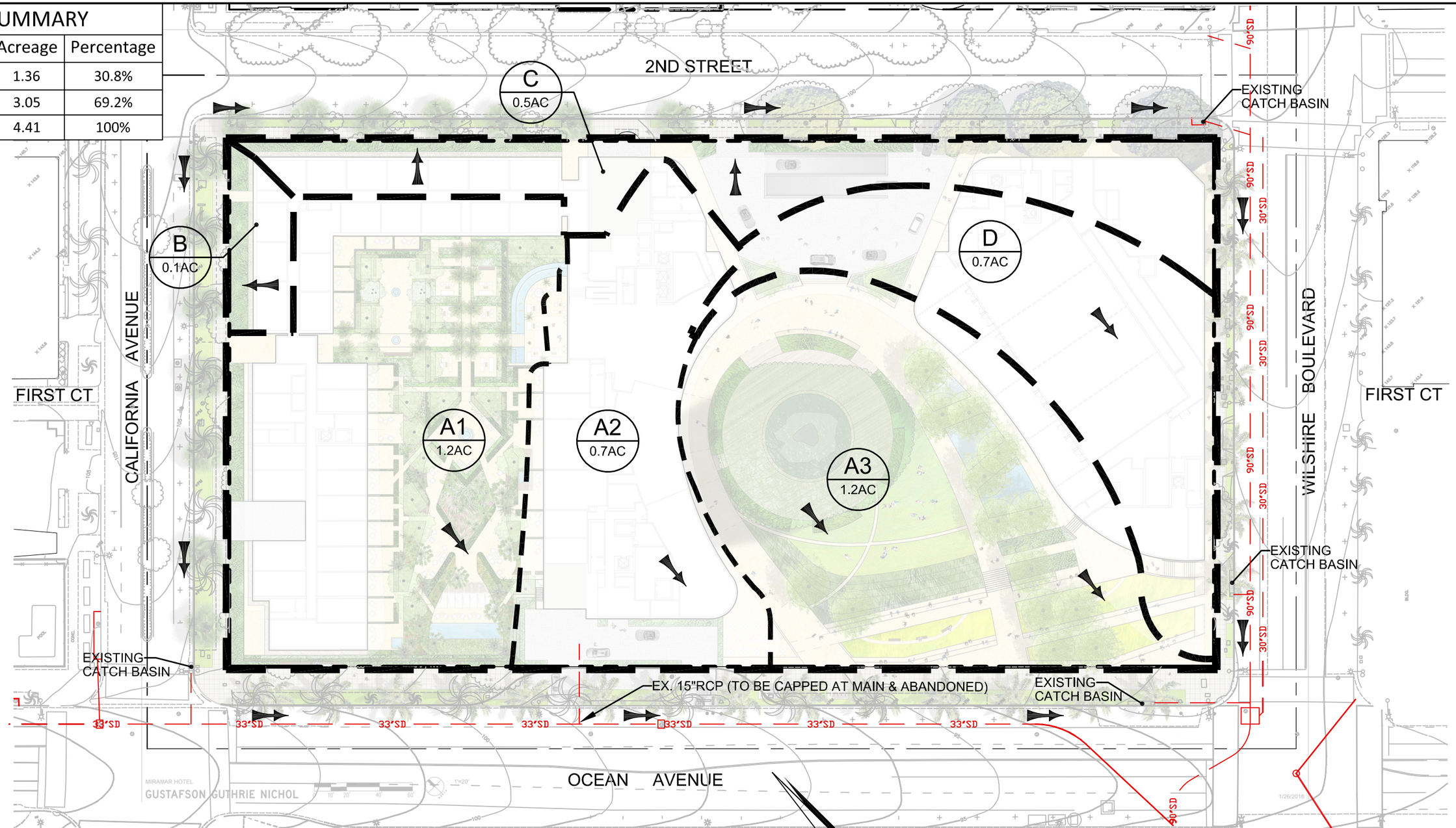
P:\PROJECTS\886\03\ENG\EXHIBITS\EIR EXHIBITS\88603XH – HYD EXISTING–2ND STREET.DWG (06–07–19 9:06:29AM) Plotted by: Susan Williams

Appendix 5

Proposed Condition Hydrology Maps

SUMMARY

	Acreage	Percentage
$A_{pervious}$	1.36	30.8%
$A_{impervious}$	3.05	69.2%
A_{total}	4.41	100%



LEGEND

- MAJOR BOUNDARY
- SUB BOUNDARY
- SD — EXISTING STORM DRAIN
- DIRECTION OF FLOW
- A / 1.75AC — DRAINAGE AREA DESIGNATION; ACRES

60' 0' 30' 60'

SCALE: 1" = 60'

PREPARED BY:

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

PROPOSED HYDROLOGY EXHIBIT HOTEL PARCEL

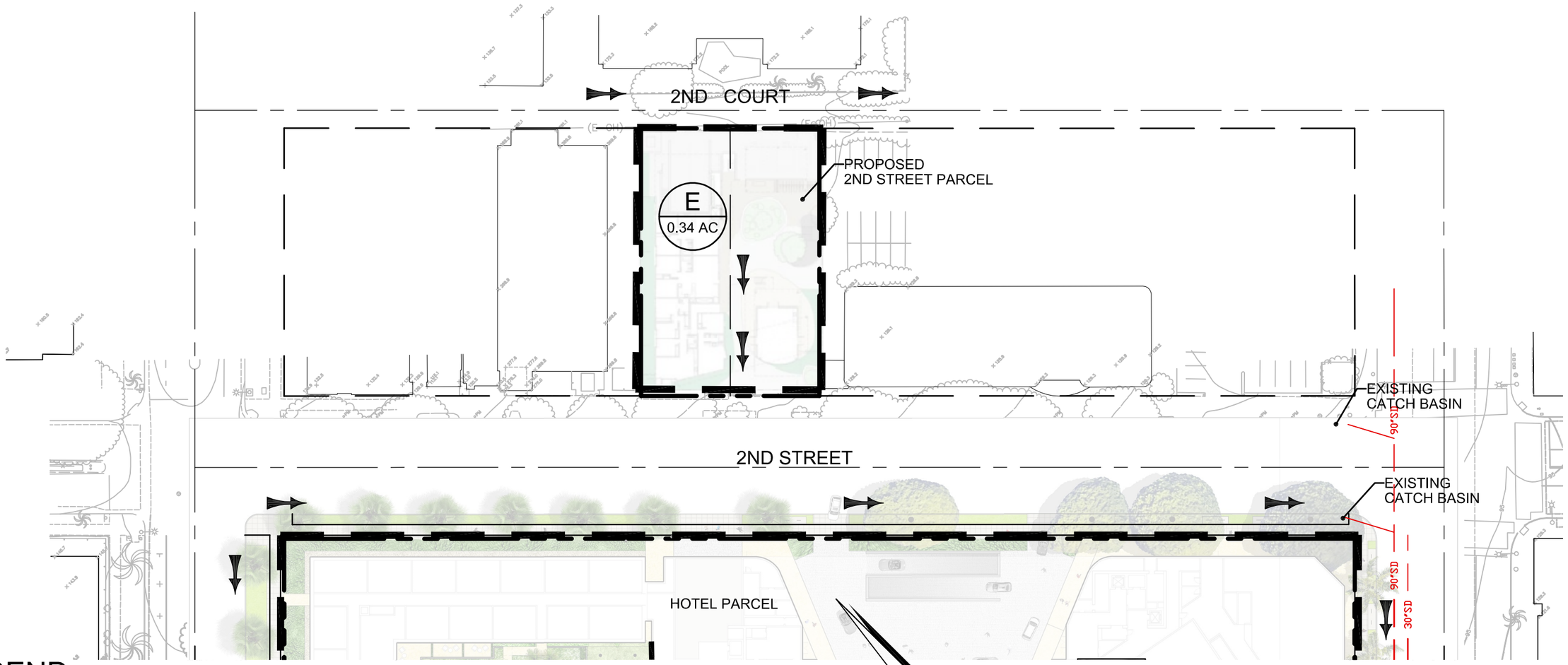
SANTA MONICA MIRAMAR HOTEL REDEVELOPMENT

JUNE 2019

P:\PROJECTS\886\03\ENG\EXHIBITS\EIR EXHIBITS\88603XH – HYD PROPOSED–MAIN.DWG (06–07–19 9:20:04AM) Plotted by: Susan Williams

SUMMARY

	Acreage	Percentage
$A_{pervious}$	0.03	10%
$A_{impervious}$	0.31	90%
A_{total}	0.34	100%



LEGEND

MAJOR BOUNDARY

SUB BOUNDARY

SD — EXISTING STORM DRAIN

DIRECTION OF FLOW

E / 0.34 AC — DRAINAGE AREA DESIGNATION; ACRES

60' 0' 30' 60'

SCALE: 1" = 60'

PREPARED BY:

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Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

PROPOSED HYDROLOGY EXHIBIT 2ND STREET PARCEL

SANTA MONICA MIRAMAR HOTEL REDEVELOPMENT

JUNE 2019

P:\PROJECTS\886\03\ENG\EXHIBITS\EIR EXHIBITS\88603XH - HYD PROPOSED-2ND STREET.DWG (06-07-19 9:07:11AM) Plotted by: Susan Williams

Appendix 6

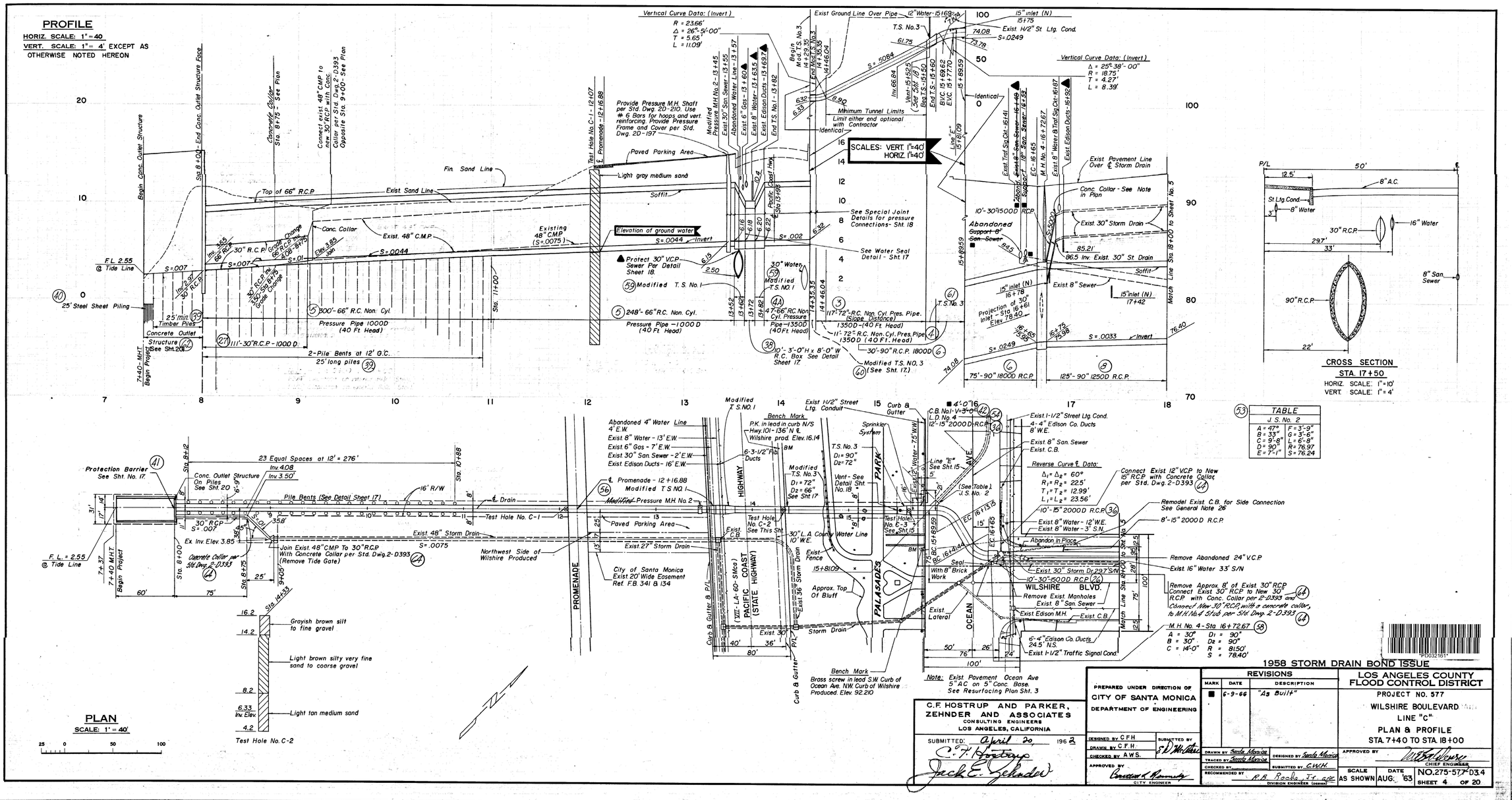
Existing Storm Drain Atlas and Plan

Existing Condition

Hotel site Storm Drain Map

Scale 1:2,226
City of Santa Monica GIS
Printed: Oct 13, 2009 9:31:06 AM

EXISTING AS-BUILT
STORM DRAIN PLAN



Appendix 7

Urban Runoff Drainage Plan Worksheets

Urban Runoff Drainage Plan Worksheet

Working for a Cleaner Bay

1. Project Questionnaire

Please answer the following questions: Project Address Hotel Parcel (101 Wilshire Blvd)

a. Will the project build on a vacant parcel? ☒ Yes ☐ No
b. Will the project add/replace 50% or more of the total square footage of an existing structure >500 sq. ft.? ☒ Yes ☐ No
c. Will the project create, add, or replace 5,000 square feet or more of impervious surface? ☒ Yes ☐ No
d. Will the project create a new detached structure that is 500 square feet or larger? ☒ Yes ☐ No
e. Is the project located in or within 200 feet of an environmentally sensitive area? ☐ Yes ☒ No
f. Is the project a new development on a 15,000+ sq. ft. parcel? ☐ Yes ☒ No

If you answered yes to any of the above questions mitigation is required.

If mitigation is not required would you like to voluntarily mitigate urban runoff? ☐ Yes ☒ No

If you answered yes to any of the questions above you must complete the remainder of the worksheet.

Type of land use (check one): ☐ Single-Family ☐ Multi-Family ☒ Mixed Use (Residential-Commercial) ☐ Commercial ☐ Government ☐ Education ☐ Medical/Health Facilities-Services

2. Calculate total impervious area

Enter the square footage of each impervious area.

Roof area: 132,915 + Walkway area: _____ + Patio area: _____ +
Parking Lot and/or Driveway area: _____ + Misc. area: _____ = Total impervious area: 132,915.0

All new and existing impermeable areas shall be directed to BMPs unless excluded by the approved building plans or appropriate City official. (Note: Stormwater runoff is not allowed to discharge to adjacent parcels or over the sidewalk.)

3. Calculate runoff mitigation volume required

Total impervious area 132,915.0 ft^2 X .0625 ft = 8,307.2 ft^3
Required Mitigation Volume

4. Design volume and/or fee amount

The volume may be mitigated via a number of mitigation measures or a combination of measures. Additionally, a combination of mitigation measures and payment of an in-lieu fee is acceptable. Infiltration pits allow water to percolate back to ground water. They can be filled with rock (3/4" or larger and consistently sized) or use plastic infill devices. Cisterns or rain barrels can store water on-site for future use as a non-potable water source for irrigation. Surface depressions can be incorporated into landscaping and store water for percolation to ground water. (Note: Some watersheds in the City do not allow infiltration and new development on lots >15,000 sq. ft. must reuse.)

Mitigation Measure	Installed Volume (ft^3)		Conversion		Void Volume (ft^3)
Percolation Pit with infill device	_____	X	0.95	=	0.0
Percolation Pit with rock/gravel	_____	X	0.40	=	0.0
Cistern / rain barrel / surface depression	_____	X	1.00	=	0.0
Total Void Volume					0.0

Total volume should be greater than or equal to required mitigation volume or pay an in-lieu fee for remainder

In lieu fee calculation

8,307.2 ft^3	X	7.49 gal./ft^3	X	$7.61/gal.	=	$ 473,500.55
Required Mitigation Volume – Total Void Volume = Fee Volume (Can be zero)		Conversion		Unit Cost		One-Time Fee

Note: Unit cost can change each year. Obtain the latest from Engineering Division (310) 458-8737

Urban Runoff Drainage Worksheet – continued

4. Required figures for submission (these specific figures are kept confidential)

a. Include area of permeable paving used as BMP (where applicable) _____ ft^2

b. Include total cost or estimate of BMP(s) (labor and materials)$ _____

c. Include total project cost $ _____

5. List name(s) of proposed mitigation measures or best management practices (BMPs) used

(See Insert List of Approved BMPs or City web site under Engineering, Design page):

6. Explain the maintenance plan

(Such as, BMPs shall be inspected before and after rainy seasons, checking roof downspouts, visually checking overflow pipes, clearing debris from gutters and downspouts, checking overflow curb openings of BMPs, maintaining the depressed areas, maintaining landscape above and around an infiltration pit, where applicable):

7. Project plan information

a. Project address in Santa Monica:

Hotel Parcel (101 Wilshire Blvd)

b. Property owner name/address/phone (if different than a):

c. Alternate address during construction (if different than a):

d. Contractor name/address/phone/ fax/ email:

Report Prepared by: _____ Date: _____

Architect or engineer name / address / phone / email: _____

_____

I hereby agree that I will complete all runoff mitigation measures described herein and/or in the approved plans prior to completion of the project. The City of Santa Monica has no responsibility or liability for any urban runoff mitigation measure, i.e. BMP, installed to comply with the urban runoff requirements at this project address. I agree that I have consulted with appropriate professionals regarding the size and suitability of the BMP that I have selected for the specific conditions present at my site. I further agree to maintain any BMP(s) on my property for as long as I own this property and to inform a buyer of any BMP(s) if I sell my property.

Property Owner or Authorized Representative

Signature: _____ Date: _____

Print name/title: _____

You need to call the City's Urban Runoff Management Coordinator before completion of your BMP so that the BMP can be inspected for approval. You will NOT receive a Certificate of Occupancy without this approval. For this and for more information about the Santa Monica Urban Runoff Ordinance, call (310) 458-8223. For engineering questions, call (310) 458-8721.

CITY USE

Parcel # _____ Plan Check # _____

Urban Runoff Drainage Plan Worksheet

Working for a Cleaner Bay

1. Project Questionnaire

Please answer the following questions: Project Address 1127 & 1129 2nd Street Parcel

a. Will the project build on a vacant parcel? ☐ Yes ☐ No
b. Will the project add/replace 50% or more of the total square footage of an existing structure >500 sq. ft.? ☐ Yes ☐ No
c. Will the project create, add, or replace 5,000 square feet or more of impervious surface? ☐ Yes ☐ No
d. Will the project create a new detached structure that is 500 square feet or larger? ☐ Yes ☐ No
e. Is the project located in or within 200 feet of an environmentally sensitive area? ☐ Yes ☐ No
f. Is the project a new development on a 15,000+ sq. ft. parcel? ☐ Yes ☐ No

If you answered yes to any of the above questions mitigation is required.

If mitigation is not required would you like to voluntarily mitigate urban runoff? ☐ Yes ☐ No

If you answered yes to any of the questions above you must complete the remainder of the worksheet.

Type of land use (check one): ☐ Single-Family ☐ Multi-Family ☐ Mixed Use (Residential-Commercial) ☐ Commercial ☐ Government ☐ Education ☐ Medical/Health Facilities-Services

2. Calculate total impervious area

Enter the square footage of each impervious area.

Roof area: 13,490 + Walkway area: _____ + Patio area: _____ +
Parking Lot and/or Driveway area: _____ + Misc. area: _____ = Total impervious area: 13,490.0

All new and existing impermeable areas shall be directed to BMPs unless excluded by the approved building plans or appropriate City official. (Note: Stormwater runoff is not allowed to discharge to adjacent parcels or over the sidewalk.)

3. Calculate runoff mitigation volume required

Total impervious area 13,490.0 ft^2 X .0625 ft = 843.1 ft^3
Required Mitigation Volume

4. Design volume and/or fee amount

The volume may be mitigated via a number of mitigation measures or a combination of measures. Additionally, a combination of mitigation measures and payment of an in-lieu fee is acceptable. Infiltration pits allow water to percolate back to ground water. They can be filled with rock (3/4" or larger and consistently sized) or use plastic infill devices. Cisterns or rain barrels can store water on-site for future use as a non-potable water source for irrigation. Surface depressions can be incorporated into landscaping and store water for percolation to ground water. (Note: Some watersheds in the City do not allow infiltration and new development on lots >15,000 sq. ft. must reuse.)

Mitigation Measure	Installed Volume (ft^3)		Conversion		Void Volume (ft^3)
Percolation Pit with infill device	_____	X	0.95	=	0.0
Percolation Pit with rock/gravel	_____	X	0.40	=	0.0
Cistern / rain barrel / surface depression	_____	X	1.00	=	0.0
Total Void Volume					0.0

Total volume should be greater than or equal to required mitigation volume or pay an in-lieu fee for remainder

In lieu fee calculation

843.1 ft^3	X	7.49 gal./ft^3	X	$7.61/gal.	=	$ 48,057.20
Required Mitigation Volume – Total Void Volume = Fee Volume (Can be zero)		Conversion		Unit Cost		One-Time Fee

Note: Unit cost can change each year. Obtain the latest from Engineering Division (310) 458-8737

Urban Runoff Drainage Worksheet – continued

4. Required figures for submission (these specific figures are kept confidential)

a. Include area of permeable paving used as BMP (where applicable) _____ ft^2

b. Include total cost or estimate of BMP(s) (labor and materials)$ _____

c. Include total project cost $ _____

5. List name(s) of proposed mitigation measures or best management practices (BMPs) used

(See Insert List of Approved BMPs or City web site under Engineering, Design page):

6. Explain the maintenance plan

(Such as, BMPs shall be inspected before and after rainy seasons, checking roof downspouts, visually checking overflow pipes, clearing debris from gutters and downspouts, checking overflow curb openings of BMPs, maintaining the depressed areas, maintaining landscape above and around an infiltration pit, where applicable):

7. Project plan information

a. Project address in Santa Monica:

1127 & 1129 2nd Street Parcel

b. Property owner name/address/phone (if different than a):

c. Alternate address during construction (if different than a):

d. Contractor name/address/phone/ fax/ email:

Report Prepared by: _____ Date: _____

Architect or engineer name / address / phone / email: _____

_____

I hereby agree that I will complete all runoff mitigation measures described herein and/or in the approved plans prior to completion of the project. The City of Santa Monica has no responsibility or liability for any urban runoff mitigation measure, i.e. BMP, installed to comply with the urban runoff requirements at this project address. I agree that I have consulted with appropriate professionals regarding the size and suitability of the BMP that I have selected for the specific conditions present at my site. I further agree to maintain any BMP(s) on my property for as long as I own this property and to inform a buyer of any BMP(s) if I sell my property.

Property Owner or Authorized Representative

Signature: _____ Date: _____

Print name/title: _____

You need to call the City's Urban Runoff Management Coordinator before completion of your BMP so that the BMP can be inspected for approval. You will NOT receive a Certificate of Occupancy without this approval. For this and for more information about the Santa Monica Urban Runoff Ordinance, call (310) 458-8223. For engineering questions, call (310) 458-8721.

CITY USE

Parcel # _____ Plan Check # _____

Appendix K
Noise

ESA

K-1 Noise Measurement Data

Summary

File Name on Meter	R1
File Name on PC	SLM_0004983_LxT_Data_077.01.ldbin
Serial Number	0004983
Model	SoundTrack LxT®
Firmware Version	2.302
User	
Location	Miramar Project
Job Description	
Note	

Measurement

Description	
Start	2018-10-23 09:46:37
Stop	2018-10-25 10:23:49
Duration	48:37:12.703
Run Time	48:37:12.703
Pause	00:00:00.0
Pre Calibration	2018-10-23 09:40:22
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting		
Peak Weight	A Weighting		
Detector	Slow		
Preamp	PRMLxT1		
Microphone Correction	Off		
Integration Method	Exponential		
Overload	145.1 dB		
	A	**C**	**Z**
Under Range Peak	**101.4**	98.4	103.4 dB
Under Range Limit	**50.4**	48.4	56.4 dB
Noise Floor	37.2	37.8	45.5 dB

Results

L_{ASeq}	57.5 dB			
LASE	110.0 dB			
EAS	10.991 mPa²h			
EAS8	1.808 mPa²h			
EAS40	9.042 mPa²h			
$L_{ASpeak\ (max)}$	2018-10-24 15:19:40		111.6 dB	
L_{ASmax}	2018-10-24 20:58:19		89.7 dB	
L_{ASmin}	2018-10-24 02:23:00		42.5 dB	
SEA	-99.9 dB			
LAS > 85.0 dB (Exceedance Counts / Duration)	5		12.1 s	
LAS > 115.0 dB (Exceedance Counts / Duration)	0		0.0 s	
L_{ASpeak} > 135.0 dB (Exceedance Counts / Duration)	0		0.0 s	
L_{ASpeak} > 137.0 dB (Exceedance Counts / Duration)	0		0.0 s	
L_{ASpeak} > 140.0 dB (Exceedance Counts / Duration)	0		0.0 s	
L_{CSeq}	67.8 dB			
L_{ASeq}	57.5 dB			
L_{CSeq} - L_{ASeq}	10.3 dB			
L_{AIeq}	59.9 dB			
L_{Aeq}	57.5 dB			
L_{AIeq} - L_{Aeq}	2.4 dB			

	A		C		Z	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
L_{eq}	57.5					
$L_{S(max)}$	89.7	2018/10/24 20:58:19				
$L_{S(min)}$	42.5	2018/10/24 2:23:00				
$L_{Peak(max)}$	111.6	2018/10/24 15:19:40				

# Overloads	0

Record #	Date	Time	Run Duration	Run Time	Pause	LASeq	LASE	LASmin	LASmin Time	LASmax	LASmax Time	LApeak (max)	LApeak (max) Time
1	2018-10-23	09:46:37	01:00:00.0	01:00:00.0	00:00:00.0	57.5	93.0	51.2	10:23:34	74.9	09:46:56	106.7	09:46:54
2	2018-10-23	10:46:37	01:00:00.0	01:00:00.0	00:00:00.0	58.0	93.5	51.4	11:28:44	76.2	11:44:06	92.6	11:44:05
3	2018-10-23	11:46:37	01:00:00.0	01:00:00.0	00:00:00.0	58.4	93.9	51.5	12:05:34	76.2	12:45:53	92.1	11:56:23
4	2018-10-23	12:46:37	01:00:00.0	01:00:00.0	00:00:00.0	58.0	93.6	51.4	13:21:59	75.6	12:50:38	91.2	13:45:58
5	2018-10-23	13:46:37	01:00:00.0	01:00:00.0	00:00:00.0	59.6	95.2	53.4	13:48:02	81.4	14:26:33	94.7	14:26:32
6	2018-10-23	14:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.0	95.6	53.4	15:19:31	80.3	15:28:40	93.3	15:28:39
7	2018-10-23	15:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.5	96.1	53.0	15:59:43	82.2	15:59:06	94.3	15:59:04
8	2018-10-23	16:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.2	95.8	51.1	17:42:58	84.5	17:15:47	96.2	17:15:46
9	2018-10-23	17:46:37	01:00:00.0	01:00:00.0	00:00:00.0	58.1	93.7	50.6	18:27:54	76.9	18:07:51	92.2	18:07:51
10	2018-10-23	18:46:37	01:00:00.0	01:00:00.0	00:00:00.0	56.4	91.9	50.6	19:06:45	71.5	19:26:56	86.0	19:35:07
11	2018-10-23	19:46:37	01:00:00.0	01:00:00.0	00:00:00.0	56.1	91.6	50.1	20:26:58	73.6	20:40:46	91.7	20:40:46
12	2018-10-23	20:46:37	01:00:00.0	01:00:00.0	00:00:00.0	55.5	91.1	49.6	21:39:38	71.1	20:53:48	83.6	20:53:47
13	2018-10-23	21:46:37	01:00:00.0	01:00:00.0	00:00:00.0	54.2	89.7	49.3	22:01:01	73.0	22:41:32	87.7	22:41:32
14	2018-10-23	22:46:37	01:00:00.0	01:00:00.0	00:00:00.0	53.9	89.4	49.3	23:10:26	67.5	23:31:24	90.7	23:24:45
15	2018-10-23	23:46:37	01:00:00.0	01:00:00.0	00:00:00.0	50.8	86.4	44.3	00:33:35	67.3	00:06:36	81.4	23:57:23
16	2018-10-24	00:46:37	01:00:00.0	01:00:00.0	00:00:00.0	48.4	83.9	43.5	01:42:15	64.7	01:30:35	96.2	01:30:35
17	2018-10-24	01:46:37	01:00:00.0	01:00:00.0	00:00:00.0	46.8	82.4	42.5	02:23:00	61.0	02:13:04	78.4	02:18:14
18	2018-10-24	02:46:37	01:00:00.0	01:00:00.0	00:00:00.0	46.4	82.0	43.7	02:46:50	61.4	03:46:01	80.5	03:46:01
19	2018-10-24	03:46:37	01:00:00.0	01:00:00.0	00:00:00.0	51.7	87.3	44.5	03:52:03	77.9	04:28:31	90.5	04:28:31
20	2018-10-24	04:46:37	01:00:00.0	01:00:00.0	00:00:00.0	50.5	86.1	44.8	04:54:54	66.2	05:14:40	82.4	05:43:13
21	2018-10-24	05:46:37	01:00:00.0	01:00:00.0	00:00:00.0	53.8	89.3	45.8	06:02:27	71.1	06:15:41	85.7	06:15:41
22	2018-10-24	06:46:37	01:00:00.0	01:00:00.0	00:00:00.0	57.9	93.5	50.3	06:51:15	79.6	07:27:50	99.7	07:27:50
23	2018-10-24	07:46:37	01:00:00.0	01:00:00.0	00:00:00.0	58.4	94.0	50.5	07:55:08	75.3	07:47:40	91.5	08:34:14
24	2018-10-24	08:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.6	96.2	51.0	09:22:08	86.4	09:38:07	99.6	09:38:07
25	2018-10-24	09:46:37	01:00:00.0	01:00:00.0	00:00:00.0	61.0	96.6	51.5	10:43:11	85.0	10:15:23	95.7	09:55:20
26	2018-10-24	10:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.6	96.2	51.0	10:57:15	84.5	10:51:51	97.7	10:51:50
27	2018-10-24	11:46:37	01:00:00.0	01:00:00.0	00:00:00.0	59.8	95.3	51.3	11:59:38	79.2	12:02:01	94.0	12:19:52
28	2018-10-24	12:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.6	96.1	52.3	13:00:06	82.4	13:11:17	94.3	13:29:19
29	2018-10-24	13:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.2	95.8	51.8	14:33:28	82.1	14:00:47	96.3	14:12:25
30	2018-10-24	14:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.4	96.0	51.0	15:07:57	87.7	15:19:40	111.6	15:19:40
31	2018-10-24	15:46:37	01:00:00.0	01:00:00.0	00:00:00.0	57.7	93.3	50.7	16:07:55	72.5	16:41:38	88.1	16:41:37
32	2018-10-24	16:46:37	01:00:00.0	01:00:00.0	00:00:00.0	57.4	93.0	51.3	17:36:14	74.5	17:16:37	94.0	17:13:29
33	2018-10-24	17:46:37	01:00:00.0	01:00:00.0	00:00:00.0	61.2	96.8	51.0	18:24:37	85.2	18:39:43	96.6	18:39:39
34	2018-10-24	18:46:37	01:00:00.0	01:00:00.0	00:00:00.0	56.3	91.9	50.3	19:42:55	75.8	19:23:15	98.0	19:23:15
35	2018-10-24	19:46:37	01:00:00.0	01:00:00.0	00:00:00.0	59.5	95.1	50.4	20:44:16	86.4	20:39:17	98.6	20:39:17
36	2018-10-24	20:46:37	01:00:00.0	01:00:00.0	00:00:00.0	59.2	94.7	50.1	21:41:09	89.7	20:58:19	106.1	20:58:18
37	2018-10-24	21:46:37	01:00:00.0	01:00:00.0	00:00:00.0	54.3	89.8	49.4	22:42:41	69.4	22:31:32	85.3	22:31:32
38	2018-10-24	22:46:37	01:00:00.0	01:00:00.0	00:00:00.0	53.2	88.7	49.2	23:46:29	69.1	23:09:45	83.2	23:19:18
39	2018-10-24	23:46:37	01:00:00.0	01:00:00.0	00:00:00.0	52.0	87.6	42.8	00:22:11	74.2	23:54:35	91.0	00:18:35
40	2018-10-25	00:46:37	01:00:00.0	01:00:00.0	00:00:00.0	48.7	84.3	43.5	01:37:37	66.8	00:57:19	80.3	00:57:19
41	2018-10-25	01:46:37	01:00:00.0	01:00:00.0	00:00:00.0	47.8	83.3	43.2	02:17:39	66.9	01:52:47	87.0	02:13:51
42	2018-10-25	02:46:37	01:00:00.0	01:00:00.0	00:00:00.0	47.3	82.9	42.8	02:56:35	63.0	02:48:28	79.9	02:49:52
43	2018-10-25	03:46:37	01:00:00.0	01:00:00.0	00:00:00.0	47.3	82.9	43.4	03:58:51	66.8	04:42:46	80.0	04:42:46
44	2018-10-25	04:46:37	01:00:00.0	01:00:00.0	00:00:00.0	49.7	85.2	43.8	05:08:35	65.6	05:44:16	86.5	05:15:12
45	2018-10-25	05:46:37	01:00:00.0	01:00:00.0	00:00:00.0	53.5	89.1	44.9	05:58:00	68.4	05:59:41	83.7	06:26:35
46	2018-10-25	06:46:37	01:00:00.0	01:00:00.0	00:00:00.0	56.8	92.4	50.5	06:51:30	79.0	07:17:24	93.1	07:17:24
47	2018-10-25	07:46:37	01:00:00.0	01:00:00.0	00:00:00.0	57.6	93.2	50.9	08:20:05	73.5	08:41:57	89.9	08:41:56
48	2018-10-25	08:46:37	01:00:00.0	01:00:00.0	00:00:00.0	60.6	96.2	51.1	09:25:01	84.3	08:53:58	96.7	08:53:56
49	2018-10-25	09:46:37	00:37:12.7	00:37:12.7	00:00:00.0	59.7	93.2	50.9	09:59:26	74.3	10:23:18	102.0	10:23:31

R2 - Miramar Project

Site	Wind Meas Location	Wind Avg Max Number	RMS Dir Date	Excd Time	Duration	Leq	SEL	Lmax	Lmin	Peak	Uwpk	L(1)	L(10)	L(25)	L(50)	L(90)	L(99)
0	0	23Oct 18	10:02:49	3600	58.9	94.5	81	48.3	113.4	112.4	67.2	62.5	59.4	55.5	50.6	49.1
0	0	23Oct 18	11:02:49	3600	59	94.6	77.8	48	95.4	104	68.3	62.5	59	55	50.4	48.7
0	0	23Oct 18	12:02:49	3600	61.8	97.3	77	48.3	95.5	101.1	73.1	64.9	61.1	56.5	51.1	49.4
0	0	23Oct 18	13:02:49	3600	58.8	94.4	83.7	48.9	108.8	108.7	66.6	62	59.2	55.6	51.1	49.4
0	0	23Oct 18	14:02:49	3600	58.7	94.3	76	49.3	91.3	98	67.1	62.3	59.1	55.3	51.1	49.9
0	0	23Oct 18	15:02:49	3600	58.9	94.5	73.9	48.9	94.9	99.3	67.4	62.5	59.6	56	51.8	50
0	0	23Oct 18	16:02:49	3600	59.8	95.3	74.6	49.9	92.6	97.6	67.8	62.9	60.4	58.2	52.1	50.4
0	0	23Oct 18	17:02:49	3600	59.2	94.7	82.1	49.1	96	101.6	67.4	62.3	59.4	55.7	51.6	50.1
0	0	23Oct 18	18:02:49	3600	58.6	94.1	77.1	48.6	93.6	99.9	66.5	61.9	59	54.9	51.1	49.8
0	0	23Oct 18	19:02:49	3600	58.4	94	75.1	47.7	98.2	97.3	67.2	62.1	59	54.6	50.3	48.5
0	0	23Oct 18	20:02:49	3600	57.3	92.9	75.5	48.1	93.5	103.3	65.8	61.3	57.4	53.2	50.1	48.9
0	0	23Oct 18	21:02:49	3600	56.5	92.1	77	47	99.6	98.7	64.9	60.5	56.8	52.2	48.6	47.3
0	0	23Oct 18	22:02:49	3600	55.3	90.9	72.3	47.1	91.4	104	64.7	59.3	54.7	51.1	48.4	47.2
0	0	23Oct 18	23:02:49	3600	54.3	89.9	66.8	46.7	90.5	98	63.5	57.7	53.8	51.6	48.1	47.1
0	0	24Oct 18	0:02:49	3600	52.7	88.2	72.3	45.7	84.6	97.3	64.1	53.7	49.4	47.7	46.3	46
0	0	24Oct 18	1:02:49	3600	52.8	88.4	72	45	94.6	93.3	63.6	54.7	49.8	47.4	45.6	45
0	0	24Oct 18	2:02:49	3600	50.7	86.3	72.5	44.8	86.5	92	62.4	50.7	47.5	46.3	45.2	45
0	0	24Oct 18	3:02:49	3600	50.9	86.5	70.6	45.1	84.2	94.5	58.5	53.5	51.1	47.8	45.5	45.1
0	0	24Oct 18	4:02:49	3600	52.7	88.3	70.4	45.6	89.7	102.5	62.4	54.7	52.4	50.2	47.3	46
0	0	24Oct 18	5:02:49	3600	54.2	89.7	73.3	46.2	87.6	94.5	64.8	56.8	51.6	49.4	47.6	46.9
0	0	24Oct 18	6:02:49	3600	56.7	92.3	77.5	46.9	99.9	99.9	67	60	55.3	51.7	48.7	47.5
0	0	24Oct 18	7:02:49	3600	60.3	95.9	76.1	48.5	92.4	101.6	70.4	63.5	59.3	55.3	51.1	49.3
0	0	24Oct 18	8:02:49	3600	59.7	95.3	75.2	48.7	98	99.9	69.3	63.6	60.2	55.7	50.9	49.3
0	0	24Oct 18	9:02:49	3600	61.6	97.2	88.4	48.4	101.2	107.6	70.3	62.9	60	56.4	51.5	49.6
0	0	24Oct 18	10:02:49	3600	59.4	95	77.8	48.8	98.2	104	68.5	62.8	59.7	56.2	51.2	49.3
0	0	24Oct 18	11:02:49	3600	59.2	94.8	75.1	49.2	93.4	96.4	68.4	62.7	59.6	55.8	51.2	49.8
0	0	24Oct 18	12:02:49	3600	60.9	96.5	85.6	49.4	98.9	104	69.8	63.2	60.2	56.8	51.7	50.1
0	0	24Oct 18	13:02:49	3600	59.8	95.3	77.9	48.8	93.2	99.3	69.2	63.1	60	56.5	51.7	49.8
0	0	24Oct 18	14:02:49	3600	58.9	94.4	74.4	48	95.8	99.9	67.6	62.4	59.4	55.7	51.1	49
0	0	24Oct 18	15:02:49	3600	59.7	95.3	80	50.3	96	98.7	69.4	62.3	59.4	56.1	52.6	51.1
0	0	24Oct 18	16:02:49	3600	61.6	97.2	91.1	48.9	104.9	106.5	67.6	62.1	59.6	56.3	52.5	50.3
0	0	24Oct 18	17:02:49	3600	58.2	93.8	77.5	48.6	102.1	101.6	65.6	61.7	58.8	55.4	52.1	50.2
0	0	24Oct 18	18:02:49	3600	59.8	95.4	76.6	47.5	91.8	103.3	70.2	62.7	60.1	55.9	51.8	49.4
0	0	24Oct 18	19:02:49	3600	57.8	93.4	75.4	48	93.4	100.5	65.1	61.4	58.8	54.9	51.1	48.9
0	0	24Oct 18	20:02:49	3600	59.7	95.2	87	47.9	101.2	108	67	61.8	59	55	51.4	49
0	0	24Oct 18	21:02:49	3600	56.5	92.1	77.7	46.7	95.1	97.6	65.3	59.9	56.2	53.5	49.6	47.7
0	0	24Oct 18	22:02:49	3600	55	90.5	68.1	47.1	92.2	98.7	63.8	58	54.6	52	49.3	47.5
0	0	24Oct 18	23:02:49	3600	58.7	94.3	85.7	46.1	105.4	108.7	68.4	58.4	54.3	51.8	48.5	46.4
0	0	25Oct 18	0:02:49	3600	53.1	88.7	71.2	45.2	93.4	93.3	64.3	54.3	51.3	50.1	46.3	45.2
0	0	25Oct 18	1:02:49	3600	52.2	87.8	69.8	45.1	89	95.5	61.7	53.4	51.6	50.5	45.8	45.1
0	0	25Oct 18	2:02:49	3600	52.1	87.6	69.8	44.8	93.3	97.3	61.5	53.3	51.2	50.4	46.4	45.2
0	0	25Oct 18	3:02:49	3600	52	87.6	72.1	45.1	93.1	92	62.9	52	50.9	50.3	45.8	45.1
0	0	25Oct 18	4:02:49	3600	53.7	89.3	72.5	45.6	90.6	92	64.4	54.3	51.8	51	48.2	45.7
0	0	25Oct 18	5:02:49	3600	57.8	93.4	77.6	45.7	97.2	99.9	66.6	59.6	58	57.2	50.1	46.2
0	0	25Oct 18	6:02:49	3600	59.5	95	78.7	50.2	99.5	99.3	68.2	62.4	58.5	57	53.1	51
0	0	25Oct 18	7:02:49	3600	59.9	95.5	75.8	53.7	94.3	101.1	68.9	62.7	59.4	57.3	55.4	54.2
0	0	25Oct 18	8:02:49	3600	72.8	108.4	102.5	53.7	113.8	113.7	69.9	62.9	60	57.5	55.5	54.6
0	0	25Oct 18	9:02:49	3600	59.9	95.5	75.3	50.2	105.2	107.1	68.2	62.6	60.1	57.7	53.9	51
0	0	25Oct 18	10:02:49	495.7	63.1	90.1	79	52.5	104	104.4	75.1	65.2	60.7	57.6	53.6	52.5
					60.3 CNEL											

Summary

File Name on Meter	R3 - Daytime
File Name on PC	SLM_0004285_LxT_Data_032.00.ldbin
Serial Number	0004285
Model	SoundTrack LxT®
Firmware Version	2.302
User	
Location	Miramar Project
Job Description	
Note	

Measurement

Description	
Start	2018-10-25 09:52:21
Stop	2018-10-25 10:07:21
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-25 09:04:33
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting		
Peak Weight	A Weighting		
Detector	Slow		
Preamp	PRMLxT2B		
Microphone Correction	Off		
Integration Method	Exponential		
Overload	144.6 dB		
	A	**C**	**Z**
Under Range Peak	**100.8**	97.8	102.8 dB
Under Range Limit	**49.8**	47.8	55.8 dB
Noise Floor	36.7	37.3	44.9 dB

Results

LASeq	64.5 dB	
LASE	94.1 dB	
EAS	283.362 µPa²h	
EAS8	9.068 mPa²h	
EAS40	45.338 mPa²h	
LASpeak (max)	2018-10-25 09:55:18	109.8 dB
LASmax	2018-10-25 09:55:18	85.1 dB
LASmin	2018-10-25 10:01:30	60.8 dB
SEA	-99.9 dB	
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LASpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LASpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LASpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s
LCSeq	74.0 dB	
LASeq	64.5 dB	
LCSeq - LASeq	9.5 dB	
LAIeq	71.6 dB	
LAeq	64.5 dB	
LAIeq - LAeq	7.1 dB	

	A		C		Z	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
Leq	64.5					
LS(max)	85.1	2018/10/25 9:55:18				
LS(min)	60.8	2018/10/25 10:01:30				
LPeak(max)	109.8	2018/10/25 9:55:18				

Record #	Record Type	Date	Time	LASeq	LApeak	LASmax	LASmin
1	Run	2018-10-25	9:52:21				
2		2018-10-25	9:52:21	66.3	93.6	72.2	61.5
3		2018-10-25	9:53:21	64.1	92.4	68.7	62.1
4		2018-10-25	9:54:21	70.3	109.8	85.1	62.0
5		2018-10-25	9:55:21	63.7	86.6	72.6	61.3
6		2018-10-25	9:56:21	62.3	82.8	65.4	61.7
7		2018-10-25	9:57:21	62.0	75.4	62.3	61.7
8		2018-10-25	9:58:21	62.7	83.0	68.5	61.8
9		2018-10-25	9:59:21	62.5	86.0	66.8	61.5
10		2018-10-25	10:00:21	61.9	86.9	67.6	61.0
11		2018-10-25	10:01:21	61.8	78.6	62.5	60.8
12		2018-10-25	10:02:21	63.7	85.7	72.5	61.1
13		2018-10-25	10:03:21	67.7	91.9	77.5	61.3
14		2018-10-25	10:04:21	61.7	76.1	62.5	61.2
15		2018-10-25	10:05:21	61.5	76.9	61.9	61.2
16		2018-10-25	10:06:21	61.6	92.4	64.4	60.9
17	Stop	2018-10-25	10:07:21				

Summary

File Name on Meter	R3 - Nighttime
File Name on PC	SLM_0004285_LxT_Data_033.00.ldbin
Serial Number	0004285
Model	SoundTrack LxT®
Firmware Version	2.302
User	
Location	Miramar Project
Job Description	
Note	

Measurement

Description	
Start	2018-10-25 21:59:59
Stop	2018-10-25 22:14:59
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-25 21:55:35
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting		
Peak Weight	A Weighting		
Detector	Slow		
Preamp	PRMLxT2B		
Microphone Correction	Off		
Integration Method	Exponential		
Overload	144.5 dB		
	A	**C**	**Z**
Under Range Peak	**100.7**	97.7	102.7 dB
Under Range Limit	**49.7**	47.7	55.7 dB
Noise Floor	36.6	37.3	44.9 dB

Results

LASeq	57.4 dB			
LASE	86.9 dB			
EAS	54.686 µPa²h			
EAS8	1.750 mPa²h			
EAS40	8.750 mPa²h			
LASpeak (max)	2018-10-25 22:12:50		93.3 dB	
LASmax	2018-10-25 22:12:50		77.3 dB	
LASmin	2018-10-25 22:00:00		49.4 dB	
SEA	-99.9 dB			
LAS > 85.0 dB (Exceedance Counts / Duration)	0		0.0 s	
LAS > 115.0 dB (Exceedance Counts / Duration)	0		0.0 s	
LASpeak > 135.0 dB (Exceedance Counts / Duration)	0		0.0 s	
LASpeak > 137.0 dB (Exceedance Counts / Duration)	0		0.0 s	
LASpeak > 140.0 dB (Exceedance Counts / Duration)	0		0.0 s	
LCSeq	70.6 dB			
LASeq	57.4 dB			
LCSeq - LASeq	13.2 dB			
LAIeq	61.4 dB			
LAeq	57.4 dB			
LAIeq - LAeq	4.0 dB			

	A		C		Z	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
Leq	57.4					
LS(max)	77.3	2018/10/25 22:12:50				
LS(min)	49.4	2018/10/25 22:00:00				
LPeak(max)	93.3	2018/10/25 22:12:50				

Record #	Record Type	Date	Time	LASeq	LApeak	LASmax	LASmin
1	alibration Chang	2018-10-25	21:55:35				
2	Run	2018-10-25	21:59:59				
3		2018-10-25	21:59:59	54.4	86.3	61.8	49.4
4		2018-10-25	22:00:59	52.8	74.4	58.1	50.2
5		2018-10-25	22:01:59	52.7	81.0	57.5	50.2
6		2018-10-25	22:02:59	52.6	75.1	57.7	49.9
7		2018-10-25	22:03:59	53.5	74.7	56.4	50.1
8		2018-10-25	22:04:59	52.3	76.9	57.4	50.1
9		2018-10-25	22:05:59	52.3	78.0	56.9	50.3
10		2018-10-25	22:06:59	52.5	81.4	57.1	50.1
11		2018-10-25	22:07:59	52.0	74.9	57.3	49.9
12		2018-10-25	22:08:59	52.2	76.6	55.9	49.9
13		2018-10-25	22:09:59	52.6	72.1	57.1	50.1
14		2018-10-25	22:10:59	52.3	73.4	55.9	50.4
15		2018-10-25	22:11:59	66.4	93.3	77.3	50.9
16		2018-10-25	22:12:59	61.6	88.4	72.6	51.2
17		2018-10-25	22:13:59	51.9	71.9	54.7	49.7
18	Stop	2018-10-25	22:14:59				

Summary

File Name on Meter	R4 - Daytime
File Name on PC	SLM_0004435_LxT_Data_019.00.ldbin
Serial Number	0004435
Model	SoundTrack LxT®
Firmware Version	2.302
User	
Location	Miramar Project
Job Description	
Note	

Measurement

Description	
Start	2018-10-25 10:06:39
Stop	2018-10-25 10:21:39
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-25 09:17:14
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting		
Peak Weight	Z Weighting		
Detector	Slow		
Preamp	PRMLxT2B		
Microphone Correction	Off		
Integration Method	Exponential		
Overload	142.9 dB		
	A	**C**	**Z**
Under Range Peak	99.1	96.1	**101.1** dB
Under Range Limit	**48.1**	46.1	54.1 dB
Noise Floor	35.0	35.7	43.3 dB

Results

LASeq	68.0 dB	
LASE	97.5 dB	
EAS	631.540 µPa²h	
EAS8	20.209 mPa²h	
EAS40	101.046 mPa²h	
LZSpeak (max)	2018-10-25 10:10:45	96.8 dB
LASmax	2018-10-25 10:15:57	77.1 dB
LASmin	2018-10-25 10:08:19	55.0 dB
SEA	-99.9 dB	
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZSpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZSpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZSpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s
LCSeq	73.7 dB	
LASeq	68.0 dB	
LCSeq - LASeq	5.7 dB	
LAIeq	69.3 dB	
LAeq	68.0 dB	
LAIeq - LAeq	1.3 dB	

	A		C		Z	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
Leq	68.0					
LS(max)	77.1	2018/10/25 10:15:57				
LS(min)	55.0	2018/10/25 10:08:19				
LPeak(max)					96.8	2018/10/25 10:10:45

Record #	Record Type	Date	Time	LASeq	LZpeak	LASmax	LASmin
1	Run	2018-10-25	10:06:39 AM				
2		2018-10-25	10:07:39 AM	67.0	94.2	74.8	56.4
3		2018-10-25	10:08:39 AM	63.5	92.6	73.9	55.0
4		2018-10-25	10:09:39 AM	69.4	91.5	73.5	60.5
5		2018-10-25	10:10:39 AM	65.8	88.7	70.6	55.8
6		2018-10-25	10:11:39 AM	67.6	96.8	75.5	58.0
7		2018-10-25	10:12:39 AM	68.6	91.4	75.5	56.4
8		2018-10-25	10:13:39 AM	68.4	91.4	74.8	57.4
9		2018-10-25	10:14:39 AM	67.4	90.6	72.7	58.5
10		2018-10-25	10:15:39 AM	66.1	94.2	75.7	55.3
11		2018-10-25	10:16:39 AM	70.5	94.6	77.1	62.0
12		2018-10-25	10:17:39 AM	67.9	90.5	72.9	59.8
13		2018-10-25	10:18:39 AM	67.7	94.1	72.9	60.4
14		2018-10-25	10:19:39 AM	69.8	95.7	74.6	62.5
15		2018-10-25	10:20:39 AM	66.1	94.4	72.2	59.3
16		2018-10-25	10:21:39 AM	69.4	93.6	75.4	61.6
17	Stop	2018-10-25	10:21:39 AM				

Summary

File Name on Meter	R4 - Nighttime
File Name on PC	SLM_0004285_LxT_Data_034.00.ldbin
Serial Number	0004285
Model	SoundTrack LxT®
Firmware Version	2.302
User	
Location	Miramar Project
Job Description	
Note	

Measurement

Description	
Start	2018-10-25 22:19:56
Stop	2018-10-25 22:34:56
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-25 21:55:34
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting		
Peak Weight	A Weighting		
Detector	Slow		
Preamp	PRMLxT2B		
Microphone Correction	Off		
Integration Method	Exponential		
Overload	144.5 dB		
	A	**C**	**Z**
Under Range Peak	**100.7**	97.7	102.7 dB
Under Range Limit	**49.7**	47.7	55.7 dB
Noise Floor	36.6	37.3	44.9 dB

Results

LA_{Seq}	63.8 dB		
LASE	93.3 dB		
EAS	240.127 µPa²h		
EAS8	7.684 mPa²h		
EAS40	38.420 mPa²h		
$LA_{Speak\ (max)}$	2018-10-25 22:19:57	92.6 dB	
LAS_{max}	2018-10-25 22:19:56	74.1 dB	
LAS_{min}	2018-10-25 22:23:53	58.0 dB	
SEA	-99.9 dB		
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LA_{Speak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LA_{Speak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LA_{Speak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LC_{Seq}	73.6 dB		
LA_{Seq}	63.8 dB		
LCS_{eq} - LAS_{eq}	9.8 dB		
LAI_{eq}	65.5 dB		
LA_{eq}	63.8 dB		
LAI_{eq} - LA_{eq}	1.7 dB		

	A		C		Z	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
L_{eq}	63.8					
$L_{S(max)}$	74.1	2018/10/25 22:19:56				
$L_{S(min)}$	58.0	2018/10/25 22:23:53				
$L_{Peak(max)}$	92.6	2018/10/25 22:19:57				

Record #	Record Type	Date	Time	LASeq	LApeak	LASmax	LASmin
1	Run	2018-10-25	22:19:55				
2		2018-10-25	22:19:56	63.3	92.6	74.1	58.4
3		2018-10-25	22:20:56	62.3	85.2	67.8	58.1
4		2018-10-25	22:21:56	62.0	81.2	67.0	59.0
5		2018-10-25	22:22:56	63.6	85.1	69.8	58.0
6		2018-10-25	22:23:56	62.6	92.5	68.6	58.2
7		2018-10-25	22:24:56	64.3	88.4	69.2	58.8
8		2018-10-25	22:25:56	64.7	89.6	71.6	59.1
9		2018-10-25	22:26:56	64.5	86.9	69.6	59.7
10		2018-10-25	22:27:56	63.2	81.4	69.3	59.8
11		2018-10-25	22:28:56	63.4	81.9	67.0	60.7
12		2018-10-25	22:29:56	63.0	82.1	67.2	60.2
13		2018-10-25	22:30:56	65.6	84.4	70.9	58.8
14		2018-10-25	22:31:56	64.0	88.5	70.4	59.1
15		2018-10-25	22:32:56	64.6	86.1	70.9	60.9
16		2018-10-25	22:33:56	64.2	88.3	68.5	59.1
17	Stop	2018-10-25	22:34:56				

K-2 Construction Noise Calculations

Miramar

Construction Equipment Schedule

			Quantity	Leq at 50'	%	Weeks 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Hotel	Demolition	Air Compressors	4	80	0.4	4	4	4																														
		Backhoes	3	80	0.4	3	3	3	3																													
		Concrete Industrial Saws	6	90	0.2	6	6	6																														
		Crawler Tractors	2	84	0.4	2	2	2	2																													
		Excavator	4	85	0.4	4	4	4	4																													
		Jackhammers	4	85	0.2	4	4	4																														
		Loaders	2	80	0.4	2	2	2	2																													
		Rough Terrain Forklifts	3	85	0.2	3	3	3	3																													
		Sweepers/ Scrubbers	2	80	0.1	2	2	2	2																													
		Water Truck	2	84	0.4	2	2	2	2																													
	Grading/Excavation	Air Compressors	2	80	0.4					2	2	2	2																									
		Backhoes	2	80	0.4					2	2	2	2																									
		Bore/Drill Rigs	4	85	0.2					4	4	1	1																									
		Compactor	1	80	0.2						1	1	1																									
		Cranes	1	85	0.16					1	1	1																										
		Crawler Tractors	3	84	0.4					3	3	3	3																									
		Excavator	3	85	0.4					3	3	3	3																									
		Graders	1	85	0.4					1	1	1	1																									
		Loaders	3	80	0.4					3	3	3	3																									
		Rough Terrain Forklifts	3	85	0.2						3	3	3																									
		Sweepers/ Scrubbers	2	80	0.1					2	2	2																										
		Water Truck	2	84	0.4				2	2	2	2																										
	Foundation/Concrete Pour (Parking Structure)	Air Compressors	4	80	0.4								4	4	4	4	4																					
		Backhoes	3	80	0.4								3	3	3	3	3	3	3	3	3																	
		Cranes	3	85	0.16								3	3	3	3	3																					
		Forklifts	3	85	0.2								3	3	3	3	3																					
		Graders	2	85	0.4								2	2	2	2	2	2	2	2	2																	
		Pumps	3	77	0.5								3	3	3	3	3																					
		Rough Terrain Forklifts	2	85	0.2								2	2	2	2	2																					
		Sweepers/ Scrubbers	1	80	0.1								1	1	1	1	1																					
		Trenchers	1	82	0.5								1	1	1	1	1	1	1	1	1																	
		Water Truck	2	84	0.4								2	2	2	2	2	2	2	2	2																	
	Building Construction	Air Compressors	4	80	0.4													4	4	4	4	4	4	4	4	4	4	4	4	4								
		Cranes	3	85	0.16													3	3	3	3	3	3	3	3	3	3	3	3	3								
		Forklifts	3	85	0.2													3	3	3	3	3	3	3	3	3	3	3	3	3								
		Pumps	3	77	0.5													3	3	3	3	3	3	3	3	3	3	3	3	3								
		Rough Terrain Forklifts	2	85	0.2													2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
		Sweepers/ Scrubbers	1	80	0.1													1	1	1	1	1	1	1	1	1	1	1	1	1								
	Paving	Air Compressors	1	80	0.4																										1	1	1					
		Cranes	3	85	0.16																										3	3	3	3	3			
		Forklifts	3	85	0.2																										3	3	3					
		Pavers	1	85	0.5																										1	1	1	1	1	1	1	1
		Pumps	1	77	0.5																										1	1	1					
		Sweepers/ Scrubbers	1	80	0.1																										1	1	1					
	Arch, Coating	Air Compressors	1	80	0.4																													1	1	1	1	1
		Forklifts	3	85	0.2																													3	3	3	3	3
		Pumps	1	77	0.5																													1	1	1	1	1
		Sweepers/ Scrubbers	1	80	0.1																													1	1	1	1	1
		Aerial Lift	2	85	0.2																													2	2	2	2	2
2nd St	Demolition	Backhoes	1	80	0.4											1																						
		Excavator	1	85	0.4											1																						
		Sweepers/ Scrubbers	1	80	0.1											1																						
	Grading/Excavation	Air Compressors	1	80	0.4											1	1	1	1																			
		Backhoes	1	80	0.4											1	1	1	1																			
		Bore/Drill Rigs	1	85	0.2											1	1	1	1																			
		Compactor	1	80	0.2											1	1	1	1																			
		Excavator	1	85	0.4											1	1	1	1																			
		Loaders	1	80	0.4											1	1	1	1																			
		Rough Terrain Forklifts	1	85	0.2											1	1	1	1																			
		Sweepers/ Scrubbers	1	80	0.1											1	1	1	1																			
	Foundation/Concrete Pour (Parking Structure)	Air Compressors	1	80	0.4															1	1																	
		Forklifts	1	85	0.2															1	1																	
		Pumps	1	77	0.5															1	1																	
		Rough Terrain Forklifts	1	85	0.2															1	1																	
		Sweepers/ Scrubbers	1	80	0.1															1	1																	
	Building Construction	Air Compressors	1	80	0.4																	1	1	1	1	1	1	1	1	1	1	1	1					
		Cranes	1	85	0.16																	1	1	1	1	1	1	1	1	1	1	1	1					
		Forklifts	1	85	0.2																	1	1	1	1	1	1	1	1	1	1	1	1					
		Sweepers/ Scrubbers	1	80	0.1																	1	1	1	1	1	1	1	1	1	1	1	1					
	Paving	Air Compressors	1	80	0.4																													1	1			
		Forklifts	1	85	0.2																													1	1			
		Pavers	1	85	0.5																													1	1			
		Pumps	1	77	0.5																													1	1			
		Sweepers/ Scrubbers	1	80	0.1																													1	1			
	Arch, Coating	Air Compressors	1	80	0.4																																	
		Forklifts	1	85	0.2																																	
		Sweepers/ Scrubbers	1	80	0.1																																	
		Aerial Lift	1	85	0.2																													1	1			

Miramar
Construction Noise (Leq)

			Qautity	Leq at 50'	Usage Factor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Hotel	**Demolition**	Air Compressors	4	80	0.4	82	82	82																														
		Backhoes	3	80	0.4	81	81	81	81																													
		Concrete Industrial Saws	6	90	0.2	91	91	91																														
		Crawler Tractors	2	84	0.4	83	83	83	83																													
		Excavator	4	85	0.4	87	87	87	87																													
		Jackhammers	4	85	0.2	84	84	84																														
		Loaders	2	80	0.4	79	79	79	79																													
		Rough Terrain Forklifts	3	85	0.2	83	83	83	83																													
		Sweepers/ Scrubbers	2	80	0.1	73	73	73	73																													
		Water Truck	2	84	0.4	83	83	83	83																													
						95	95	95	91																													
	Grading/Excavation	Air Compressors	2	80	0.4					79	69	69	69																									
		Backhoes	2	80	0.4					79	69	69	69																									
		Bore/Drill Rigs	4	85	0.2					84	74	68	68																									
		Compactor	1	80	0.2						63	63	63																									
		Cranes	1	85	0.16					77	67	67																										
		Crawler Tractors	3	84	0.4					85	75	75	75																									
		Excavator	3	85	0.4					86	76	76	76																									
		Graders	1	85	0.4					81	71	71	71																									
		Loaders	3	80	0.4					81	71	71	71																									
		Rough Terrain Forklifts	3	85	0.2						73	73	73																									
		Sweepers/ Scrubbers	2	80	0.1					73	63	63																										
		Water Truck	2	84	0.4				83	83	73	73																										
									83	92	83	82	81																									
	Foundation/Concrete Pour (Parking Structure)	Air Compressors	4	80	0.4								72	72	72	72	72																					
		Backhoes	3	80	0.4								71	71	71	71	71	71	71	71	71																	
		Cranes	3	85	0.16								72	72	72	72	72																					
		Forklifts	3	85	0.2								73	73	73	73	73																					
		Graders	2	85	0.4								74	74	74	74	74	74	74	74	74																	
		Pumps	3	77	0.5								69	69	69	69	69																					
		Rough Terrain Forklifts	2	85	0.2								71	71	71	71	71																					
		Sweepers/ Scrubbers	1	80	0.1								60	60	60	60	60																					
		Trenchers	1	82	0.5								69	69	69	69	69	69	69	69	69																	
		Water Truck	2	84	0.4								73	73	73	73	73	73	73	73	73																	
													81	81	81	81	81	78	78	78	78																	
	Building Construction	Air Compressors	4	80	0.4													82	82	82	82	82	82	82	82	82	82	82	82	82								
		Cranes	3	85	0.16													82	82	82	82	82	82	82	82	82	82	82	82	82								
		Forklifts	3	85	0.2													83	83	83	83	83	83	83	83	83	83	83	83	83								
		Pumps	3	77	0.5													79	79	79	79	79	79	79	79	79	79	79	79	79								
		Rough Terrain Forklifts	2	85	0.2													81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81				
		Sweepers/ Scrubbers	1	80	0.1													70	70	70	70	70	70	70	70	70	70	70	70	70								
																		89	89	89	89	89	89	89	89	89	89	89	89	89	81	81	81	81				
	Paving	Air Compressors	1	80	0.4																										76	76	76					
		Cranes	3	85	0.16																										82	82	82	82	82			
		Forklifts	3	85	0.2																										83	83	83					
		Pavers	1	85	0.5																										82	82	82	82	82	82	82	82
		Pumps	1	77	0.5																										74	74	74					
		Sweepers/ Scrubbers	1	80	0.1																										70	70	70					
																															88	88	88	85	85	82	82	82
	Arch, Coating	Air Compressors	1	80	0.4																													76	76	76	76	76
		Forklifts	3	85	0.2																													83	83	83	83	83
		Pumps	1	77	0.5																													74	74	74	74	74
		Sweepers/ Scrubbers	1	80	0.1																													70	70	70	70	70
		Aerial Lift	2	85	0.2																													81	81	81	81	81
																																		86	86	86	86	86

2nd St	**Demolition**	Backhoes	1	80	0.4											76																								
		Excavator	1	85	0.4											81																								
		Sweepers/ Scrubbers	1	80	0.1											70																								
																82																								
	Grading/Excavation	Air Compressors	1	80	0.4											76	76	76	76																					
		Backhoes	1	80	0.4											76	76	76	76																					
		Bore/Drill Rigs	1	85	0.2											78	78	78	78																					
		Compactor	1	80	0.2											73	73	73	73																					
		Excavator	1	85	0.4											81	81	81	81																					
		Loaders	1	80	0.4											76	76	76	76																					
		Rough Terrain Forklifts	1	85	0.2											78	78	78	78																					
		Sweepers/ Scrubbers	1	80	0.1											70	70	70	70																					
																86	86	86	86																					
	Foundation/Concrete Pour (Parking Structure)	Air Compressors	1	80	0.4															76	76																			
		Forklifts	1	85	0.2															78	78																			
		Pumps	1	77	0.5															74	74																			
		Rough Terrain Forklifts	1	85	0.2															78	78																			
		Sweepers/ Scrubbers	1	80	0.1															70	70																			
																				83	83																			
	Building Construction	Air Compressors	1	80	0.4																	76	76	76	76	76	76	76	76	76	76	76								
		Cranes	1	85	0.16																	77	77	77	77	77	77	77	77	77	77	77								
		Forklifts	1	85	0.2																	78	78	78	78	78	78	78	78	78	78	78								
		Sweepers/ Scrubbers	1	80	0.1																	70	70	70	70	70	70	70	70	70	70	70								
																						82	82	82	82	82	82	82	82	82	82	82								
	Paving	Air Compressors	1	80	0.4																												76	76						
		Forklifts	1	85	0.2																												78	78						
		Pavers	1	85	0.5																												82	82						
		Pumps	1	77	0.5																												74	74						
		Sweepers/ Scrubbers	1	80	0.1																												70	70						
																																	85	85						
	Arch, Coating	Air Compressors	1	80	0.4																																			
		Forklifts	1	85	0.2																																			
		Sweepers/ Scrubbers	1	80	0.1																																			
		Aerial Lift	1	85	0.2																												78	78						
																																	78	78						
						Decibels (dBA Leq)																																		
					Hotel Cumulative	95	95	95	92	92	83	82	84	81	81	81	81	89	89	89	89	89	89	89	89	89	89	89	89	88	88	88	89	88	87	87	87
					2nd St Cumulative											88	86	86	86	83	83	82	82	82	82	82	82	82	82	82	82	82	86	86			
	Overlap of Construction Activity at Both Sites																																							
		Max														Decibels (dBA Leq)																								
R1		83	Santa Monica Bay Tower													76	76	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	81	81	81
R1		83	One Two Three California													77	76	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	81	81	81
R1/R2		80	Pergola (Hotel Parcel Blocked)													73	73	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	78	78	78
R2		83	Marmira APTS													76	76	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	81	81	81
		98	The Huntley													98	97	97	97	94	94	93	93	93	93	93	93	93	93	93	93	93	96	96	81	81	81
R3		88	Cal Mar Hotel Suites (completely blocked (-10dB))													88	86	86	86	83	83	82	82	82	82	82	82	82	82	82	82	82	86	86	63	63	63
R3		92	Wilshire Ocean Terrace													92	91	91	91	88	88	87	87	87	87	87	87	87	87	87	87	87	90	90	73	73	73
R4		66	1221 Ocean Avenue (completely blocked (-10dB))													60	59	66	66	65	65	65	65	65	65	65	65	65	65	65	65	65	66	65	64	64	64
		66	Church (completely blocked (-10dB))													60	60	66	66	66	66	65	65	65	65	65	65	65	65	65	65	65	66	65	64	64	64
	From Hotel Parcel Overlap Activity																																							
		Max			Distance (Ft)	Decibels (dBA Leq)																																		
R1		89	Santa Monica Bay Tower		100	89	89	89	86	86	77	76	78	75	75	75	75	83	83	83	83	83	83	83	83	83	83	83	83	82	82	82	83	82	81	81	81
R1		89	One Two Three California		100	89	89	89	86	86	77	76	78	75	75	75	75	83	83	83	83	83	83	83	83	83	83	83	83	82	82	82	83	82	81	81	81
R1/R2		86	Pergola		140	86	86	86	83	83	74	73	75	72	72	72	72	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	78	78	78
R2		89	Marmira APTS		100	89	89	89	86	86	77	76	78	75	75	75	75	83	83	83	83	83	83	83	83	83	83	83	83	82	82	82	83	82	81	81	81
		89	The Huntley		100	89	89	89	86	86	77	76	78	75	75	75	75	83	83	83	83	83	83	83	83	83	83	83	83	82	82	82	83	82	81	81	81
R3		71	Cal Mar Hotel Suites (completely blocked (-10dB))		250	71	71	71	68	68	59	58	60	57	57	57	57	65	65	65	65	65	65	65	65	65	65	65	65	64	64	64	65	64	63	63	63
R3		81	Wilshire Ocean Terrace		250	81	81	81	78	78	69	68	70	67	67	67	67	75	75	75	75	75	75	75	75	75	75	75	75	74	74	74	75	74	73	73	73
R4		71	1221 Ocean Avenue (completely blocked (-10dB))		240	71	71	71	68	68	59	59	61	58	58	58	58	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	66	65	64	64	64
		71	Church (completely blocked (-10dB))		240	71	71	71	68	68	59	59	61	58	58	58	58	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	66	65	64	64	64
	From 2nd St Parking Parcel Overlap Activity																																							
		Max			Distance (Ft)											Decibels (dBA Leq)																								
R1		70	Santa Monica Bay Tower		375											70	69	69	69	66	66	65	65	65	65	65	65	65	65	65	65	65	68	68						
R1		72	One Two Three California		310											72	70	70	70	67	67	66	66	66	66	66	66	66	66	66	66	66	70	70						
R1/R2		62	Pergola (completely blocked (-10dB))		300											62	60	60	60	57	57	57	57	57	57	57	57	57	57	57	57	57	60	60						
R2		70	Marmira APTS (completely blocked (-10dB))		120											70	68	68	68	65	65	65	65	65	65	65	65	65	65	65	65	65	68	68						
		98	The Huntley		15											98	97	97	97	94	94	93	93	93	93	93	93	93	93	93	93	93	96	96						
R3		88	Cal Mar Hotel Suites		50											88	86	86	86	83	83	82	82	82	82	82	82	82	82	82	82	82	86	86						
R3		92	Wilshire Ocean Terrace		30											92	90	90	90	87	87	87	87	87	87	87	87	87	87	87	87	87	90	90						
R4		56	1221 Ocean Avenue (completely blocked (-10dB))		590											56	55	55	55	52	52	51	51	51	51	51	51	51	51	51	51	51	54	54						
		57	Church (completely blocked (-10dB))		530											57	56	56	56	53	53	52	52	52	52	52	52	52	52	52	52	52	55	55						

	By Phase for Hotel		Distance (Ft)																																				
R1	**Demolition**	Santa Monica Bay Tower	100	89	89	89	85																																
R1		One Two Three California	100	89	89	89	85																																
R1/R2		Pergola	140	86	86	86	82																																
R2		Marmira APTS	100	89	89	89	85																																
		The Huntley	100	89	89	89	85																																
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250	71	71	71	67																																
R3		Wilshire Ocean Terrace	250	81	81	81	77																																
R4		1221 Ocean Avenue (completely blocked (-10dB))	240	71	71	71	68																																
		Church (completely blocked (-10dB))	240	71	71	71	68																																
R1	**Grading/Excavation**	Santa Monica Bay Tower	100				77	86	77	76	75																												
R1		One Two Three California	100				77	86	77	76	75																												
R1/R2		Pergola	140				74	83	74	73	72																												
R2		Marmira APTS	100				77	86	77	76	75																												
		The Huntley	100				77	86	77	76	75																												
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250				59	68	59	58	57																												
R3		Wilshire Ocean Terrace	250				69	78	69	68	67																												
R4		1221 Ocean Avenue (completely blocked (-10dB))	240				59	68	59	59	58																												
		Church (completely blocked (-10dB))	240				59	68	59	59	58																												
R1	**Foundation/Concrete Pour (Parking Structure)**	Santa Monica Bay Tower	100								75	75	75	75	75	72	72	72	72																				
R1		One Two Three California	100								75	75	75	75	75	72	72	72	72																				
R1/R2		Pergola	140								72	72	72	72	72	69	69	69	69																				
R2		Marmira APTS	100								75	75	75	75	75	72	72	72	72																				
		The Huntley	100								75	75	75	75	75	72	72	72	72																				
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250								57	57	57	57	57	54	54	54	54																				
R3		Wilshire Ocean Terrace	250								67	67	67	67	67	64	64	64	64																				
R4		1221 Ocean Avenue (completely blocked (-10dB))	240								58	58	58	58	58	55	55	55	55																				
		Church (completely blocked (-10dB))	240								58	58	58	58	58	55	55	55	55																				
R1	**Building Construction**	Santa Monica Bay Tower	100													83	83	83	83	83	83	83	83	83	83	83	83	83	75	75	75	75							
R1		One Two Three California	100													83	83	83	83	83	83	83	83	83	83	83	83	83	75	75	75	75							
R1/R2		Pergola	140													80	80	80	80	80	80	80	80	80	80	80	80	80	72	72	72	72							
R2		Marmira APTS	100													83	83	83	83	83	83	83	83	83	83	83	83	83	75	75	75	75							
		The Huntley	100													83	83	83	83	83	83	83	83	83	83	83	83	83	75	75	75	75							
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250													65	65	65	65	65	65	65	65	65	65	65	65	65	57	57	57	57							
R3		Wilshire Ocean Terrace	250													75	75	75	75	75	75	75	75	75	75	75	75	75	67	67	67	67							
R4		1221 Ocean Avenue (completely blocked (-10dB))	240													65	65	65	65	65	65	65	65	65	65	65	65	65	57	57	57	57							
		Church (completely blocked (-10dB))	240													65	65	65	65	65	65	65	65	65	65	65	65	65	57	57	57	57							
R1	**Paving**	Santa Monica Bay Tower	100																										82	82	82	79	79	76	76	76			
R1		One Two Three California	100																										82	82	82	79	79	76	76	76			
R1/R2		Pergola	140																										79	79	79	76	76	73	73	73			
R2		Marmira APTS	100																										82	82	82	79	79	76	76	76			
		The Huntley	100																										82	82	82	79	79	76	76	76			
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250																										64	64	64	61	61	58	58	58			
R3		Wilshire Ocean Terrace	250																										74	74	74	71	71	68	68	68			
R4		1221 Ocean Avenue (completely blocked (-10dB))	240																										64	64	64	61	61	58	58	58			
		Church (completely blocked (-10dB))	240																										64	64	64	61	61	58	58	58			
R1	**Arch, Coating**	Santa Monica Bay Tower	100																													80	80	80	80	80			
R1		One Two Three California	100																													80	80	80	80	80			
R1/R2		Pergola	140																													77	77	77	77	77			
R2		Marmira APTS	100																													80	80	80	80	80			
		The Huntley	100																													80	80	80	80	80			
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250																													62	62	62	62	62			
R3		Wilshire Ocean Terrace	250																													72	72	72	72	72			
R4		1221 Ocean Avenue (completely blocked (-10dB))	240																													62	62	62	62	62			
		Church (completely blocked (-10dB))	240																													62	62	62	62	62			

	By Phase for 2nd St		Distance (Ft)																							
R1	**Demolition**	Santa Monica Bay Tower	375	65																						
R1		One Two Three California	310	67																						
R1/R2		Pergola (completely blocked (-10dB))	300	57																						
R2		Marmira APTS (completely blocked (-10dB))	120	65																						
		The Huntley	15	93																						
R3		Cal Mar Hotel Suites	50	82																						
R3		Wilshire Ocean Terrace	30	87																						
R4		1221 Ocean Avenue (completely blocked (-10dB))	590	51																						
		Church (completely blocked (-10dB))	530	52																						
R1	**Grading/Excavation**	Santa Monica Bay Tower	375	69	69	69	69																			
R1		One Two Three California	310	70	70	70	70																			
R1/R2		Pergola (completely blocked (-10dB))	300	60	60	60	60																			
R2		Marmira APTS (completely blocked (-10dB))	120	68	68	68	68																			
		The Huntley	15	97	97	97	97																			
R3		Cal Mar Hotel Suites	50	86	86	86	86																			
R3		Wilshire Ocean Terrace	30	90	90	90	90																			
R4		1221 Ocean Avenue (completely blocked (-10dB))	590	55	55	55	55																			
		Church (completely blocked (-10dB))	530	56	56	56	56																			
R1	**Foundation/Concrete Pour (Parking Structure)**	Santa Monica Bay Tower	375					66	66																	
R1		One Two Three California	310					67	67																	
R1/R2		Pergola (completely blocked (-10dB))	300					57	57																	
R2		Marmira APTS (completely blocked (-10dB))	120					65	65																	
		The Huntley	15					94	94																	
R3		Cal Mar Hotel Suites	50					83	83																	
R3		Wilshire Ocean Terrace	30					87	87																	
R4		1221 Ocean Avenue (completely blocked (-10dB))	590					52	52																	
		Church (completely blocked (-10dB))	530					53	53																	
R1	**Building Construction**	Santa Monica Bay Tower	375							65	65	65	65	65	65	65	65	65	65	65						
R1		One Two Three California	310							66	66	66	66	66	66	66	66	66	66	66						
R1/R2		Pergola (completely blocked (-10dB))	300							57	57	57	57	57	57	57	57	57	57	57						
R2		Marmira APTS (completely blocked (-10dB))	120							65	65	65	65	65	65	65	65	65	65	65						
		The Huntley	15							93	93	93	93	93	93	93	93	93	93	93						
R3		Cal Mar Hotel Suites	50							82	82	82	82	82	82	82	82	82	82	82						
R3		Wilshire Ocean Terrace	30							87	87	87	87	87	87	87	87	87	87	87						
R4		1221 Ocean Avenue (completely blocked (-10dB))	590							51	51	51	51	51	51	51	51	51	51	51						
		Church (completely blocked (-10dB))	530							52	52	52	52	52	52	52	52	52	52	52						
R1	**Paving**	Santa Monica Bay Tower	375																		67	67				
R1		One Two Three California	310																		69	69				
R1/R2		Pergola (completely blocked (-10dB))	300																		59	59				
R2		Marmira APTS (completely blocked (-10dB))	120																		67	67				
		The Huntley	15																		95	95				
R3		Cal Mar Hotel Suites	50																		85	85				
R3		Wilshire Ocean Terrace	30																		89	89				
R4		1221 Ocean Avenue (completely blocked (-10dB))	590																		53	53				
		Church (completely blocked (-10dB))	530																		54	54				
R1	**Arch, Coating**	Santa Monica Bay Tower	375																		61	61				
R1		One Two Three California	310																		62	62				
R1/R2		Pergola (completely blocked (-10dB))	300																		52	52				
R2		Marmira APTS (completely blocked (-10dB))	120																		60	60				
		The Huntley	15																		88	88				
R3		Cal Mar Hotel Suites	50																		78	78				
R3		Wilshire Ocean Terrace	30																		82	82				
R4		1221 Ocean Avenue (completely blocked (-10dB))	590																		47	47				
		Church (completely blocked (-10dB))	530																		48	48				

Miramar
Construction Noise (Lmax)

			Qautity	Leq at 50'	Usage Factor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Hotel	**Demolition**	Air Compressors	4	80	1	86	86	86																														
		Backhoes	3	80	1	85	85	85	85																													
		Concrete Industrial Saws	6	90	1	98	98	98																														
		Crawler Tractors	2	84	1	87	87	87	87																													
		Excavator	4	85	1	91	91	91	91																													
		Jackhammers	4	85	1	91	91	91																														
		Loaders	2	80	1	83	83	83	83																													
		Rough Terrain Forklifts	3	85	1	90	90	90	90																													
		Sweepers/ Scrubbers	2	80	1	83	83	83	83																													
		Water Truck	2	84	1	87	87	87	87																													
						101	101	101	96																													
	Grading/Excavation	Air Compressors	2	80	1					83	73	73	73																									
		Backhoes	2	80	1					83	73	73	73																									
		Bore/Drill Rigs	4	85	1					91	81	75	75																									
		Compactor	1	80	1						70	70	70																									
		Cranes	1	85	1					85	75	75																										
		Crawler Tractors	3	84	1					89	79	79	79																									
		Excavator	3	85	1					90	80	80	80																									
		Graders	1	85	1					85	75	75	75																									
		Loaders	3	80	1					85	75	75	75																									
		Rough Terrain Forklifts	3	85	1						80	80	80																									
		Sweepers/ Scrubbers	2	80	1					83	73	73																										
		Water Truck	2	84	1				87	87	77	77																										
									87	97	88	87	86																									
	Foundation/Concrete Pour (Parking Structure)	Air Compressors	4	80	1								76	76	76	76	76																					
		Backhoes	3	80	1								75	75	75	75	75	75	75	75	75																	
		Cranes	3	85	1								80	80	80	80	80																					
		Forklifts	3	85	1								80	80	80	80	80																					
		Graders	2	85	1								78	78	78	78	78	78	78	78	78																	
		Pumps	3	77	1								72	72	72	72	72																					
		Rough Terrain Forklifts	2	85	1								78	78	78	78	78																					
		Sweepers/ Scrubbers	1	80	1								70	70	70	70	70																					
		Trenchers	1	82	1								72	72	72	72	72	72	72	72	72																	
		Water Truck	2	84	1								77	77	77	77	77	77	77	77	77																	
													87	87	87	87	87	82	82	82	82																	
	Building Construction	Air Compressors	4	80	1													86	86	86	86	86	86	86	86	86	86	86	86	86								
		Cranes	3	85	1													90	90	90	90	90	90	90	90	90	90	90	90	90								
		Forklifts	3	85	1													90	90	90	90	90	90	90	90	90	90	90	90	90								
		Pumps	3	77	1													82	82	82	82	82	82	82	82	82	82	82	82	82								
		Rough Terrain Forklifts	2	85	1													88	88	88	88	88	88	88	88	88	88	88	88	88	88	88	88	88				
		Sweepers/ Scrubbers	1	80	1													80	80	80	80	80	80	80	80	80	80	80	80	80								
																		95	95	95	95	95	95	95	95	95	95	95	95	95	88	88	88	88				
	Paving	Air Compressors	1	80	1																										80	80	80					
		Cranes	3	85	1																										90	90	90	90	90			
		Forklifts	3	85	1																										90	90	90					
		Pavers	1	85	1																										85	85	85	85	85	85	85	85
		Pumps	1	77	1																										77	77	77					
		Sweepers/ Scrubbers	1	80	1																										80	80	80					
																															94	94	94	91	91	85	85	85
	Arch, Coating	Air Compressors	1	80	1																													80	80	80	80	80
		Forklifts	3	85	1																													90	90	90	90	90
		Pumps	1	77	1																													77	77	77	77	77
		Sweepers/ Scrubbers	1	80	1																													80	80	80	80	80
		Aerial Lift	2	85	1																													88	88	88	88	88
																																		93	93	93	93	93

2nd St	**Demolition**	Backhoes	1	80	1												80																						
		Excavator	1	85	1												85																						
		Sweepers/ Scrubbers	1	80	1												80																						
																	87																						
	Grading/Excavation	Air Compressors	1	80	1												80	80	80	80																			
		Backhoes	1	80	1												80	80	80	80																			
		Bore/Drill Rigs	1	85	1												85	85	85	85																			
		Compactor	1	80	1												80	80	80	80																			
		Excavator	1	85	1												85	85	85	85																			
		Loaders	1	80	1												80	80	80	80																			
		Rough Terrain Forklifts	1	85	1												85	85	85	85																			
		Sweepers/ Scrubbers	1	80	1												80	80	80	80																			
																	92	92	92	92																			
	Foundation/Concrete Pour (Parking Structure)	Air Compressors	1	80	1																80	80																	
		Forklifts	1	85	1																85	85																	
		Pumps	1	77	1																77	77																	
		Rough Terrain Forklifts	1	85	1																85	85																	
		Sweepers/ Scrubbers	1	80	1																80	80																	
																					89	89																	
	Building Construction	Air Compressors	1	80	1																		80	80	80	80	80	80	80	80	80	80	80						
		Cranes	1	85	1																		85	85	85	85	85	85	85	85	85	85	85						
		Forklifts	1	85	1																		85	85	85	85	85	85	85	85	85	85	85						
		Sweepers/ Scrubbers	1	80	1																		80	80	80	80	80	80	80	80	80	80	80						
																							89	89	89	89	89	89	89	89	89	89	89						
	Paving	Air Compressors	1	80	1																													80	80				
		Forklifts	1	85	1																													85	85				
		Pavers	1	85	1																													85	85				
		Pumps	1	77	1																													77	77				
		Sweepers/ Scrubbers	1	80	1																													80	80				
																																		89	89				
	Arch, Coating	Air Compressors	1	80	1																																		
		Forklifts	1	85	1																																		
		Sweepers/ Scrubbers	1	80	1																																		
		Aerial Lift	1	85	1																													85	85				
																																		85	85				
						Decibels (dBA Lmax)																																	
					Hotel Cumulative	101	101	101	96	97	88	87	89	87	87	87	87	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	96	95	93	93	93
					2nd St Cumulative												93	92	92	92	89	89	89	89	89	89	89	89	89	89	89	89	89	91	91			
	Overlap of Construction Activity at Both Sites																																						
		Max															Decibels (dBA Lmax)																						
R1		90	Santa Monica Bay Tower														82	82	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
R1		90	One Two Three California														82	82	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
R1/R2		87	Pergola (Hotel Parcel blocked)														78	78	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	87	86	84	84	84
R2		90	Marmira APTS														82	82	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
		103	The Huntley														103	102	102	102	100	100	100	100	100	100	100	100	100	100	100	100	100	102	101	87	87	87
R3		93	Cal Mar Hotel Suites (completely blocked (-10dB))														93	92	92	92	90	90	89	89	89	89	89	89	89	89	89	89	89	91	91	69	69	69
R3		97	Wilshire Ocean Terrace														97	96	96	96	94	94	94	94	94	94	94	94	94	94	94	94	94	95	95	79	79	79
R4		72	1221 Ocean Avenue (completely blocked (-10dB))														65	65	72	72	72	72	72	72	72	72	72	72	72	72	72	71	71	71	72	72	70	70	70
		72	Church (completely blocked (-10dB))														66	65	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	70	70	70
	From Hotel Parcel Overlap Activity																																						
		Max			Distance (Ft)	Decibels (dBA Lmax)																																	
R1		95	Santa Monica Bay Tower		100	95	95	95	90	91	82	81	83	81	81	81	81	81	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
R1		95	One Two Three California		100	95	95	95	90	91	82	81	83	81	81	81	81	81	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
R1/R2		92	Pergola		140	92	92	92	88	88	79	78	81	78	78	78	78	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	87	86	84	84	84
R2		95	Marmira APTS		100	95	95	95	90	91	82	81	83	81	81	81	81	81	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
		95	The Huntley		100	95	95	95	90	91	82	81	83	81	81	81	81	81	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	89	87	87	87
R3		77	Cal Mar Hotel Suites (completely blocked (-10dB))		250	77	77	77	72	73	64	63	65	63	63	63	63	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	72	71	69	69	69
R3		87	Wilshire Ocean Terrace		250	87	87	87	82	83	74	73	75	73	73	73	73	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	82	81	79	79	79
R4		77	1221 Ocean Avenue (completely blocked (-10dB))		240	77	77	77	73	73	64	63	66	63	63	63	63	72	72	72	72	72	71	71	71	71	71	71	71	71	71	71	71	72	71	70	70	70
		77	Church (completely blocked (-10dB))		240	77	77	77	73	73	64	63	66	63	63	63	63	72	72	72	72	72	71	71	71	71	71	71	71	71	71	71	71	72	71	70	70	70
	From 2nd Street Parcel Overlap Activity																																						
		Max			Distance (Ft)												Decibels (dBA Lmax)																						
R1		75	Santa Monica Bay Tower		375												75	74	74	74	72	72	72	72	72	72	72	72	72	72	72	72	72	72	73	73			
R1		77	One Two Three California		310												77	76	76	76	74	74	73	73	73	73	73	73	73	73	73	73	73	73	75	75			
R1/R2		67	Pergola (completely blocked (-10dB))		300												67	66	66	66	64	64	64	64	64	64	64	64	64	64	64	64	64	65	65			
R2		75	Marmira APTS (completely blocked (-10dB))		120												75	74	74	74	72	72	72	72	72	72	72	72	72	72	72	72	72	73	73			
		103	The Huntley		15												103	102	102	102	100	100	100	100	100	100	100	100	100	100	100	100	100	101	101			
R3		93	Cal Mar Hotel Suites		50												93	92	92	92	89	89	89	89	89	89	89	89	89	89	89	89	89	91	91			
R3		97	Wilshire Ocean Terrace		30												97	96	96	96	94	94	94	94	94	94	94	94	94	94	94	94	94	95	95			
R4		61	1221 Ocean Avenue (completely blocked (-10dB))		590												61	60	60	60	58	58	58	58	58	58	58	58	58	58	58	58	58	59	59			
		62	Church (completely blocked (-10dB))		530												62	61	61	61	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60			

By Phase for Hotel

R1	**Demolition**	Santa Monica Bay Tower	100	95	95	95	90																																
R1		One Two Three California	100	95	95	95	90																																
R1/R2		Pergola	140	92	92	92	87																																
R2		Marmira APTS	100	95	95	95	90																																
		The Huntley	100	95	95	95	90																																
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250	77	77	77	72																																
R3		Wilshire Ocean Terrace	250	87	87	87	82																																
R4		1221 Ocean Avenue (completely blocked (-10dB))	240	77	77	77	72																																
		Church (completely blocked (-10dB))	240	77	77	77	72																																
R1	**Grading/Excavation**	Santa Monica Bay Tower	100				81	91	82	81	80																												
R1		One Two Three California	100				81	91	82	81	80																												
R1/R2		Pergola	140				78	88	79	78	77																												
R2		Marmira APTS	100				81	91	82	81	80																												
		The Huntley	100				81	91	82	81	80																												
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250				63	73	64	63	62																												
R3		Wilshire Ocean Terrace	250				73	83	74	73	72																												
R4		1221 Ocean Avenue (completely blocked (-10dB))	240				63	73	64	63	62																												
		Church (completely blocked (-10dB))	240				63	73	64	63	62																												
R1	**Foundation/Concrete Pour (Parking Structure)**	Santa Monica Bay Tower	100								81	81	81	81	81	76	76	76	76																				
R1		One Two Three California	100								81	81	81	81	81	76	76	76	76																				
R1/R2		Pergola	140								78	78	78	78	78	73	73	73	73																				
R2		Marmira APTS	100								81	81	81	81	81	76	76	76	76																				
		The Huntley	100								81	81	81	81	81	76	76	76	76																				
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250								63	63	63	63	63	58	58	58	58																				
R3		Wilshire Ocean Terrace	250								73	73	73	73	73	68	68	68	68																				
R4		1221 Ocean Avenue (completely blocked (-10dB))	240								63	63	63	63	63	58	58	58	58																				
		Church (completely blocked (-10dB))	240								63	63	63	63	63	58	58	58	58																				
R1	**Building Construction**	Santa Monica Bay Tower	100													89	89	89	89	89	89	89	89	89	89	89	89	82	82	82	82								
R1		One Two Three California	100													89	89	89	89	89	89	89	89	89	89	89	89	82	82	82	82								
R1/R2		Pergola	140													86	86	86	86	86	86	86	86	86	86	86	86	79	79	79	79								
R2		Marmira APTS	100													89	89	89	89	89	89	89	89	89	89	89	89	82	82	82	82								
		The Huntley	100													89	89	89	89	89	89	89	89	89	89	89	89	82	82	82	82								
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250													71	71	71	71	71	71	71	71	71	71	71	71	64	64	64	64								
R3		Wilshire Ocean Terrace	250													81	81	81	81	81	81	81	81	81	81	81	81	74	74	74	74								
R4		1221 Ocean Avenue (completely blocked (-10dB))	240													71	71	71	71	71	71	71	71	71	71	71	71	64	64	64	64								
		Church (completely blocked (-10dB))	240													71	71	71	71	71	71	71	71	71	71	71	71	64	64	64	64								
R1	**Paving**	Santa Monica Bay Tower	100																									88	88	88	85	85	79	79	79				
R1		One Two Three California	100																									88	88	88	85	85	79	79	79				
R1/R2		Pergola	140																									85	85	85	82	82	76	76	76				
R2		Marmira APTS	100																									88	88	88	85	85	79	79	79				
		The Huntley	100																									88	88	88	85	85	79	79	79				
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250																									70	70	70	67	67	61	61	61				
R3		Wilshire Ocean Terrace	250																									80	80	80	77	77	71	71	71				
R4		1221 Ocean Avenue (completely blocked (-10dB))	240																									70	70	70	67	67	61	61	61				
		Church (completely blocked (-10dB))	240																									70	70	70	67	67	61	61	61				
R1	**Arch, Coating**	Santa Monica Bay Tower	100																												87	87	87	87	87				
R1		One Two Three California	100																												87	87	87	87	87				
R1/R2		Pergola	140																												84	84	84	84	84				
R2		Marmira APTS	100																												87	87	87	87	87				
		The Huntley	100																												87	87	87	87	87				
R3		Cal Mar Hotel Suites (completely blocked (-10dB))	250																												69	69	69	69	69				
R3		Wilshire Ocean Terrace	250																												79	79	79	79	79				
R4		1221 Ocean Avenue (completely blocked (-10dB))	240																												69	69	69	69	69				
		Church (completely blocked (-10dB))	240																												69	69	69	69	69				

By Phase for 2nd St

R1	**Demolition**	Santa Monica Bay Tower	375	70																			
R1		One Two Three California	310	71																			
R1/R2		Pergola (completely blocked (-10dB))	300	62																			
R2		Marmira APTS (completely blocked (-10dB))	120	70																			
		The Huntley	15	98																			
R3		Cal Mar Hotel Suites	50	87																			
R3		Wilshire Ocean Terrace	30	92																			
R4		1221 Ocean Avenue (completely blocked (-10dB))	590	56																			
		Church (completely blocked (-10dB))	530	57																			
R1	**Grading/Excavation**	Santa Monica Bay Tower	375	74	74	74	74																
R1		One Two Three California	310	76	76	76	76																
R1/R2		Pergola (completely blocked (-10dB))	300	66	66	66	66																
R2		Marmira APTS (completely blocked (-10dB))	120	74	74	74	74																
		The Huntley	15	102	102	102	102																
R3		Cal Mar Hotel Suites	50	92	92	92	92																
R3		Wilshire Ocean Terrace	30	96	96	96	96																
R4		1221 Ocean Avenue (completely blocked (-10dB))	590	60	60	60	60																
		Church (completely blocked (-10dB))	530	61	61	61	61																
R1	**Foundation/Concrete Pour (Parking Structure)**	Santa Monica Bay Tower	375					72	72														
R1		One Two Three California	310					74	74														
R1/R2		Pergola (completely blocked (-10dB))	300					64	64														
R2		Marmira APTS (completely blocked (-10dB))	120					72	72														
		The Huntley	15					100	100														
R3		Cal Mar Hotel Suites	50					89	89														
R3		Wilshire Ocean Terrace	30					94	94														
R4		1221 Ocean Avenue (completely blocked (-10dB))	590					58	58														
		Church (completely blocked (-10dB))	530					59	59														
R1	**Building Construction**	Santa Monica Bay Tower	375							72	72	72	72	72	72	72	72	72	72	72			
R1		One Two Three California	310							73	73	73	73	73	73	73	73	73	73	73			
R1/R2		Pergola (completely blocked (-10dB))	300							64	64	64	64	64	64	64	64	64	64	64			
R2		Marmira APTS (completely blocked (-10dB))	120							72	72	72	72	72	72	72	72	72	72	72			
		The Huntley	15							100	100	100	100	100	100	100	100	100	100	100			
R3		Cal Mar Hotel Suites	50							89	89	89	89	89	89	89	89	89	89	89			
R3		Wilshire Ocean Terrace	30							94	94	94	94	94	94	94	94	94	94	94			
R4		1221 Ocean Avenue (completely blocked (-10dB))	590							58	58	58	58	58	58	58	58	58	58	58			
		Church (completely blocked (-10dB))	530							59	59	59	59	59	59	59	59	59	59	59			
R1	**Paving**	Santa Monica Bay Tower	375																		72	72	
R1		One Two Three California	310																		74	74	
R1/R2		Pergola (completely blocked (-10dB))	300																		64	64	
R2		Marmira APTS (completely blocked (-10dB))	120																		72	72	
		The Huntley	15																		100	100	
R3		Cal Mar Hotel Suites	50																		89	89	
R3		Wilshire Ocean Terrace	30																		94	94	
R4		1221 Ocean Avenue (completely blocked (-10dB))	590																		58	58	
		Church (completely blocked (-10dB))	530																		59	59	
R1	**Arch, Coating**	Santa Monica Bay Tower	375																		67	67	
R1		One Two Three California	310																		69	69	
R1/R2		Pergola (completely blocked (-10dB))	300																		59	59	
R2		Marmira APTS (completely blocked (-10dB))	120																		67	67	
		The Huntley	15																		95	95	
R3		Cal Mar Hotel Suites	50																		85	85	
R3		Wilshire Ocean Terrace	30																		89	89	
R4		1221 Ocean Avenue (completely blocked (-10dB))	590																		54	54	
		Church (completely blocked (-10dB))	530																		54	54	

FHWA Reference Levels	dBA	Usage Factor
Air Compressors	80	0.4
Backhoes	80	0.4
Concrete Industrial Saws	90	0.2
Crawler Tractors	84	0.4
Excavator	85	0.4
Jackhammers	85	0.2
Loaders	80	0.4
Rough Terrain Forklifts	85	0.2
Sweepers/ Scrubbers	80	0.1
Water Truck	84	0.4
Bore/Drill Rigs	85	0.2
Compactor	80	0.2
Cranes	85	0.16
Graders	85	0.4
Forklifts	85	0.2
Pumps	77	0.5
Trenchers	82	0.5
Pavers	85	0.5
Aerial Lift	85	0.2

K-3 Traffic Noise Calculations

TRAFFIC NOISE ANALYSIS TOOL

Miramar
Existing
Fehr & Peers

Roadway Segment		Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	737	15	8	64.3	64.6
2nd Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	650	13	7	63.8	64.1
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	380	8	4	61.4	61.7
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	716	15	7	64.2	64.5
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	248	5	3	58.0	58.3
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	582	12	6	61.7	62.0
2nd Street	n/o Washington Avenue	Hard	30	25	25	25	178	4	2	56.6	56.9
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	194	4	2	56.9	57.2
3rd Street	n/o California Avenue	Hard	30	25	25	25	205	4	2	57.2	57.5
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	685	14	7	64.0	64.3
4th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1205	25	12	66.4	66.7
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	639	13	7	63.7	64.0
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1542	31	16	67.5	67.8
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	1993	41	20	68.6	68.9
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	437	9	5	62.0	62.3
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	828	17	8	64.8	65.1
4th Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	457	9	5	60.7	61.0
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	635	13	6	62.1	62.4
4th Street	n/o Montana Avenue	Hard	30	25	25	25	475	10	5	60.8	61.1
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1718	35	18	68.0	68.3
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	662	14	7	63.8	64.1
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	760	16	8	64.4	64.7
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	500	10	5	61.0	61.3
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	747	15	8	64.4	64.7
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	557	11	6	63.1	63.4
5th Street	n/o California Avenue	Hard	30	25	25	25	274	6	3	58.4	58.7
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	662	14	7	63.8	64.1
6th Street	n/o California Avenue	Hard	30	25	25	25	258	5	3	58.2	58.5
6th Street	s/o California Avenue	Hard	30	30	30	30	314	6	3	60.6	60.9
7th Street	between Montana Avenue and California Avenue	Hard	30	25	25	25	442	9	5	60.5	60.8
7th Street	n/o Montana Avenue	Hard	30	25	25	25	639	13	7	62.1	62.4
7th Street	s/o California Avenue	Hard	30	30	30	30	492	10	5	62.5	62.8
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	496	10	5	62.6	62.9
Arizona Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	519	11	5	62.8	63.1
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	493	10	5	62.5	62.8
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	376	8	4	61.4	61.7
Broadway	between 2nd Street and 4th Street	Hard	30	30	30	30	813	17	8	64.7	65.0
Broadway	between 4th Street and 5th Street	Hard	30	30	30	30	890	18	9	65.1	65.4
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	743	15	8	64.3	64.6
Broadway	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	549	11	6	63.0	63.3
California Avenue	between 2nd Street and 3rd Street	Hard	30	30	30	30	428	9	4	61.9	62.2
California Avenue	between 3rd Street and 4th Street	Hard	30	30	30	30	417	9	4	61.8	62.1
California Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	438	9	4	62.0	62.3
California Avenue	between 5th Street and 6th Street	Hard	30	30	30	30	368	8	4	61.3	61.6
California Avenue	between 6th Street and 7th Street	Hard	30	30	30	30	404	8	4	61.7	62.0
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	489	10	5	62.5	62.8
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	456	9	5	62.2	62.5
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	30	30	30	745	15	8	64.3	64.6
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	30	30	30	402	8	4	61.7	62.0
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	283	6	3	60.1	60.4
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	319	7	3	60.7	61.0
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	30	30	30	259	5	3	59.7	60.0
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	30	30	30	1184	24	12	66.4	66.7
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1652	34	17	67.8	68.1
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	30	30	30	2331	48	24	69.3	69.6

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	836	17	9	64.8	65.1
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	30	30	30	2569	52	26	69.7	70.0
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	2809	57	29	70.1	70.4
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	2809	57	29	70.1	70.4
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	30	30	30	494	10	5	62.6	62.9
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1937	40	20	68.5	68.8
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1403	29	14	67.1	67.4
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	30	30	30	500	10	5	62.6	62.9
Lincoln Boulevard	e/o Broadway	Hard	30	30	30	30	868	18	9	65.0	65.3
Lincoln Boulevard	e/o California Avenue	Hard	30	30	30	30	351	7	4	61.1	61.4
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	30	30	30	316	6	3	60.6	60.9
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1958	40	20	68.5	68.8
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1704	35	17	67.9	68.2
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	1004	20	10	65.6	65.9
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1220	25	12	66.5	66.8
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	1642	34	17	67.8	68.1
Lincoln Boulevard	n/o Montana Avenue	Hard	30	30	30	30	384	8	4	61.5	61.8
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	2780	57	28	70.1	70.4
Main Street	n/o Olympic Drive	Hard	30	30	30	30	612	12	6	63.5	63.8
Main Street	s/o Olympic Drive	Hard	30	30	30	30	845	17	9	64.9	65.2
Montana Avenue	between 4th Street and 7th Street	Hard	30	30	30	30	748	15	8	64.4	64.7
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	1001	20	10	65.6	65.9
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	30	30	30	456	9	5	62.2	62.5
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1547	32	16	67.5	67.8
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	30	30	30	1795	37	19	68.2	68.5
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1522	31	16	67.5	67.8
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	30	30	30	1816	37	19	68.2	68.5
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	30	30	30	1080	22	11	66.0	66.3
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	30	30	30	2532	52	26	69.7	70.0
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	30	30	30	2394	49	25	69.4	69.7
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1666	34	17	67.9	68.2
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1468	30	15	67.3	67.6
Ocean Avenue	e/o Pico Boulevard	Hard	30	30	30	30	963	20	10	65.5	65.8
Ocean Avenue	n/o Montana Avenue	Hard	30	30	30	30	923	19	10	65.3	65.6
Olympic Drive	between Main Street and 4th Street	Hard	30	30	30	30	1031	21	11	65.8	66.1
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	30	30	30	468	10	5	62.3	62.6
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	35	35	35	6259	128	64	75.2	75.5
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	35	35	35	6584	134	67	75.4	75.7
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	35	35	35	4519	93	47	73.8	74.1
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	30	30	30	799	16	8	64.6	64.9
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	844	17	9	64.9	65.2
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	963	20	10	65.5	65.8
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	592	12	6	63.3	63.6
Washington Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	261	5	3	59.8	60.1
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	30	30	30	964	20	10	65.5	65.8
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	30	30	30	1088	22	11	66.0	66.3
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1282	26	13	66.7	67.0
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1491	30	15	67.4	67.7
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	779	16	8	64.5	64.8

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Miramar
Existing
Fehr & Peers

Roadway Segment		Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	678	14	7	63.9	64.2
2nd Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	913	19	9	65.2	65.5
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	375	8	4	61.4	61.7
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	760	16	8	64.4	64.7
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	261	5	3	58.2	58.5
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	620	13	6	62.0	62.3
2nd Street	n/o Washington Avenue	Hard	30	25	25	25	208	4	2	57.2	57.5
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	203	4	2	57.1	57.4
3rd Street	n/o California Avenue	Hard	30	25	25	25	132	3	1	55.3	55.6
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	683	14	7	64.0	64.3
4th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1156	24	12	66.3	66.6
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	543	11	6	63.0	63.3
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1358	28	14	66.9	67.2
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	1677	34	17	67.9	68.2
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	351	7	4	61.1	61.4
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	884	18	9	65.1	65.4
4th Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	393	8	4	60.0	60.3
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	620	13	6	62.0	62.3
4th Street	n/o Montana Avenue	Hard	30	25	25	25	368	8	4	59.7	60.0
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1320	27	13	66.8	67.1
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	674	14	7	63.9	64.2
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	813	17	8	64.7	65.0
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	343	7	4	59.4	59.7
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	876	18	9	65.0	65.3
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	522	11	5	62.8	63.1
5th Street	n/o California Avenue	Hard	30	25	25	25	213	4	2	57.3	57.6
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	649	13	7	63.7	64.0
6th Street	n/o California Avenue	Hard	30	25	25	25	207	4	2	57.2	57.5
6th Street	s/o California Avenue	Hard	30	30	30	30	261	5	3	59.8	60.1
7th Street	between Montana Avenue and California Avenue	Hard	30	25	25	25	454	9	5	60.6	60.9
7th Street	n/o Montana Avenue	Hard	30	25	25	25	609	12	6	61.9	62.2
7th Street	s/o California Avenue	Hard	30	30	30	30	494	10	5	62.6	62.9
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	456	9	5	62.2	62.5
Arizona Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	586	12	6	63.3	63.6
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	718	15	7	64.2	64.5
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	436	9	4	62.0	62.3
Broadway	between 2nd Street and 4th Street	Hard	30	30	30	30	1019	21	11	65.7	66.0
Broadway	between 4th Street and 5th Street	Hard	30	30	30	30	915	19	9	65.2	65.5
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	883	18	9	65.1	65.4
Broadway	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	630	13	6	63.6	63.9
California Avenue	between 2nd Street and 3rd Street	Hard	30	30	30	30	496	10	5	62.6	62.9
California Avenue	between 3rd Street and 4th Street	Hard	30	30	30	30	515	11	5	62.7	63.0
California Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	454	9	5	62.2	62.5
California Avenue	between 5th Street and 6th Street	Hard	30	30	30	30	389	8	4	61.5	61.8
California Avenue	between 6th Street and 7th Street	Hard	30	30	30	30	400	8	4	61.6	61.9
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	482	10	5	62.5	62.8
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	513	10	5	62.7	63.0
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	30	30	30	881	18	9	65.1	65.4
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	30	30	30	485	10	5	62.5	62.8
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	325	7	3	60.7	61.0
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	472	10	5	62.4	62.7
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	30	30	30	381	8	4	61.4	61.7
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	30	30	30	1348	28	14	66.9	67.2
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	473	10	5	62.4	62.7
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	30	30	30	787	16	8	64.6	64.9

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	319	7	3	60.7	61.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	30	30	30	396	8	4	61.6	61.9
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	1544	32	16	67.5	67.8
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	1906	39	19	68.4	68.7
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	30	30	30	888	18	9	65.1	65.4
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1275	26	13	66.7	67.0
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1981	40	20	68.6	68.9
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	30	30	30	1710	35	17	67.9	68.2
Lincoln Boulevard	e/o Broadway	Hard	30	30	30	30	2321	47	24	69.3	69.6
Lincoln Boulevard	e/o California Avenue	Hard	30	30	30	30	779	16	8	64.5	64.8
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	30	30	30	2596	53	26	69.8	70.1
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	2910	59	30	70.3	70.6
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	2910	59	30	70.3	70.6
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	518	11	5	62.8	63.1
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1944	40	20	68.5	68.8
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	1361	28	14	67.0	67.3
Lincoln Boulevard	n/o Montana Avenue	Hard	30	30	30	30	259	5	3	59.7	60.0
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	3041	62	31	70.4	70.7
Main Street	n/o Olympic Drive	Hard	30	30	30	30	847	17	9	64.9	65.2
Main Street	s/o Olympic Drive	Hard	30	30	30	30	678	14	7	63.9	64.2
Montana Avenue	between 4th Street and 7th Street	Hard	30	30	30	30	644	13	7	63.7	64.0
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	941	19	10	65.4	65.7
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	30	30	30	429	9	4	61.9	62.2
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1176	24	12	66.3	66.6
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	30	30	30	1403	29	14	67.1	67.4
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1852	38	19	68.3	68.6
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	30	30	30	1443	30	15	67.2	67.5
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	30	30	30	1806	37	19	68.2	68.5
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	30	30	30	1101	23	11	66.1	66.4
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	30	30	30	2362	49	24	69.4	69.7
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1959	40	20	68.5	68.8
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1520	31	16	67.5	67.8
Ocean Avenue	e/o Pico Boulevard	Hard	30	30	30	30	1452	30	15	67.3	67.6
Ocean Avenue	n/o Montana Avenue	Hard	30	30	30	30	1034	21	11	65.8	66.1
Olympic Drive	between Main Street and 4th Street	Hard	30	30	30	30	889	18	9	65.1	65.4
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	30	30	30	637	13	7	63.7	64.0
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	35	35	35	4795	98	49	74.0	74.3
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	35	35	35	4804	98	49	74.0	74.3
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	35	35	35	3555	73	37	72.7	73.0
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	30	30	30	868	18	9	65.0	65.3
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	909	19	9	65.2	65.5
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1010	21	10	65.7	66.0
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	626	13	6	63.6	63.9
Washington Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	226	5	2	59.2	59.5
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	30	30	30	1179	24	12	66.3	66.6
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	30	30	30	1334	27	14	66.9	67.2
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1607	33	16	67.7	68.0
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1928	39	20	68.5	68.8
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	925	19	9	65.3	65.6

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Weekday Approval Year (2020)
Source: Fehr & Peers

	Roadway Segment	Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	757	16	8	66.0	66.3
2nd Street	between Broadway and Colorado Avenue	Hard	30	35	35	35	689	14	7	65.6	65.9
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	407	8	4	60.2	60.5
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	737	15	8	62.7	63.0
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	272	6	3	58.4	58.7
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	611	13	6	61.9	62.2
2nd Street	n/o Washington Avenue	Hard	30	40	40	40	204	4	2	61.9	62.2
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	213	4	2	57.4	57.7
3rd Street	n/o California Avenue	Hard	30	25	25	25	223	5	2	57.6	57.9
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	706	14	7	62.5	62.8
4th Street	between Broadway and Colorado Avenue	Hard	30	25	25	25	1264	26	13	65.1	65.4
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	666	14	7	63.9	64.2
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1617	33	17	67.7	68.0
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	2068	42	21	68.8	69.1
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	466	10	5	62.3	62.6
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	843	17	9	64.9	65.2
4th Street	between Washington Avenue and California Avenue	Hard	30	30	30	30	485	10	5	62.5	62.8
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	666	14	7	63.9	64.2
4th Street	n/o Montana Avenue	Hard	30	30	30	30	514	11	5	62.7	63.0
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1764	36	18	68.1	68.4
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	725	15	7	64.2	64.5
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	941	19	10	65.4	65.7
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	519	11	5	62.8	63.1
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	862	18	9	65.0	65.3
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	617	13	6	63.5	63.8
5th Street	n/o California Avenue	Hard	30	30	30	30	294	6	3	60.3	60.6
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	715	15	7	64.2	64.5
6th Street	n/o California Avenue	Hard	30	30	30	30	284	6	3	60.2	60.5
6th Street	s/o California Avenue	Hard	30	30	30	30	343	7	4	61.0	61.3
7th Street	between Montana Avenue and California Avenue	Hard	30	30	30	30	480	10	5	62.4	62.7
7th Street	n/o Montana Avenue	Hard	30	30	30	30	676	14	7	63.9	64.2
7th Street	s/o California Avenue	Hard	30	35	35	35	519	11	5	64.4	64.7
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	519	11	5	62.8	63.1
Arizona Avenue	between 4th Street and 5th Street	Hard	30	35	35	35	549	11	6	64.6	64.9
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	529	11	5	64.4	64.7
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	392	8	4	63.1	63.4
Broadway	between 2nd Street and 4th Street	Hard	30	35	35	35	872	18	9	66.6	66.9
Broadway	between 4th Street and 5th Street	Hard	30	35	35	35	970	20	10	67.1	67.4
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	843	17	9	63.3	63.6
Broadway	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	588	12	6	61.7	62.0
California Avenue	between 2nd Street and 3rd Street	Hard	30	35	35	35	461	9	5	63.8	64.1
California Avenue	between 3rd Street and 4th Street	Hard	30	25	25	25	451	9	5	60.6	60.9
California Avenue	between 4th Street and 5th Street	Hard	30	25	25	25	470	10	5	60.8	61.1
California Avenue	between 5th Street and 6th Street	Hard	30	25	25	25	392	8	4	60.0	60.3
California Avenue	between 6th Street and 7th Street	Hard	30	25	25	25	431	9	4	60.4	60.7
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	25	25	25	519	11	5	61.2	61.5
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	490	10	5	64.1	64.4
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	35	35	35	794	16	8	66.2	66.5
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	35	35	35	421	9	4	63.4	63.7
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	343	7	4	61.0	61.3
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	353	7	4	62.7	63.0
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	35	35	35	284	6	3	61.7	62.0
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	35	35	35	1235	25	13	68.1	68.4
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	1695	35	17	69.5	69.8
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	35	35	35	2391	49	24	71.0	71.3

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	35	35	35	872	18	9	66.6	66.9
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	35	35	35	2489	51	25	71.2	71.5
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	25	25	25	2871	59	29	68.6	68.9
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	35	35	35	2871	59	29	71.8	72.1
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	35	35	35	519	11	5	64.4	64.7
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	35	35	35	1980	40	20	70.2	70.5
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	35	35	35	1441	29	15	68.8	69.1
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	35	35	35	529	11	5	64.4	64.7
Lincoln Boulevard	e/o Broadway	Hard	30	35	35	35	902	18	9	66.7	67.0
Lincoln Boulevard	e/o California Avenue	Hard	30	35	35	35	382	8	4	63.0	63.3
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	35	35	35	363	7	4	62.8	63.1
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	35	35	35	1980	40	20	70.2	70.5
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1666	34	17	67.8	68.1
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	1029	21	11	65.7	66.0
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1274	26	13	66.7	67.0
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	1725	35	18	68.0	68.3
Lincoln Boulevard	n/o Montana Avenue	Hard	30	35	35	35	402	8	4	63.2	63.5
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	2842	58	29	70.2	70.5
Main Street	n/o Olympic Drive	Hard	30	30	30	30	637	13	7	63.7	64.0
Main Street	s/o Olympic Drive	Hard	30	25	25	25	882	18	9	63.5	63.8
Montana Avenue	between 4th Street and 7th Street	Hard	30	40	40	40	784	16	8	67.7	68.0
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	1029	21	11	65.7	66.0
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	25	25	25	480	10	5	60.9	61.2
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	1581	33	16	66.1	66.4
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	25	25	25	1824	38	19	66.7	67.0
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	1552	32	16	66.0	66.3
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	25	25	25	1862	38	19	66.8	67.1
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	25	25	25	1086	22	11	64.4	64.7
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	25	25	25	2571	53	27	68.2	68.5
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	25	25	25	2435	50	25	67.9	68.2
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	1698	35	18	66.4	66.7
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	1504	31	16	65.8	66.1
Ocean Avenue	e/o Pico Boulevard	Hard	30	25	25	25	1078	22	11	64.4	64.7
Ocean Avenue	n/o Montana Avenue	Hard	30	25	25	25	931	19	10	63.8	64.1
Olympic Drive	between Main Street and 4th Street	Hard	30	25	25	25	1049	21	11	64.3	64.6
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	25	25	25	490	10	5	61.0	61.3
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	25	25	25	6272	128	64	72.0	72.3
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	25	25	25	6605	135	67	72.3	72.6
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	25	25	25	4549	94	47	70.6	70.9
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	25	25	25	823	17	8	63.2	63.5
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	872	18	9	63.5	63.8
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1029	21	11	64.2	64.5
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	627	13	6	62.0	62.3
Washington Avenue	between 2nd Street and 4th Street	Hard	30	25	25	25	274	6	3	58.4	58.7
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	25	25	25	990	20	10	64.0	64.3
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	25	25	25	1117	23	11	64.5	64.8
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	1313	27	13	65.2	65.5
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1558	32	16	66.0	66.3
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	804	16	8	63.1	63.4

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Weekend Approval Year (2020)
Source: Fehr & Peers

	Roadway Segment	Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	715	15	7	64.2	64.5
2nd Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	941	19	10	65.4	65.7
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	392	8	4	61.6	61.9
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	776	16	8	64.5	64.8
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	294	6	3	58.7	59.0
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	657	13	7	62.2	62.5
2nd Street	n/o Washington Avenue	Hard	30	25	25	25	233	5	2	57.7	58.0
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	223	5	2	57.6	57.9
3rd Street	n/o California Avenue	Hard	30	25	25	25	157	3	2	56.0	56.3
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	706	14	7	64.1	64.4
4th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1196	24	12	66.4	66.7
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	568	12	6	63.2	63.5
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1460	30	15	67.3	67.6
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	1764	36	18	68.1	68.4
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	382	8	4	61.4	61.7
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	902	18	9	65.2	65.5
4th Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	431	9	4	60.4	60.7
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	647	13	7	62.2	62.5
4th Street	n/o Montana Avenue	Hard	30	25	25	25	382	8	4	59.9	60.2
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1372	28	14	67.0	67.3
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	755	15	8	64.4	64.7
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1000	20	10	65.6	65.9
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	372	8	4	59.8	60.1
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1000	20	10	65.6	65.9
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	598	12	6	63.4	63.7
5th Street	n/o California Avenue	Hard	30	25	25	25	245	5	3	57.9	58.2
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	706	14	7	64.1	64.4
6th Street	n/o California Avenue	Hard	30	25	25	25	235	5	2	57.8	58.1
6th Street	s/o California Avenue	Hard	30	30	30	30	294	6	3	60.3	60.6
7th Street	between Montana Avenue and California Avenue	Hard	30	25	25	25	490	10	5	61.0	61.3
7th Street	n/o Montana Avenue	Hard	30	25	25	25	637	13	7	62.1	62.4
7th Street	s/o California Avenue	Hard	30	30	30	30	519	11	5	62.8	63.1
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	490	10	5	62.5	62.8
Arizona Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	617	13	6	63.5	63.8
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	747	15	8	64.4	64.7
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	461	9	5	62.3	62.6
Broadway	between 2nd Street and 4th Street	Hard	30	30	30	30	1077	22	11	66.0	66.3
Broadway	between 4th Street and 5th Street	Hard	30	30	30	30	1019	21	11	65.7	66.0
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	999	21	10	65.6	65.9
Broadway	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	669	14	7	63.9	64.2
California Avenue	between 2nd Street and 3rd Street	Hard	30	30	30	30	519	11	5	62.8	63.1
California Avenue	between 3rd Street and 4th Street	Hard	30	30	30	30	539	11	6	62.9	63.2
California Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	490	10	5	62.5	62.8
California Avenue	between 5th Street and 6th Street	Hard	30	30	30	30	412	8	4	61.8	62.1
California Avenue	between 6th Street and 7th Street	Hard	30	30	30	30	431	9	4	62.0	62.3
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	500	10	5	62.6	62.9
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	539	11	6	62.9	63.2
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	30	30	30	921	19	9	65.3	65.6
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	30	30	30	504	10	5	62.7	63.0
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	382	8	4	61.4	61.7
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	519	11	5	62.8	63.1
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	30	30	30	402	8	4	61.7	62.0
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	30	30	30	1407	29	15	67.1	67.4
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1744	36	18	68.0	68.3
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	30	30	30	2401	49	25	69.4	69.7

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	813	17	8	64.7	65.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	30	30	30	2705	55	28	69.9	70.2
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	2999	61	31	70.4	70.7
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	2999	61	31	70.4	70.7
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	30	30	30	559	11	6	63.1	63.4
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	2009	41	21	68.6	68.9
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1401	29	14	67.1	67.4
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	30	30	30	500	10	5	62.6	62.9
Lincoln Boulevard	e/o Broadway	Hard	30	30	30	30	833	17	9	64.8	65.1
Lincoln Boulevard	e/o California Avenue	Hard	30	30	30	30	353	7	4	61.1	61.4
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	30	30	30	431	9	4	62.0	62.3
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1568	32	16	67.6	67.9
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1940	40	20	68.5	68.8
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	921	19	9	65.3	65.6
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1343	27	14	66.9	67.2
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	2078	42	21	68.8	69.1
Lincoln Boulevard	n/o Montana Avenue	Hard	30	30	30	30	274	6	3	60.0	60.3
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	3126	64	32	70.6	70.9
Main Street	n/o Olympic Drive	Hard	30	30	30	30	892	18	9	65.1	65.4
Main Street	s/o Olympic Drive	Hard	30	30	30	30	725	15	7	64.2	64.5
Montana Avenue	between 4th Street and 7th Street	Hard	30	30	30	30	666	14	7	63.9	64.2
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	980	20	10	65.5	65.8
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	30	30	30	461	9	5	62.3	62.6
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1445	30	15	67.2	67.5
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	30	30	30	1892	39	20	68.4	68.7
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1484	31	15	67.3	67.6
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	30	30	30	1843	38	19	68.3	68.6
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	30	30	30	1135	23	12	66.2	66.5
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	30	30	30	2396	49	25	69.4	69.7
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	30	30	30	1960	40	20	68.5	68.8
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1552	32	16	67.5	67.8
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1494	31	15	67.4	67.7
Ocean Avenue	e/o Pico Boulevard	Hard	30	30	30	30	1362	28	14	67.0	67.3
Ocean Avenue	n/o Montana Avenue	Hard	30	30	30	30	1058	22	11	65.9	66.2
Olympic Drive	between Main Street and 4th Street	Hard	30	30	30	30	911	19	9	65.2	65.5
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	30	30	30	657	13	7	63.8	64.1
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	35	35	35	4822	98	49	74.0	74.3
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	35	35	35	4851	99	50	74.1	74.4
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	35	35	35	3589	74	37	72.8	73.1
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	30	30	30	902	19	9	65.2	65.5
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	941	19	10	65.4	65.7
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1096	23	11	66.0	66.3
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	660	14	7	63.8	64.1
Washington Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	255	5	3	59.7	60.0
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	30	30	30	1205	25	12	66.4	66.7
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	30	30	30	1362	28	14	67.0	67.3
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1637	33	17	67.8	68.1
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1999	41	20	68.6	68.9
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	951	19	10	65.4	65.7

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Approval Year + Project
Source: Fehr & Peers

Roadway Segment		Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	762	16	8	66.0	66.3
2nd Street	between Broadway and Colorado Avenue	Hard	30	35	35	35	691	14	7	65.6	65.9
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	472	10	5	60.8	61.1
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	743	15	8	62.8	63.1
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	271	6	3	58.4	58.7
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	617	13	6	62.0	62.3
2nd Street	n/o Washington Avenue	Hard	30	40	40	40	203	4	2	61.9	62.2
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	213	4	2	57.4	57.7
3rd Street	n/o California Avenue	Hard	30	25	25	25	223	5	2	57.6	57.9
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	716	15	7	62.6	62.9
4th Street	between Broadway and Colorado Avenue	Hard	30	25	25	25	1274	26	13	65.1	65.4
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	666	14	7	63.9	64.2
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1627	33	17	67.7	68.0
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	2075	42	21	68.8	69.1
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	467	10	5	62.3	62.6
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	854	17	9	64.9	65.2
4th Street	between Washington Avenue and California Avenue	Hard	30	30	30	30	487	10	5	62.5	62.8
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	676	14	7	63.9	64.2
4th Street	n/o Montana Avenue	Hard	30	30	30	30	515	11	5	62.8	63.1
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1769	36	18	68.1	68.4
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	737	15	8	64.3	64.6
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	955	19	10	65.4	65.7
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	526	11	5	62.8	63.1
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	876	18	9	65.0	65.3
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	631	13	6	63.6	63.9
5th Street	n/o California Avenue	Hard	30	30	30	30	294	6	3	60.3	60.6
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	729	15	7	64.2	64.5
6th Street	n/o California Avenue	Hard	30	30	30	30	284	6	3	60.2	60.5
6th Street	s/o California Avenue	Hard	30	30	30	30	343	7	4	61.0	61.3
7th Street	between Montana Avenue and California Avenue	Hard	30	30	30	30	480	10	5	62.4	62.7
7th Street	n/o Montana Avenue	Hard	30	30	30	30	675	14	7	63.9	64.2
7th Street	s/o California Avenue	Hard	30	35	35	35	519	11	5	64.4	64.7
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	519	11	5	62.8	63.1
Arizona Avenue	between 4th Street and 5th Street	Hard	30	35	35	35	549	11	6	64.6	64.9
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	529	11	5	64.4	64.7
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	392	8	4	63.1	63.4
Broadway	between 2nd Street and 4th Street	Hard	30	35	35	35	873	18	9	66.6	66.9
Broadway	between 4th Street and 5th Street	Hard	30	35	35	35	973	20	10	67.1	67.4
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	846	17	9	63.3	63.6
Broadway	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	586	12	6	61.7	62.0
California Avenue	between 2nd Street and 3rd Street	Hard	30	35	35	35	479	10	5	64.0	64.3
California Avenue	between 3rd Street and 4th Street	Hard	30	25	25	25	471	10	5	60.8	61.1
California Avenue	between 4th Street and 5th Street	Hard	30	25	25	25	486	10	5	60.9	61.2
California Avenue	between 5th Street and 6th Street	Hard	30	25	25	25	401	8	4	60.1	60.4
California Avenue	between 6th Street and 7th Street	Hard	30	25	25	25	440	9	4	60.5	60.8
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	25	25	25	528	11	5	61.3	61.6
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	505	10	5	64.2	64.5
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	35	35	35	802	16	8	66.2	66.5
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	35	35	35	421	9	4	63.4	63.7
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	343	7	4	61.0	61.3
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	353	7	4	62.7	63.0
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	35	35	35	284	6	3	61.7	62.0
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	35	35	35	1240	25	13	68.1	68.4
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	1704	35	17	69.5	69.8
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	35	35	35	2401	49	25	71.0	71.3

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	35	35	35	882	18	9	66.7	67.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	35	35	35	2498	51	25	71.2	71.5
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	25	25	25	2884	59	29	68.7	69.0
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	35	35	35	2884	59	29	71.8	72.1
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	35	35	35	519	11	5	64.4	64.7
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	35	35	35	1989	41	20	70.2	70.5
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	35	35	35	1450	30	15	68.8	69.1
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	35	35	35	529	11	5	64.4	64.7
Lincoln Boulevard	e/o Broadway	Hard	30	35	35	35	905	18	9	66.8	67.1
Lincoln Boulevard	e/o California Avenue	Hard	30	35	35	35	382	8	4	63.0	63.3
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	35	35	35	363	7	4	62.8	63.1
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	35	35	35	1987	41	20	70.2	70.5
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1665	34	17	67.8	68.1
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	1030	21	11	65.7	66.0
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1285	26	13	66.7	67.0
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	1738	35	18	68.0	68.3
Lincoln Boulevard	n/o Montana Avenue	Hard	30	35	35	35	402	8	4	63.2	63.5
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	2847	58	29	70.2	70.5
Main Street	n/o Olympic Drive	Hard	30	30	30	30	639	13	7	63.7	64.0
Main Street	s/o Olympic Drive	Hard	30	25	25	25	885	18	9	63.5	63.8
Montana Avenue	between 4th Street and 7th Street	Hard	30	40	40	40	784	16	8	67.7	68.0
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	1030	21	11	65.7	66.0
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	25	25	25	481	10	5	60.9	61.2
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	1587	33	16	66.1	66.4
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	25	25	25	1831	38	19	66.7	67.0
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	1550	32	16	66.0	66.3
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	25	25	25	1870	39	19	66.8	67.1
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	25	25	25	1073	22	11	64.4	64.7
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	25	25	25	2578	53	27	68.2	68.5
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	25	25	25	2442	50	25	67.9	68.2
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	1703	35	18	66.4	66.7
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	1509	31	16	65.9	66.2
Ocean Avenue	e/o Pico Boulevard	Hard	30	25	25	25	1078	22	11	64.4	64.7
Ocean Avenue	n/o Montana Avenue	Hard	30	25	25	25	932	19	10	63.8	64.1
Olympic Drive	between Main Street and 4th Street	Hard	30	25	25	25	1049	21	11	64.3	64.6
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	25	25	25	490	10	5	61.0	61.3
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	25	25	25	6275	128	64	72.0	72.3
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	25	25	25	6608	135	67	72.3	72.6
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	25	25	25	4558	94	47	70.7	71.0
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	25	25	25	823	17	8	63.2	63.5
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	872	18	9	63.5	63.8
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1036	21	11	64.2	64.5
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	627	13	6	62.0	62.3
Washington Avenue	between 2nd Street and 4th Street	Hard	30	25	25	25	275	6	3	58.5	58.8
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	25	25	25	1026	21	10	64.2	64.5
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	25	25	25	1154	24	12	64.7	65.0
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	1343	27	14	65.3	65.6
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1574	32	16	66.0	66.3
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	749	15	8	62.8	63.1

Model Notes:
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Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Approval Year + Project
Source: Fehr & Peers

	Roadway Segment	Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	721	15	7	64.2	64.5
2nd Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	944	19	10	65.4	65.7
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	549	11	6	63.0	63.3
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	783	16	8	64.6	64.9
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	293	6	3	58.7	59.0
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	662	14	7	62.3	62.6
2nd Street	n/o Washington Avenue	Hard	30	25	25	25	232	5	2	57.7	58.0
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	223	5	2	57.6	57.9
3rd Street	n/o California Avenue	Hard	30	25	25	25	157	3	2	56.0	56.3
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	716	15	7	64.2	64.5
4th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1202	25	12	66.4	66.7
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	573	12	6	63.2	63.5
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1467	30	15	67.3	67.6
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	1773	36	18	68.1	68.4
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	385	8	4	61.5	61.8
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	912	19	9	65.2	65.5
4th Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	436	9	4	60.4	60.7
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	659	13	7	62.2	62.5
4th Street	n/o Montana Avenue	Hard	30	25	25	25	385	8	4	59.9	60.2
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1378	28	14	67.0	67.3
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	778	16	8	64.5	64.8
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1023	21	10	65.7	66.0
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	387	8	4	59.9	60.2
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1023	21	10	65.7	66.0
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	621	13	6	63.6	63.9
5th Street	n/o California Avenue	Hard	30	25	25	25	245	5	3	57.9	58.2
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	729	15	7	64.2	64.5
6th Street	n/o California Avenue	Hard	30	25	25	25	235	5	2	57.8	58.1
6th Street	s/o California Avenue	Hard	30	30	30	30	294	6	3	60.3	60.6
7th Street	between Montana Avenue and California Avenue	Hard	30	25	25	25	490	10	5	61.0	61.3
7th Street	n/o Montana Avenue	Hard	30	25	25	25	635	13	6	62.1	62.4
7th Street	s/o California Avenue	Hard	30	30	30	30	516	11	5	62.8	63.1
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	490	10	5	62.5	62.8
Arizona Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	617	13	6	63.5	63.8
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	747	15	8	64.4	64.7
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	461	9	5	62.3	62.6
Broadway	between 2nd Street and 4th Street	Hard	30	30	30	30	1076	22	11	66.0	66.3
Broadway	between 4th Street and 5th Street	Hard	30	30	30	30	1021	21	11	65.7	66.0
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1002	21	10	65.6	65.9
Broadway	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	664	14	7	63.9	64.2
California Avenue	between 2nd Street and 3rd Street	Hard	30	30	30	30	556	11	6	63.1	63.4
California Avenue	between 3rd Street and 4th Street	Hard	30	30	30	30	577	12	6	63.2	63.5
California Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	519	11	5	62.8	63.1
California Avenue	between 5th Street and 6th Street	Hard	30	30	30	30	426	9	4	61.9	62.2
California Avenue	between 6th Street and 7th Street	Hard	30	30	30	30	446	9	5	62.1	62.4
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	515	11	5	62.7	63.0
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	533	11	5	62.9	63.2
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	30	30	30	930	19	9	65.3	65.6
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	30	30	30	504	10	5	62.7	63.0
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	382	8	4	61.4	61.7
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	519	11	5	62.8	63.1
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	30	30	30	402	8	4	61.7	62.0
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	30	30	30	1408	29	15	67.1	67.4
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1750	36	18	68.1	68.4
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	30	30	30	2407	49	25	69.4	69.7

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	828	17	8	64.8	65.1
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	30	30	30	2711	55	28	70.0	70.3
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	3010	61	31	70.4	70.7
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	3010	61	31	70.4	70.7
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	30	30	30	559	11	6	63.1	63.4
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	2015	41	21	68.7	69.0
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1409	29	14	67.1	67.4
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	30	30	30	500	10	5	62.6	62.9
Lincoln Boulevard	e/o Broadway	Hard	30	30	30	30	836	17	9	64.8	65.1
Lincoln Boulevard	e/o California Avenue	Hard	30	30	30	30	353	7	4	61.1	61.4
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	30	30	30	431	9	4	62.0	62.3
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1576	32	16	67.6	67.9
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1936	40	20	68.5	68.8
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	922	19	9	65.3	65.6
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1355	28	14	66.9	67.2
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	2092	43	21	68.8	69.1
Lincoln Boulevard	n/o Montana Avenue	Hard	30	30	30	30	274	6	3	60.0	60.3
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	3129	64	32	70.6	70.9
Main Street	n/o Olympic Drive	Hard	30	30	30	30	895	18	9	65.1	65.4
Main Street	s/o Olympic Drive	Hard	30	30	30	30	728	15	7	64.2	64.5
Montana Avenue	between 4th Street and 7th Street	Hard	30	30	30	30	665	14	7	63.9	64.2
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	981	20	10	65.5	65.8
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	30	30	30	462	9	5	62.3	62.6
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1450	30	15	67.2	67.5
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	30	30	30	1901	39	20	68.4	68.7
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1443	30	15	67.2	67.5
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	30	30	30	1853	38	19	68.3	68.6
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	30	30	30	1116	23	12	66.1	66.4
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	30	30	30	2406	50	25	69.4	69.7
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	30	30	30	1970	40	20	68.6	68.9
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1557	32	16	67.6	67.9
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1499	31	15	67.4	67.7
Ocean Avenue	e/o Pico Boulevard	Hard	30	30	30	30	1362	28	14	67.0	67.3
Ocean Avenue	n/o Montana Avenue	Hard	30	30	30	30	1060	22	11	65.9	66.2
Olympic Drive	between Main Street and 4th Street	Hard	30	30	30	30	911	19	9	65.2	65.5
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	30	30	30	657	13	7	63.8	64.1
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	35	35	35	4823	98	49	74.0	74.3
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	35	35	35	4852	99	50	74.1	74.4
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	35	35	35	3602	74	37	72.8	73.1
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	30	30	30	902	19	9	65.2	65.5
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	941	19	10	65.4	65.7
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1103	23	11	66.1	66.4
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	660	14	7	63.8	64.1
Washington Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	257	5	3	59.7	60.0
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	30	30	30	1235	25	13	66.5	66.8
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	30	30	30	1395	28	14	67.1	67.4
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1664	34	17	67.8	68.1
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	2011	41	21	68.7	69.0
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	807	16	8	64.7	65.0

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Future (2025)
Source: Fehr & Peers

	Roadway Segment	Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	572	12	6	64.8	65.1
2nd Street	between Broadway and Colorado Avenue	Hard	30	35	35	35	1116	23	12	67.7	68.0
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	388	8	4	60.0	60.3
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	805	17	8	63.1	63.4
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	223	5	2	57.6	57.9
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	640	13	7	62.1	62.4
2nd Street	n/o Washington Avenue	Hard	30	40	40	40	184	4	2	61.4	61.7
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	223	5	2	57.6	57.9
3rd Street	n/o California Avenue	Hard	30	25	25	25	175	4	2	56.5	56.8
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	1137	23	12	64.6	64.9
4th Street	between Broadway and Colorado Avenue	Hard	30	25	25	25	1558	32	16	66.0	66.3
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	774	16	8	64.5	64.8
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1597	33	16	67.7	68.0
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	2176	44	22	69.0	69.3
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	504	10	5	62.7	63.0
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1264	26	13	66.6	66.9
4th Street	between Washington Avenue and California Avenue	Hard	30	30	30	30	582	12	6	63.3	63.6
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	872	18	9	65.0	65.3
4th Street	n/o Montana Avenue	Hard	30	30	30	30	524	11	5	62.8	63.1
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1882	38	19	68.4	68.7
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	706	14	7	64.1	64.4
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	774	16	8	64.5	64.8
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	412	8	4	61.8	62.1
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	813	17	8	64.7	65.0
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	755	15	8	64.4	64.7
5th Street	n/o California Avenue	Hard	30	30	30	30	314	6	3	60.6	60.9
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	676	14	7	63.9	64.2
6th Street	n/o California Avenue	Hard	30	30	30	30	274	6	3	60.0	60.3
6th Street	s/o California Avenue	Hard	30	30	30	30	304	6	3	60.4	60.7
7th Street	between Montana Avenue and California Avenue	Hard	30	30	30	30	510	10	5	62.7	63.0
7th Street	n/o Montana Avenue	Hard	30	30	30	30	666	14	7	63.9	64.2
7th Street	s/o California Avenue	Hard	30	35	35	35	519	11	5	64.4	64.7
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	627	13	6	63.6	63.9
Arizona Avenue	between 4th Street and 5th Street	Hard	30	35	35	35	676	14	7	65.5	65.8
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	696	14	7	65.6	65.9
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	353	7	4	62.7	63.0
Broadway	between 2nd Street and 4th Street	Hard	30	35	35	35	931	19	10	66.9	67.2
Broadway	between 4th Street and 5th Street	Hard	30	35	35	35	1078	22	11	67.5	67.8
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	902	18	9	63.6	63.9
Broadway	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	774	16	8	62.9	63.2
California Avenue	between 2nd Street and 3rd Street	Hard	30	35	35	35	372	8	4	62.9	63.2
California Avenue	between 3rd Street and 4th Street	Hard	30	25	25	25	392	8	4	60.0	60.3
California Avenue	between 4th Street and 5th Street	Hard	30	25	25	25	402	8	4	60.1	60.4
California Avenue	between 5th Street and 6th Street	Hard	30	25	25	25	392	8	4	60.0	60.3
California Avenue	between 6th Street and 7th Street	Hard	30	25	25	25	333	7	3	59.3	59.6
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	25	25	25	470	10	5	60.8	61.1
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	441	9	5	63.6	63.9
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	35	35	35	853	17	9	66.5	66.8
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	35	35	35	470	10	5	63.9	64.2
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	333	7	3	60.8	61.1
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	470	10	5	63.9	64.2
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	35	35	35	363	7	4	62.8	63.1
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	35	35	35	1313	27	13	68.4	68.7
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	1686	34	17	69.5	69.8
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	35	35	35	2323	47	24	70.9	71.2

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	35	35	35	882	18	9	66.7	67.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	35	35	35	2607	53	27	71.4	71.7
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	25	25	25	2813	57	29	68.5	68.8
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	35	35	35	2813	57	29	71.7	72.0
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	35	35	35	510	10	5	64.3	64.6
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	35	35	35	1970	40	20	70.1	70.4
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	35	35	35	1411	29	14	68.7	69.0
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	35	35	35	539	11	6	64.5	64.8
Lincoln Boulevard	e/o Broadway	Hard	30	35	35	35	931	19	10	66.9	67.2
Lincoln Boulevard	e/o California Avenue	Hard	30	35	35	35	431	9	4	63.5	63.8
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	35	35	35	402	8	4	63.2	63.5
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	35	35	35	1842	38	19	69.9	70.2
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1793	37	18	68.2	68.5
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	1068	22	11	65.9	66.2
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1401	29	14	67.1	67.4
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	1852	38	19	68.3	68.6
Lincoln Boulevard	n/o Montana Avenue	Hard	30	35	35	35	363	7	4	62.8	63.1
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	2646	54	27	69.8	70.1
Main Street	n/o Olympic Drive	Hard	30	30	30	30	843	17	9	64.9	65.2
Main Street	s/o Olympic Drive	Hard	30	25	25	25	1058	22	11	64.3	64.6
Montana Avenue	between 4th Street and 7th Street	Hard	30	40	40	40	715	15	7	67.3	67.6
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	1029	21	11	65.7	66.0
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	25	25	25	421	9	4	60.3	60.6
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	1678	35	17	66.3	66.6
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	25	25	25	1930	40	20	66.9	67.2
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	1542	32	16	66.0	66.3
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	25	25	25	1901	39	20	66.9	67.2
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	25	25	25	1086	22	11	64.4	64.7
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	25	25	25	2677	55	28	68.3	68.6
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	25	25	25	2367	49	24	67.8	68.1
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	1853	38	19	66.7	67.0
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	1620	33	17	66.2	66.5
Ocean Avenue	e/o Pico Boulevard	Hard	30	25	25	25	1078	22	11	64.4	64.7
Ocean Avenue	n/o Montana Avenue	Hard	30	25	25	25	1048	22	11	64.3	64.6
Olympic Drive	between Main Street and 4th Street	Hard	30	25	25	25	1117	23	11	64.5	64.8
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	25	25	25	617	13	6	62.0	62.3
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	25	25	25	6517	133	67	72.2	72.5
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	25	25	25	6850	140	70	72.4	72.7
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	25	25	25	4656	96	48	70.8	71.1
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	25	25	25	931	19	10	63.7	64.0
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	980	20	10	64.0	64.3
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1107	23	11	64.5	64.8
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	578	12	6	61.7	62.0
Washington Avenue	between 2nd Street and 4th Street	Hard	30	25	25	25	206	4	2	57.2	57.5
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	25	25	25	1058	22	11	64.3	64.6
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	25	25	25	1323	27	14	65.3	65.6
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	1597	33	16	66.1	66.4
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1754	36	18	66.5	66.8
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	980	20	10	64.0	64.3

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Future (2025)
Source: Fehr & Peers

Roadway Segment		Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	862	18	9	65.0	65.3
2nd Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1235	25	13	66.5	66.8
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	421	9	4	61.9	62.2
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	728	15	8	64.3	64.6
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	206	4	2	57.2	57.5
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	843	17	9	63.3	63.6
2nd Street	n/o Washington Avenue	Hard	30	25	25	25	155	3	2	56.0	56.3
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	252	5	3	58.1	58.4
3rd Street	n/o California Avenue	Hard	30	25	25	25	186	4	2	56.8	57.1
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1176	24	12	66.3	66.6
4th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1225	25	13	66.5	66.8
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	715	15	7	64.2	64.5
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1588	32	16	67.6	67.9
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	1784	36	18	68.1	68.4
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	343	7	4	61.0	61.3
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1127	23	12	66.1	66.4
4th Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	539	11	6	61.4	61.7
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	872	18	9	63.5	63.8
4th Street	n/o Montana Avenue	Hard	30	25	25	25	480	10	5	60.9	61.2
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1578	32	16	67.6	67.9
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	804	16	8	64.7	65.0
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	970	20	10	65.5	65.8
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	372	8	4	59.8	60.1
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	872	18	9	65.0	65.3
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	666	14	7	63.9	64.2
5th Street	n/o California Avenue	Hard	30	25	25	25	245	5	3	57.9	58.2
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	902	18	9	65.2	65.5
6th Street	n/o California Avenue	Hard	30	25	25	25	235	5	2	57.8	58.1
6th Street	s/o California Avenue	Hard	30	30	30	30	235	5	2	59.3	59.6
7th Street	between Montana Avenue and California Avenue	Hard	30	25	25	25	470	10	5	60.8	61.1
7th Street	n/o Montana Avenue	Hard	30	25	25	25	657	13	7	62.2	62.5
7th Street	s/o California Avenue	Hard	30	30	30	30	490	10	5	62.5	62.8
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	715	15	7	64.2	64.5
Arizona Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	706	14	7	64.1	64.4
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	951	20	10	65.4	65.7
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	578	12	6	63.2	63.5
Broadway	between 2nd Street and 4th Street	Hard	30	30	30	30	1145	24	12	66.2	66.5
Broadway	between 4th Street and 5th Street	Hard	30	30	30	30	1116	23	12	66.1	66.4
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	960	20	10	65.5	65.8
Broadway	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	650	13	7	63.8	64.1
California Avenue	between 2nd Street and 3rd Street	Hard	30	30	30	30	304	6	3	60.4	60.7
California Avenue	between 3rd Street and 4th Street	Hard	30	30	30	30	627	13	6	63.6	63.9
California Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	421	9	4	61.9	62.2
California Avenue	between 5th Street and 6th Street	Hard	30	30	30	30	206	4	2	58.8	59.1
California Avenue	between 6th Street and 7th Street	Hard	30	30	30	30	255	5	3	59.7	60.0
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	372	8	4	61.3	61.6
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	382	8	4	61.4	61.7
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	30	30	30	1039	21	11	65.8	66.1
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	30	30	30	485	10	5	62.5	62.8
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	372	8	4	61.3	61.6
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	823	17	8	64.8	65.1
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	30	30	30	451	9	5	62.2	62.5
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	30	30	30	1504	31	16	67.4	67.7
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1793	37	18	68.2	68.5
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	30	30	30	2303	47	24	69.2	69.5

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1009	21	10	65.7	66.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	30	30	30	2822	58	29	70.1	70.4
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	3205	65	33	70.7	71.0
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	3205	65	33	70.7	71.0
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	30	30	30	549	11	6	63.0	63.3
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1970	40	20	68.6	68.9
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1303	27	13	66.8	67.1
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	30	30	30	598	12	6	63.4	63.7
Lincoln Boulevard	e/o Broadway	Hard	30	30	30	30	647	13	7	63.7	64.0
Lincoln Boulevard	e/o California Avenue	Hard	30	30	30	30	412	8	4	61.8	62.1
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	30	30	30	833	17	9	64.8	65.1
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1578	32	16	67.6	67.9
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	2156	44	22	69.0	69.3
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	941	19	10	65.4	65.7
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1548	32	16	67.5	67.8
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	2038	42	21	68.7	69.0
Lincoln Boulevard	n/o Montana Avenue	Hard	30	30	30	30	363	7	4	61.2	61.5
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	3283	67	34	70.8	71.1
Main Street	n/o Olympic Drive	Hard	30	30	30	30	696	14	7	64.0	64.3
Main Street	s/o Olympic Drive	Hard	30	30	30	30	941	19	10	65.4	65.7
Montana Avenue	between 4th Street and 7th Street	Hard	30	30	30	30	725	15	7	64.2	64.5
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	941	19	10	65.4	65.7
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	30	30	30	382	8	4	61.4	61.7
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1678	35	17	67.9	68.2
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	30	30	30	2328	48	24	69.3	69.6
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1659	34	17	67.8	68.1
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	30	30	30	2309	48	24	69.3	69.6
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	30	30	30	1358	28	14	67.0	67.3
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	30	30	30	2648	55	27	69.9	70.2
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	30	30	30	2156	44	22	69.0	69.3
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1989	41	21	68.6	68.9
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1727	36	18	68.0	68.3
Ocean Avenue	e/o Pico Boulevard	Hard	30	30	30	30	1509	31	15	67.4	67.7
Ocean Avenue	n/o Montana Avenue	Hard	30	30	30	30	1039	21	11	65.8	66.1
Olympic Drive	between Main Street and 4th Street	Hard	30	30	30	30	960	20	10	65.4	65.7
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	30	30	30	725	15	7	64.2	64.5
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	35	35	35	5155	105	53	74.3	74.6
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	35	35	35	5341	109	55	74.5	74.8
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	35	35	35	4190	86	43	73.4	73.7
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	30	30	30	1077	22	11	66.0	66.3
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1174	24	12	66.3	66.6
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1057	22	11	65.9	66.2
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	718	15	7	64.2	64.5
Washington Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	196	4	2	58.5	58.8
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	30	30	30	1245	25	13	66.6	66.9
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	30	30	30	1382	28	14	67.0	67.3
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1882	38	19	68.4	68.7
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	2038	42	21	68.7	69.0
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	1000	20	10	65.6	65.9

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Future (2025) + Project
Source: Fehr & Peers

Roadway Segment		Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	578	12	6	64.8	65.1
2nd Street	between Broadway and Colorado Avenue	Hard	30	35	35	35	1117	23	12	67.7	68.0
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	453	9	5	60.6	60.9
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	811	17	8	63.2	63.5
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	222	5	2	57.5	57.8
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	646	13	7	62.2	62.5
2nd Street	n/o Washington Avenue	Hard	30	40	40	40	183	4	2	61.4	61.7
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	223	5	2	57.6	57.9
3rd Street	n/o California Avenue	Hard	30	25	25	25	175	4	2	56.5	56.8
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	1149	23	12	64.7	65.0
4th Street	between Broadway and Colorado Avenue	Hard	30	25	25	25	1568	32	16	66.0	66.3
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	774	16	8	64.5	64.8
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1607	33	16	67.7	68.0
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	2182	45	22	69.0	69.3
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	505	10	5	62.7	63.0
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1276	26	13	66.7	67.0
4th Street	between Washington Avenue and California Avenue	Hard	30	30	30	30	585	12	6	63.3	63.6
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	882	18	9	65.1	65.4
4th Street	n/o Montana Avenue	Hard	30	30	30	30	525	11	5	62.8	63.1
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1887	39	19	68.4	68.7
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	717	15	7	64.2	64.5
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	788	16	8	64.6	64.9
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	418	9	4	61.8	62.1
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	827	17	8	64.8	65.1
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	768	16	8	64.5	64.8
5th Street	n/o California Avenue	Hard	30	30	30	30	314	6	3	60.6	60.9
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	690	14	7	64.0	64.3
6th Street	n/o California Avenue	Hard	30	30	30	30	274	6	3	60.0	60.3
6th Street	s/o California Avenue	Hard	30	30	30	30	304	6	3	60.4	60.7
7th Street	between Montana Avenue and California Avenue	Hard	30	30	30	30	510	10	5	62.7	63.0
7th Street	n/o Montana Avenue	Hard	30	30	30	30	665	14	7	63.9	64.2
7th Street	s/o California Avenue	Hard	30	35	35	35	519	11	5	64.4	64.7
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	627	13	6	63.6	63.9
Arizona Avenue	between 4th Street and 5th Street	Hard	30	35	35	35	676	14	7	65.5	65.8
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	696	14	7	65.6	65.9
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	353	7	4	62.7	63.0
Broadway	between 2nd Street and 4th Street	Hard	30	35	35	35	932	19	10	66.9	67.2
Broadway	between 4th Street and 5th Street	Hard	30	35	35	35	1081	22	11	67.5	67.8
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	905	18	9	63.6	63.9
Broadway	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	772	16	8	62.9	63.2
California Avenue	between 2nd Street and 3rd Street	Hard	30	35	35	35	392	8	4	63.1	63.4
California Avenue	between 3rd Street and 4th Street	Hard	30	25	25	25	413	8	4	60.2	60.5
California Avenue	between 4th Street and 5th Street	Hard	30	25	25	25	417	9	4	60.3	60.6
California Avenue	between 5th Street and 6th Street	Hard	30	25	25	25	401	8	4	60.1	60.4
California Avenue	between 6th Street and 7th Street	Hard	30	25	25	25	342	7	3	59.4	59.7
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	25	25	25	479	10	5	60.9	61.2
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	35	35	35	456	9	5	63.8	64.1
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	35	35	35	858	18	9	66.5	66.8
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	35	35	35	470	10	5	63.9	64.2
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	333	7	3	60.8	61.1
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	35	35	35	470	10	5	63.9	64.2
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	35	35	35	363	7	4	62.8	63.1
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	35	35	35	1318	27	13	68.4	68.7
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	35	35	35	1694	35	17	69.5	69.8
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	35	35	35	2331	48	24	70.9	71.2

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	35	35	35	892	18	9	66.7	67.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	35	35	35	2616	53	27	71.4	71.7
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	25	25	25	2822	58	29	68.6	68.9
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	35	35	35	2822	58	29	71.7	72.0
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	35	35	35	510	10	5	64.3	64.6
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	35	35	35	1979	40	20	70.2	70.5
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	35	35	35	1421	29	15	68.7	69.0
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	35	35	35	539	11	6	64.5	64.8
Lincoln Boulevard	e/o Broadway	Hard	30	35	35	35	934	19	10	66.9	67.2
Lincoln Boulevard	e/o California Avenue	Hard	30	35	35	35	431	9	4	63.5	63.8
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	35	35	35	402	8	4	63.2	63.5
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	35	35	35	1850	38	19	69.9	70.2
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	1790	37	18	68.1	68.4
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	1069	22	11	65.9	66.2
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1412	29	14	67.1	67.4
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	1865	38	19	68.3	68.6
Lincoln Boulevard	n/o Montana Avenue	Hard	30	35	35	35	363	7	4	62.8	63.1
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	2651	54	27	69.9	70.2
Main Street	n/o Olympic Drive	Hard	30	30	30	30	845	17	9	64.9	65.2
Main Street	s/o Olympic Drive	Hard	30	25	25	25	1061	22	11	64.3	64.6
Montana Avenue	between 4th Street and 7th Street	Hard	30	40	40	40	715	15	7	67.3	67.6
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	1030	21	11	65.7	66.0
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	25	25	25	422	9	4	60.3	60.6
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	25	25	25	1684	35	17	66.3	66.6
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	25	25	25	1938	40	20	66.9	67.2
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	1540	32	16	65.9	66.2
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	25	25	25	1909	39	20	66.9	67.2
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	25	25	25	1074	22	11	64.4	64.7
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	25	25	25	2685	55	28	68.4	68.7
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	25	25	25	2375	49	24	67.8	68.1
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	25	25	25	1859	38	19	66.8	67.1
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	1626	34	17	66.2	66.5
Ocean Avenue	e/o Pico Boulevard	Hard	30	25	25	25	1078	22	11	64.4	64.7
Ocean Avenue	n/o Montana Avenue	Hard	30	25	25	25	1050	22	11	64.3	64.6
Olympic Drive	between Main Street and 4th Street	Hard	30	25	25	25	1117	23	11	64.5	64.8
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	25	25	25	617	13	6	62.0	62.3
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	25	25	25	6520	133	67	72.2	72.5
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	25	25	25	6853	140	70	72.4	72.7
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	25	25	25	4665	96	48	70.8	71.1
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	25	25	25	931	19	10	63.7	64.0
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	980	20	10	64.0	64.3
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1114	23	11	64.5	64.8
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	578	12	6	61.7	62.0
Washington Avenue	between 2nd Street and 4th Street	Hard	30	25	25	25	207	4	2	57.2	57.5
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	25	25	25	1095	22	11	64.4	64.7
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	25	25	25	1360	28	14	65.4	65.7
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	25	25	25	1627	33	17	66.2	66.5
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	25	25	25	1770	36	18	66.5	66.8
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	25	25	25	925	19	9	63.7	64.0

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

TRAFFIC NOISE ANALYSIS TOOL

Project: Miramar
Scenario: Future (2025) + Project
Source: Fehr & Peers

Roadway Segment		Ground Type	Distance from Roadway to Receiver (feet)	Speed (mph)			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
				Auto	MT	HT	Auto	MT	HT		
2nd Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	868	18	9	65.0	65.3
2nd Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1238	25	13	66.5	66.8
2nd Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	578	12	6	63.2	63.5
2nd Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	734	15	8	64.3	64.6
2nd Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	205	4	2	57.2	57.5
2nd Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	849	17	9	63.3	63.6
2nd Street	n/o Washington Avenue	Hard	30	25	25	25	154	3	2	56.0	56.3
3rd Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	252	5	3	58.1	58.4
3rd Street	n/o California Avenue	Hard	30	25	25	25	186	4	2	56.8	57.1
4th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1187	24	12	66.4	66.7
4th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	1232	25	13	66.5	66.8
4th Street	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	720	15	7	64.2	64.5
4th Street	between Colorado Avenue and I-10 Westbound Off-Ramp	Hard	30	30	30	30	1594	33	16	67.6	67.9
4th Street	between I-10 Westbound Off-Ramp and I-10 Eastbound On-Ramp	Hard	30	30	30	30	1792	37	18	68.2	68.5
4th Street	between Montana Avenue and Washington Avenue	Hard	30	30	30	30	346	7	4	61.0	61.3
4th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1138	23	12	66.2	66.5
4th Street	between Washington Avenue and California Avenue	Hard	30	25	25	25	544	11	6	61.4	61.7
4th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	25	25	25	884	18	9	63.5	63.8
4th Street	n/o Montana Avenue	Hard	30	25	25	25	483	10	5	60.9	61.2
4th Street	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1584	32	16	67.6	67.9
5th Street	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	827	17	8	64.8	65.1
5th Street	between Broadway and Colorado Avenue	Hard	30	30	30	30	994	20	10	65.6	65.9
5th Street	between California Avenue and Wilshire Boulevard	Hard	30	25	25	25	387	8	4	59.9	60.2
5th Street	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	896	18	9	65.1	65.4
5th Street	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	690	14	7	64.0	64.3
5th Street	n/o California Avenue	Hard	30	25	25	25	245	5	3	57.9	58.2
5th Street	s/o Colorado Avenue	Hard	30	30	30	30	925	19	9	65.3	65.6
6th Street	n/o California Avenue	Hard	30	25	25	25	235	5	2	57.8	58.1
6th Street	s/o California Avenue	Hard	30	30	30	30	235	5	2	59.3	59.6
7th Street	between Montana Avenue and California Avenue	Hard	30	25	25	25	470	10	5	60.8	61.1
7th Street	n/o Montana Avenue	Hard	30	25	25	25	655	13	7	62.2	62.5
7th Street	s/o California Avenue	Hard	30	30	30	30	487	10	5	62.5	62.8
Arizona Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	715	15	7	64.2	64.5
Arizona Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	706	14	7	64.1	64.4
Arizona Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	951	20	10	65.4	65.7
Arizona Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	578	12	6	63.2	63.5
Broadway	between 2nd Street and 4th Street	Hard	30	30	30	30	1144	24	12	66.2	66.5
Broadway	between 4th Street and 5th Street	Hard	30	30	30	30	1118	23	12	66.1	66.4
Broadway	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	963	20	10	65.5	65.8
Broadway	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	645	13	7	63.7	64.0
California Avenue	between 2nd Street and 3rd Street	Hard	30	30	30	30	340	7	3	60.9	61.2
California Avenue	between 3rd Street and 4th Street	Hard	30	30	30	30	665	14	7	63.9	64.2
California Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	451	9	5	62.2	62.5
California Avenue	between 5th Street and 6th Street	Hard	30	30	30	30	221	5	2	59.1	59.4
California Avenue	between 6th Street and 7th Street	Hard	30	30	30	30	270	6	3	59.9	60.2
California Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	388	8	4	61.5	61.8
California Avenue	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	376	8	4	61.4	61.7
California Incline	between Palisades Beach Road and Ocean Avenue	Hard	30	30	30	30	1048	21	11	65.8	66.1
Colorado Avenue	between 2nd Street/Main Street and 4th Street	Hard	30	30	30	30	485	10	5	62.5	62.8
Colorado Avenue	between 4th Street and 5th Street	Hard	30	30	30	30	372	8	4	61.3	61.6
Colorado Avenue	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	823	17	8	64.8	65.1
Colorado Avenue	between Ocean Avenue and 2nd Street/Main Street	Hard	30	30	30	30	451	9	5	62.2	62.5
I-10 Eastbound On-Ramp	between 4th Street and Lincoln Boulevard	Hard	30	30	30	30	1505	31	16	67.4	67.7
Lincoln Boulevard	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1799	37	18	68.2	68.5
Lincoln Boulevard	between Broadway and Colorado Avenue	Hard	30	30	30	30	2309	47	24	69.3	69.6

Lincoln Boulevard	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1024	21	10	65.7	66.0
Lincoln Boulevard	between Colorado Avenue and I-10 Westbound Ramps/Olympic I	Hard	30	30	30	30	2828	58	29	70.1	70.4
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	3215	66	33	70.7	71.0
Lincoln Boulevard	between I-10 Westbound Ramps/Olympic Boulevard and I-10 Eas	Hard	30	30	30	30	3215	66	33	70.7	71.0
Lincoln Boulevard	between Montana Avenue and California Avenue	Hard	30	30	30	30	549	11	6	63.0	63.3
Lincoln Boulevard	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1976	40	20	68.6	68.9
Lincoln Boulevard	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1311	27	13	66.8	67.1
Lincoln Boulevard	e/o Arizona Avenue	Hard	30	30	30	30	598	12	6	63.4	63.7
Lincoln Boulevard	e/o Broadway	Hard	30	30	30	30	650	13	7	63.7	64.0
Lincoln Boulevard	e/o California Avenue	Hard	30	30	30	30	412	8	4	61.8	62.1
Lincoln Boulevard	e/o Colorado Avenue	Hard	30	30	30	30	833	17	9	64.8	65.1
Lincoln Boulevard	e/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	1586	32	16	67.6	67.9
Lincoln Boulevard	e/o I-10 Westbound Ramps/Olympic Boulevard	Hard	30	30	30	30	2151	44	22	68.9	69.2
Lincoln Boulevard	e/o Montana Avenue	Hard	30	30	30	30	942	19	10	65.4	65.7
Lincoln Boulevard	e/o Santa Monica Boulevard	Hard	30	30	30	30	1561	32	16	67.6	67.9
Lincoln Boulevard	e/o Wilshire Boulevard	Hard	30	30	30	30	2053	42	21	68.7	69.0
Lincoln Boulevard	n/o Montana Avenue	Hard	30	30	30	30	363	7	4	61.2	61.5
Lincoln Boulevard	s/o I-10 Eastbound On-Ramp	Hard	30	30	30	30	3286	67	34	70.8	71.1
Main Street	n/o Olympic Drive	Hard	30	30	30	30	699	14	7	64.1	64.4
Main Street	s/o Olympic Drive	Hard	30	30	30	30	944	19	10	65.4	65.7
Montana Avenue	between 4th Street and 7th Street	Hard	30	30	30	30	724	15	7	64.2	64.5
Montana Avenue	between 7th Street and Lincoln Boulevard	Hard	30	30	30	30	942	19	10	65.4	65.7
Montana Avenue	between Ocean Avenue and 4th Street	Hard	30	30	30	30	383	8	4	61.5	61.8
Ocean Avenue	between Arizona Avenue and Santa Monica Boulevard	Hard	30	30	30	30	1683	35	17	67.9	68.2
Ocean Avenue	between Broadway and Colorado Avenue	Hard	30	30	30	30	2338	48	24	69.3	69.6
Ocean Avenue	between California Avenue and Wilshire Boulevard	Hard	30	30	30	30	1618	33	17	67.7	68.0
Ocean Avenue	between Colorado Avenue and Moomat Ahiko Way	Hard	30	30	30	30	2318	48	24	69.3	69.6
Ocean Avenue	between Montana Avenue and California Avenue	Hard	30	30	30	30	1340	28	14	66.9	67.2
Ocean Avenue	between Moomat Ahiko Way and Olympic Drive	Hard	30	30	30	30	2658	55	27	69.9	70.2
Ocean Avenue	between Olympic Drive and Pico Boulevard	Hard	30	30	30	30	2166	44	22	69.0	69.3
Ocean Avenue	between Santa Monica Boulevard and Broadway	Hard	30	30	30	30	1993	41	21	68.6	68.9
Ocean Avenue	between Wilshire Boulevard and Arizona Avenue	Hard	30	30	30	30	1731	36	18	68.0	68.3
Ocean Avenue	e/o Pico Boulevard	Hard	30	30	30	30	1509	31	15	67.4	67.7
Ocean Avenue	n/o Montana Avenue	Hard	30	30	30	30	1041	21	11	65.8	66.1
Olympic Drive	between Main Street and 4th Street	Hard	30	30	30	30	960	20	10	65.4	65.7
Olympic Drive	between Ocean Avenue and Main Street	Hard	30	30	30	30	725	15	7	64.2	64.5
Pacific Coast Highway (SR-1)	between Chautauqua Boulevard/Channel Road and Entrada Drive	Hard	30	35	35	35	5156	105	53	74.3	74.6
Pacific Coast Highway (SR-1)	between Entrada Drive and California Incline	Hard	30	35	35	35	5342	109	55	74.5	74.8
Palisades Beach Road	between California Incline and Colorado Avenue	Hard	30	35	35	35	4203	87	43	73.4	73.7
Santa Monica Boulevard	between 2nd Street and 4th Street	Hard	30	30	30	30	1077	22	11	66.0	66.3
Santa Monica Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1174	24	12	66.3	66.6
Santa Monica Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	1064	22	11	65.9	66.2
Santa Monica Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	718	15	7	64.2	64.5
Washington Avenue	between 2nd Street and 4th Street	Hard	30	30	30	30	198	4	2	58.6	58.9
Wilshire Boulevard	between 2nd Street and 3rd Street	Hard	30	30	30	30	1274	26	13	66.7	67.0
Wilshire Boulevard	between 3rd Street and 4th Street	Hard	30	30	30	30	1414	29	14	67.1	67.4
Wilshire Boulevard	between 4th Street and 5th Street	Hard	30	30	30	30	1909	39	19	68.4	68.7
Wilshire Boulevard	between 5th Street and Lincoln Boulevard	Hard	30	30	30	30	2050	42	21	68.7	69.0
Wilshire Boulevard	between Ocean Avenue and 2nd Street	Hard	30	30	30	30	856	17	9	64.9	65.2

Model Notes:
The calculation is based on the methodology described in FHWA Traffic Noise Model Technical Manual (1998).
The peak hour noise level at 50 feet was validated with the results from FHWA Traffic Noise Model Version 2.5.
Accuracy of the calculation is within ±0.1 dB when comparing to TNM results.
Noise propagation greater than 50 feet is based on the following assumptions:

Vehicles are assumed to be on a long straight roadway with cruise speed.
Roadway grade is less than 1.5%.
CNEL levels were obtained based on Figure 2-19, on page 2-58 Caltran's TeNS 2013.

K-4 Construction Vibration Calculations

Miramar

Vibration Calculations

	PPV at 25'	Distance to reach 0.25 PPV	PPV
Drill rig (caisson drill)	0.089	13	0.237
Loaded truck	0.076	12	0.229
Jackhammer	0.035	7	0.236
Trencher (caisson drill)	0.089	13	0.237
Excavator (bulldozer)	0.089	13	0.237
Plate compactor (vibratory roller)	0.21	23	0.238
earth mover	0.011	4	0.172
Forklift	0.047	9	0.218

	PPV at 25'	Distance to reach 0.3 PPV	PPV
Drill rig (caisson drill)	0.089	12	0.268
Loaded truck	0.076	11	0.260
Jackhammer	0.035	6	0.298
Trencher (caisson drill)	0.089	12	0.268
Excavator (bulldozer)	0.089	12	0.268
Plate compactor (vibratory roller)	0.21	20	0.293
earth mover	0.011	3	0.265
Forklift	0.047	8	0.260

K-5 Open Space Noise Calculations

Miramar
Open Space Noise Calculation

River Balcony North (Northern Boundary)							
Category	**# of Individuals (estimated capacity)**	**# of Individuals Speaking (half of estimated capacity)**	**Reference Distance (ft)[1]**	**Reference Noise Level (dBA)[1]**	**Combined Noise Level (dBA)**	**Distance to Receptor (ft)**	**Noise Level at Receptor (dBA)**
Total Capacity	100						
Females (Adult)	25	13	3	55	66.1	150	32.2
Males (Adult)	25	13	3	58	69.1	150	35.2
Children	50	25	3	58	72.0	150	38.0
Total	**100**	**51**	**-**	**-**	**74.5**	**-**	**40.5**

Source:

[1] American Journal of Audiology Vol. 7, p. 3 (1998)