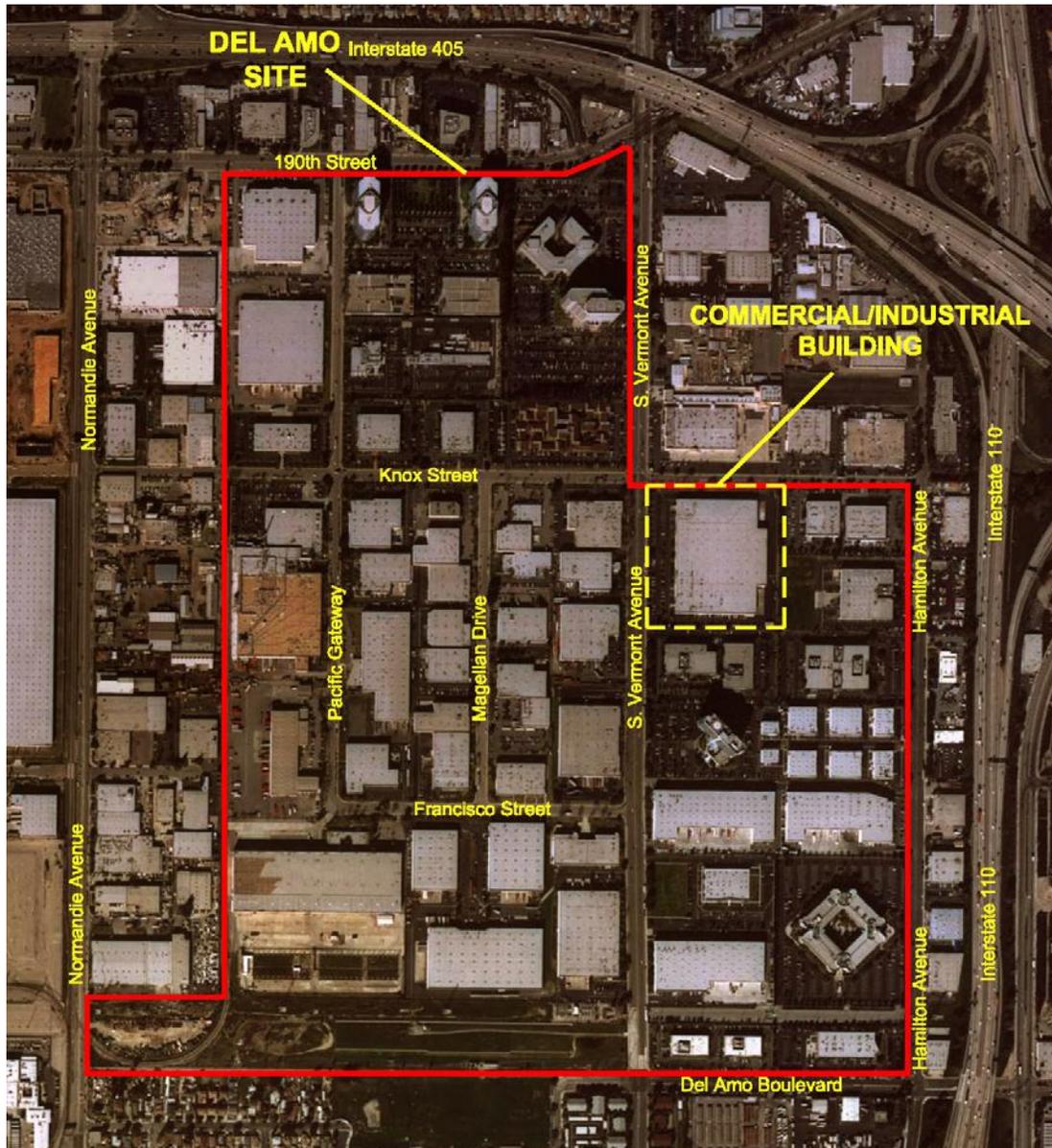


Commercial/Industrial Building
888 W. Knox Street/19500 S. Vermont Avenue/19600 S. Vermont Avenue
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|-----------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-009 | Current Use Code⁽²⁾: | 3100 - Light Manufacturing |
| Pin Number⁽³⁾: | 057B197 21/057B197 31 | Date Built: | 1980 |
| Land Size: | 10.0141 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 221,952 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | Cognac Pacific Gateway, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northwestern corner of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber.

Current Surface Features:

The subject property is developed with a single-story commercial/industrial building located in the center of the property with paved parking and landscaped areas surrounding the building. The main entrances to the property are from Vermont Avenue, which borders the property to the west, and Knox Street, which borders the property to the north. The nature of business at the subject property is freight forwarding.

Historic Facilities:

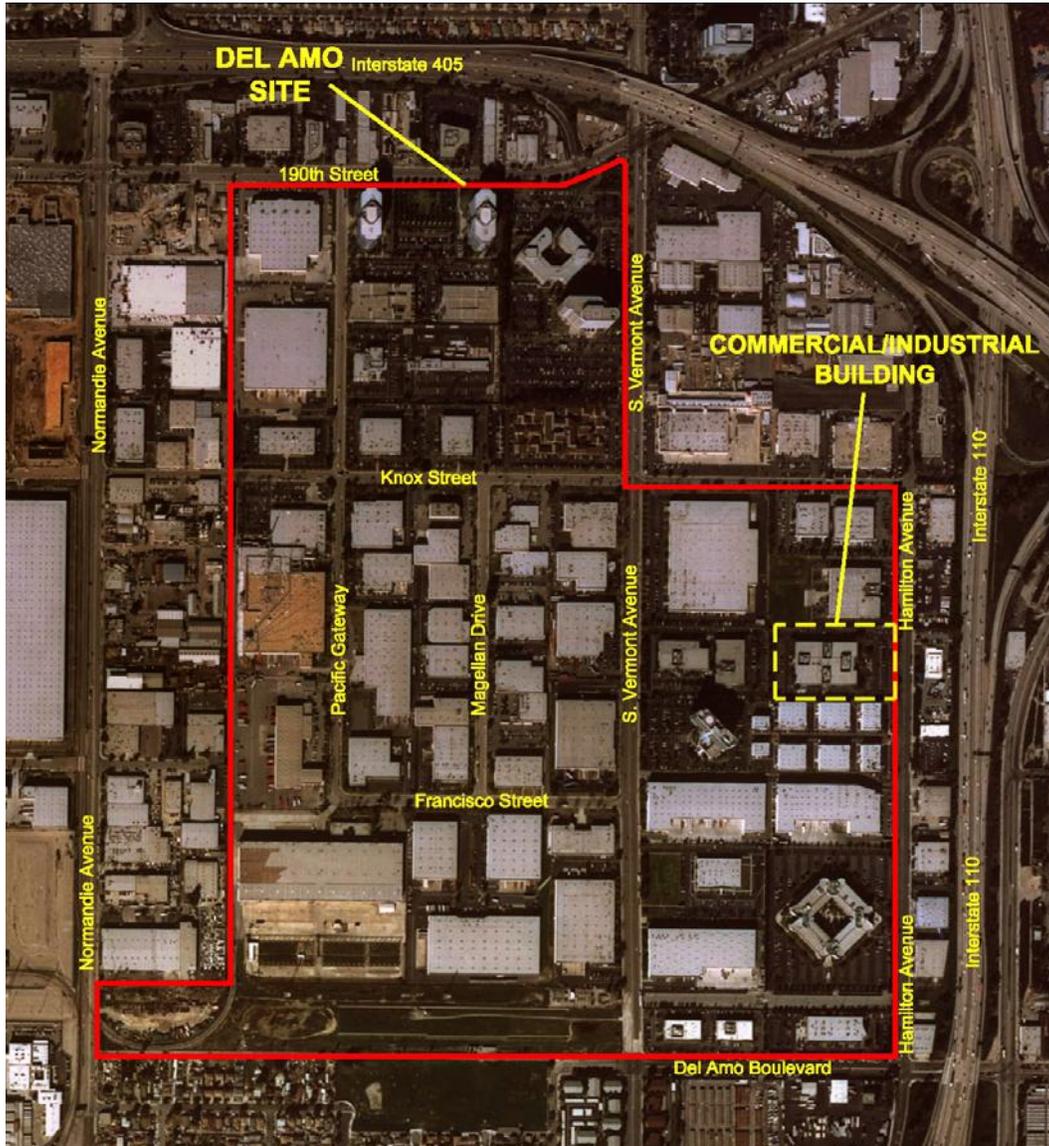
Former facilities identified within the parcel included:

- A wastewater filtration tank;
- A burn pit;
- Unlined impoundments;
- Aboveground tanks used for storage of isoprene gas; and
- Underground pipelines used for transport of surface water runoff and/or wastewater.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

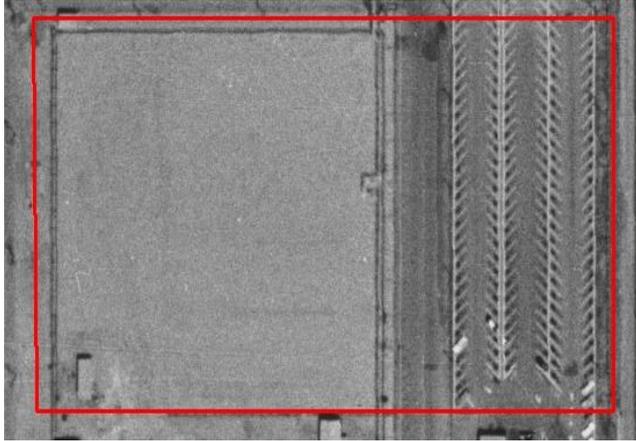
**Commercial/Industrial Building
19701 S. Hamilton Avenue
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|---------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-015 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 82 | Date Built: | 1984 |
| Land Size: | 5.2157 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 124,962 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | WRC Harbor, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the north-central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber.

Current Surface Features:

The subject property is developed with a single-story commercial/industrial building located in the west-central area of the property with paved parking and landscaped areas surrounding the building. The main entrance to the property is from Hamilton Avenue, which borders the property to the east. The nature of business at the subject property is office and retail.

Historic Facilities:

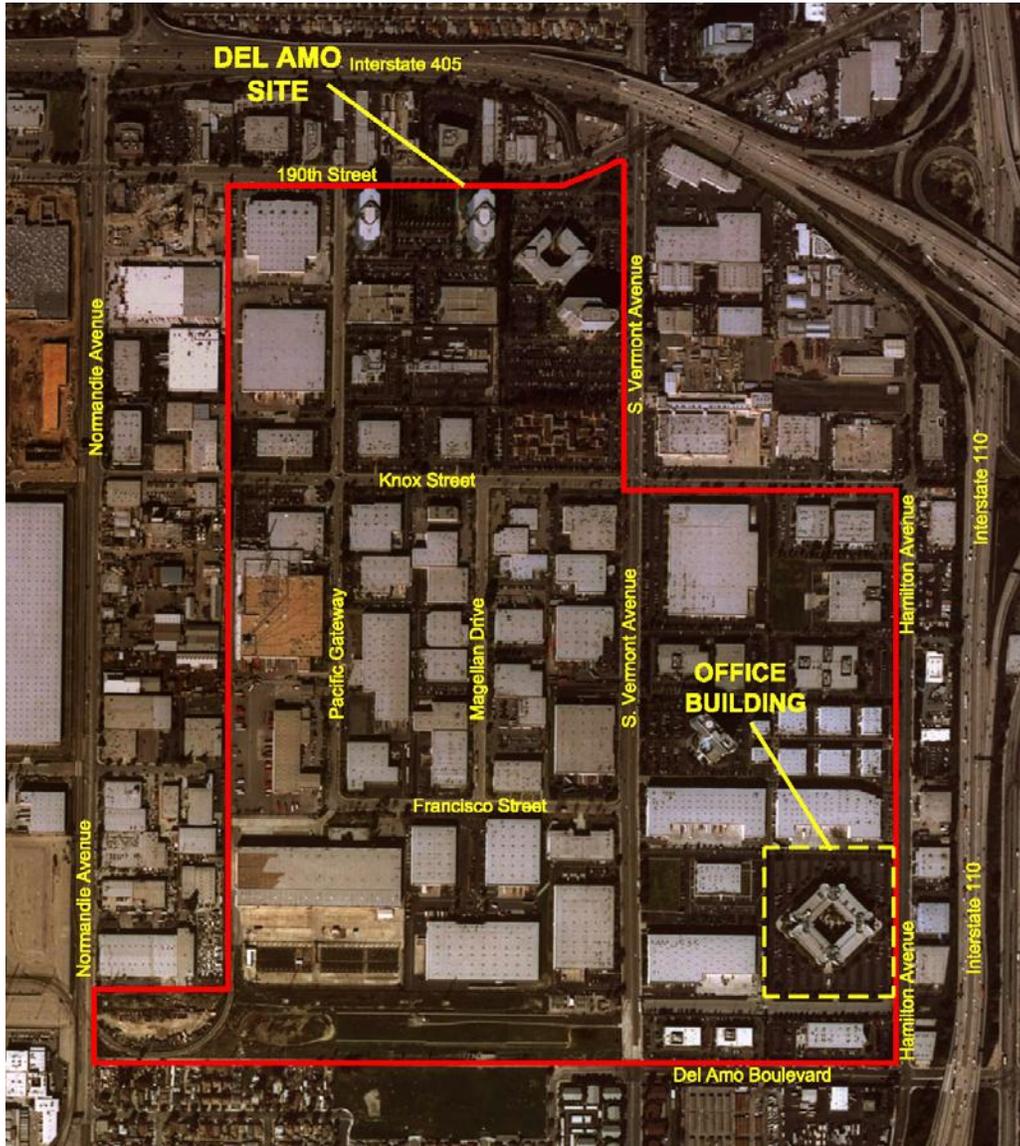
Former facilities identified within the parcel included:

- A parking lot; and
- A small building of unknown use located on the southwestern corner of parcel.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

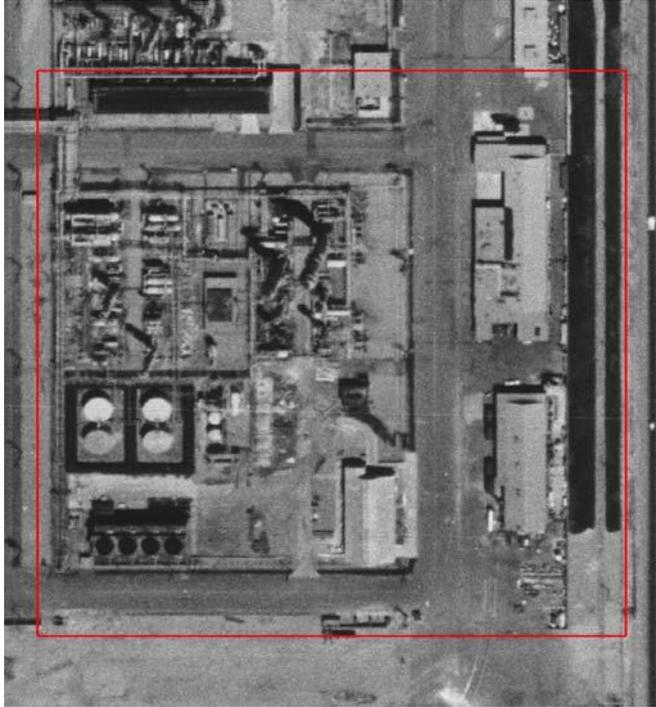
Office Building
20001 S. Hamilton Avenue/20097 S. Hamilton Avenue/20101 S. Hamilton Avenue
Torrance, CA 90502



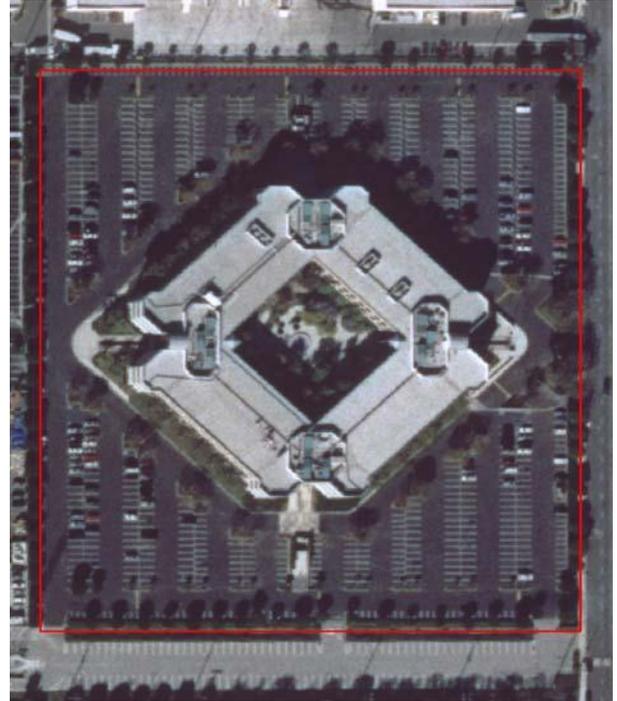
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|--------------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-017 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 85 054B197 127 | Date Built: | 1984-1985 |
| Land Size: | 10.6396 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 178,000 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | 20101 Hamilton Associates, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the southeastern portion of the former Butadiene Plancor. Butadiene was manufactured within this plancor as a component of synthetic rubber. The parcel area was used for purification and distillation of various butylenes gases, which were subsequently used as feedstock for production of butadiene in an area north of the parcel. Propylene was separated from the feedstock by distillation. Feedstock and raffinate from the cupric ammonium acetate extraction unit were fed to an acid unit where isobutylene was removed by acid polymerization using sulfuric acid. Butanes were separated from butylenes by fractionation in the presence of aqueous acetone solvent. Butadiene was separated by extraction, leaving isobutylene and n-butylene. The purified n-butylenes were then catalytically dehydrogenated in the area to the north of the parcel to produce butadiene.

Current Surface Features:

The subject property is developed with a multi-story office building that is located in the center of the property with paved parking surrounding. The main entrance to the property is from Hamilton Avenue, which borders the property to the east. The nature of business at the subject property is ambulance service and real estate management.

Historic Facilities:

Former facilities identified within the parcel included:

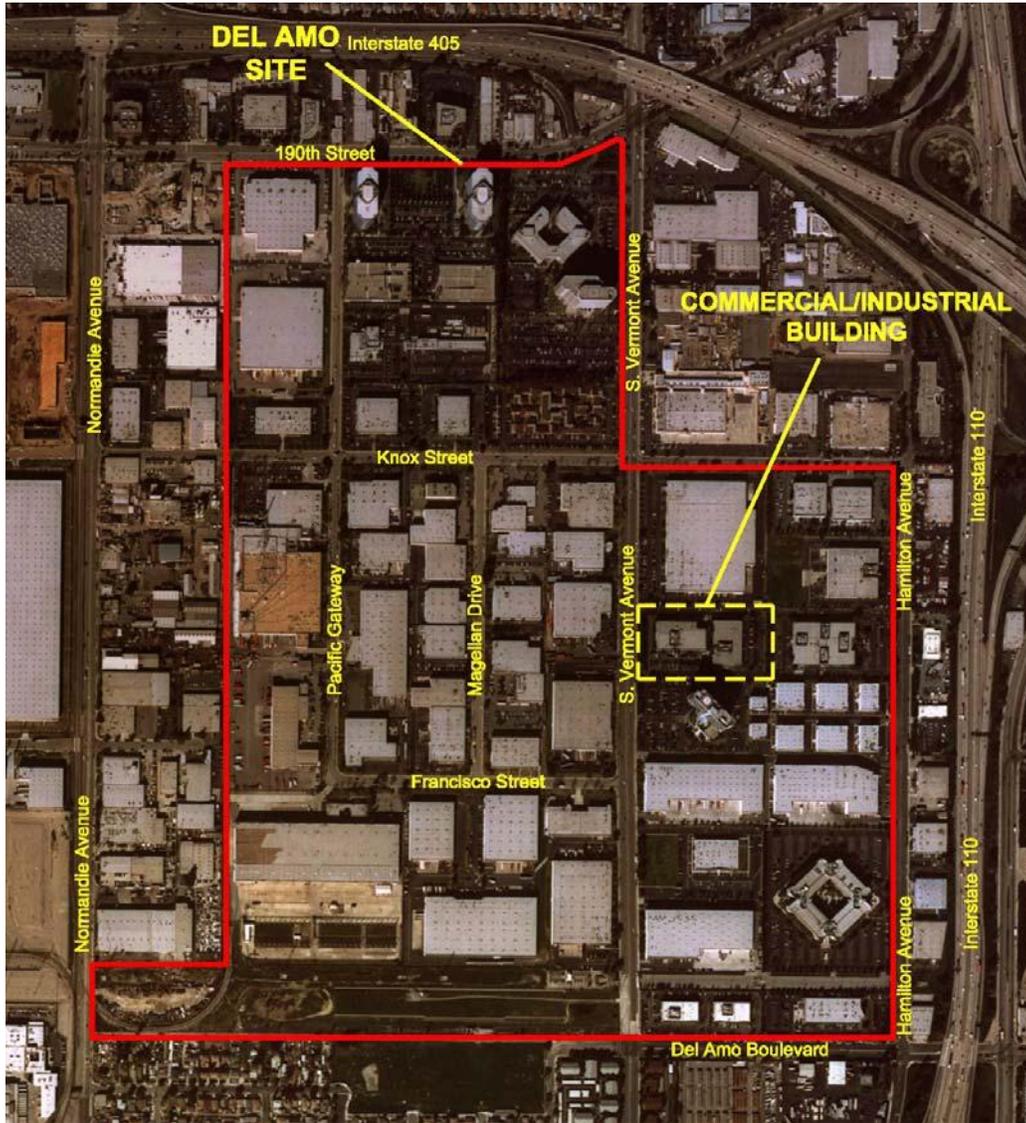
- Multiple buildings, including a compressor house, equipment room, isobutylene recovery and purification unit, control room, strong acid storage, auxiliary storehouse, technical center/shops/research laboratory, and “storehouse/research” buildings;
- Aboveground tanks for storage of “C5”, crude isoprene, slop oil, acetone/acetonitrile, and spent acid;
- An extractive distillation unit;
- A vertical gas scrubber;
- Unspecified butane purification equipment;
- A spent acid polymer separator;
- A cooling tower;
- A portion of a sump/basin;
- Unspecified isobutylene removal and dimer removal equipment;
- A railroad spur; and,
- Underground pipelines for transport of surface runoff and/or wastewater.

Additional facilities, including boilers, monomer storage and unloading system, a waste solvent storage system, a recovered solvent purification system, and a vent/relief/flare system are reported to be present in the parcel area in historical documentation, although their precise location is unknown.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

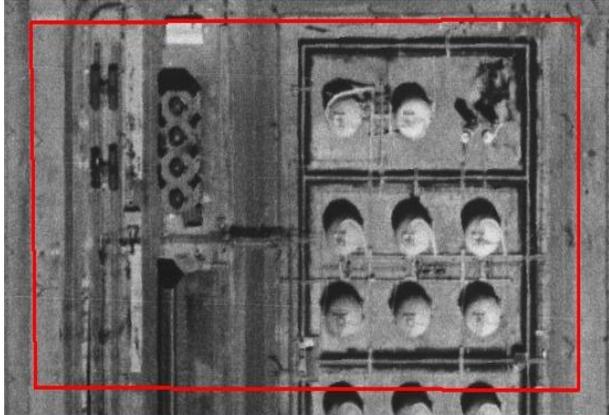
Commercial/Industrial Buildings
19700 S. Vermont Avenue/19750 S. Vermont Avenue
Torrance, CA 90502



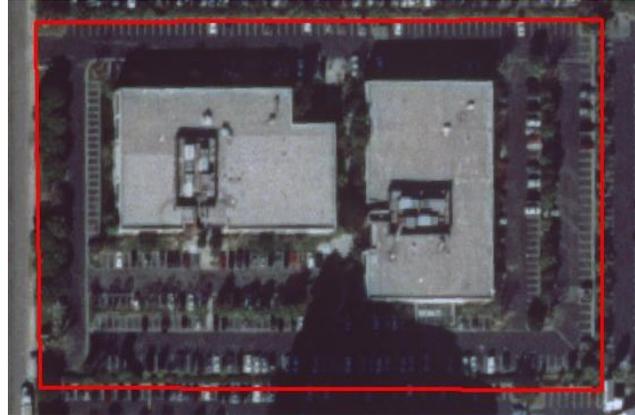
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|---------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-020 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 44 | Date Built: | 1983 |
| Land Size: | 5.2157 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 168,000 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | Vermont, LP | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the north-central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was primarily used for gas storage and cooling of process water during the period of plancor operation.

Current Surface Features:

The subject property is developed with two single-story commercial/industrial buildings with paved parking and landscaped areas surrounding the buildings. The main entrance to the property is from Vermont Avenue, which borders the property to the west. The nature of business at the subject property is office, sales, and manufacturing.

Historic Facilities:

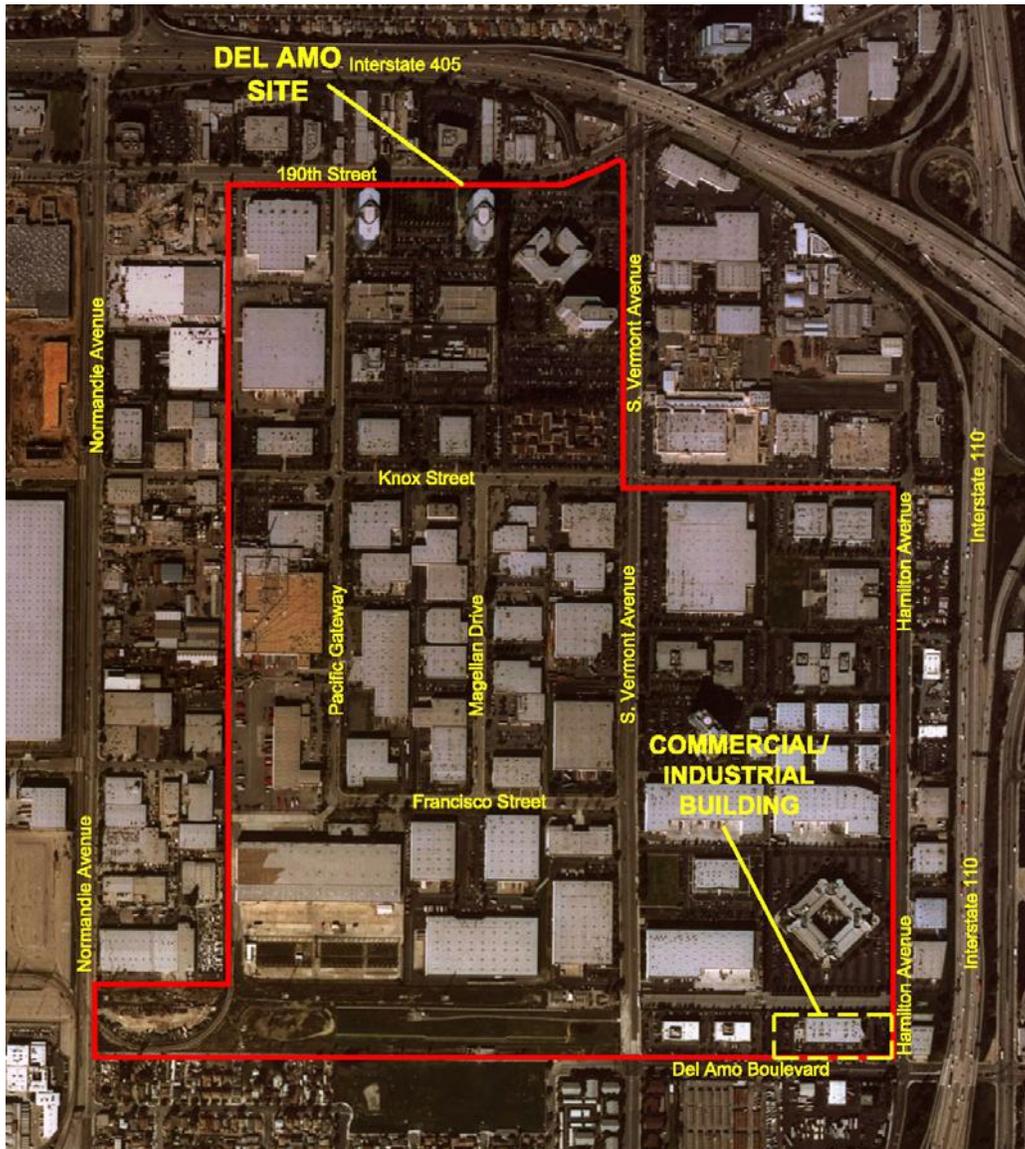
Former facilities identified within the parcel included:

- Aboveground tanks used for storage of butadiene gas;
- One cooling tower and a portion of a second;
- A septic tank;
- A cesspool (exact location on parcel unknown);
- Three railroad spurs; and
- Underground pipelines for transport of surface runoff and/or wastewater.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

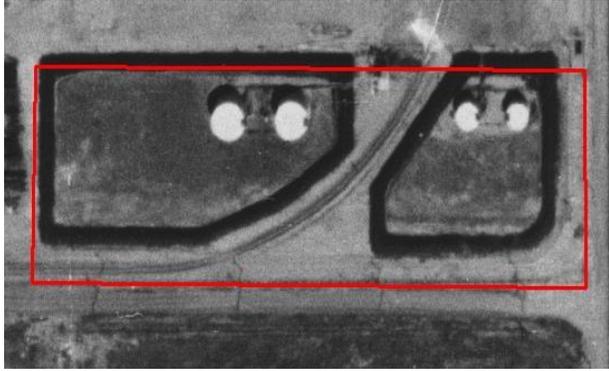
**Commercial/Industrial Building
20221 S. Hamilton Avenue
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|-------------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-022 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 33 | Date Built: | 1983 |
| Land Size: | 3.3540 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 53,896 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | Hamilton Dutch Investors, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the southeastern corner of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was primarily used for storage. An underground benzene pipeline was located on or near the northern boundary of the parcel. Leakage from the benzene pipeline during the operation period of the plancor is believed to have resulted in benzene contaminated soil and groundwater in the western portion of the parcel area.

Current Surface Features:

The subject property is developed with a single-story commercial/industrial buildings with paved parking and landscaped areas surrounding the buildings. The main entrance to the property is from Hamilton Avenue, which borders the property to the east. The nature of business at the subject property is Child Support Services Department office space.

Historic Facilities:

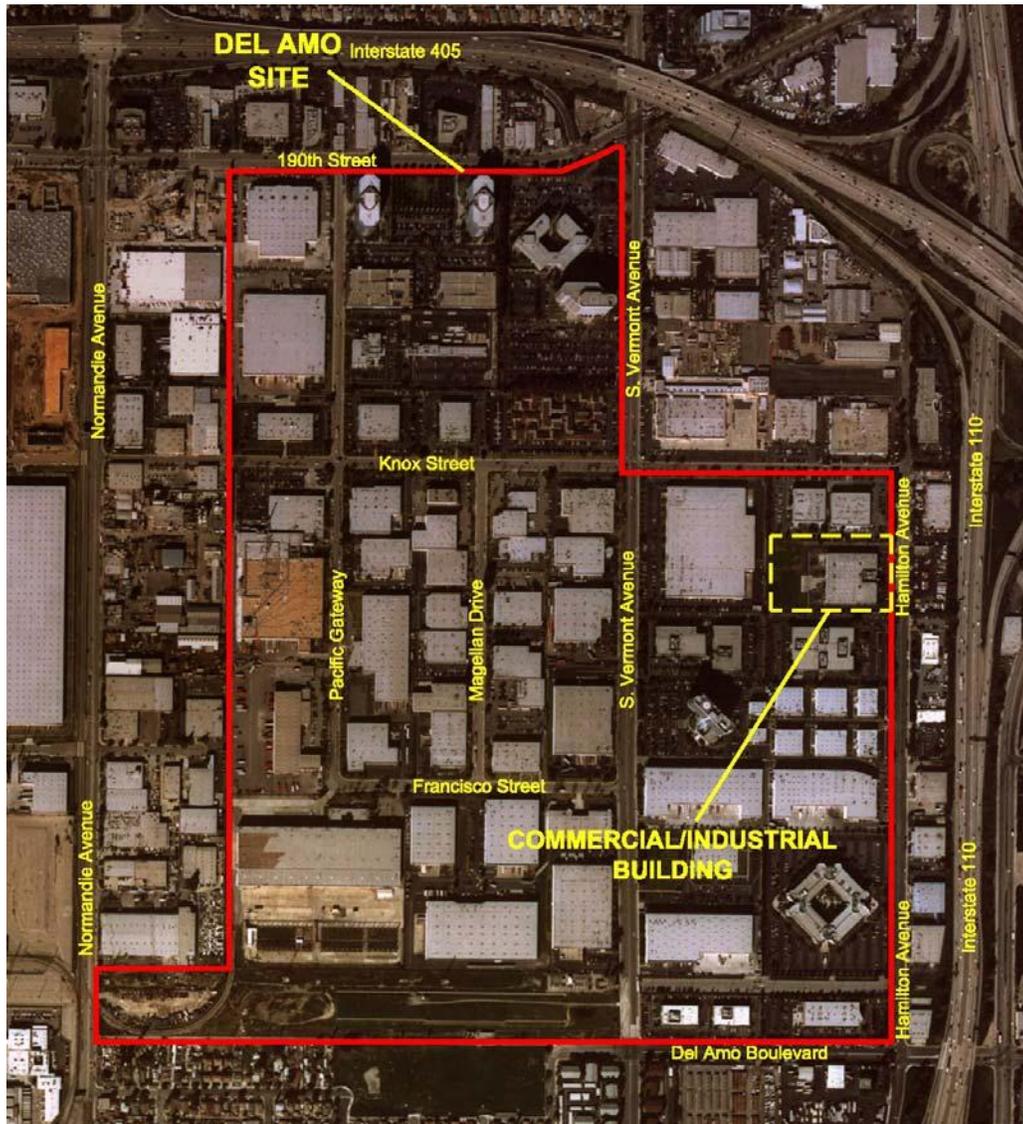
Former facilities identified within the parcel included:

- Aboveground tanks used for storage of isobutylene dimmer, “Tolusol” (toluene) and lean oil;
- A railroad spur; and
- Underground pipelines used for transport of surface runoff and/or process water.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

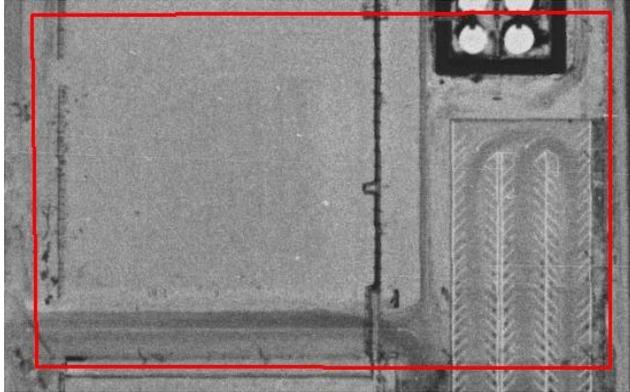
**Commercial/Industrial Building
19601 S. Hamilton Avenue
Torrance, CA 90502**



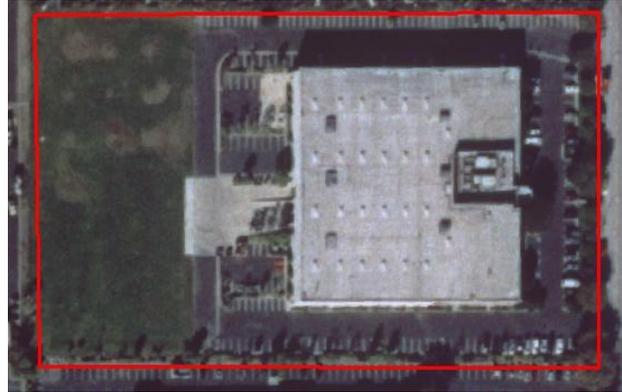
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|--------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-023 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 81 | Date Built: | 1985 |
| Land Size: | 5.2160 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 74,639 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | Hamrock, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northeastern corner of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was mostly open space during the period of plancor operation, with a few facilities associated with wastewater treatment.

Current Surface Features:

The subject property is developed with a single-story commercial/industrial building located on the eastern portion of the parcel with paved parking and landscaped areas surrounding the buildings. The main entrance to the property is from Hamilton Avenue, which borders the property to the east. The nature of business at the subject property is office space.

Historic Facilities:

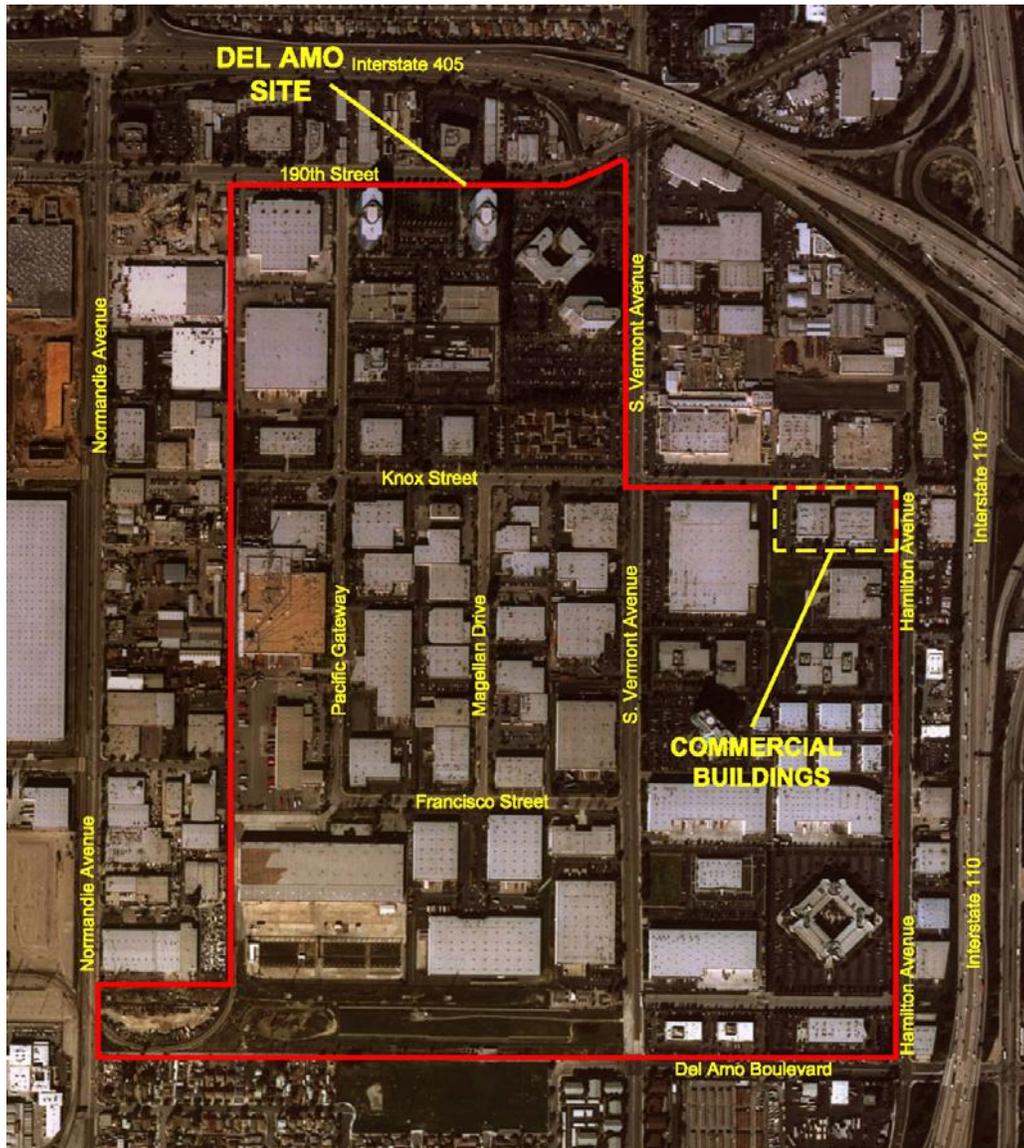
Former facilities identified within the parcel included:

- Aboveground tanks used for storage of “slop oil” that was recovered from the wastewater; and
- Underground pipelines used for transport of surface water runoff and/or wastewater.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

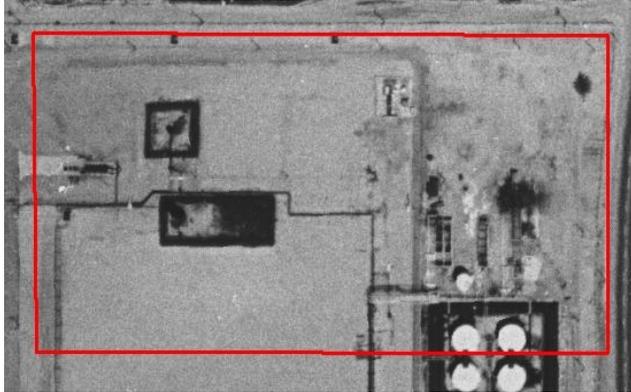
Commercial Buildings
19501 S. Hamilton Avenue/680 W. Knox Street/690 W. Knox Street
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|------------------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-024 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 80 | Date Built: | 1984 |
| Land Size: | 4.9022 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 158,000 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | Direct Realty SoCal Portfolio, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northeastern corner of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel was used for wastewater treatment during this period of plancor operation.

Current Surface Features:

The subject property is developed with two single-story commercial buildings with paved parking and landscaped areas surrounding the buildings. The main entrance to the property is from Knox Street, which borders the property to the north. The nature of business at the subject property is civil defense agencies.

Historic Facilities:

Former facilities identified within the parcel included:

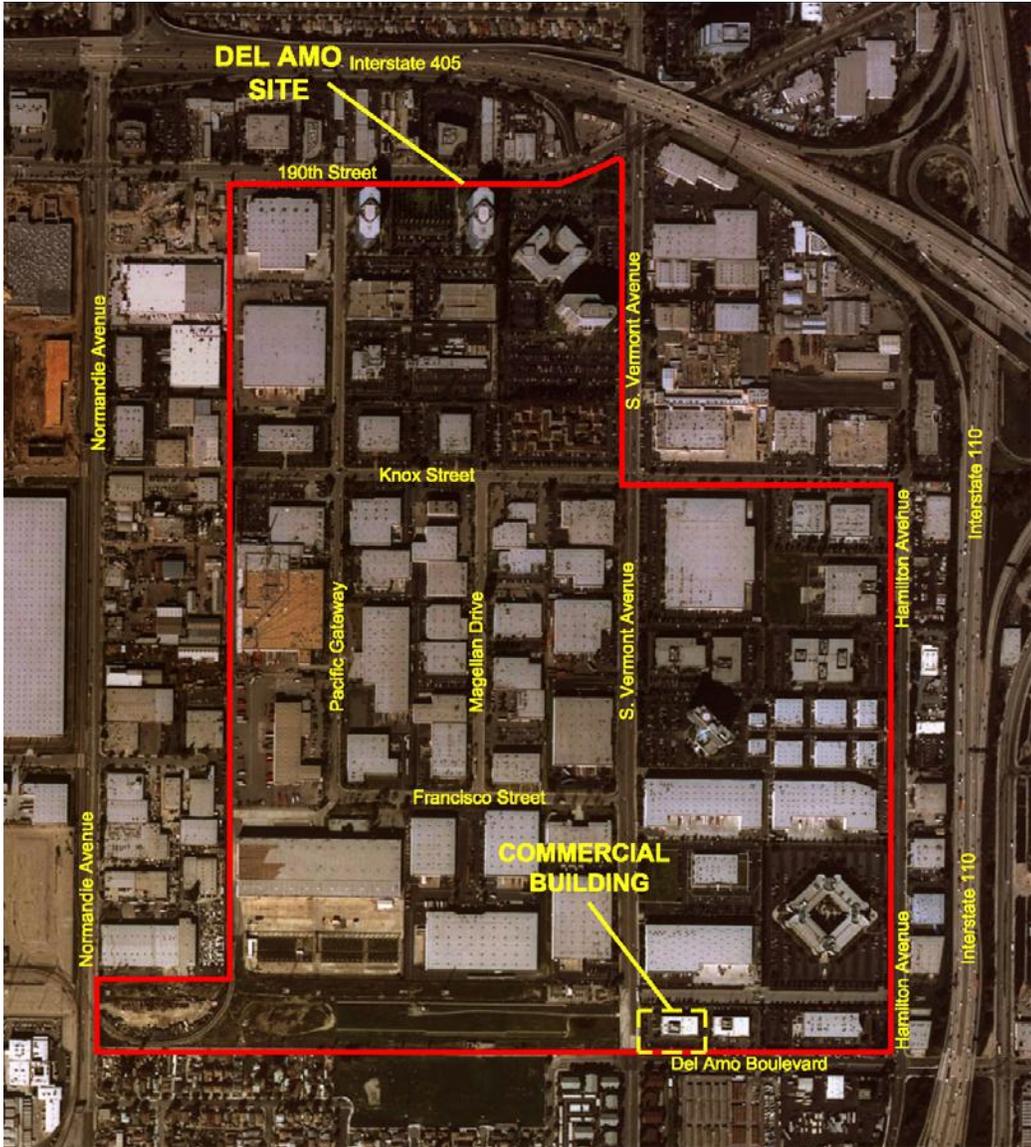
- Flare stacks;
- A wastewater filtration tank;
- A burn pit;
- An effluent straw filter;
- A waste gas tower;
- Aboveground tanks used for storage of wastewater, slop oil, recovered (skimmed) oil, and absorbed oil;
- A filtration tank;
- A wastewater treatment unit;
- A skimmer basin;
- A neutralizing basin;
- An oil skimmer basin;
- An incinerator;
- An “acetylene dump;” and
- Underground pipelines used for transport of surface water runoff and/or wastewater.

Water treatment processes completed on the parcel area included use of straw filters to separate debris and oil, gravity separation and skimming in settling basins, and pH adjustment. Treated water was discharged to the sanitary sewer or to the Dominguez Channel. Recovered oil was reused as fuel, while sludge was hauled offsite for disposal. Waste gases were burned in the flare stacks. Information regarding the nature of materials placed in the burn pit is not available.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

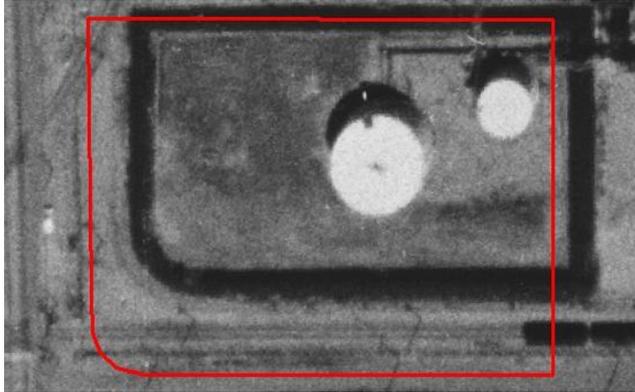
Commercial Building
20210 S. Vermont Avenue/20280 S. Vermont Avenue/20300 S. Vermont Avenue
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|-----------------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-026 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 31 | Date Built: | 1984 |
| Land Size: | 1.6159 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 32,013 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | A S Johnston Drilling Corp, Et Al | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the southwestern corner of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was used for storage of fuel oil. An underground benzene pipeline was located on or near the northern boundary of the parcel. Leakage from the benzene pipeline during the operation period of the plancor is believed to have resulted in benzene contaminated soil and groundwater in an area to the east of the parcel.

Current Surface Features:

The subject property is developed with a single-story commercial building with paved parking and landscaped areas surrounding the buildings. The main entrance to the property is from Vermont Avenue, which borders the property to the west. The nature of business at the subject property is office, production, shipping, and manufacturing uses.

Historic Facilities:

Former facilities identified within the parcel included:

- Two aboveground tanks used for storage of fuel oil; and
- Two railroad spurs

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

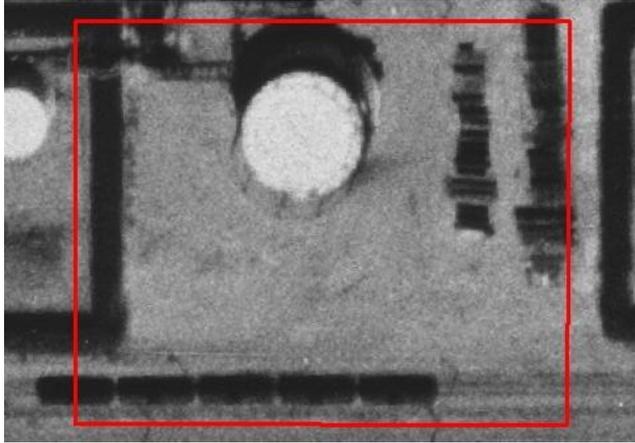
**Commercial Building
Torrance, CA 90502**



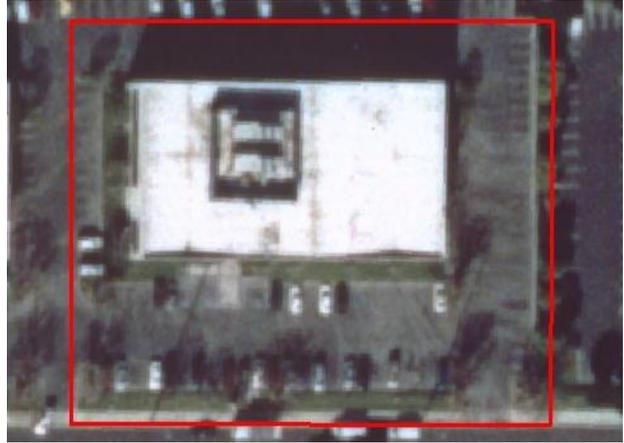
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|-----------------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-027 | Current Use Code⁽²⁾: | Not Provided |
| Pin Number⁽³⁾: | 057B197 32 | Date Built: | 1984 |
| Land Size: | 1.4836 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 103,000 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | A S Johnston Drilling Corp, Et Al | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was primarily used for product storage. An underground benzene pipeline was located on or near the northern boundary of the parcel. Leakage from the benzene pipeline during the operation period of the plancor is believed to have resulted in benzene contaminated soil and groundwater in the vicinity of the parcel.

Current Surface Features:

The subject property is developed with a single-story commercial building with paved parking and landscaped areas surrounding the building. The main entrance to the property is from Del Amo Boulevard, which borders the property to the south. The nature of business at the subject property is office use.

Historic Facilities:

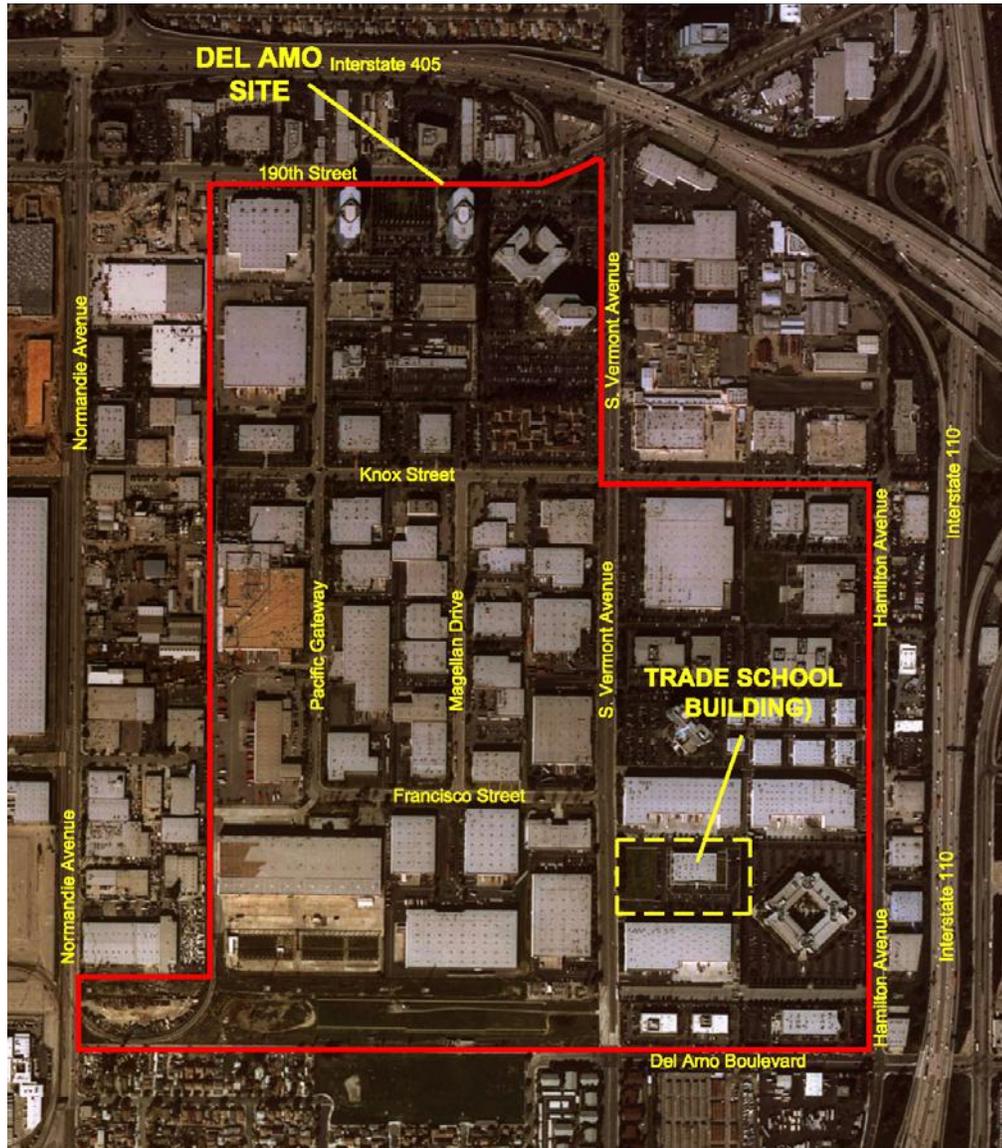
Former facilities identified within the parcel included:

- Aboveground tanks used for storage of unspecified gas-phase products and fuel oil; and
- A railroad spur.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

**Trade School Building
20050 S. Vermont Avenue
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

| | | |
|---|-----------------------|---|
| Assessor Parcel Number ⁽¹⁾: | 7351-033-030 | Current Use Code ⁽²⁾: 7200 - Private School (Computer Programming Instruction) |
| Pin Number ⁽³⁾: | 057B197 69 | Date Built: 1998 |
| Land Size: | 5.0945 Acres | Current Zoning ⁽⁴⁾: M3-1 (heavy industrial with no height restriction) |
| Building Size: | 31,376 Square Feet | General Plan Land Use ⁽⁵⁾: Heavy Manufacturing |
| Current Owner: | RC Colyear Properties | Owner/Use Confirmation: 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was mostly open space during the period of plancor operation.

Current Surface Features:

The subject property is developed with a single-story building utilized for computer programming instruction with paved parking and landscaped areas surrounding the building. The main entrance to the property is from Vermont Avenue, which borders the property to the west. The nature of business at the subject property is computer programming instruction.

Historic Facilities:

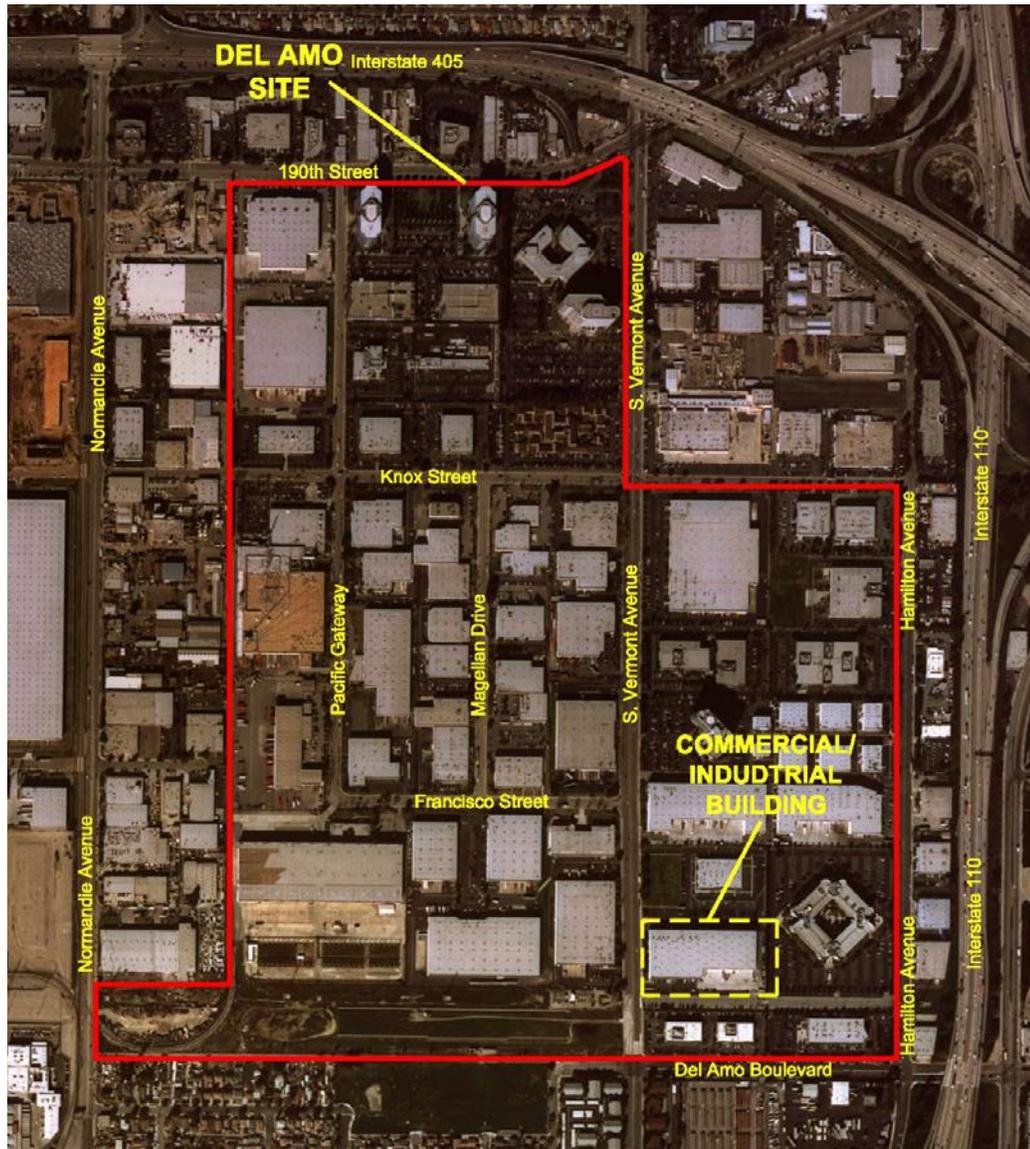
Former facilities identified within the parcel included:

- Aboveground tanks used for storage of copper solvent (inferred to be cupric ammonium acetate) and “oil blowdown;”
- Construction office and “construction change” buildings and building of unknown use;
- A portion of a control room building;
- A cooling tower;
- A railroad spur; and
- Underground pipelines for transport of surface runoff and/or wastewater.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

Commercial/Industrial Building
20100 S. Vermont Avenue/20102 S. Vermont Avenue
Torrance, CA 90502



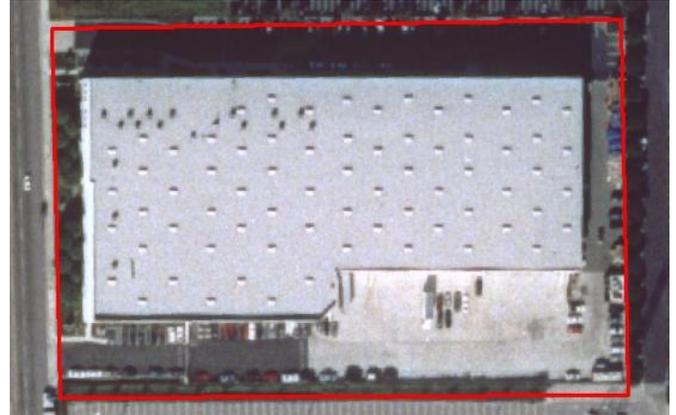
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|---------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-031 | Current Use Code⁽²⁾: | 3330 - Warehouse Distributor |
| Pin Number⁽³⁾: | 054B197 9 | Date Built: | 2000 |
| Land Size: | 5.1782 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 137,948 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | AJA and JPH Holdings, LLC | Owner Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was primarily open space used as a fabrication area during the period of plancor operation.

Current Surface Features:

The subject property is developed with a warehouse distribution building with paved parking and landscaped areas surrounding the building. The main entrance to the property is from Del Vermont Avenue, which borders the property to the west. The nature of business at the subject property is shipping services and computer consultants.

Historic Facilities:

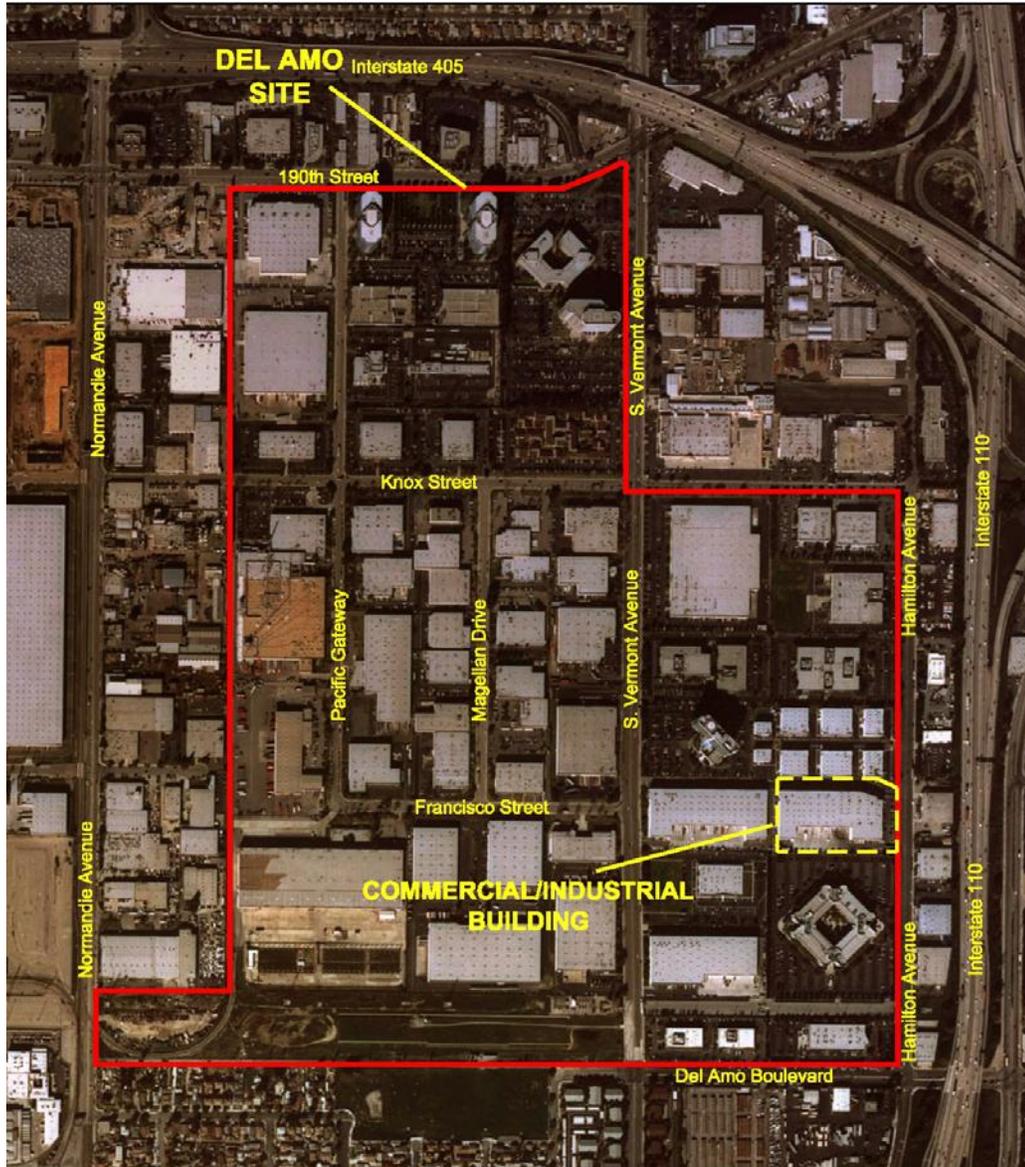
Former facilities identified within the parcel included:

- A power substation;
- A cooling tower for process water;
- A sump/basin; and
- A railroad spur.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

**Commercial/Industrial Building
19901 S. Hamilton Avenue
Torrance, CA 90502**



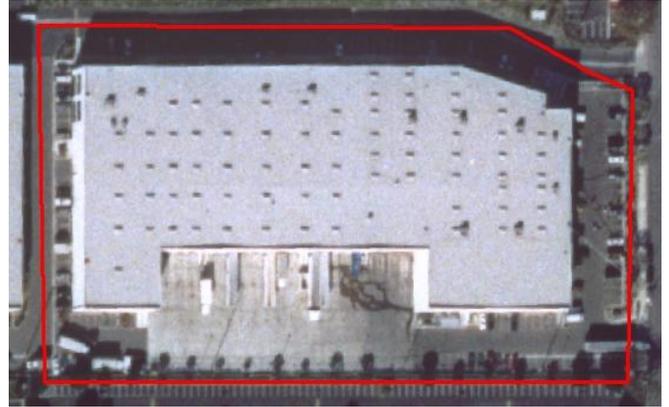
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|---------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-034 | Current Use Code⁽²⁾: | 3330 - Warehouse Distributor |
| Pin Number⁽³⁾: | 057B197 84 057B201 31 | Date Built: | 2001 |
| Land Size: | 5.1183 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 100,184 Square Feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | LA Hamilton Partners, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was used for production of butadiene gas through catalytic dehydrogenation of butylenes. There were two butadiene production trains, each consisting of a butylenes heater, a combined steam generator and superheater, and a pair of reactors. Purified butylenes was vaporized, mixed with steam, and heated prior to entering reactors, where butylenes was dehydrogenated in the presence of "Shell 205" catalyst. Propane and other undesirable lighter gas products were removed from the produced butadiene in the stripper scrubber where heavy polymers were removed. The gases were then condensed in an exchanger-type cooler, compressed and partially liquefied. Liquefied hydrocarbons were fractionated to eliminate by-products and sent to the extraction distillation unit for butane removal or extraction of butadiene. Gaseous reaction products were subject to oil absorption for recovery of desirable hydrocarbons.

Current Surface Features:

The subject property is developed with a warehouse distribution building with paved parking and landscaped areas surrounding the building. The main entrance to the property is from Hamilton Avenue, which borders the property to the east. The nature of business at the subject property is sales and contractor services.

Historic Facilities:

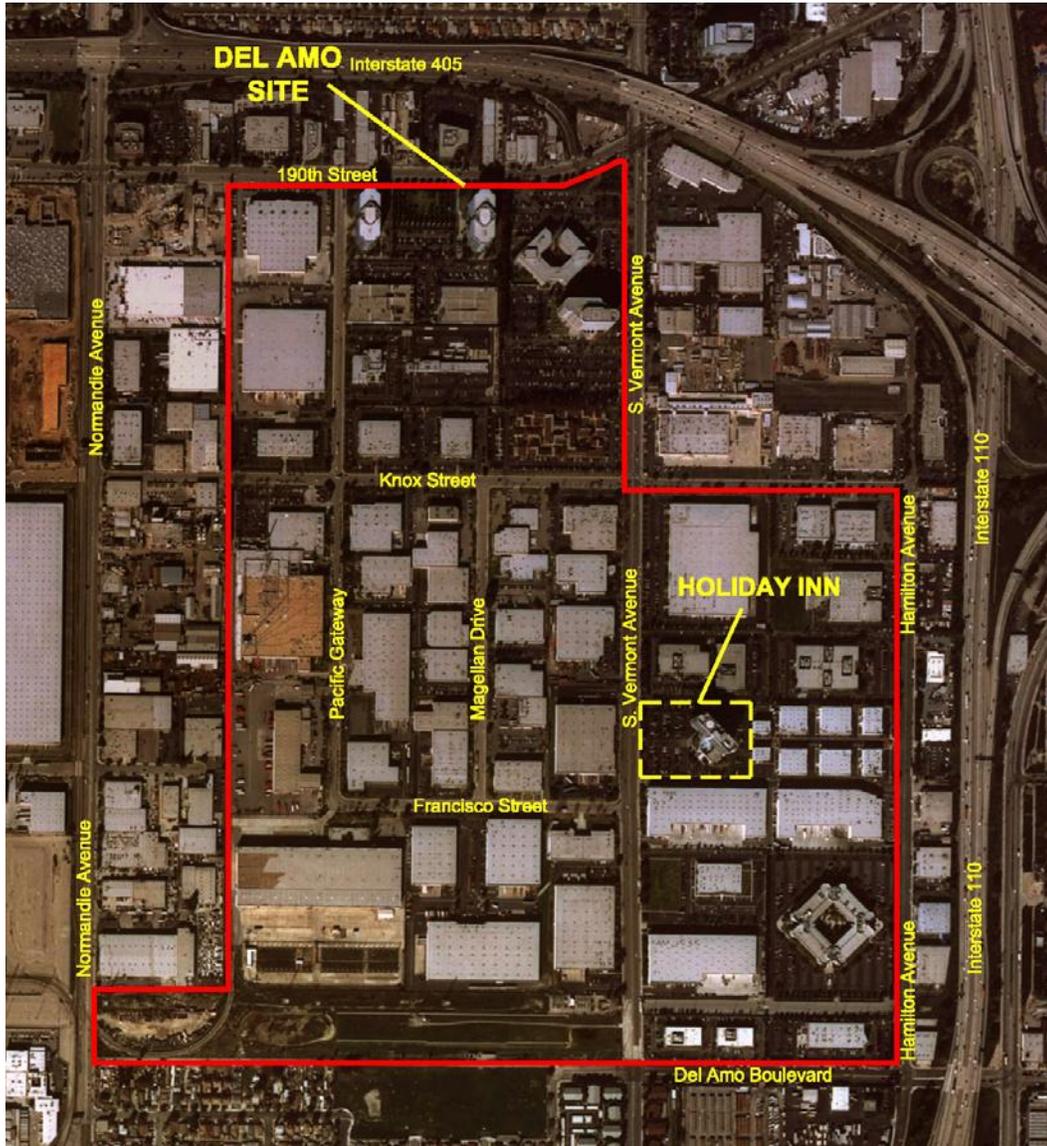
Former facilities identified within the parcel included:

- Two butylenes heaters;
- Steam generators;
- Dehydrogenation reactors;
- A control house building;
- A neutralizing basin (exact location unknown);
- "Change House," administration, garage/fire station, and equipment buildings; and
- Underground pipelines for transport of surface runoff and/or wastewater.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
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- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

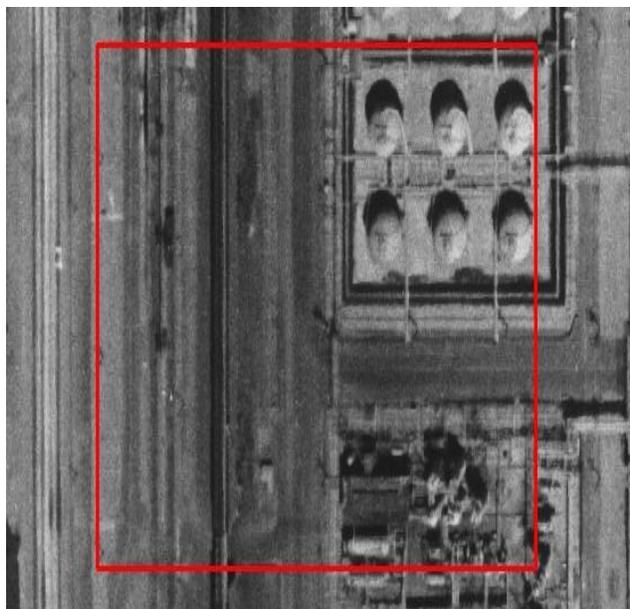
**Holiday Inn
19800 S. Vermont Avenue
Torrance, CA 90502**



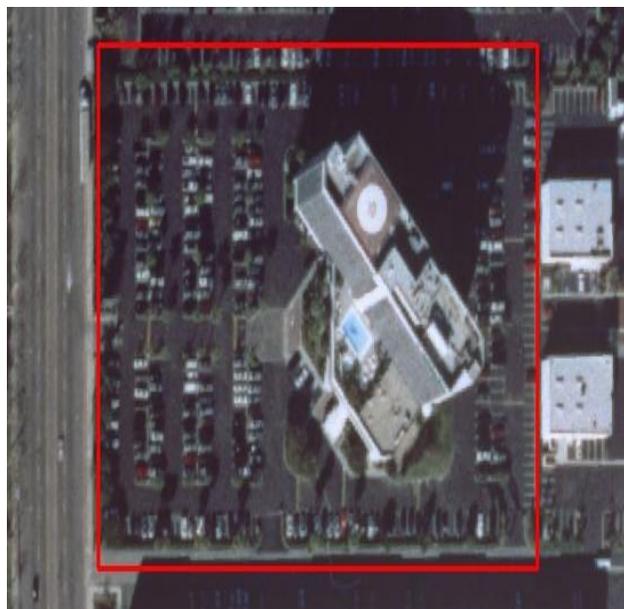
Current Assessor Parcel Information

| | | | |
|--|---------------------------|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-039 | Current Use Code⁽²⁾: | 1810 – Hotel |
| Pin Number⁽³⁾: | 057B197 54 057B197 121 | Date Built: | 1986 |
| Land Size: | 4.5361 Acres | Current Zoning⁽⁴⁾: | [Q]C4-1 (qualified classification, commercial with no height restriction) & M3-1 (heavy industrial with no height restriction) |
| Building Size: | 188,773 square feet | General Plan Land Use⁽⁵⁾: | Neighborhood Office Commercial |
| Current Owner: | Today SV, Inc. | Owner/Use Confirmation: | 01/08/2007 |

Historic and Current Site Use



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area overlaps with plancor areas associated with gas storage, cooling of process water, and butadiene purification.

Current Surface Features:

The subject property is developed with a multi-story hotel located in the east-central portion of the property with paved parking and landscaped areas surrounding the building. The main entrance to the property is from Vermont Avenue, which borders the property to the west. The nature of business at the subject property is hotel, restaurant, and gift shop.

Historic Facilities:

Former facilities identified within the parcel included:

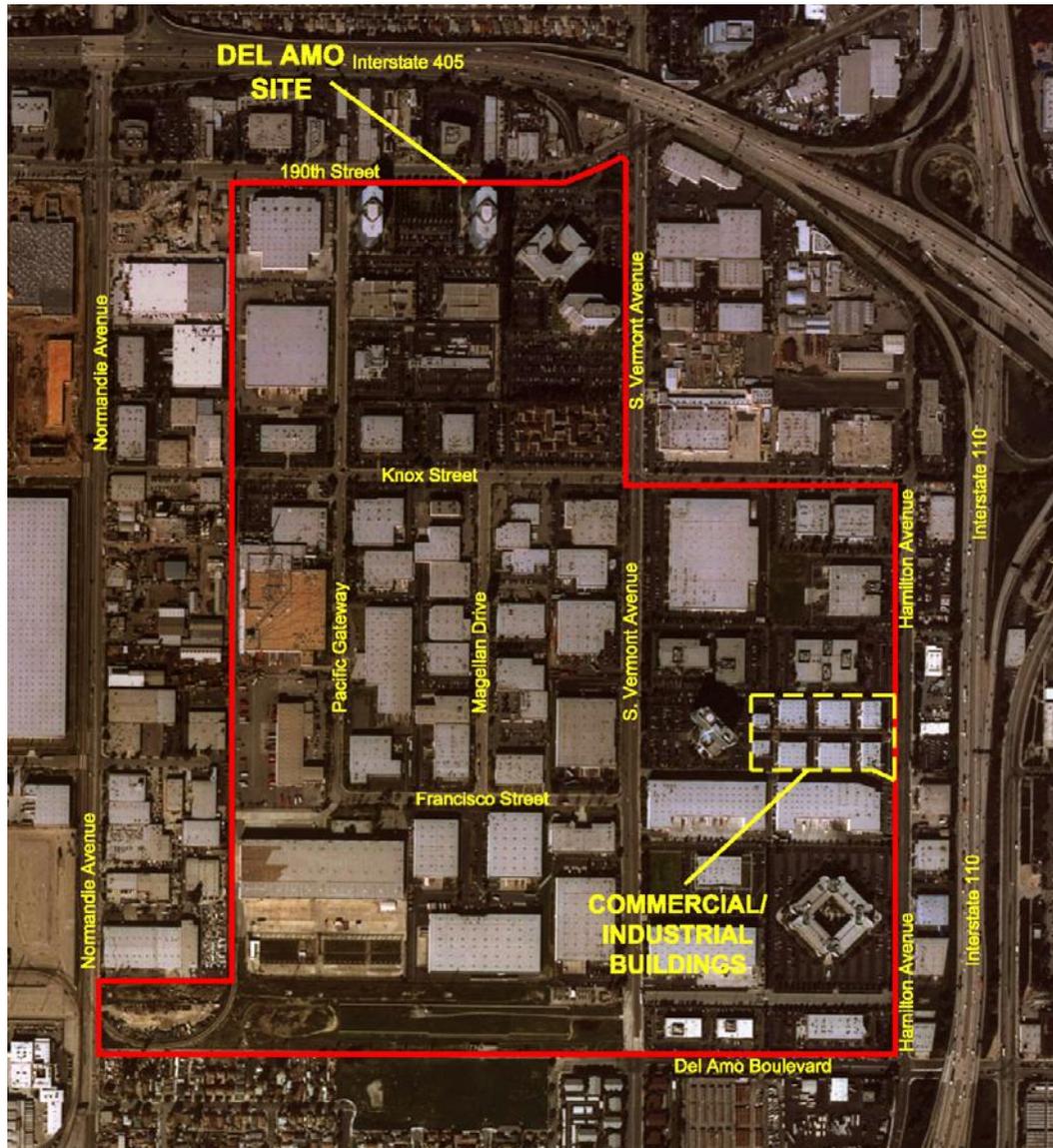
- Aboveground tanks used for storage of benzene, toluene, styrene, ethylbenzene, and “flush oil”;
- A “chiller house” building;
- An evaporation pond;
- Underground pipelines used for transport of surface runoff water and/or wastewater; and
- Two railroad spurs.

Facilities associated with purification of butadiene were located in the southern portion of the parcel area. Cupric ammonium acetate solvent was used to extract butadiene from a butylenes-butadiene mixture. The butadiene was removed from the solvent extract through vaporization and then washed with water for ammonia removal. The butadiene was then liquefied by ammonia refrigeration, inhibited to prevent polymerization, and transferred to the large storage tanks in the northern portion of the parcel.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The [Q] C4-1 zoning designation allows for a variety of commercial uses, which is restricted based on a result of a zone change, to ensure compatibility with surround property. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

Commercial/Industrial Buildings
19801, 19803, 19805, 19807, 19809, 19811, 19815, 19817, 19819, 19821, 19823, 19825,
19827 and 19829 S. Hamilton Avenue
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

| | |
|--|---|
| Assessor Parcel Number⁽¹⁾: 7351-033-047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060 (Formerly 7351-033-040) | Current Use Code⁽²⁾: Not Provided |
| Pin Number⁽³⁾: 057B197 123 | Date Built: 2003 |
| Land Size: 6.99 Acres | Current Zoning⁽⁴⁾: M3-1 (heavy industrial with no height restriction) |
| Building Size: 109,566 square feet (total) | General Plan Land Use⁽⁵⁾: Heavy Manufacturing |

Current

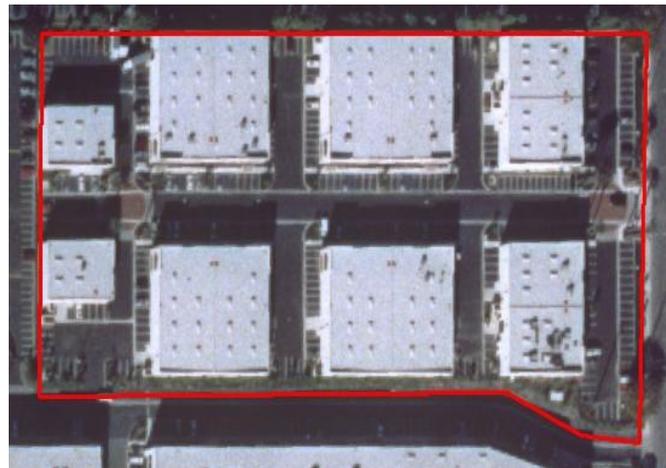
Owner: SDY MFG Inc; Hill, William Djrcotr; Ahn, Inwhatr; Hamilton Gateway LLC; Gat, Mahumand; Vortex Water Technology Inc; Yong Chun Yuk And; Pieper, Jeffrey Wcotr; J K Mart LLC; Kwangy Ulchoi; Pierson, Rodin; Pelezzare, Joseph and Phyllistrs; Rajewski, Paul W; and Javadi, Adolhasan, Hand.

Owner Confirmation: 01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel was used for water treatment, steam production, and service building during the period of plancor operation.

Current Surface Features:

The subject property is developed with eight commercial/industrial buildings with paved parking and landscaped areas surrounding the buildings. The main entrance to the property is from Hamilton Avenue, which borders the property to the east. The nature of business at the subject property is office, sales, and distribution.

Historic Facilities:

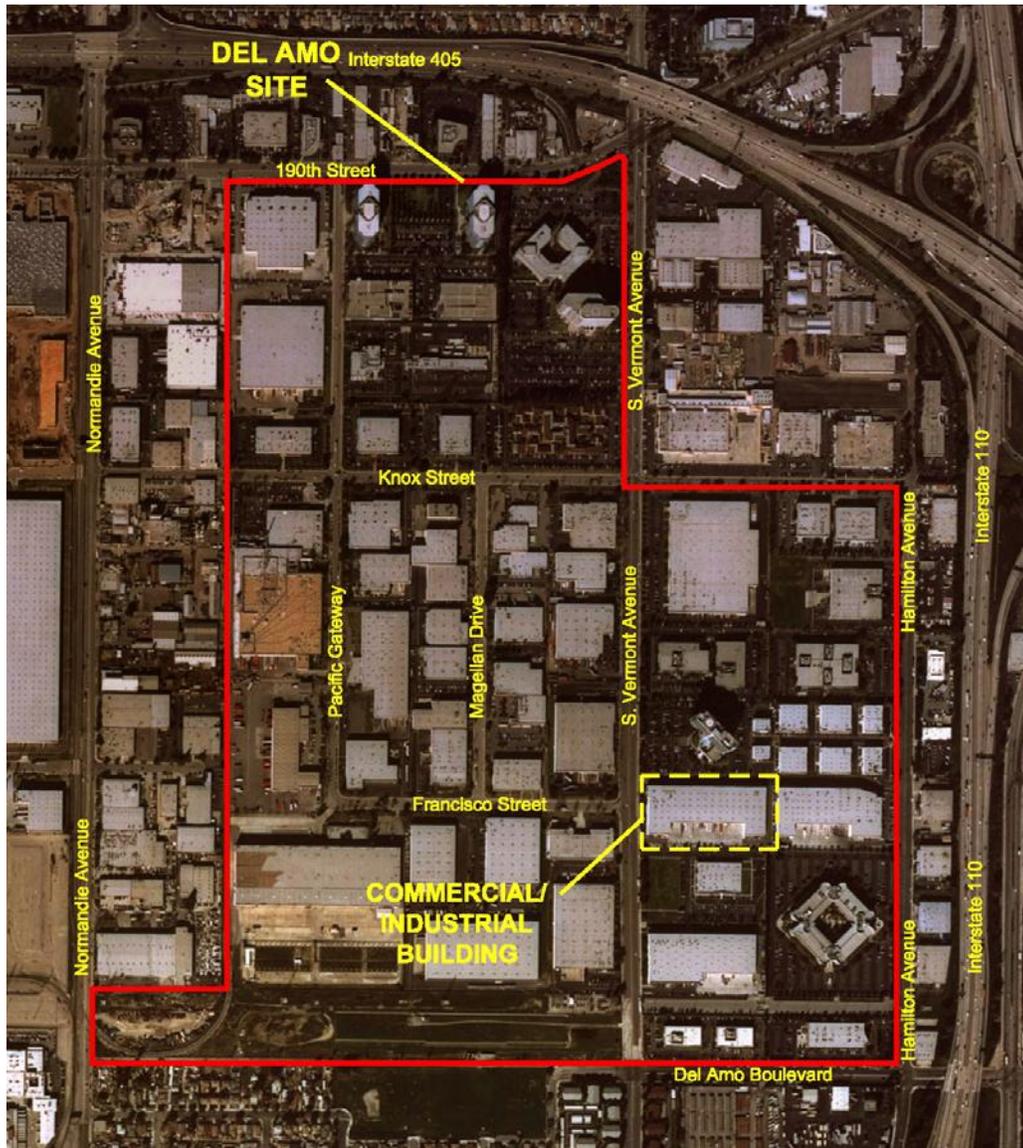
Former facilities identified within the parcel included:

- Aboveground tanks used for storage of butadiene gas, treated water, boiler feet water, and “C5 slop”;
- A lime pit;
- Chemical storage, storage house, “change house”, guard house, boiler house and cafeteria buildings;
- A “utility service/cooler box”;
- Unspecified isoprene purification equipment;
- An electrical power substation; and
- Underground pipelines for transport of surface water runoff and/or wastewater.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
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- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

**Commercial/Industrial Building
19900 S. Vermont Avenue
Torrance, CA 90502**



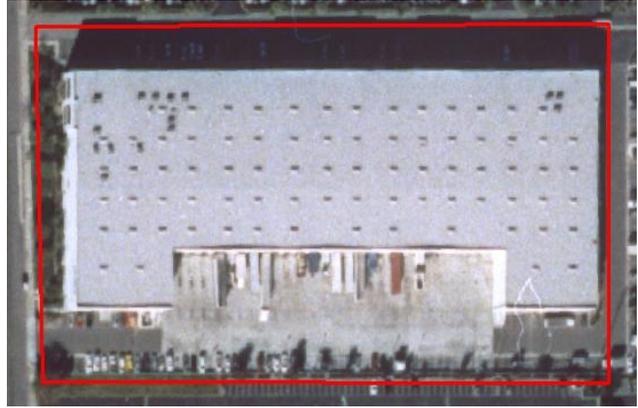
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|---|---|--|
| Assessor Parcel Number⁽¹⁾: | 7351-033-045 | Current Use Code⁽²⁾: | 3300 - Warehouse Distributor |
| Pin Number⁽³⁾: | 057B197 86/ 057B197 87/057B197 88/057B197 89 | Date Built: | 2001 |
| Land Size: | 5.1871 Acres | Current Zoning⁽⁴⁾: | M3-1 (heavy industrial with no height restriction) |
| Building Size: | 114,584 square feet | General Plan Land Use⁽⁵⁾: | Heavy Manufacturing |
| Current Owner: | ON Vermont, LLC | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the central portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was used for butadiene purification and cooling of process water during the period of plancor operation. Butadiene purification was achieved using cupric ammonium acetate solvent to extract butadiene from butylene-butadiene mixture. The butadiene was removed from the solvent extract through vaporization and then washed with water for ammonia removal. The butadiene was then liquefied by ammonia refrigeration, a polymerization inhibitor added, and then transferred to the large storage tanks in the northern portion of the parcel.

Current Surface Features:

The subject property is developed with a warehouse distribution center with paved parking and landscaped areas surrounding the parking area. The main entrances to the property are from Vermont Avenue, which borders the property to the west. The nature of business at the subject property is freight forwarding.

Historic Facilities:

Former facilities identified within the parcel included:

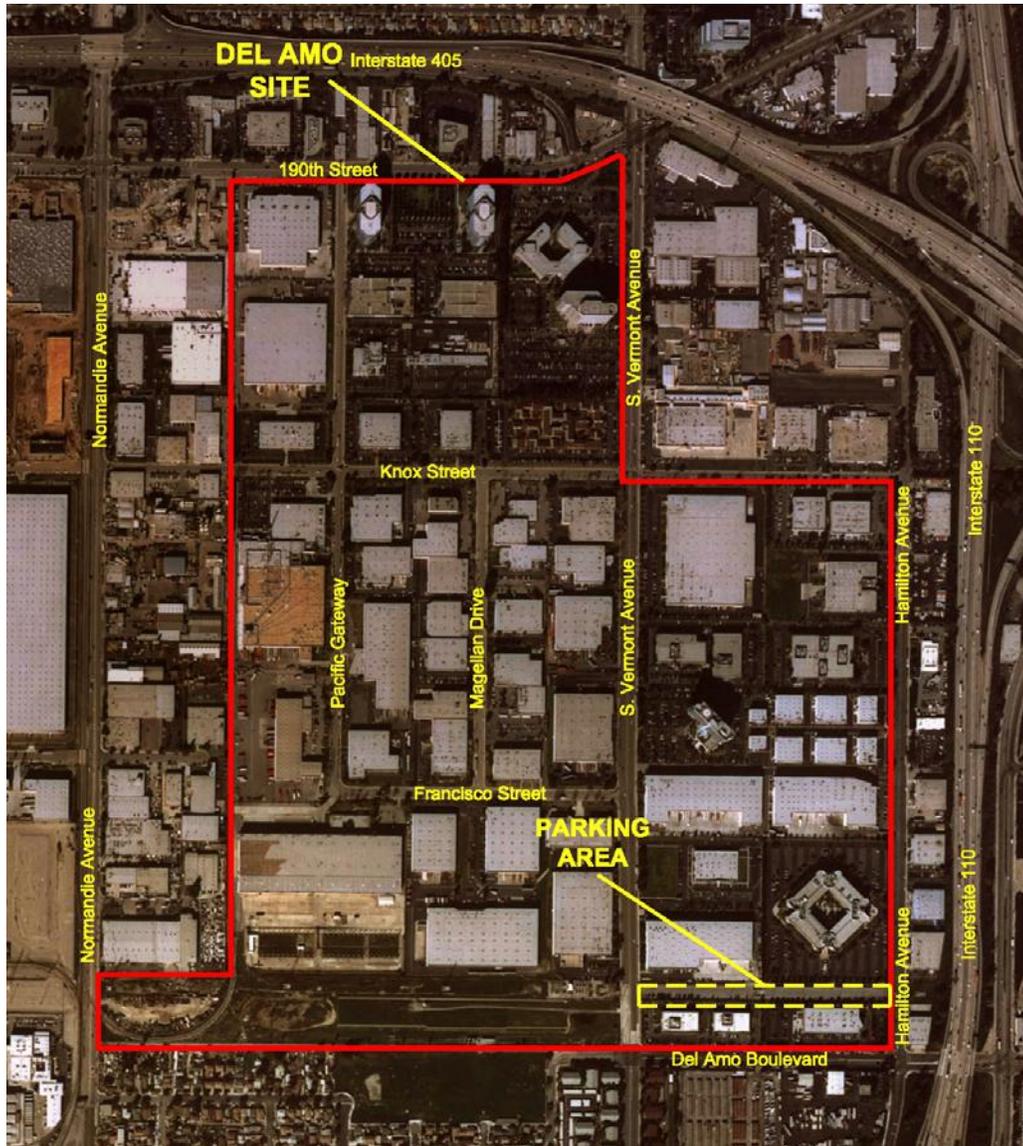
- Aboveground tanks used for storage of “ NN_2 ”, caustic, strong caustic, acetic acid, oil/solvent, oil/caustic, and “ H_2O hydrocarbon”;
- A compressor house and portion of a control room building;
- “Exchangers” (inferred to be heat exchangers);
- An electrical substation;
- Butadiene purification settlers;
- A cooling tower;
- Two railroad spurs; and
- Underground pipelines for transport of surface runoff and/or wastewater.

There is no additional information available regarding the chemical composition or use of “ NN_2 ” in the parcel area.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
- (2) Current Use Code – A code assigned by the County of Los Angeles, Office of the Assessor that identifies the authorized use of the property.
- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The M3-1 zoning designation allows for a variety of heavy and light industrial and commercial uses.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.

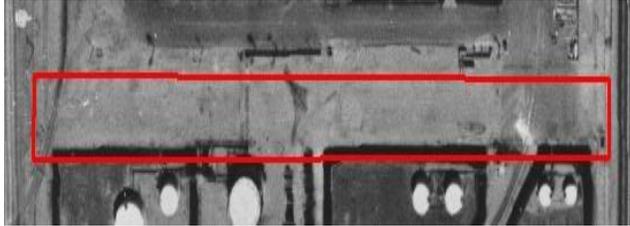
**Parking Area
Torrance, CA 90502**



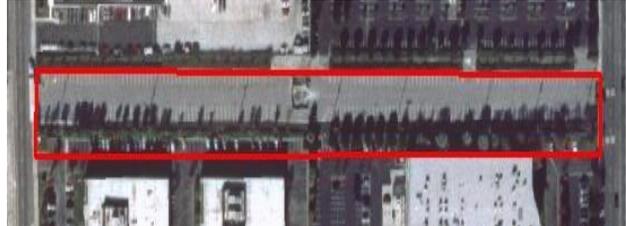
CURRENT ASSESSOR PARCEL INFORMATION

| | | | |
|--|--------------------------------|---|-------------------------|
| Assessor Parcel Number⁽¹⁾: | 7351-033-900 | Current Use Code⁽²⁾: | 8800 - Government Owned |
| Pin Number⁽³⁾: | 057B197 17 057B197 18 | Date Built: | Not Applicable |
| Land Size: | 2.8281 Acres | Current Zoning⁽⁴⁾: | PF (Public Facilities) |
| Building Size: | Not Applicable | General Plan Land Use⁽⁵⁾: | Public Facilities |
| Current Owner: | LA Department of Water & Power | Owner/Use Confirmation: | 01/08/2007 |

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the southern portion of the former Butadiene Plancor. Butadiene was manufactured within the plancor as a component of synthetic rubber. The parcel area was primarily open space used as a corridor for thigh-voltage power lines during the period of plancor operation.

Current Surface Features:

The subject property is a power line corridor that is developed with a parking area with paved parking and landscaped areas surrounding the parking area. The main entrances to the property are from Vermont Avenue, which borders the property to the west, and Hamilton Avenue, which borders the property to the east.

Historic Facilities:

An underground benzene pipeline was located on or near the southern boundary of the parcel. Leakage from the benzene pipeline during the operation period of the plancor is believed to have resulted in benzene-contaminated soil and groundwater in the vicinity of the central portion of the parcel. No other plancor facilities were identified in the parcel area.

Footnotes:

- (1) Assessor Parcel Number – Assessor Parcel Number, or APN, is the unique number assigned to each parcel of land by the County of Los Angeles, Office of the Assessor. The APN is used to identify and locate a parcel to record assessed value of the property for the county’s ownership records. APN is also referred to as BPP (Book-Page-Parcel) Number.
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- (3) PIN Number – An identification number assigned by the City of Los Angeles, Department of Public Works, Bureau of Engineering. A unique number that uniquely identifies the parcel with the City’s Geographical Information System.
- (4) Current Zoning – The Los Angeles Department of City Planning regulates the use of privately-owned property through zoning regulation, specific plan ordinances, and State laws. The PF zoning designation allows for a variety of public facilities.
- (5) General Plan Land Use – Land use specified for the subject property in the City’s General Plan, prepared by the Los Angeles Department of City Planning and adopted by the City Council.