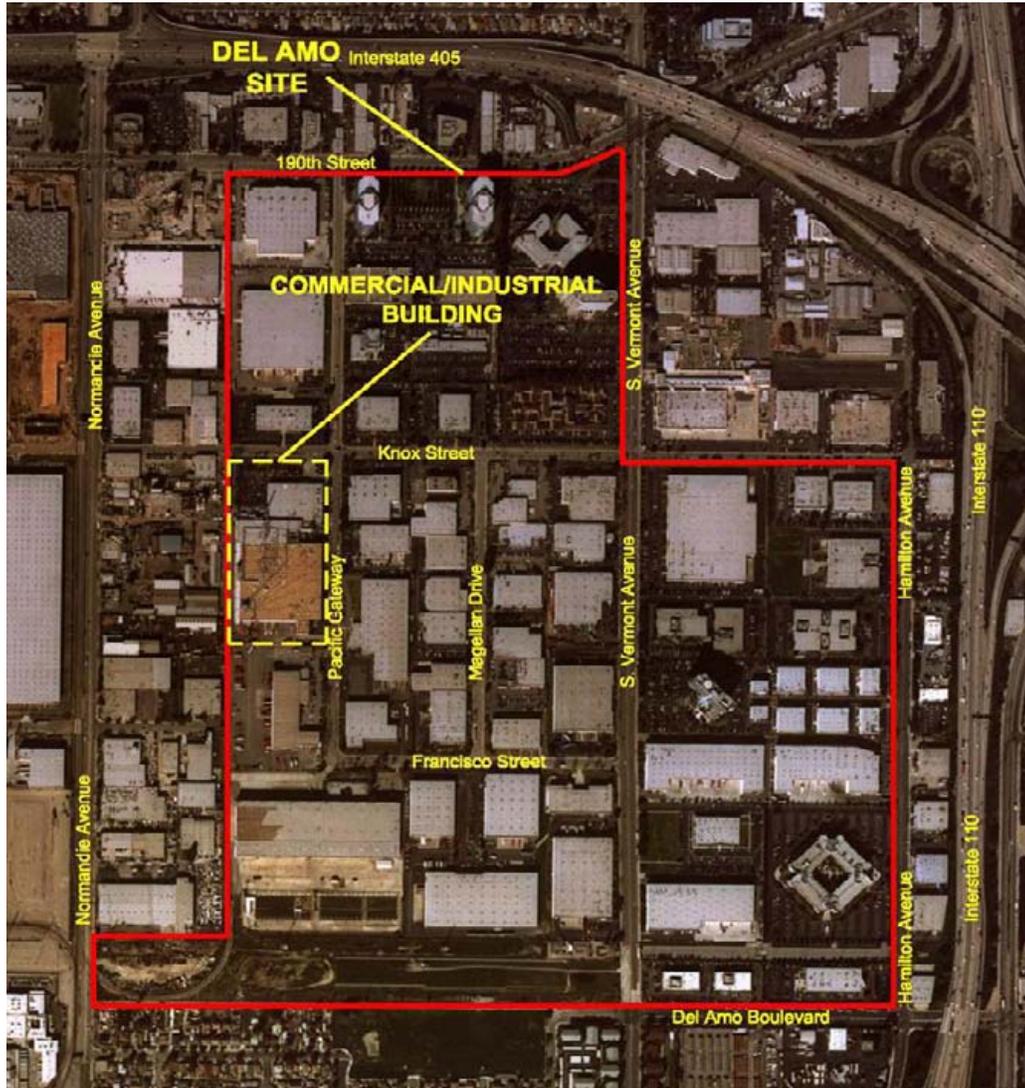


Commercial/Industrial Building
19501 S. Pacific Gateway/19505 S. Pacific Gateway/
19681 S. Pacific Gateway/19701 S. Pacific Gateway
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾: 7351-034-015, -050, - 056	Current Use Code⁽²⁾: 3100 - Light Manufacturing 3330 - Warehouse Distributor 300V - Vacant Land
Pin Number⁽³⁾: 057B197 27/ 057B197 28/057B197 35/057B197 98	Date Built: 1977-1980
Land Size: 10.7041 Acres	Current Zoning⁽⁴⁾: M3-1 (heavy industrial with no height restriction)
Building Size: 210,160 Square Feet	General Plan Land Use⁽⁵⁾: Heavy Manufacturing
Current Owner: RR Donnelley & Sons and Interweb	Owner/Use Confirmation: 01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the in the southwestern corner of the former Copolymer Plancor and northwestern corner of the former Styrene Plancor. Styrene was produced at the Styrene Plancor, and styrene and butadiene were polymerized to produce synthetic rubber in the Copolymer Plancor during their period of operation. The parcels are described as a group because a single building is present on the three parcels, so they effectively operate as a single parcel.

Plancor facilities are no known to have been present in the parcel 7351-034-015 area. A series of what appear to be excavations are evident in the parcel area in historical aerial photographs taken during the operation period of the plancor. There is no record of these excavations in available documentation or maps pertaining to the site and nothing is known regarding their use or purpose. The area is additionally located within an area of staining that is apparent on some historical aerial photographs taken during the operation period of the plancor. There is no documentation to indicate the nature of the staining material, but carbon black storage facilities were within the stained area (but not present within the parcel). Carbon black soot was used as reinforcing filler in the rubber to improve its durability.

Current Surface Features:

The subject property is developed with a large commercial/industrial building utilized for office and/or warehouse purposes. Paved automobile parking is located to the north and a loading area to the south of the building. The subject property can be accessed from Knox Street, which borders the property to the north or Pacific Gateway, which borders the property to the east. The nature of business at the subject property is graphic designers and printer services.

Plancor facilities known to have been present in the parcel 7351-034-0150 area are limited to a flare stack and associated aboveground pipeline, and underground pipelines associated with the plant wastewater system. Documentation regarding the use of the aboveground pipeline is not available, but the presence of the flare stack suggests volatile compounds may have been transported in the gas phase. The area is also within the stained area described above.

The parcel 7351-034-056 area was primarily associated with a steam plant and water treatment plant. The southwestern corner of parcel 7351-034-056 was part of a tank farm that continued further to the south, beyond the parcel boundary.

Historic Facilities:

Former facilities identified within the parcel included:

- Aboveground tanks used for storage of “oily condensate”, water, fuel oil, benzene, “strong acid” and brine;
- An underground basin inferred to have been used as part of wastewater treatment;
- A small “acid house” building;
- A dry well (further information regarding wastes disposed at the dry well are not available);
- Underground pipelines used for transport of surface water runoff; and
- Three 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.

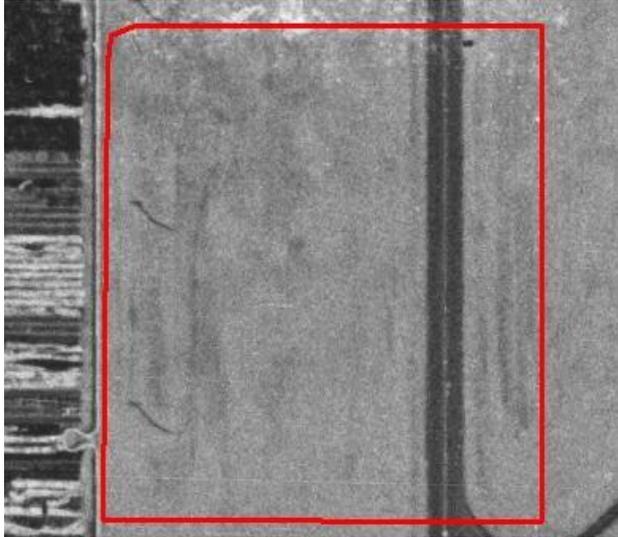
**Commercial/Industrial Building
970 W. Knox Street
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-021	Current Use Code⁽²⁾:	3320 - Warehouse Distributor
Pin Number⁽³⁾:	057B197 24	Date Built:	1975, 1979, and 1999
Land Size:	2.2721 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	14,100 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Ontario Acacia Investors	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located near the southeastern corner of the former Copolymer Plancor. Butadiene and styrene were polymerized to produce synthetic rubber in the Copolymer Plancor during its period of operation.

Current Surface Features:

The subject property is developed with a commercial/industrial building with paved parking and landscaped areas surrounding the parking area. 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 fiber optic equipment system and supplies.

Historic Facilities:

Former facilities identified within the parcel included:

- A portion of a building used for storage of manufactured rubber; and
- Underground pipelines used for transport of 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.

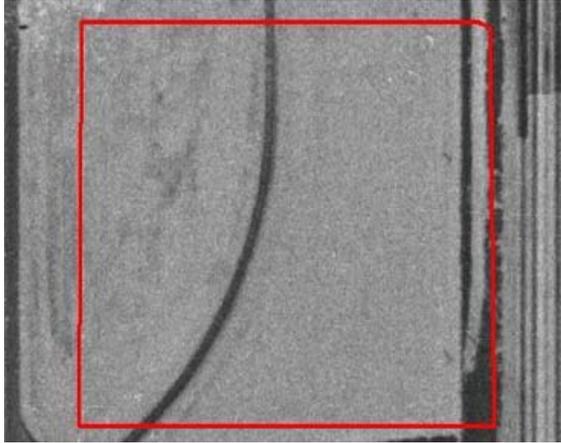
Commercial/Industrial Building
19501 S. Vermont Avenue/19515 S. Vermont Avenue
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-023	Current Use Code⁽²⁾:	3330 - Warehouse Distributor
Pin Number⁽³⁾:	057B197 23	Date Built:	1975
Land Size:	2.6488 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	47,970 square feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	EG Property, LLC	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located at the southeastern corner of the former Copolymer Plancor. Butadiene and styrene were polymerized to produce synthetic rubber in the Copolymer Plancor during its period of operation.

Current Surface Features:

The subject property is developed with a commercial/industrial building with paved parking and landscaped areas surrounding the parking area. 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 graphic designers.

Historic Facilities:

Former facilities identified within the parcel included:

- A portion of a building used for storage of manufactured rubber;
- Underground pipelines used for transport of wastewater; 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.

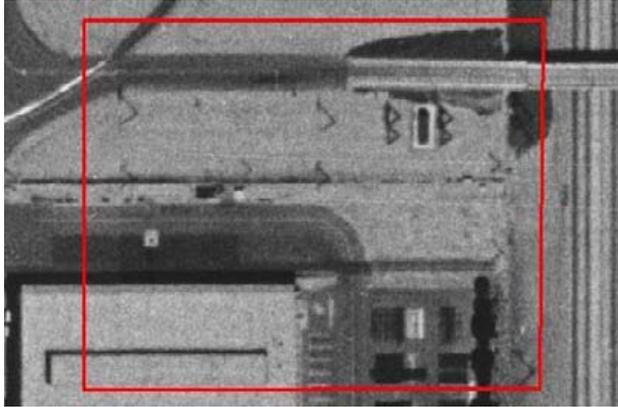
**Commercial/Industrial Building
19603 S. Vermont Avenue
Torrance, CA 90502**



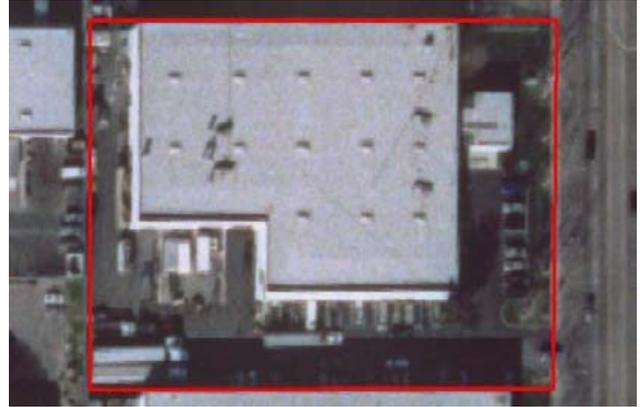
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-024	Current Use Code⁽²⁾:	3320 - Warehouse Distributor
Pin Number⁽³⁾:	057B197 32	Date Built:	1976
Land Size:	1.9947 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	39,552 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 at the southeast corner of the Copolymer Plancor and the northeast corner of the Styrene Plancor. Styrene was manufactured within the styrene plancor during its period of operation. Styrene and butadiene were polymerized to produce synthetic rubber in the Copolymer Plancor

Current Surface Features:

The subject property is developed with a commercial/industrial building with paved parking and landscaped areas surrounding the parking area. The main entrance to the property is from Vermont Avenue, which borders the property to the east. The nature of business at the subject property is automobile customizing and restoration.

Historic Facilities:

Former facilities identified within the parcel included:

- A portion of a warehouse building;
- Underground pipelines used for transport of wastewater; 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.

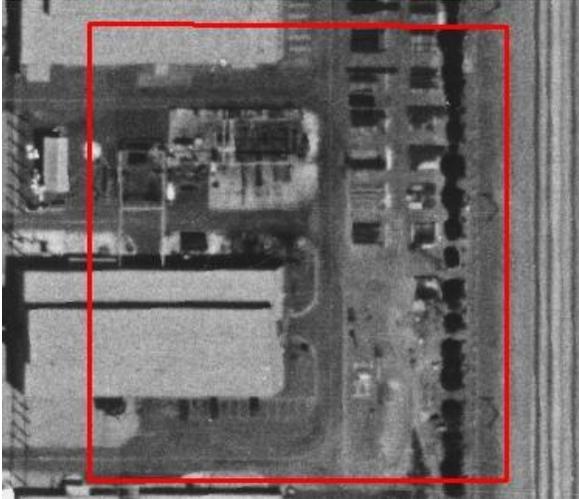
**Commercial/Industrial Building
19701 S. Vermont Avenue
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-025	Current Use Code⁽²⁾:	3330 - Warehouse Distributor
Pin Number:	057B197 41	Date Built:	1977
Land Size:	3.0334 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	66,480 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 at the northeastern corner of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber.

Current Surface Features:

The subject property is developed with a commercial/industrial building with paved parking and landscaped areas surrounding the parking area. The main entrance to the property is from Vermont Avenue, which borders the property to the east. The nature of business at the subject property is trucking companies.

Historic Facilities:

Former facilities identified within the parcel included:

- A machine shop building;
- A portion of a warehouse building (contents unknown);
- An underground pipeline used for transport of surface water runoff and/or wastewater; and
- A parking 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.

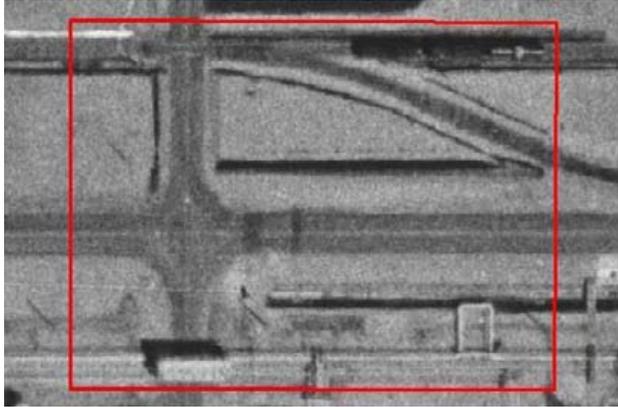
Commercial/Industrial Building
19701 S. Magellan Drive/19703 S. Magellan Drive
Torrance, CA 90502



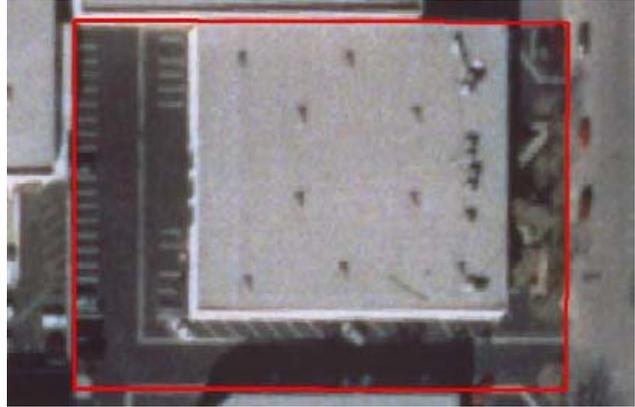
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-039	Current Use Code⁽²⁾:	3320 - Warehouse Distributor
Pin Number⁽³⁾:	057B197 36	Date Built:	1977
Land Size:	1.4309 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	31,980 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Del Monico Investments, Inc.	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northern portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber.

Current Surface Features:

The subject property is developed with a commercial/industrial building with paved parking and landscaped areas surrounding the parking area. The main entrance to the property is from Magellan Drive, which borders the property to the east. The nature of business at the subject property is distribution.

Historic Facilities:

Former facilities identified within the parcel included:

- Underground pipelines and surface ditches used for transport of surface runoff and/or wastewater; 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
19733 S. Magellan Drive/19771 S. Magellan Drive
Torrance, CA 90502



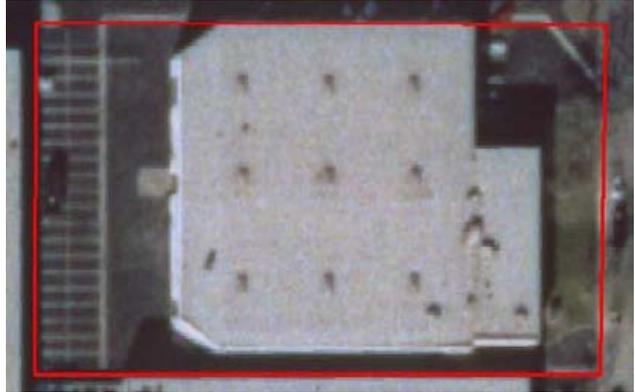
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-041	Current Use Code⁽²⁾:	3320 - Warehouse Distributor
Pin Number⁽³⁾:	057B197 42	Date Built:	1979
Land Size:	1.4309 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	33,337 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Louba, LLC	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northern portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. Plancor processes conducted in the parcel area were associated with “styrene finishing,” and wastewater treatment. Styrene finishing is inferred to be a purification process accomplished through fractionation.

Current Surface Features:

The subject property is developed with a commercial/industrial building with paved parking and landscaped areas surrounding the parking area. The main entrance to the property is from Magellan Drive, which borders the property to the east. The nature of business at the subject property is lighting equipment services.

Historic Facilities:

Former facilities identified within the parcel included:

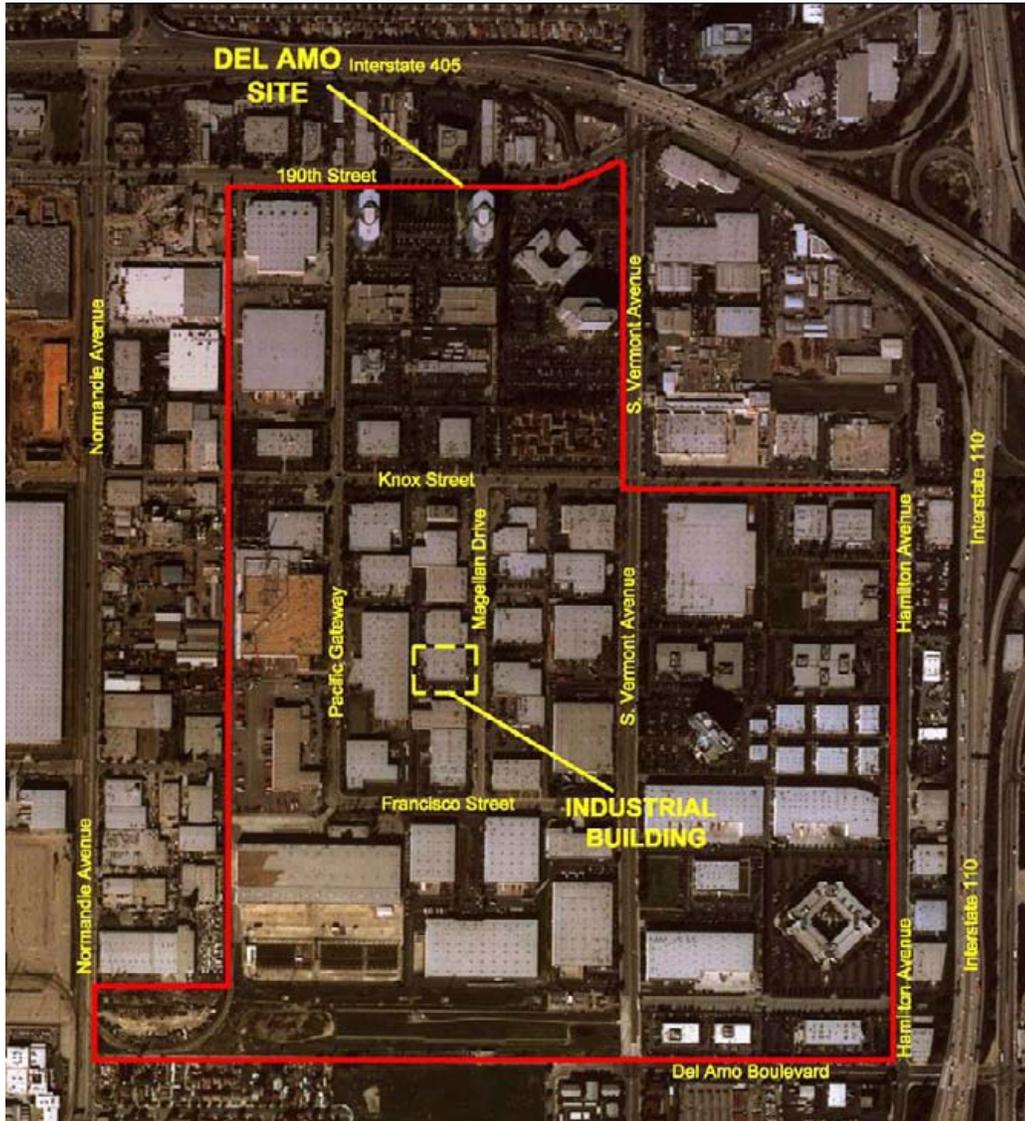
- Tanks used for storage of styrene, ethylbenzene, benzene, toluene, and slop oil;
- A primary skimmer basin; and
- Underground pipeline used for transport of surface water runoff and/or wastewater.

By-products of the styrene finishing process may have included heavy oils, tar, and coke. These wastes were disposed of in the Waste Pit Area approximately 1,800 feet south of the parcel area, or recycled and used as boiler fuel.

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.

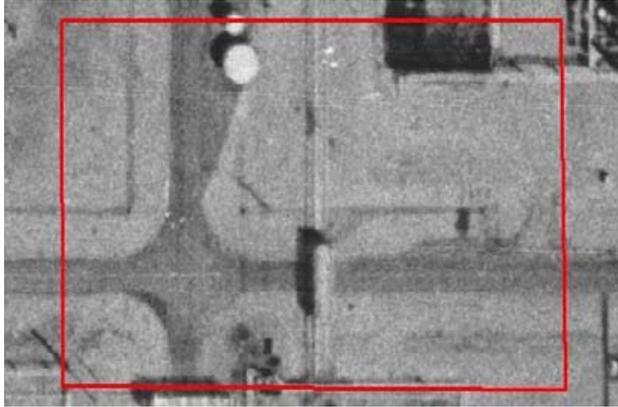
**Industrial Building
19815 S. Magellan Drive
Torrance, CA 90502**



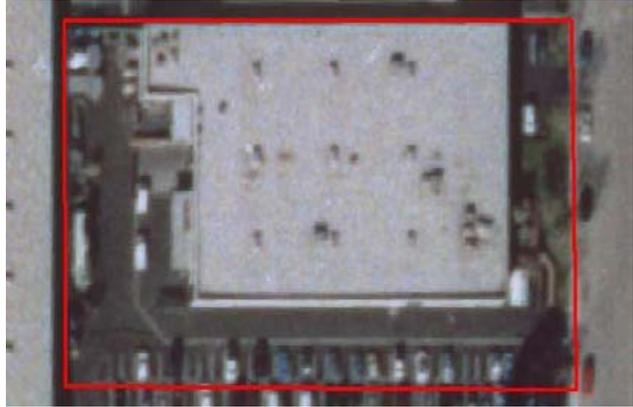
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-043	Current Use Code⁽²⁾:	3100 - Light Manufacturing
Pin Number⁽³⁾:	057B197 47	Date Built:	1978
Land Size:	1.4309 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	31,504 square feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Magellan Enterprises, LLC	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northern portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The parcel area includes the southern portion of a former “styrene finishing” and wastewater treatment process area. Styrene finishing is inferred to mean a purification process through fractionation.

Current Surface Features:

The subject property is developed with an industrial building with paved parking and landscaped areas surrounding the parking area. The main entrance to the property is from Magellan Drive, which borders the property to the east. The nature of business at the subject property is manufacturers and welding services.

Historic Facilities:

Former facilities identified within the parcel included:

- Tanks used for storage of VOCs (one or more of benzene, styrene, ethylbenzene, and toluene) and spent caustic; and
- Underground pipelines used for transport of surface water runoff and/or wastewater.

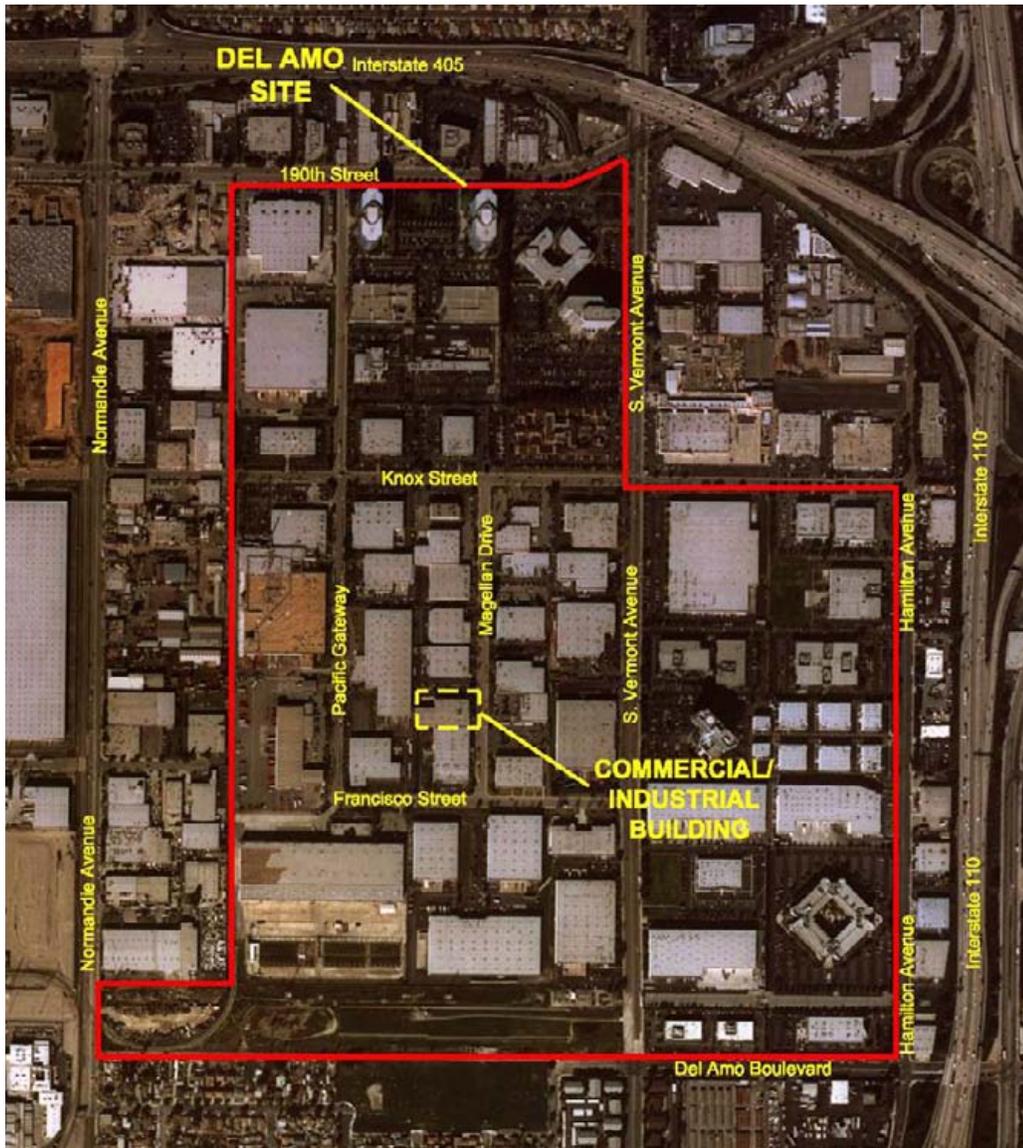
The VOC storage tanks on the parcel were above-grade, but were buried under soil that was mounded over the top of them.

By-products of the styrene finishing process on the parcel may have included heavy oils, tar, and coke. These wastes were disposed of either in the Waste Pit Area (located approximately 1,700 feet south of the parcel area) or recycled and used as boiler fuel.

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.

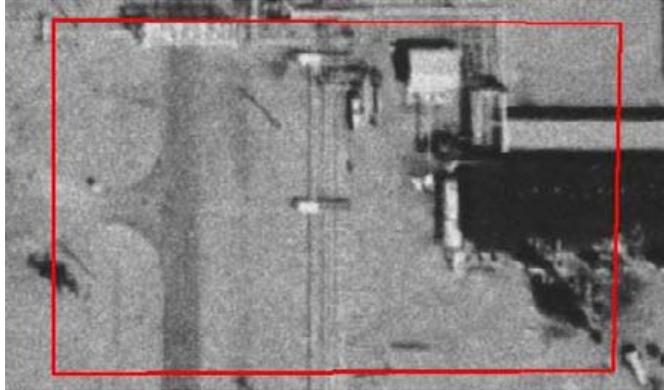
**Commercial/Industrial Building
19831 S. Magellan Drive
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-045	Current Use Code⁽²⁾:	3320 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 51	Date Built:	1978-1979
Land Size:	1.4310 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	40,215 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 northern portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The parcel area includes the western portion of a former styrene production and propane cracking process area. Styrene was produced by the dehydrogenation of ethylbenzene. Thermal cracking of propane resulted in the production of ethylene, which was combined with benzene in a separate process area approximately 200 feet south of the parcel to produce ethylbenzene.

Current Surface Features:

The subject property is developed with a portion of a commercial/industrial building. A larger portion of this building is located on the southern adjacent parcel. Paved parking areas are located to the north of the building. The main entrance to the property is from S. Magellan Drive, which borders the property to the east. The nature of business at the subject property is industrial production.

Historic Facilities:

Former facilities identified within the parcel included:

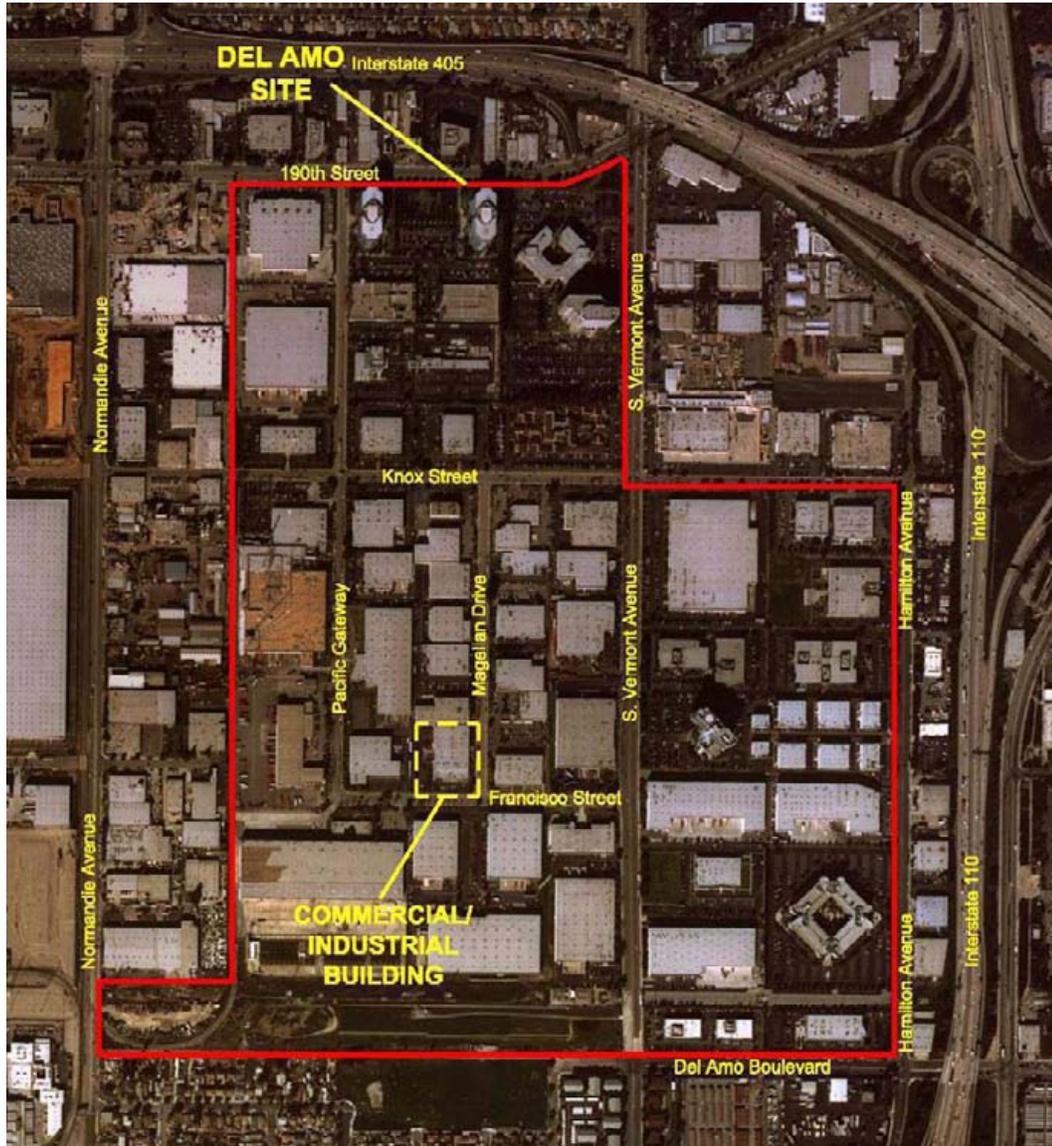
- A styrene production/propane cracking process building;
- A control room building;
- An aboveground quench water/oil separator tank; and,
- Underground pipelines used for transport of surface water runoff and/or wastewater.

Historical documents indicate that, in addition to the chemicals listed above, hydrochloric acid, sulfuric acid, ethylchloride, aluminum chloride, iron-oxide catalyst and tertiary butyl catechol may have been used in the production of styrene, although the location of storage facilities for these chemicals is unknown. By-products of the styrene production process included heavy oils, tar, and coke, which were either disposed of in the Waste Pit Area (located approximately 1,400 feet south of the parcel area) or recycled and used as boiler fuel.

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
19851 S. Magellan Drive/991 W. Francisco Street
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-047	Current Use Code⁽²⁾:	3320 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 57	Date Built:	1977
Land Size:	2.3913 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	45,360 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 central portion of the former Styrene Plancor. Styrene was manufactured as a component of synthetic rubber. The eastern portion of the parcel area was used for production of ethylbenzene, a precursor to styrene.

Current Surface Features:

The subject property is developed with a commercial/industrial building oriented from north to south on the eastern portion of the property, with paved parking located along the west and south, and landscaping located along the east. The main entrance to the property is from Magellan Drive, which borders the property to the east, with heavy deliveries accessing the property from Francisco Street, which borders the property to the south. The nature of business at the subject property is printing and office space.

Historic Facilities:

Former facilities identified within the parcel included:

- Aboveground tanks used for storage of caustic, benzene, ethylbenzene, ethylene, poly-ethyl benzenes, "blowdown", and an unspecified catalyst;
- An aboveground tank of unknown use (southwestern corner of parcel);
- A sump; and
- Underground pipelines used for transport of surface runoff water and/or wastewater.

Historical documents indicate that, in addition to the VOCs identified above, hydrochloric acid, sulfuric acid, ethylchloride, aluminum chloride, iron-oxide catalyst, and tertiary butyl catechol may have been used in the parcel area, although the location of the storage facilities for these chemicals is unknown. By-products that may have been produced in the parcel area include heavy oils, tar, and coke, which were either disposed of in the Waste Pit Area (located approximately 1,600 feet south of the parcel area) or

recycled and used as boiler fuel.

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.

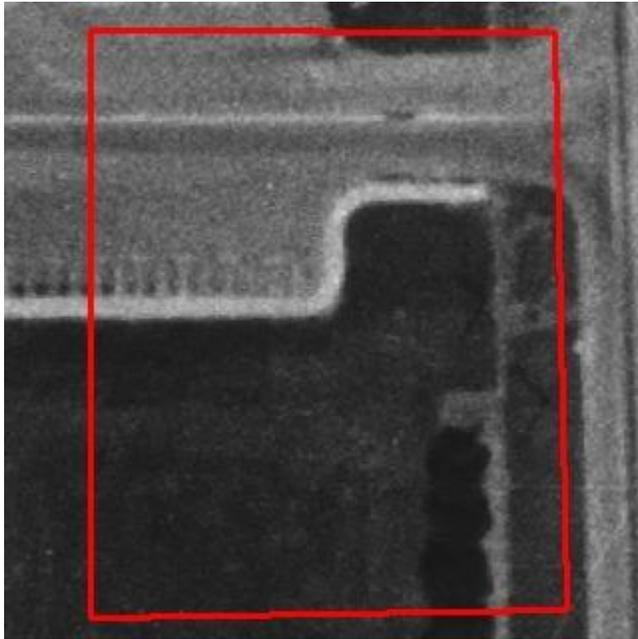
**Commercial/Industrial Building
20001 S. Vermont Avenue
Torrance, CA 90502**



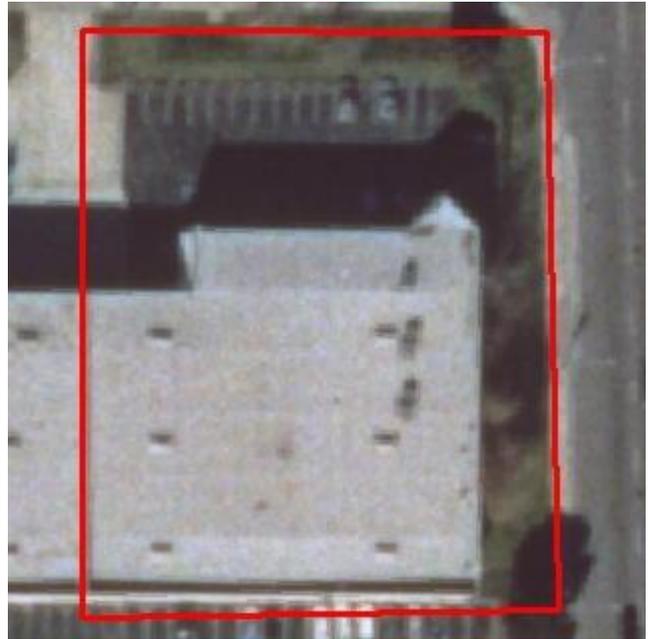
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-049	Current Use Code⁽²⁾:	3310 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 64	Date Built:	1976
Land Size:	0.9941 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	21,014 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Kowa Properties, Inc.	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 Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The parcel area was formerly used as a landscaped area during the operational period of the plancor.

Current Surface Features:

The subject property is developed with a portion of a commercial/industrial building utilized for office and/or warehouse purposes. A portion of the building is also located on the western adjacent parcel. A paved automobile parking area is located to the north of the building, a loading area is located to the south of the building, and landscaped areas are located to the east of the building, along S. Vermont Avenue, which borders the property to the east. Entrances to the property are along S. Vermont Avenue and W. Francisco Street, which borders the property to the north. The nature of business at the subject property is market research and clothes and medical equipment sales.

Historic Facilities:

No former plancor facilities have been identified within the parcel area.

Footnotes:

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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.

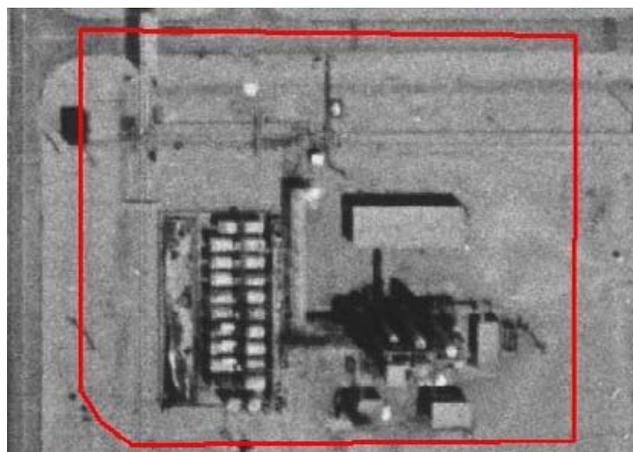
**Commercial/Industrial Building
1011 W. Francisco Street
Torrance, CA 90502**



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-052	Current Use Code⁽²⁾:	3100 – Light Manufacturing (Machine Shops/Printing)
Pin Number⁽³⁾:	057B197 59	Date Built:	1979
Land Size:	2.1385 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	45,560 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 central portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The parcel area was used as an ethylbenzene production unit. Ethylbenzene was produced by combining ethylene and benzene in an alkylation process. The ethylbenzene was then purified through settling and fractionation processes.

Current Surface Features:

The subject property is developed with a commercial/industrial building, with automobile paved parking located to the south of the building, heavy vehicle parking and staging to the east of the building, and landscaping located to the west and south of the building. The main entrance to the property is from W. Francisco Street, which borders the property to the south. The nature of business at the subject property is race car storage and maintenance.

Historic Facilities:

Former facilities identified within the parcel included:

- Aboveground tanks used for storage of caustic, benzene, ethylbenzene, ethylene, poly-ethyl benzenes, "blowdown", and an unspecified catalyst;
- Several tanks of unknown use;
- A sump;
- A control room building;
- Small catalyst storage, foam house, and shop buildings;
- A pumps and reactors area;
- A power substation; and,
- Underground pipelines used for transport of surface water runoff and/or wastewater.

Historical documents indicate that, in addition to the VOCs identified above, hydrochloric acid, sulfuric acid, ethylchloride, aluminum chloride, iron-oxide catalyst and tertiary butyl catechol may have been used in the parcel area, although the location of storage facilities for these chemicals is unknown. By-products that may have been produced in the parcel area include heavy oils, tar, and coke, which were either disposed of in the Waste Pit Area (located approximately 1,200 feet south of the parcel area) or recycled and used as boiler fuel.

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.

Coca-Cola
19899 S. Pacific Gateway Drive
Torrance, CA 90502



CURRENT ASSESOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-057	Current Use Code⁽²⁾:	3330 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 50 057B197 100	Date Built:	1990
Land Size:	7.1843 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	65,998 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Coca Cola Bottling Company	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located along the western boundary of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The parcel area was primarily used as a tank farm for the storage of VOC feedstock solutions during the operational period of the plancor.

Current Surface Features:

The subject property is developed with a distribution warehouse oriented from north to south on the east-central portion of the property, with heavy vehicle parking and staging to the north, west, and south; and light vehicle parking and landscaped areas to the east. The main entrance to the property is from Pacific Gateway, which borders the property to the east. The nature of business at the subject property is beverage distribution.

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.

Footnotes:

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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.

**AMB Layline Distribution Center
1000 W. Francisco Street
Torrance, CA 90502**



CURRENT ASSESOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-058	Current Use Code⁽²⁾:	3200 – Heavy Manufacturing
Pin Number⁽³⁾:	057B197 63 057B197 102	Date Built:	1975 – 1980
Land Size:	17.6789 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	247,000 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	AMB Property, LP	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the southwestern portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The western portion of the parcel was used as a tank farm for storage of VOCs during the period of plancor operation. The northeastern portion of the parcel was used for ethylene production during the early years (pre-1946) of plancor operation. Ethylene was produced through heating of grain alcohol and dehydration in the presence of a catalyst. The product was then purified through compression, and water washing and drying. Unconverted alcohol was recovered from the wash water through fractionation in an alcohol recovery unit. The ethylene production plant may have been subsequently used for production of polystyrene during the 1960s, although this cannot be confirmed.

Current Surface Features:

The subject property is developed with a large distribution warehouse oriented from east to west on the northern half of the property, with heavy vehicle parking and staging to the south of the building. A small attached office area is located to the north of the warehouse area, with small automobile parking located on the northeast corner of the property. Small landscaped areas are also located on the northern property boundary, along W. Francisco Street, which borders the property to the north. Railroad tracks border the property to the west. The main entrance to the property is from W. Francisco Street. The nature of business at the subject property is a freight distribution center.

Historic Facilities:

Former facilities identified within the parcel included:

- Aboveground tanks used for storage of benzene, ethylbenzene, toluene, propylbenzene, polyethylbenzene, butylbenzene, fuel oil, “resin fraction”, and caustic;
- A small “chlorinator house” building;
- An alcohol recovery unit;
- Ethylene production building;
- Two foam houses;
- A compressor house;
- An electrical substation;
- A flare stack;
- A cooling tower;
- Three railroad spurs; and,
- Underground pipelines used for transport of surface runoff water and/or wastewater.

Historical aerial photographs also indicate that the parcel area was additionally used for storage of unknown materials.

Footnotes:

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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.

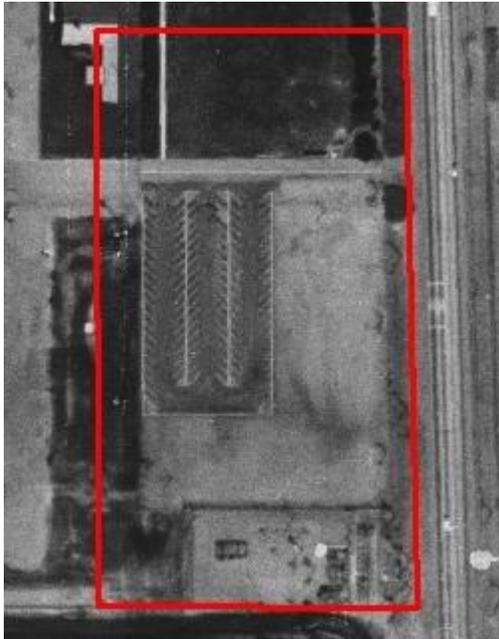
Commercial/Industrial Building
20051 S. Vermont Avenue/20101 S. Vermont Avenue
Torrance, CA 90502



CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-061	Current Use Code⁽²⁾:	3330 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 71 057B197 73	Date Built:	1979
Land Size:	5.4744 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	118,118 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 southeastern portion of the former Styrene Plancor. Styrene 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 commercial/industrial building. Loading areas and heavy vehicle parking and staging areas are located to the northwest and southwest of the building. Paved automobile parking areas are located to the northeast and southeast of the building. A small landscaped area is located to the east of the building, along S. Vermont Avenue, which borders the property to the east. The main entrance to the property is also along S. Vermont Avenue. The nature of business at the subject property is freight forwarding.

Historic Facilities:

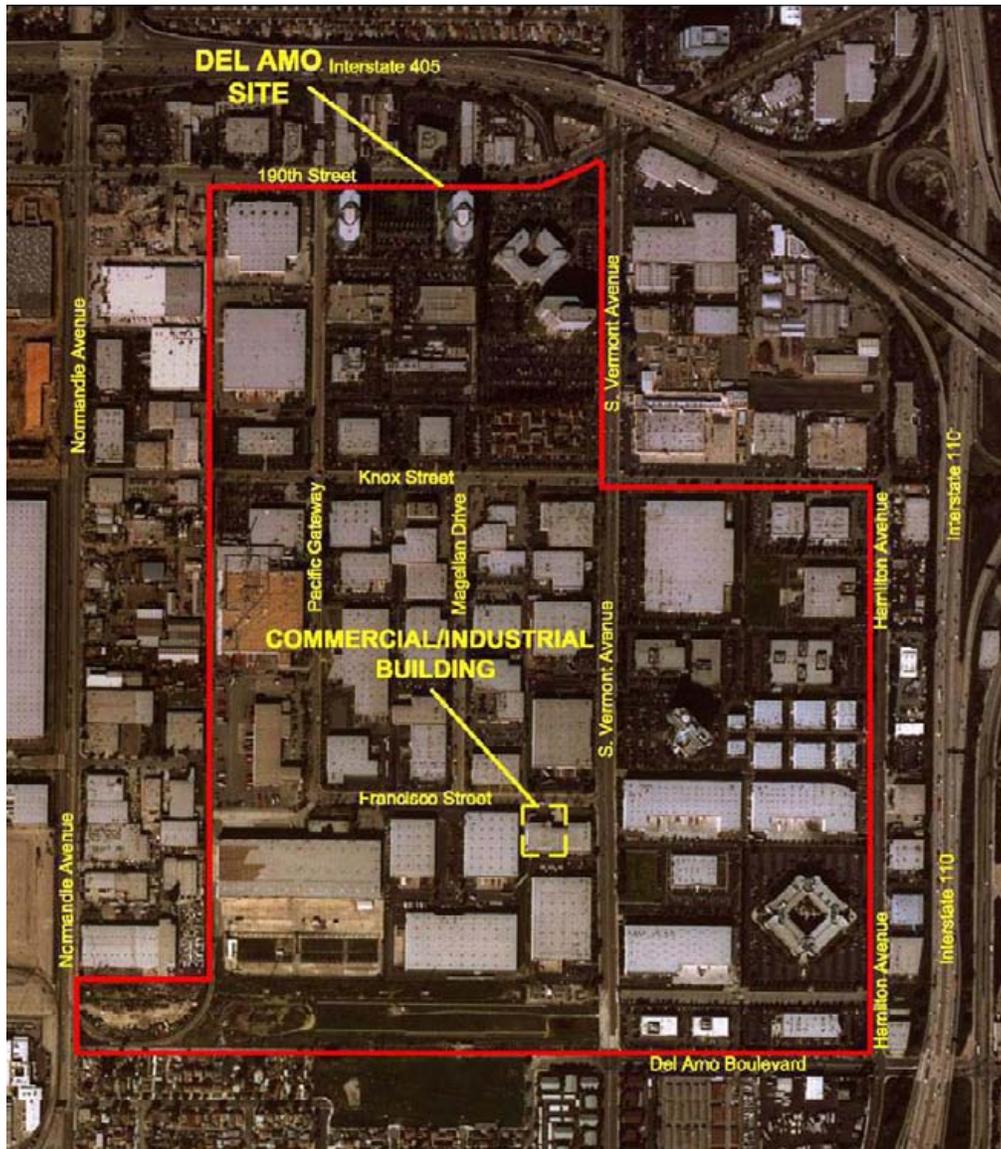
Former facilities identified within the parcel included:

- A portion of an engineering and operations administrative building; and,
- An electrical substation.

Footnotes:

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- (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.

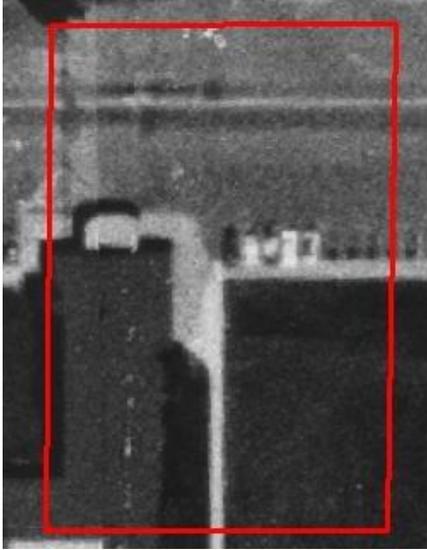
**Commercial/Industrial Building
920 W. Francisco Street
Torrance, CA 90502**



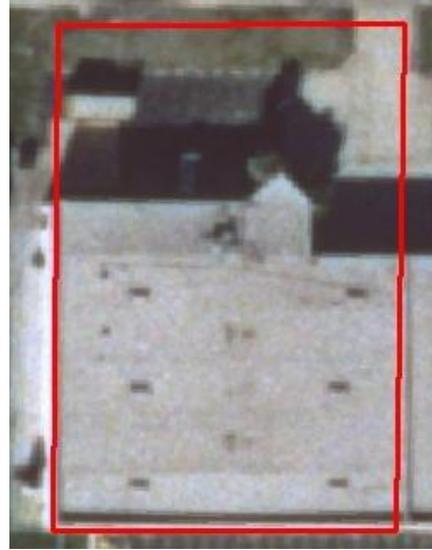
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-062	Current Use Code⁽²⁾:	3310 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 65	Date Built:	1976
Land Size:	0.8160 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	21,014 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	WDC Building	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 Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber.

Current Surface Features:

The subject property is developed with a portion of a commercial/industrial building utilized for office and/or warehouse purposes. A portion of the building is also located on the eastern adjacent parcel. A paved automobile parking area is located to the north of the building, and a loading area is located to the south of the building. Entrances to the property are along W. Francisco Street, which borders the property to the north, and S. Vermont Avenue, which is located to the east of the property. The nature of business at the subject property is chemical and janitorial supply sales.

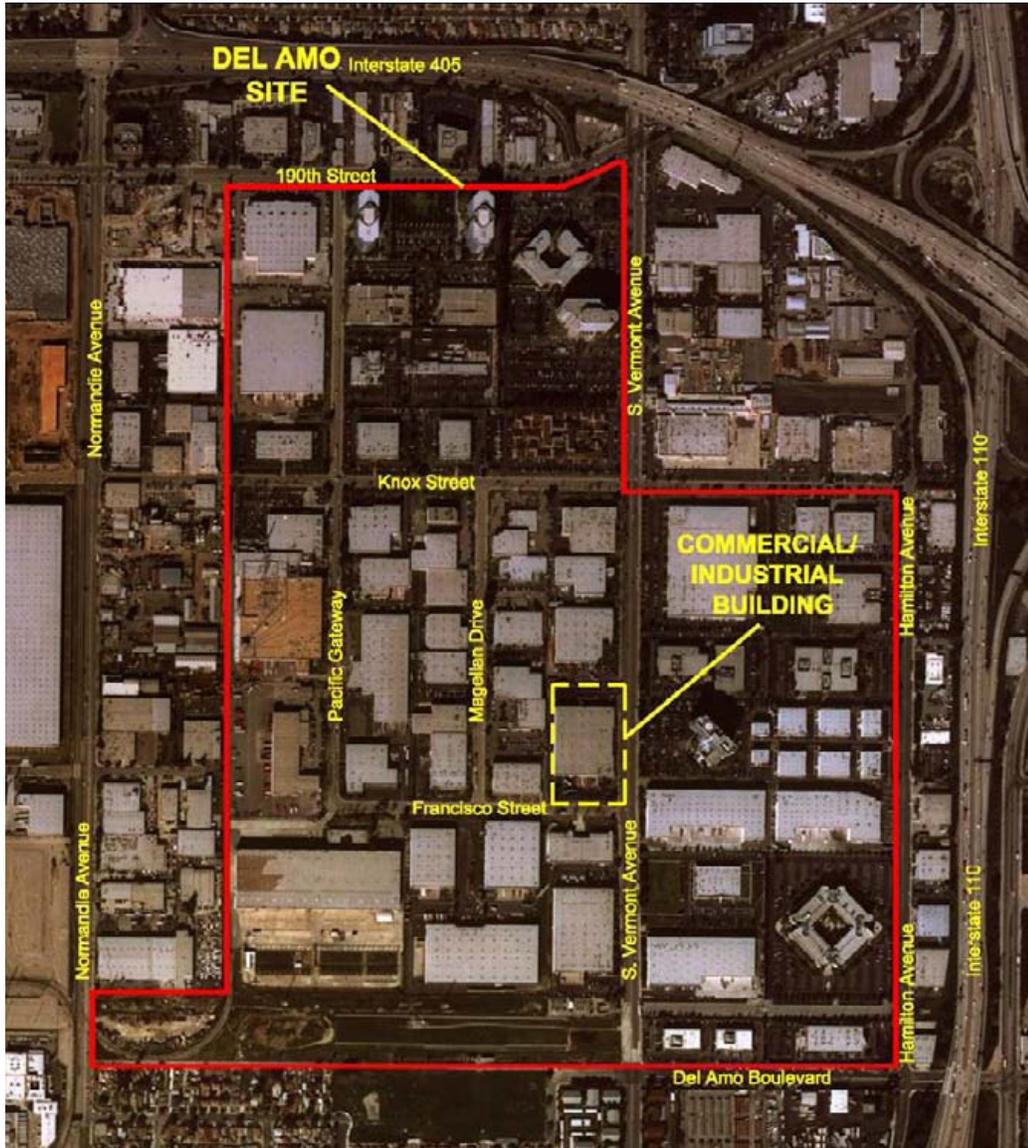
Historic Facilities:

Former plancor facilities located within the parcel area are limited to an engineering and operations administrative building.

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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- (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.

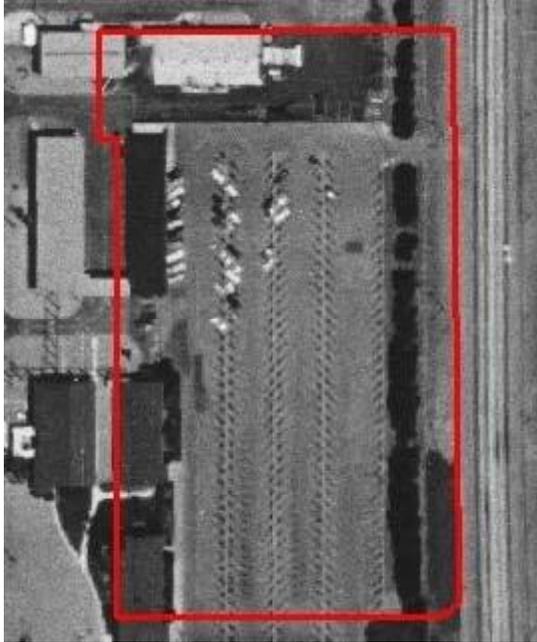
Commercial/Industrial Building
19801 S. Vermont Avenue/901 W. Francisco Street
Torrance, CA 90502



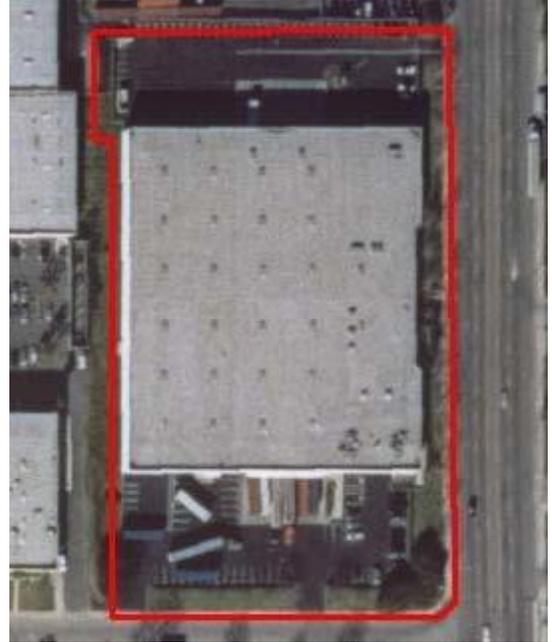
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-063	Current Use Code⁽²⁾:	3300 – Warehouse Distributor
Pin Number⁽³⁾:	057B197 49	Date Built:	1976
Land Size:	4.4822 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	94,080 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Lindymac Corporation	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located along the eastern boundary of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The majority of the parcel area was used as a parking lot during the period of plancor operation.

Current Surface Features:

The subject property is developed with a commercial/industrial building utilized for office and/or warehouse purposes. Paved automobile parking and loading areas are located to the north and south of the building. The property can be accessed by Vermont Avenue, which borders the property to the east or by Francisco Street, which borders the property to the south. The nature of business at the subject property is office equipment and furniture sales.

Historic Facilities:

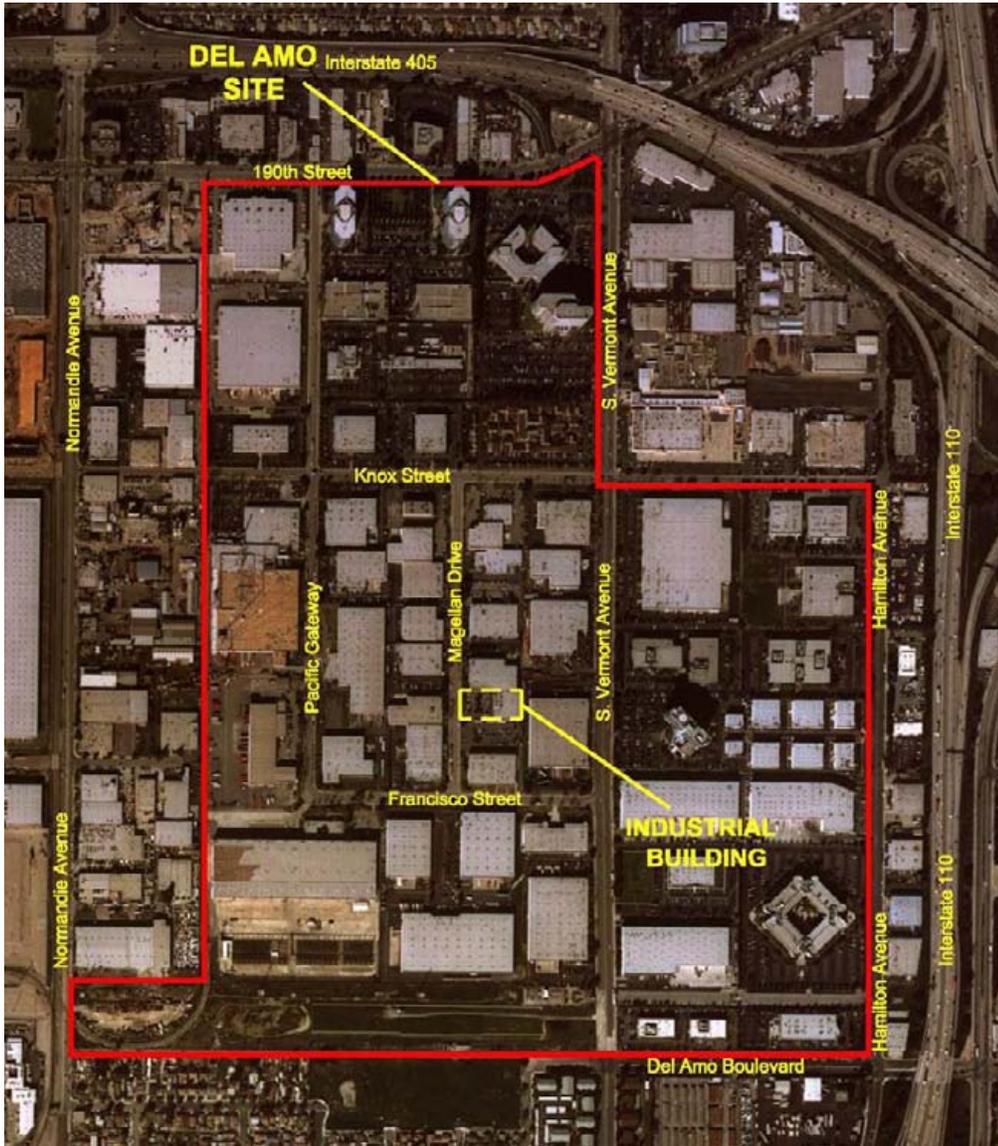
Former facilities identified within the parcel included:

- An instrument/electrical shop;
- A carpenter/paint shop;
- A garage and fire station;
- A cafeteria; and
- A portion of a “technological personnel” building.

Footnotes:

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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.

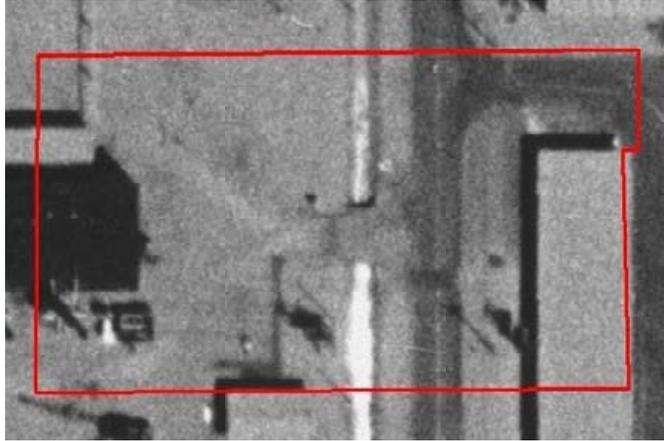
**Industrial Building
19750 S. Magellan Drive
Torrance, CA 90502**



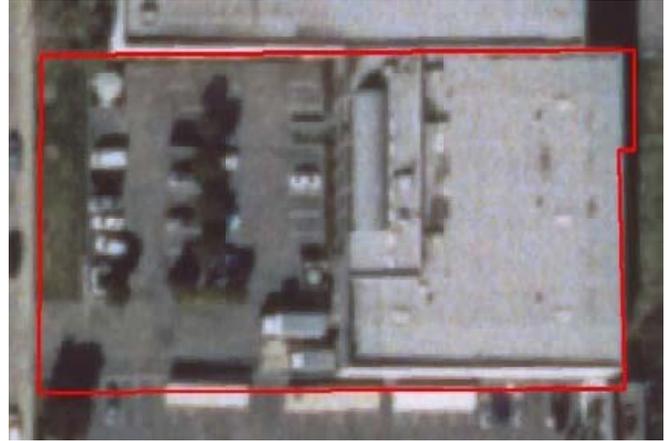
CURRENT ASSESSOR PARCEL INFORMATION

Assessor Parcel Number⁽¹⁾:	7351-034-064	Current Use Code⁽²⁾:	3100 – Light Manufacturing
Pin Number⁽³⁾:	057B197 53	Date Built:	1975
Land Size:	0.9323 Acres	Current Zoning⁽⁴⁾:	M3-1 (heavy industrial with no height restriction)
Building Size:	19,182 Square Feet	General Plan Land Use⁽⁵⁾:	Heavy Manufacturing
Current Owner:	Dongkuk International, Inc.	Owner/Use Confirmation:	01/08/2007

HISTORIC AND CURRENT SITE USE



1960 Aerial Photograph



2005 Aerial Photograph

Historic Use:

Located in the northern portion of the former Styrene Plancor. Styrene was manufactured within the plancor as a component of synthetic rubber. The parcel area includes the eastern portion of the former styrene production and propane cracking process area. Propane was thermally cracked to produce ethylene, which was used in other plancor areas for ethylbenzene production. Styrene was produced within the parcel area by the dehydrogenation of ethylbenzene.

Current Surface Features:

The subject property is developed with an industrial building on the eastern portion of the property. Paved automobile parking is located to the west and a small loading area to the southwest of the building. The main entrance to the property is from Magellan Drive, which borders the property to the west. The nature of business at the subject property is audio visual production and metal supplier.

Historic Facilities:

Former facilities identified within the parcel included:

- A styrene production/propane cracking process building;
- A transformer platform;
- A portion of a garage and fire station building; and
- Subgrade ditches and underground pipelines used for transport of surface water runoff and/or wastewater.

Historical documents indicate that, in addition to the VOCs identified above, hydrochloric acid, sulfuric acid, ethylchloride, aluminum chloride, iron-oxide catalyst, and tertiary butyl catechol may have been used in the parcel area, although the location of storage facilities for these chemicals is unknown. By-products of the styrene production process included heavy oils, tar, and coke, which were either disposed of in the Waste Pit Area (located approximately 1,600 feet south of the parcel area) or recycled and used as boiler fuel.

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.