

## Executive Summary

A former rubber manufacturing facility in Los Angeles, California, the 280-acre Del Amo Superfund site is now a dynamic industrial and commercial area home to businesses specializing in freight-forwarding, warehousing, distribution and logistics. Other businesses and organizations on-site include manufacturing hubs, medical facilities, financial service companies, government offices and a hotel. Redevelopment of the area, which is located south of Interstate 405 and west of Interstate 110 in southern California, began in the 1970s after the chemical plant was torn down.

Land uses at the site are supported by an innovative system of institutional controls put in place by EPA, the site's potentially responsible parties (PRPs), the California Department of Toxic Substances Control (DTSC) and the City of Los Angeles. These controls enable businesses to operate safely while also ensuring the protectiveness of the site's remedy. This case study explores the site's cleanup and reuse in greater detail, illustrating the benefits of Superfund redevelopment in action.

## Positive Impacts

- Land uses on-site support nearly 7,000 jobs and contribute nearly \$400 million in annual employment income to the local community.
- On-site businesses that produce retail sales and services also generate sales tax revenues that support state and local government.
- Over 300 businesses operate on site.
- The total market value of land and improvements on site was over \$590 million in 2012.
- In 2012, on-site properties generated \$8.6 million in local property tax revenues.

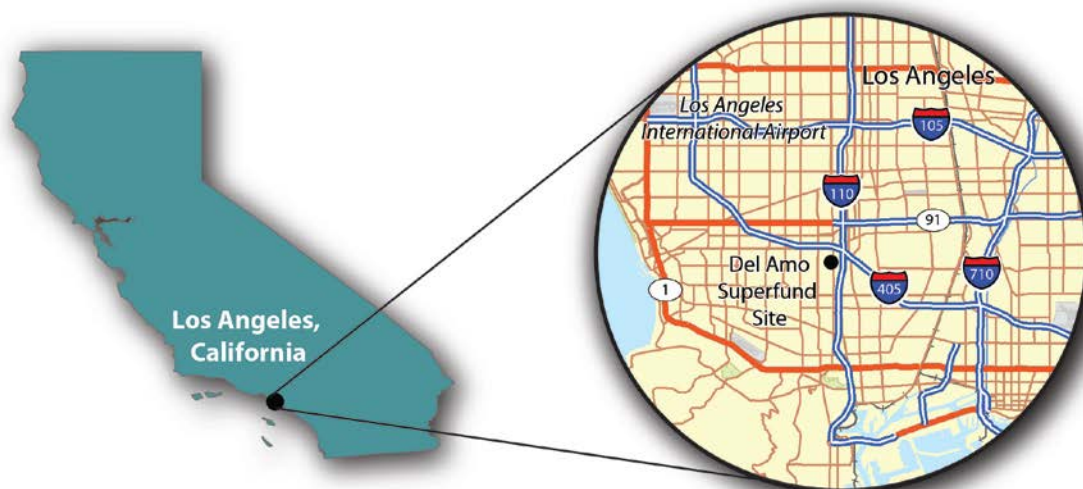


Figure 1: The site's location in Los Angeles, Los Angeles County, California

## Introduction

Superfund site remediation results in restored value to site properties and surrounding communities. Once a site property is ready for reuse, it can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Cleanup may also take place while there are active land uses on site. This case study captures the on-site and community impacts of continued uses and redevelopment at the Del Amo Superfund site.

The 280-acre site is located in the Harbor Gateway area of southern Los Angeles. The Harbor Gateway area is a two-mile wide north-south industrial and residential neighborhood. The city acquired the area in 1906 to connect the northern part of the city with the Port of Los Angeles and ocean port cities to the south. The site's surroundings include industrial and commercial areas to the north, east and west and residential areas to the south. West 190th Street borders the site to the north. Del Amo Boulevard borders the site to the south. Hamilton Avenue borders the site to the east. Railroad tracks border the site to the west. There are two major roadways within a block of the site – the San Diego Freeway/Interstate 405 to the north and the Harbor Freeway/Interstate 110 to the east. The Montrose Chemical Corporation Superfund site is located west of the Del Amo site. The two sites are nearly adjacent but contaminated ground water from both sites has merged.



Figure 2: Aerial view of the site

## Site History

The chemical manufacturing facility on site was built in the 1940s to produce synthetic rubber during World War II. At first, subsidiaries of the United States government owned the facility and private companies operated it under lease. The Shell Chemical Company (Shell) purchased it in 1955. Shell operated the facility until 1972 when it sold the property to a developer who dismantled the facility. The developer then sold off property parcels to other landowners and developers. Most of the site had been redeveloped by 1992.

The facility included three main production plants. Workers used several kinds of chemicals to create synthetic rubber. Manufacturing activities resulted in the release of chemicals into soil and ground water beneath the facility. Some of the releases were leaks from pipelines, storage tanks and processing units. Plant operators also disposed of wastes in unlined pits and ponds.



Figure 3: The chemical plant on site before redevelopment

Agency involvement at the site began in 1982, when the California Department of Health Services (DHS) excavated part of the waste pits. Around this time, EPA also began a series of site inspections. Based on the agencies' findings, EPA placed the site on the Superfund National Priorities List (NPL) in 1997. The Harbor Gateway Commercial Property Owners' Association then sued to have the site removed from the NPL. The court ruled in favor of the association in early 1999, stating that the listing was invalid because EPA did not obtain written approval from the governor. EPA later re-proposed the site for listing on the NPL and, with the governor's approval, listed it on the NPL in September 2002.

## Site Cleanup

To better manage the cleanup of the site, EPA divided the site into three operable units (OUs): Site Soils and Nonaqueous Phase Liquid (NAPL), Waste Pits and Dual-Site Groundwater. EPA refers to the third OU as "dual-site" because the ground water has comingled contamination from the site and the neighboring Montrose Chemical Corporation Superfund site. EPA issued the Record of Decision for the Waste Pits OU in 1997. EPA cleaned up the Waste Pits OU first because it posed an imminent hazard to neighboring homes. Next, EPA addressed the Dual-Site Groundwater OU due to the potential for ground water migration. The PRPs completed the design for the ground water cleanup system in fall 2012. The PRPs began construction of the system in 2013. EPA addressed the Site Soils and NAPL contamination last because it did not pose a short-term risk to human health or the environment.

EPA issued the Record of Decision for the Site Soils and NAPL OU in 2011. The remedy includes using institutional controls to minimize potential future exposures to residual contamination; capping some shallow contaminated soils; removing some soil contamination using soil vapor extraction; preventing unacceptable indoor air exposures using building engineering controls; reducing contamination that is impacting ground water by using chemical oxidation; and addressing any areas of contamination exceeding action levels found during future development or construction. EPA is negotiating implementation of these cleanup actions with the PRPs.

## Enabling Redevelopment, Maintaining Protectiveness

The 280-acre site includes 82 property parcels. All but about 10 of these acres are now developed for industrial and commercial uses, including light manufacturing, warehousing and offices. According to the Executive Director of the Harbor City/Harbor Gateway Chamber of Commerce Joeann Valle, part of what made the area a desirable location, especially for freight-forwarding companies, is its location next to the 405 and 110 freeways, as well as its location near the Port of Los Angeles, Port of Long Beach and Los Angeles International Airport. In addition, the area is located within a State Enterprise Zone, which provides tax incentives to businesses located there to stimulate business growth and attract new companies, jobs and investment. Although the designation expired in 2009, in May 2012, the state once again designated the area as a State Enterprise Zone. The designation remains in effect until April 30, 2027.



Figure 4: On-site property slated for active remedy components, including a soil vapor extraction system

Most of the redevelopment took place before the site's remedial investigation in 1992. However, commercial activities, including construction projects, have continued to occur regularly at the site. In the 1990s, it became clear to EPA during the feasibility study process that institutional controls would likely play a key role in the remedy selected for the site.

In 2007, EPA started an institutional control pilot program known as "Building Permit Review." The objective was to involve the Superfund site team (EPA, DTSC and site PRPs) in the City of Los Angeles' building permit process. The site team would work with permit applicants at the site prior to the start of construction projects. EPA was able to work with city departments and permit applicants. EPA was also able to evaluate and adjust protocols, and evaluate this institutional control as part of the Site Soils and NAPL (OU1) cleanup plan. Site PRPs also contracted with a "land-watch" company called Terradex, which monitors site parcels for permit activity or underground service alert information and shares relevant information with EPA. EPA site staff hosted a series of small group and one-on-one meetings and prepared and distributed a fact sheet to inform site property owners about the "Building Permit Review" pilot program.



Figure 5: Type of businesses located at the Del Amo Superfund site (minimum two or more businesses)

In 2011, EPA took its lessons learned from the pilot program and selected four "layers" of institutional controls as part of the overall remedy for the Site Soils and NAPL OU. In addition to the building permit reviews and sharing information about the site's environmental conditions, the institutional control layers also call for modifying the city's General Plan via a footnote and applying restrictive covenants to impacted properties.

The General Plan footnote applies to all site properties (except for the Waste Pits OU properties) that exceed action levels for residential use and is intended to strengthen the existing restrictions on residential use in place through zoning and prevent unacceptable exposure to contaminants that could occur during residential use. EPA and the PRPs will work with the city planning department to add the footnote to the General Plan via the amendment process involving the Planning Commission and the City Council.

Restrictive covenants apply to all site properties (except for the Waste Pits OU properties) that exceed action levels for residential use. The restrictions contained in the covenants will vary depending on the property and in addition to restricting residential reuse, requirements may include obtaining EPA approval before the initiation of any excavation work, restrictions on interference with remedial activities, systems, and prohibitions against drilling into or using ground water without EPA approval.

Together, the institutional controls are intended to make property owners, tenants and construction personnel aware of the remedy and ensure that EPA is aware of and reviews construction plans before any excavation that could encounter site-related contamination takes place.

To date, cleanup actions and environmental reviews associated with development activities have taken place on many site properties. In 2010, for example, a tenant proposed to remove hydraulic lifts from a property at the end of its lease. The tenant and parcel owner sampled area soils. Based on sampling findings, the tenant dug up impacted soil and site PRPs transported the material off site and safely disposed of it.



**Figure 6: Superfund cleanup followed by redevelopment at the site in 2012-2013**



**Figure 7: On-site property that underwent environmental review in 2010 for planned construction as part of the site's institutional control program**

## Local Impacts

Over 300 businesses employ about 7,000 people on site. They provide about \$400 million in employment income. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes that support state and local government. The properties on which these businesses are located also generate local property taxes. The site is home to large, multi-tenant office buildings and complexes as well as warehouses and other industrial buildings. A few of these facilities are highlighted below. The site's institutional controls apply to most of these properties.

### ***Sumitomo Warehouse USA***

This international freight forwarding company maintains its operations in a large building located at 19301 Pacific Gateway Drive. Other businesses in the building include AGC Automotive, an automotive glass producer, EIWA America, a professional services company, and Century Express, another freight forwarding company. Together, the businesses employ 30 people and contribute an estimated \$1.6 million in annual employment income. The building property generates \$185,000 in property taxes annually. The total assessed value of the property in 2012 was \$13 million.



Figure 8: Sumitomo Warehouse USA

### ***R.R. Donnelley & Sons Company***

This global integrated communications company provides premedia, printing, logistics and business process outsourcing services. The company operates a branch commercial printing facility at 19681 Pacific Gateway Drive. The facility employs 600 people and contributes an estimated \$28 million in annual employment income. The two parcels where the building is located generate \$587,000 in property taxes annually. The total assessed value of the two parcels in 2012 was \$22.5 million. The facility will include building engineering controls as part of the site remedy. In addition, active remedy components, including chemical oxidation and soil vapor extraction systems, will be located on the property.



Figure 9: R.R. Donnelley facility

### ***Herbalife***

This global nutrition company operates in multiple buildings at the site, including a branch office at 950 West 190th Street. Its branch office employs 45 people and contributes an estimated \$3.1 million in annual employment income. The assessed value of the building property in 2012 was \$26 million. Part of the property will be capped to address soil contamination.



Figure 10: Herbalife building at 950 West 190th Street

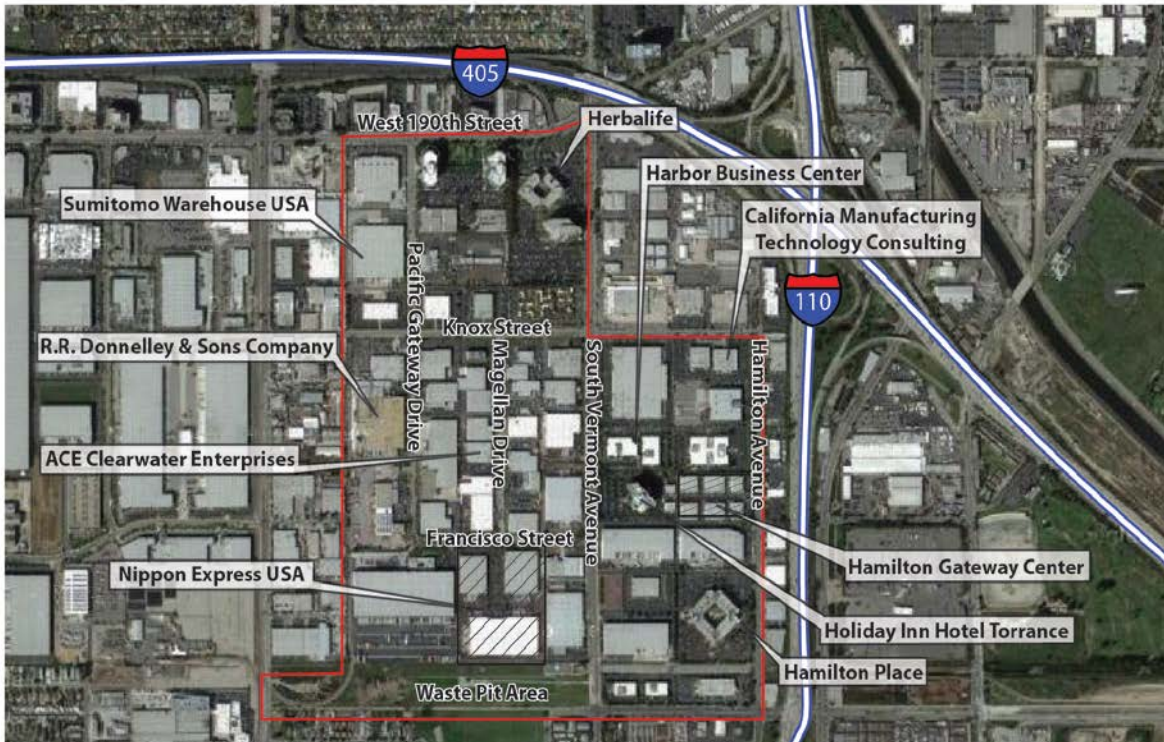


Figure 11: Examples of on-site businesses and business centers

**ACE Clearwater Enterprises**

This woman-owned business builds assemblies for the aerospace and power generation industries. The company’s headquarters is located at 19815 Magellan Drive. The operation employs 100 people and contributes an estimated \$6.5 million in annual employment income. The property generates \$21,000 in property taxes annually. The assessed value of the property in 2012 was \$1.4 million.



Figure 12: ACE Clearwater Enterprises facility

**Nippon Express USA**

This transportation services company provides truck services, logistics management, freight forwarding, moving services, customs brokerage, cargo insurance, and warehousing and distribution. It operates in several buildings across the site, including three buildings along Francisco Street. Its facility at 970 Francisco Street employs 50 people and contributes an estimated \$2.8 million in annual employment income. The property generates \$186,000 in property taxes annually. The assessed value of the property in 2012 was \$13 million.



Figure 13: Nippon Express USA facilities on Francisco Street

### ***Harbor Business Center***

Organizations and businesses at 19700 and 19750 South Vermont Avenue include Westwood College's South Bay campus and the headquarters of the American Youth Soccer organization. Together, businesses at the center employ 94 people and contribute an estimated \$4.0 million in annual employment income. The property generates \$238,000 in property taxes annually. The assessed value of the property in 2012 was \$16.7 million. The property is not subject to the site's residential restrictions and will not have any active remedy components.

### ***Holiday Inn Hotel – Torrance***

This 13-story, 330-room hotel located at 19800 South Vermont Avenue was renovated in 2012. The hotel operation, restaurant and gift shop employ 136 people and contribute an estimated \$4.1 million in annual employment income. The property generates \$237,000 in property taxes annually. The assessed value of the property in 2012 was \$14 million. The property is not subject to the site's residential restrictions and will not have any active remedy components.

### ***California Manufacturing Technology Consulting (CMTC)***

This nonprofit focuses on fostering innovation and knowledge sharing in the manufacturing, defense and healthcare industries. Its headquarters are located at 690 Knox Street. The organization employs 73 people and contributes an estimated \$9 million in annual employment income. CMTC shares the building with several other tenants. Another building is also located on the property. Together, the buildings compose the South Bay Business Center. The property generates \$165,000 in property taxes annually. The assessed value of the property in 2012 was \$11.5 million.

### ***Hamilton Gateway Center***

This multi-building business park was built in the early 2000s. Tenants include audio and film companies, freight forwarding and logistic companies, financial advisors and small-scale manufacturers. Together, these businesses employ 155 people and contribute an estimated \$11.2 million in annual employment income. The parcels that make up the business park contribute a combined \$258,000 in property taxes annually. The combined assessed value of the parcels in 2012 was \$19.4 million.



Figure 14: Tenant at the Harbor Business Center



Figure 15: Holiday Inn and restaurant



Figure 16: CMTC headquarters



Figure 17: Hamilton Gateway Center tenant sign



### **Hamilton Place**

This office building at 20101 Hamilton Avenue is home to several tenants, including CCH, a data processing company, and Raytheon Applied Signal Technology, a company specializing in security systems and technologies. Together, businesses on the property employ 399 people and contribute an estimated \$33.4 million in annual employment income. The property on which the building is located contributes \$561,000 in property taxes annually. The property's assessed value in 2012 was \$41.4 million. Active remedy components, including chemical oxidation and soil vapor extraction systems, will be located there. The property sold in November 2012 for \$33.7 million.



Figure 18: Hamilton Place

### **Conclusion**

In the Harbor Gateway community of Los Angeles, the local government, state agencies, the site's PRPs and EPA came together to develop an innovative system of institutional controls that allow businesses and developers to safely expand or upgrade existing operations, install new infrastructure and build new commercial and industrial buildings on the Del Amo Superfund site. This system has enabled the site to continue serving as the location of a dynamic cluster of diverse businesses while ensuring the protection of human health and the environment. These businesses provide many jobs and substantial employment income for southern California residents and generate tax revenues for state and local government. The site's cleanup and ongoing use illustrate how regulatory agencies and businesses can work together to strengthen communities and advance environmental protection.



Figure 19: Harbor Gateway sign at the site

For more information about EPA's Superfund Redevelopment Initiative (SRI), visit:  
<http://www.epa.gov/superfund/programs/recycle/>



### Technical Appendix

#### **Positive Impacts: Employment Information for On-site Jobs**

The Dun & Bradstreet (D&B) database provided most of the information on the number of employees and sales volume for on-site businesses. D&B provides information on businesses and corporations. It maintains a database of over 179 million companies globally and over 53 million professional contact names using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. The Data Universal Numbering System (DUNS) number is a unique nine-digit identification number assigned by D&B to each business and its location within the D&B database for identifying each business. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database, which includes listings for millions of companies.

#### **Positive Impacts: Wage and Income Information for On-site Jobs**

The U.S. Bureau of Labor Statistics (BLS) provided wage and income information. The BLS is a governmental statistical agency that collects, processes, analyzes and disseminates essential statistical data to the American public, the U.S. Congress, and other federal agencies in the broad field of labor economics and statistics. The data provided by the BLS has high standards of accuracy and consistently high statistical quality, and impartiality in both subject matter and presentation.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses located at the Del Amo site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses in Los Angeles County. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the businesses located at the Del Amo site, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

*NOTE:* Tables 1 (B) – 1 (F) lists the Del Amo site businesses discussed in the “Local Impacts” section of the case study where a particular building or building complex is featured that includes more than one business.

**Table 1 (A): Del Amo Site Businesses: NAICS Code and Title, Average Weekly Wage, Employees, Annual Wages and Total Annual Wage per Employee**

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
3pl Systems, Inc.	19829 Hamilton Ave	541511	Custom computer programming services	10	1833	\$ 95,316	\$ 953,160
A Plus Transland Inc	19401 S Vermont Ave Ste G	488510	Freight transportation arrangement	1	1069	\$ 55,588	\$ 55,588
Ace Clearwater Enterprises	19815 Magellan Dr	336413	Other aircraft parts and equipment	100	1258	\$ 65,416	\$ 6,541,600
ADECCO USA, INC.	19191 S Vermont Ave #840	561320	Temporary help services	12	537	\$ 27,924	\$ 335,088
Adk America, Inc.	970 W 190th St Ste 710	541810	Advertising agencies	15	2174	\$ 113,048	\$ 1,695,720
AeroPartners America, Inc.	970 W 190th St	423860	Transport. goods merchant wholesalers	5 <sup>b</sup>	1390	\$ 72,280	\$ 361,400
Aerotek, Inc.	990 W 190th St Ste 400	561320	Temporary help services	40	537	\$ 27,924	\$ 1,116,960
AGC FLAT GLASS NORTH AMERICA, INC. (on site listed as AGC Automotive)	19301 Pacific Gateway Dr	423120	New motor vehicle parts merchant wholesalers	6	821	\$ 42,692	\$ 256,152
Ahn's Piano	19827 Hamilton Ave	451140	Musical instrument and supplies stores	1	972	\$ 50,544	\$ 50,544
Air Fayre Ca Inc	20051 S Vermont Ave	722514	Cafeterias, grill buffets, and buffets	225	355	\$ 18,460	\$ 4,153,500
Air Fayre USA Inc.	20051 S Vermont Ave	722320	Caterers	200	372	\$ 19,344	\$ 3,868,800
Ait Worldwide Logistics, Inc.	19901 Hamilton Ave Ste D	488510	Freight transportation arrangement	100	1069	\$ 55,588	\$ 5,558,800
Ajilon Professional Staffing, LLC	19191 S Vermont Ave Ste 840	561311	Employment placement agencies	15	511	\$ 26,572	\$ 398,580
All Sports Traffic School	19401 S VERMONT AVE, Suite K105	NA	NA	NA	NA	NA	NA
ALTA COLLEGES, INC.	19700 S Vermont Ave Ste 100	NA	NA	NA	NA	NA	NA
American Medical Response of Southern California	20101 Hamilton Ave #300	621910	Ambulance services	2	619	\$ 32,188	\$ 64,376

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
AMERICAN YOUTH SOCCER ORGANIZATION	19750 S Vermont Ave Ste 200	713940	Fitness and recreational sports centers	48	356	\$ 18,512	\$ 888,576
AMRS (AMERICAN METAL RECYCLING SERVICES)	1011 FRANCISCO ST	NA	NA	NA	NA	NA	NA
ANDRY SPECIALTY VEHICLES INC. (ASV)	19603 S Vermont Ave	561990	All other support services	15	760	\$ 39,520	\$ 592,800
ANTHONY'S GIFT SHOP	19800 S Vermont Ave	453220	Gift, novelty, and souvenir stores	1	517	\$ 26,884	\$ 26,884
Aoi College of Language Incorporated	19401 S Vermont Ave Ste G100	611310 <sup>e</sup>	Colleges and universities	4	1190	\$ 61,880	\$ 247,520
Apple One Payroll	990 Knox St	561311	Employment placement agencies	5	511	\$ 26,572	\$ 132,860
Arden Realty, Inc.	970 West 190th St.	531210	Offices of real estate agents and brokers	3	1421	\$ 73,892	\$ 221,676
ARES Corporation	970 W 190th St Ste 610	541330	Engineering services	49	2445	\$ 127,140	\$ 6,229,860
Arpan Foundation, Inc.	19401 S Vermont Ave Ste K105	813410	Civic and social organizations	3	423	\$ 21,996	\$ 65,988
Atlas World USA Inc	991 Francisco Street	424490	Other grocery product merchant wholesalers	1 <sup>b</sup>	915	\$ 47,580	\$ 47,580
AUTO PAGE INC.	960 Knox St Bldg B	423610	Elec. equip. and wiring merchant wholesalers	13	1406	\$ 73,112	\$ 950,456
Axiom Translations LLC	19401 S Vermont Ave Ste D202	541930	Translation and interpretation services	3	871	\$ 45,292	\$ 135,876
B R AND Y INSURANCE AGENCY	970 W 190th St Ste 590	524210	Insurance agencies and brokerages	7	1459	\$ 75,868	\$ 531,076
Bank of West	19191 S Vermont Ave Ste 150	522110	Commercial banking	4	1402	\$ 72,904	\$ 291,616
BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES	19875 Pacific Gateway Dr	424490	Other grocery product merchant wholesalers	175	915	\$ 47,580	\$ 8,326,500
Benchmark Staffing	990 W 190TH ST	NA	NA	NA	NA	NA	NA

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Bezaire, Ledwitz and Associates APC (listed as Anne Bezaire & Associates in D&B/Bezaire, Ledwitz & Borncamp, APC in Manta, same address)	970 W 190th St Ste 275	541110	Offices of lawyers	3	2086	\$ 108,472	\$ 325,416
Binex Los Angeles	19515 S VERMONT AVE	NA	NA	NA	NA	NA	NA
Bitas	990 W 190th St Ste 120	623110	Nursing care facilities, skilled nursing	70	595	\$ 30,940	\$ 2,165,800
Books En More	19401 S Vermont Ave	424920	Book and periodical merchant wholesalers	4	844	\$ 43,888	\$ 175,552
BRIAN ROH (Century Express)	19301 Pacific Gateway Dr	488510	Freight transportation arrangement	4	1069	\$ 55,588	\$ 222,352
Btylerbooks, Inc.	19401 S Vermont Ave Ste G107	424920	Book and periodical merchant wholesalers	7	844	\$ 43,888	\$ 307,216
Cal Import Global Logistics Inc.	20280 S VERMONT	NA	NA	NA	NA	NA	NA
CAL TECH COPIER INC	970 W 190th St Ste 780	811212	Computer and office machine repair	8	806	\$ 41,912	\$ 335,296
California Manufacturing Technology Consulting	690 Knox St Ste 200	541330	Engineering services	73	2445	\$ 127,140	\$ 9,281,220
Cal-Osha (Listed as Cal Equalization State Bd on Manta)	680 Knox Street # 100	NA	NA	NA	NA	NA	NA
CALPIS USA, Inc.	19191 S Vermont Avenue # 875	446191	Food, health, supplement stores	5 <sup>b</sup>	545	\$ 28,340	\$ 141,700
Calsoft Systems	19701 Hamilton Ave #190	443142	Electronics stores	38	1140	\$ 59,280	\$ 2,252,640
Caltec International LLC	19801 Hamilton Ave	541618	Other management consulting services	2	1965	\$ 102,180	\$ 204,360
Capstone Hs, Inc.	19401 S Vermont Ave Ste K104	315220	Men's and boys' cut and sew apparel mfg	5	560	\$ 29,120	\$ 145,600

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Cargo One, Inc	970 W 190TH ST	NA	NA	NA	NA	NA	NA
CB Richard Ellis Investors L L C	970 W 190th St Ste 560	523910	Miscellaneous intermediation	2	2662	\$ 138,424	\$ 276,848
CCH INCORPORATED	20101 Hamilton Ave #200	518210	Data processing, hosting and related services	350	1580	\$ 82,160	\$ 28,756,000
Center For Autism and Related Disorders	20101 Hamilton Ave	813410	Civic and social organizations	2	423	\$ 21,996	\$ 43,992
Central Properties	20300 S Vermont Ave Ste 220	541611	Administrative management consulting services	5	2186	\$ 113,672	\$ 568,360
Child Support Services (in D&B) / Los Angeles County Child Support Services Department (one of six office locations)	20221 Hamilton Ave #100	813319	Other social advocacy organizations	3	794	\$ 41,288	\$ 123,864
Children's Institute, Inc.	19700 S Vermont Ave, Ste 250	NA	NA	NA	NA	NA	NA
Citizen Watch CO of America	1000 W 190th Street	448310	Jewelry stores	250 <sup>b</sup>	743	\$ 38,636	\$ 9,659,000
CITIZENS BUSINESS BANK	970 W 190th St Ste 301	522110	Commercial banking	17	1402	\$ 72,904	\$ 1,239,368
Clark Fish LA.	19401 S VERMONT AVE, B100a	NA	NA	NA	NA	NA	NA
Clinica Trails	19401 S Vermont Ave	621111	Offices of physicians, except mental health	3	1464	\$ 76,128	\$ 228,384
CMC Productions	970 W 190th St Ste 520	512110	Motion picture and video production	2	1865	\$ 96,980	\$ 193,960
CMC Productions USA Inc.	Gateway Towers W 970 Ste 520	541613	Marketing Consulting Services	9	1452	\$ 75,504	\$ 679,536
Cmtc Ds LLC	690 Knox St Ste 200	336413	Other aircraft parts and equipment	2	1258	\$ 65,416	\$ 130,832
Cmtc Hc LLC	690 Knox St Ste 200	541618	Other management consulting services	1	1965	\$ 102,180	\$ 102,180

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
CNS Network	19401 S VERMONT AVE, F100	621493	Freestanding emergency medical centers	5 <sup>b</sup>	1131	\$ 58,812	\$ 294,060
Colos Inc.	19401 S Vermont Ave	321920	Wood container and pallet manufacturing	8	615	\$ 31,980	\$ 255,840
Counseling 4 Kids	19701 Hamilton Ave #160	624190	Other individual and family services	6	675	\$ 35,100	\$ 210,600
County of Los Angeles	20221 Hamilton Ave	541110	Offices of lawyers	214	2086	\$ 108,472	\$ 23,213,008
Creation World Inc	19401 S Vermont Ave Ste A108	541618	Other management consulting services	5	1965	\$ 102,180	\$ 510,900
Crestec Digital Inc	1010 Knox St	541430	Graphic design services	16	1289	\$ 67,028	\$ 1,072,448
Crestec USA Inc.	1010 Knox St	NA	NA	NA	NA	NA	NA
Crown Capital Securities L.P.	19401 S Vermont Avenue # K100	523930	Investment advice	1 <sup>b</sup>	4057	\$ 210,964	\$ 210,964
Crystal Clear Insurance (listed as Insurance, not Insurance)	19401 S Vermont Ave Ste A102	561720	Janitorial services	2	433	\$ 22,516	\$ 45,032
Culver Group	970 W 190th St Ste 970	561311	Employment placement agencies	2	511	\$ 26,572	\$ 53,144
Cushman & Wakefield, Inc.	970 W 190th St Ste 550	531210	Offices of real estate agents and brokers	13	1421	\$ 73,892	\$ 960,596
D.T.M. SERVICES, INC.	19829 Hamilton Ave	488510	Freight transportation arrangement	NA	NA	NA	NA
Damco USA, Inc.	680 Knox Street # 200	483111	Deep sea freight transportation	2 <sup>b</sup>	1454	\$ 75,608	\$ 151,216
Deli Connection	970 W 190th St Ste 150	722511	Full-service restaurants	3	386	\$ 20,072	\$ 60,216
Dermalogica Inc	1001 Knox St	812112	Beauty salons	5	433	\$ 22,516	\$ 112,580
Derrick A Rogers CPA	970 W 190th St Ste 660	541211	Offices of certified public accountants	8	1570	\$ 81,640	\$ 653,120

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Doma Inc	20300 S Vermont Ave Ste 125	541410	Interior design services	1	1286	\$ 66,872	\$ 66,872
Dongbu Express USA Inc	19191 S Vermont Avenue # 630	331111	Iron and steel mills	1 <sup>b</sup>	798 (2010 BLS value)	\$ 41,496	\$ 41,496
Dongbu Usa, Inc.	19191 S Vermont Ave Ste 630	423510	Metal merchant wholesalers	9	1256	\$ 65,312	\$ 587,808
Dongkuk International Inc	19750 Magellan Drive	523999	Miscellaneous financial investment activities	10 <sup>b</sup>	4119	\$ 214,188	\$ 2,141,880
Dongsoon Kang, CPA (listed as D K Consulting in D&B)	19401 S Vermont Ave Ste C201	541211	Offices of certified public accountants	3	1570	\$ 81,640	\$ 244,920
Dosco America, Inc.	19401 S Vermont Ave Ste I106	423510	Metal merchant wholesalers	2	1256	\$ 65,312	\$ 130,624
E O S Accountant LLP	990 W 190th St	541219	Other accounting services	3	948	\$ 49,296	\$ 147,888
Easter Seals of Southern California (listed as "Seales in D&B")	19750 S Vermont Ave	624190	Other individual and family services	2	675	\$ 35,100	\$ 70,200
EDO Trade Technologies (Found as Trade Technologies in D&B/Manta)	19401 S Vermont Ave H112	424990	Other nondurable goods merchant wholesalers	2	839	\$ 43,628	\$ 87,256
Eiwa America	19301 Pacific Gateway Dr	541990	All other professional and technical services	2	1364	\$ 70,928	\$ 141,856
Enc, Inc	19811 Hamilton Ave	488510	Freight transportation arrangement	5	1069	\$ 55,588	\$ 277,940
ENI JR 286 (Global Headquarters)	20100 S VERMONT AV	NA	NA	NA	NA	NA	NA
Enustech., Inc	20280 S Vermont Ave Ste 200	561499	All other business support services	1	861	\$ 44,772	\$ 44,772
Environ Industries, Inc. (Environ Industries International Inc in Manta)	19401 S Vt Avenue # H108	999990	Undetermined	NA	NA	NA	NA
Envision Group Inc	990 W 190th St Ste 220	541613	Marketing consulting services	7	1452	\$ 75,504	\$ 528,528



On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
EOS Accountants LLP	970 W 190th Street # 850	541211	Offices of certified public accountants	1 <sup>b</sup>	1570	\$ 81,640	\$ 81,640
Eut Inc	19811 Hamilton Ave	423690	Other electronic parts merchant wholesalers	6	1408	\$ 73,216	\$ 439,296
Farmers Financial Services	19191 S Vermont Ave Ste 400	561499	All other business support services	1	861	\$ 44,772	\$ 44,772
Fashion Life, Inc	19780 Pacific Gateway Dr	448120	Women's clothing stores	2	390	\$ 20,280	\$ 40,560
Fedex Trade Networks Transport & Brokerage, Inc.	19601 Hamilton Ave	488510	Freight transportation arrangement	16	1069	\$ 55,588	\$ 889,408
Fireball	19815 Hamilton Ave	339920	Sporting and athletic goods manufacturing	2	896	\$ 46,592	\$ 93,184
FIRST-CITIZENS BANK & TRUST COMPANY	990 W 190th St Ste 440	522110	Commercial banking	6	1402	\$ 72,904	\$ 437,424
For Days USA Inc.	20280 S Vermont Ave Ste 250	446191	Food, health, supplement stores	3	545	\$ 28,340	\$ 85,020
Freeman Enrichment Center	19401 S VERMONT AVE, D100	NA	NA	NA	NA	NA	NA
Fremont Associates	970 W 190th St Ste 220	531210	Offices of real estate agents and brokers	5	1421	\$ 73,892	\$ 369,460
Fremont Properties (Listed as Fremont Development Company in D&B, same address, different NAICS code than Manta)	970 W 190th St Ste 220	237210	Land subdivision	6	1585	\$ 82,420	\$ 494,520
Furmanite America Inc	19700 Magellan Drive	811490	Other household goods repair and maintenance	12 <sup>b</sup>	671	\$ 34,892	\$ 418,704
G. Rae Cafe	970 W 190th St Ste 150	722511	Full-service restaurants	NA	NA	NA	NA
GA Design Inc	19191 S Vermont Ave Ste 640	541310	Architectural services	6	1583	\$ 82,316	\$ 493,896

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Gayle Perez	19401 S Vermont Ave	518210	Data processing, hosting and related services	2	1580	\$ 82,160	\$ 164,320
Genex Services Inc	20280 S Vermont Ave Ste 115	541611	Administrative management consulting services	18	2186	\$ 113,672	\$ 2,046,096
Global Detailing Services	19401 S Vermont Avenue # A205a	541330	Engineering services	1 <sup>b</sup>	2445	\$ 127,140	\$ 127,140
Global Electronic Technology, Inc.	970 W 190th St Ste 890	522320	Financial transaction processing and clearing	30	1306	\$ 67,912	\$ 2,037,360
Globe Express Services, Ltd	970 W 190th St Ste 300	488510	Freight transportation arrangement	9	1069	\$ 55,588	\$ 500,292
Greater South Bay Area Home Health, Inc	680 Knox St Ste 125	621610	Home health care services	50	561	\$ 29,172	\$ 1,458,600
Haas Consulting Group, Inc.	20280 S Vermont Ave Ste 205	541618	Other management consulting services	2	1965	\$ 102,180	\$ 204,360
Hamilton Place Cafeteria	20101 Hamilton Ave #180	722514	Cafeterias, grill buffets, and buffets	NA	NA	NA	NA
Health Care Partners, Inc.	19191 S Vermont Ave Ste 300	621111	Offices of physicians, except mental health	8	1464	\$ 76,128	\$ 609,024
Healthcare Partners Institute For Applied Research and Education	19191 S Vermont Ave Ste 200	624190	Other individual and family services	2	675	\$ 35,100	\$ 70,200
HealthCare Partners, LLC	19191 Vermont Ave.	62111	Offices of physicians	600	1449	\$ 75,348	\$ 45,208,800
Healthcare Partners Medical Group (formerly Memorial Medical Group, A Professional Corp.)	19191 S Vermont Ave Fl 3	621111	Offices of physicians, except mental health	2	1464	\$ 76,128	\$ 152,256
Herbalife International, Inc.	990 W 190th St	424210	Druggists' goods merchant wholesalers	NA	NA	NA	NA
HERBALIFE LTD, INC.	950 W 190th St	424210	Druggists' goods merchant wholesalers	45	1341	\$ 69,732	\$ 3,137,940
Herbalife Ltd, Inc.	990 W 190th St Ste 650	424690	Other chemicals merchant wholesalers	500	1243	\$ 64,636	\$ 32,318,000

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Holiday Inn Hotel Torrance	19800 S Vermont Ave	721110	Hotels and motels, except casino hotels	130	593	\$ 30,836	\$ 4,008,680
HOME CARE ADVANTAGE INC	19191 S Vermont Ave Ste 410	621399	Offices of miscellaneous health practitioners	40	603	\$ 31,356	\$ 1,254,240
Homecare Advantage Inc	19191 S Vermont Ave Ste 200	621610	Home health care services	10	561	\$ 29,172	\$ 291,720
Honda Federal Credit Union	19701 Hamilton Ave #130	522130	Credit unions	35	1146	\$ 59,592	\$ 2,085,720
Hotspot Printing & Packaging	19401 S Vermont Ave	541990	All other professional and technical services	6	1364	\$ 70,928	\$ 425,568
Hotta Liesenberg Saito LLP	970 W 190th St Ste 900	541211	Offices of certified public accountants	6	1570	\$ 81,640	\$ 489,840
Hoya Lens of America, Inc.	19750 S Vermont Ave Ste 160	423460	Ophthalmic goods merchant wholesalers	NA	NA	NA	NA
HUMANA INC.	970 W 190th St Ste 800	621210	Offices of dentists	NA	NA	NA	NA
Iij America Inc.	990 W 190th St Ste 240	443142	Electronics stores	4	1140	\$ 59,280	\$ 237,120
Independent Capital Management (AIG Financial Advisors Inc)	19191 S Vermont Ave Ste 170	523930	Investment advice	2	4057	\$ 210,964	\$ 421,928
Image Solutions Apparel, Inc.	19819 Hamilton Ave	315220	Men's and boys' cut and sew apparel mfg	25	560	\$ 29,120	\$ 728,000
Imperial CFS, Inc.	1000 Francisco St	493190	Other warehousing and storage	50	756 (2008 BLS value)	\$ 39,312	\$ 1,965,600
Independent Capital Management Inc	19191 S Vermont Ave Ste 170	541611	Administrative management consulting services	15	2186	\$ 113,672	\$ 1,705,080
INDUSTRIAL RELATIONS, CALIFORNIA DEPARTMENT OF	680 Knox St Ste 100	926150	Licensing and regulating commercial sectors	12	1400	\$ 72,800	\$ 873,600
Inner Point Corp.	19401 S Vermont Ave	488510	Freight transportation arrangement	3	1069	\$ 55,588	\$ 166,764

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
International School of Motion Pictures	19401 S Vermont Ave Ste H106	611699	Miscellaneous schools and instruction	2	497	\$ 25,844	\$ 51,688
JANET HILTON (shown as Allstate)	990 W 190th St Ste 300	524210	Insurance agencies and brokerages	100	1459	\$ 75,868	\$ 7,586,800
Japan Pacific Travel Service	19750 S VERMONT AVE	NA	NA	NA	NA	NA	NA
JIM C CHEN ACCOUNTANCY CORPORATION	19191 S Vermont Ave Ste 850	541211	Offices of certified public accountants	6	1570	\$ 81,640	\$ 489,840
Jinil International, Inc.	970 W 190th St Ste 880	812112	Beauty salons	3	433	\$ 22,516	\$ 67,548
Jnk Trading Co	19401 S Vermont Ave Ste B100	423510	Metal merchant wholesalers	2	1256	\$ 65,312	\$ 130,624
JSI Shipping Corp.(office)	960 KNOX ST	NA	NA	NA	NA	NA	NA
JULIEN L, INC	19771 Magellan Dr	811420	Reupholstery and furniture repair	25	573	\$ 29,796	\$ 744,900
JX Nippon Oil and Energy USA	970 W 190TH ST	NA	NA	NA	NA	NA	NA
K2sp Corp.	970 Knox St Ste D	561720	Janitorial services	3	433	\$ 22,516	\$ 67,548
KAMRAN STAFFING INC.	19401 S VERMONT AVE, J103	561311	Employment placement agencies	2	511	\$ 26,572	\$ 53,144
Kataoka USA , Inc	970 W 190th St Ste 920	531210	Offices of real estate agents and brokers	5	1421	\$ 73,892	\$ 369,460
Kavesh, Minor & Otis, Inc. (listed as Minor & Otis Kavesh Inc in D&B)	990 W 190th Street # 500	541110	Offices of lawyers	NA	NA	NA	NA
Kelvin Logistics, Inc.	19825 Hamilton Ave	488510	Freight transportation arrangement	1	1069	\$ 55,588	\$ 55,588
Kingsbury Uniforms, Inc.	19401 S Vermont Ave Ste l104	315280	Other cut and sew apparel manufacturing	6	1044	\$ 54,288	\$ 325,728

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Kingstar Supplies, Inc.	19809 Hamilton Ave	453991	Tobacco stores	3	341	\$ 17,732	\$ 53,196
Kiosk Logix	19815 Hamilton Ave	541511	Custom computer programming services	2	1833	\$ 95,316	\$ 190,632
Kotra Kbdc La (KOTRA Business Development Center (Business Incubator))	20280 S Vermont Ave	541611	Administrative management consulting services	2	2186	\$ 113,672	\$ 227,344
KOWA AMERICAN CORPORATION	20001 S Vermont Ave	424330	Women's and children's clothing merch. whls.	18	874	\$ 45,448	\$ 818,064
Kowa Health Care America, Inc.	20001 S Vermont Ave	311514	Dry, condensed, and evaporated dairy products	5	640 (2010 BLS value)	\$ 33,280	\$ 166,400
Kowa Optimed, Inc.	20001 S Vermont Ave	423460	Ophthalmic goods merchant wholesalers	10	916	\$ 47,632	\$ 476,320
Kumon Math & Reading Centers	990 W 190th St Ste 200	611710	Educational support services	2	666	\$ 34,632	\$ 69,264
Legacy Financial Group	990 W 190th St Ste 520	541611	Administrative management consulting services	2	2186	\$ 113,672	\$ 227,344
LNP Textile, Inc.	20300 S Vermont Avenue # 205	314999	All other miscellaneous textile product mills	1 <sup>b</sup>	530 (2010 BLS value)	\$ 27,560	\$ 27,560
Lord, Ficks, Zayed & Associates	19803 HAMILTON AVE, Suite 100	NA	NA	NA	NA	NA	NA
LORDO AMERICA, INC	20280 S Vermont Ave Ste 200	423510	Metal merchant wholesalers	1	1256	\$ 65,312	\$ 65,312
Los Angeles Housing Dept	690 Knox St	611110	Elementary and secondary schools	NA	NA	NA	NA
LPL Financial (Listed as Martin Lombrano on D&B and Manta)	990 W 190th Street Ste 500	541611	Administrative management consulting services	1	2186	\$ 113,672	\$ 113,672
Manufacturers Bank	970 W 190th St Ste 500	522110	Commercial banking	7	1402	\$ 72,904	\$ 510,328
Mark Steel International, LLC	19191 S VERMONT AVE	NA	NA	NA	NA	NA	NA

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Marketplace Clothing	19771 Magellan Dr	448120	Women's clothing stores	2	390	\$ 20,280	\$ 40,560
Marriott International	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Martek Power Abbott Inc	1111 Knox St	541613	Marketing consulting services	2	1452	\$ 75,504	\$ 151,008
MARTEK POWER INCORPORATED	1111 Knox St	334419	Other electronic component manufacturing	450	976	\$ 50,752	\$ 22,838,400
Masuda Funai Eifert & Mitchell	19191 S Vermont Ave Ste 420	541110	Offices of lawyers	4	2086	\$ 108,472	\$ 433,888
Mathworks	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Max Cargo, Inc.	19825 Hamilton Ave	488510	Freight transportation arrangement	9	1069	\$ 55,588	\$ 500,292
MCL and Associates Inc.	19780 PACIFIC GATEWAY DR	NA	NA	NA	NA	NA	NA
MD Ride Inc	19401 S Vermont Ave	621111	Offices of physicians, except mental health	3	1464	\$ 76,128	\$ 228,384
MEIKO AMERICA, INC.	19600 Magellan Dr	488510	Freight transportation arrangement	29	1069	\$ 55,588	\$ 1,612,052
MIB	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Midmark	680 KNOX ST	NA	NA	NA	NA	NA	NA
Midway Freight Systems Inc	19401 S Vermont Ave Ste H102	488510	Freight transportation arrangement	5	1069	\$ 55,588	\$ 277,940
Misumi USA	19701 Magellan Dr	333515	Cutting tool and machine tool accessory mfg.	2	777	\$ 40,404	\$ 80,808
Monumental Life Insurance Company	19191 S Vermont Ave Ste 530	524113	Direct life insurance carriers	16	1986	\$ 103,272	\$ 1,652,352
Mooneem	19401 S Vermont Avenue # K105	541219	Other accounting services	1 <sup>b</sup>	948	\$ 49,296	\$ 49,296

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Motivo Engineering, LLC	19821 Hamilton Ave	541330	Engineering services	7	2445	\$ 127,140	\$ 889,980
Mutual of Omaha - LA	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Nadri Home Shopping	19401 S Vermont Avenue J100	454113	Mail-order houses	10 <sup>b</sup>	868	\$ 45,136	\$ 451,360
Nagano Morita LLP (D&B lists it at 970W 190th) - using the Manta data	990 W 190th Street # 250	541211	Offices of certified public accountants	1 <sup>b</sup>	1570	\$ 81,640	\$ 81,640
Nai Capital, Inc.	970 W 190th St Ste 100	531210	Offices of real estate agents and brokers	16	1421	\$ 73,892	\$ 1,182,272
Navint Consulting, LLC (Trybridge)	970 W 190th St Ste 370	541512	Computer systems design services	15	1813	\$ 94,276	\$ 1,414,140
Nearfield Systems, Inc.	19730 Magellan Dr.	334516	Analytical laboratory instrument mfg.	62	1875	\$ 97,500	\$ 6,045,000
Newbridge Securities Corporation	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Nippon Express Travel Usa, Inc.	19500 S Vermont Ave # 2	561510	Travel agencies	20	893	\$ 46,436	\$ 928,720
Nippon Express U.S.A., Inc.	19500 S Vermont Ave	488510	Freight transportation arrangement	30	1069	\$ 55,588	\$ 1,667,640
Nippon Express U.S.A., Inc.	990 FRANCISCO ST	NA	NA	NA	NA	NA	NA
NIPPON EXPRESS U.S.A., INC. (Los Angeles Branch Logistics Service Division (Torrance))	970 Francisco St	488510	Freight transportation arrangement	50	1069	\$ 55,588	\$ 2,779,400
NIPPON EXPRESS U.S.A., INC. (Los Angeles Ocean Service Division Branch)	950 FRANCISCO ST	NA	NA	NA	NA	NA	NA
NTL Naigai Trans Line USA Inc	970 W 190th St Ste 580	488510	Freight transportation arrangement	6	1069	\$ 55,588	\$ 333,528
NTT Docomo Usa, Inc.	970 W 190th St Ste 280	517210	Wireless Telecomms Carriers (Except Satellite)	1 <sup>b</sup>	1248	\$ 64,896	\$ 64,896

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Nx Systems	20101 Hamilton Ave #100	561499	All other business support services	5	861	\$ 44,772	\$ 223,860
Ogletree, Deakins, Nash, Smoak & Stewart, P.C.	990 W 190th St Ste 450	541110	Offices of lawyers	10	2086	\$ 108,472	\$ 1,084,720
Opto-Knowledge Systems, Inc.	19805 Hamilton Ave	541712	Other physical and biological research	12	2065	\$ 107,380	\$ 1,288,560
Oriental Motor U S A Corporation	1001 Knox St	423610	Elec. equip. and wiring merchant wholesalers	60	1406	\$ 73,112	\$ 4,386,720
OTTP Counseling and Conference Center	A204	NA	NA	NA	NA	NA	NA
OTTP/SHAPES Clinic	L102	NA	NA	NA	NA	NA	NA
Panalpina, Inc.	19900 S Vermont Ave Ste A	488510	Freight transportation arrangement	60	1069	\$ 55,588	\$ 3,335,280
Pence Wealth Management	990 W 190th St Ste 500	561499	All other business support services	2	861	\$ 44,772	\$ 89,544
Phi Ten USA Inc.	980 Knox St	451110	Sporting goods stores	NA	NA	NA	NA
PHOENIX INTERNATIONAL FREIGHT SERVICES, LTD.	680 Knox St Ste 210	488510	Freight transportation arrangement	50	1069	\$ 55,588	\$ 2,779,400
Pieper and Associates Incorporated	19823 Hamilton Ave	541820	Public relations agencies	15	1582	\$ 82,264	\$ 1,233,960
Pinkerton Government Services	19701 HAMILTON AVE	NA	NA	NA	NA	NA	NA
Pinnacle Investments	19815 HAMILTON AVE	NA	NA	NA	NA	NA	NA
Pinnacle Wealth Financial Advisors	970 W 190th St	523930	Investment advice	2	4057	\$ 210,964	\$ 421,928
PJ Global Inc.	D104	NA	NA	NA	NA	NA	NA
Premier Healthcare Services	19191 S VERMONT AVE	NA	NA	NA	NA	NA	NA



On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Primerica Financial Services	19401 S VERMONT AVE, I-112	NA	NA	NA	NA	NA	NA
Primerica Financial Services	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Professional Outsourcing Solutions, Inc.	970 W 190th St Ste 920	541219	Other accounting services	14	948	\$ 49,296	\$ 690,144
Progressive	19701 HAMILTON AVE	NA	NA	NA	NA	NA	NA
Prologis (Torrance Distribution Center)	1000 FRANCISCO ST	NA	NA	NA	NA	NA	NA
PT Gaming, LLC	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Purnima P Karia	19401 S Vermont Ave Ste K105	621340	Offices of specialty therapists	1	760	\$ 39,520	\$ 39,520
Quadringa	20101 HAMILTON AVE	NA	NA	NA	NA	NA	NA
Quander Communications, Inc.	19401 S VERMONT AVE, I106	NA	NA	NA	NA	NA	NA
Quest Discovery Services, Inc.	20101 Hamilton Ave #200	561320	Temporary help services	NA	NA	NA	NA
R S F Inc	19191 S Vermont Ave Ste 620	488510	Freight transportation arrangement	1	1069	\$ 55,588	\$ 55,588
R. R. DONNELLEY & SONS COMPANY	19681 Pacific Gateway Dr	323111	Commercial printing, except screen and books	600	910	\$ 47,320	\$ 28,392,000
Rainbow Home Health Care Agency Inc.	19401 S Vermont Ave	621610	Home health care services	NA	NA	NA	NA
RANDSTAD	19401 S Vermont Ave	561311	Employment placement agencies	2	511	\$ 26,572	\$ 53,144
Randy R Matsumoto Insuran	19401 S Vermont Ave Ste D102	524113	Direct life insurance carriers	2	1986	\$ 103,272	\$ 206,544
Raum, Inc.	20280 S Vermont Ave Ste 200	541611	Administrative management consulting services	2	2186	\$ 113,672	\$ 227,344

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Raytheon Applied Signal Technology, Inc.	20101 Hamilton Ave #150	541712	Other physical and biological research	40	2065	\$ 107,380	\$ 4,295,200
Reach X	19401 S VERMONT AVE, K102	NA	NA	NA	NA	NA	NA
Reeve, John & Associates Insurance Agency Inc	19191 S Vermont Ave Ste 645	524210	Insurance agencies and brokerages	2	1459	\$ 75,868	\$ 151,736
Restaurant Depot, LLC	19901 Hamilton Ave Ste A	424810	Beer and ale merchant wholesalers	60	1111	\$ 57,772	\$ 3,466,320
RIGHTSIZE BUSINESS SYSTEMS	19823 Hamilton Ave #200	541511	Custom computer programming services	10	1833	\$ 95,316	\$ 953,160
Ritz-Carlton Hotel	970 W 190TH ST	NA	NA	NA	NA	NA	NA
ROBERT HALF INTERNATIONAL INC.	990 W 190th St Ste 290	561320	Temporary help services	10	537	\$ 27,924	\$ 279,240
Robert Half International Inc.	990 W 190th St Ste 290	561311	Employment placement agencies	92	511	\$ 26,572	\$ 2,444,624
Running Chef	19401 S Vermont Ave Ste 1100	722511	Full-service restaurants	1	386	\$ 20,072	\$ 20,072
S GI USA South Bay Community	20300 S Vermont Ave Ste 105	813110	Religious organizations	1	546	\$ 28,392	\$ 28,392
SagePoint Financial, Inc.	990 W 190TH ST	NA	NA	NA	NA	NA	NA
Saki America	970 W 190th Street # 880	541870	Advertising material distribution services	1 <sup>b</sup>	770	\$ 40,040	\$ 40,040
Sasaki, Kojima & Oka LLP CPA's	19750 S Vermont Avenue # 120	541219	Other accounting services	4	948	\$ 49,296	\$ 197,184
ScanDigital	680 KNOX ST	518210	Data Processing, Hosting & Related Services	1 <sup>b</sup>	1580	\$ 82,160	\$ 82,160
SCG Trading USA Inc.	970 W 190th St Ste 330	423320	Masonry material merchant wholesalers	15	908	\$ 47,216	\$ 708,240
Sdv USA Inc	19630 Pacific Gateway Dr	488510	Freight transportation arrangement	40	1069	\$ 55,588	\$ 2,223,520

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Sdx Toyota Hamilton Cafe	20101 Hamilton Ave	722511	Full-service restaurants	NA	NA	NA	NA
Sea-Big Express, Inc.	19401 S Vermont Avenue # H100	488510	Freight transportation arrangement	5 <sup>b</sup>	1069	\$ 55,588	\$ 277,940
Selective Autos	19401 S VERMONT AVE, A112a	NA	NA	NA	NA	NA	NA
Severn Trent Services, Inc.	970 W 190th St Ste 302	561990	All other support services	NA	NA	NA	NA
Sh Transport Inc.	19401 S Vermont Ave Ste H106	488999	All other support activities for transport	2	818	\$ 42,536	\$ 85,072
SHIMADZU PRECISION INSTRUMENTS, INC.	20101 S Vermont Ave	423450	Medical equipment merchant wholesalers	56	1278	\$ 66,456	\$ 3,721,536
Shintoa Intl, Inc	970 W 190th Street # 870	423990	Other durable goods merchant wholesalers	5 <sup>b</sup>	1097	\$ 57,044	\$ 285,220
Showcase Technology, Inc.	19815 Hamilton Ave #13	541511	Custom computer programming services	10	1833	\$ 95,316	\$ 953,160
Small World Shipping Inc	19401 S Vermont Ave Ste A106	488510	Freight transportation arrangement	2	1069	\$ 55,588	\$ 111,176
Snaidero International Usa, Inc.	20300 S Vermont Ave Ste 125	423310	Lumber and wood merchant wholesalers	15	914	\$ 47,528	\$ 712,920
Solarfree Window Film	20280 S Vermont Ave Ste 200	512199	Other motion picture and video industries	2	2324	\$ 120,848	\$ 241,696
South Bay Equity Lending / Mortgage 2000	20300 S Vermont Avenue # 210	522291	Consumer lending	5 <sup>b</sup>	1303	\$ 67,756	\$ 338,780
Special Service For Groups, Inc.	19401 S Vermont Ave Ste A200	813319	Other social advocacy organizations	60	794	\$ 41,288	\$ 2,477,280
Spencer Reed Group, LLC	20280 S Vermont Ave Ste 100	561311	Employment placement agencies	12	511	\$ 26,572	\$ 318,864
Sports Gear	970 KNOX ST	NA	NA	NA	NA	NA	NA
Starlax International Co	19401 S Vermont Ave Ste H106	488510	Freight transportation arrangement	1	1069	\$ 55,588	\$ 55,588

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
State Industrial Products	920 Francisco St	493110	General warehousing and storage	2	863	\$ 44,876	\$ 89,752
STOKED SKATEBOARDS	19815 Hamilton Ave	339920	Sporting and athletic goods manufacturing	2	896	\$ 46,592	\$ 93,184
Student Loan Solutions	19750 S VERMONT AVE	NA	NA	NA	NA	NA	NA
Sumisho Global Logistics (usa) Corporation	970 W 190th St	488510	Freight transportation arrangement	5	1069	\$ 55,588	\$ 277,940
SUMITOMO LIFE INSURANCE AGENCY AMERICA, INC	990 W 190th St Ste 420	524210	Insurance agencies and brokerages	7	1459	\$ 75,868	\$ 531,076
Sumitomo Warehouse USA Inc	19301 Pacific Gateway Dr	488510	Freight transportation arrangement	18	1069	\$ 55,588	\$ 1,000,584
Sunnys Cafe	19191 S Vermont Ave	722511	Full-service restaurants	NA	NA	NA	NA
Tanaka Accounting	970 W 190th St	541219	Other accounting services	4	948	\$ 49,296	\$ 197,184
Tax Advice Inc	19191 S Vermont Ave Ste 570	541199	All other legal services	2	988	\$ 51,376	\$ 102,752
The Albryte Group	20280 S Vermont Ave Ste 125	444110	Home centers	1	530	\$ 27,560	\$ 27,560
The Everest Group Inc	19401 S Vermont Ave Ste C202	531210	Offices of real estate agents and brokers	6	1421	\$ 73,892	\$ 443,352
The Ginger Cafe	19800 S Vermont Ave	722511	Full-service restaurants	5	386	\$ 20,072	\$ 100,360
The Klabin Company	19750 S Vermont Ave Ste 100	531210	Offices of real estate agents and brokers	17	1421	\$ 73,892	\$ 1,256,164
The Maya Group Inc	19823 Hamilton Ave	423920	Toy and hobby goods merchant wholesalers	15	1643	\$ 85,436	\$ 1,281,540
The Printer S Plate	19681 Pacific Gateway Dr	323111	Commercial printing, except screen and books	2	910	\$ 47,320	\$ 94,640
The Rager Law Firm	970 W 190th Street # 304	541110	Offices of lawyers	2 <sup>b</sup>	2086	\$ 108,472	\$ 216,944

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
The Tax Company Inc	19401 S Vermont Ave Ste C100	541213	Tax preparation services	6	686	\$ 35,672	\$ 214,032
Therapeutic Advantage Inc	19191 S Vermont Ave Ste 410	621610	Home health care services	3	561	\$ 29,172	\$ 87,516
Time Clock Sales & Service Co, Inc	20300 S Vermont Ave Ste 215	448310	Jewelry stores	5	743	\$ 38,636	\$ 193,180
Time Warner Inc./Wireless	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Titan Legal Services, Inc	19700 S Vermont Ave Ste 225	541110	Offices of lawyers	6	2086	\$ 108,472	\$ 650,832
Top Drawer Insurance Services	20280 S Vermont Ave Ste 130	541990	All other professional and technical services	1	1364	\$ 70,928	\$ 70,928
Torrance Health Center (County of Los Angeles Public Health)	711 Del Amo Boulevard	NA	NA	NA	NA	NA	NA
Totebay	19401 S Vermont Ave	452990	All other general merchandise stores	2	383	\$ 19,916	\$ 39,832
Toyoshima & Company Ltd	19600 Magellan Dr	424330	Women's and children's clothing merch. whls.	9	874	\$ 45,448	\$ 409,032
Toyoshima International America Inc.	19600 Magellan Dr	315220	Men's and boys' cut and sew apparel mfg	1	560	\$ 29,120	\$ 29,120
Trade Pacific Company (Listed as Young G Jung in D&B/Manta)	19401 S Vt Avenue # J102b	423510	Metal merchant wholesalers	3	1256	\$ 65,312	\$ 195,936
TRIUMPH LINK LOGISTICS, INC.	19803 Hamilton Ave #203	488510	Freight transportation arrangement	17	1069	\$ 55,588	\$ 944,996
TS Consulting International	20300 S Vermont Ave Ste 265	561311	Employment placement agencies	6	511	\$ 26,572	\$ 159,432
TS Corp Los Angeles Office	970 W 190th St Ste 490	424410	General line grocery merchant wholesalers	3	940	\$ 48,880	\$ 146,640
U.S. BANK NATIONAL ASSOCIATION	970 W 190th St Ste 222	522110	Commercial banking	12	1402	\$ 72,904	\$ 874,848

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
U.S. HEALTHWORKS, INC.	19401 S Vermont Ave Ste L100	621111	Offices of physicians, except mental health	13	1464	\$ 76,128	\$ 989,664
Union Bank	970 W 190th Street # 995	522110	Commercial banking	20 <sup>b</sup>	1402	\$ 72,904	\$ 1,458,080
Union Bank Business Banking Group	970 W 190TH ST	NA	NA	NA	NA	NA	NA
University of Redlands	19191 S Vermont Ave Ste 450	611310	Colleges and universities	5	1190	\$ 61,880	\$ 309,400
UPS SUPPLY CHAIN SOLUTIONS, INC.	19701 Hamilton Ave #250	488510	Freight transportation arrangement	100	1069	\$ 55,588	\$ 5,558,800
Vantec World Transport Usa	991 Francisco Street	488510	Freight transportation arrangement	50 <sup>b</sup>	1069	\$ 55,588	\$ 2,779,400
V-Cube Usa, Inc.	19401 S Vermont Ave Ste J101	541511	Custom computer programming services	6	1833	\$ 95,316	\$ 571,896
Ventricle Software System	19401 S Vermont Ave Ste J103a	511210	Software publishers	2	2737	\$ 142,324	\$ 284,648
Via Motors, Inc.	19750 S Vermont Avenue	441228	Motorcycle, ATV, and other vehicle dealers	2	858	\$ 44,616	\$ 89,232
Vickers Group	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Vitas Healthcare Corporation	990 W 190th St Ste 120	621610	Home health care services	70	561	\$ 29,172	\$ 2,042,040
Volt Management Corp. (Volt Workforce Solutions)	19191 S Vermont Ave Ste 950	561320	Temporary help services	130	537	\$ 27,924	\$ 3,630,120
Wen Parker Logistics	20280 S Vermont Ave	488510	Freight transportation arrangement	2	1069	\$ 55,588	\$ 111,176
Western Pacific Trading	19401 S VERMONT AVE, J102c	NA	NA	NA	NA	NA	NA
Westridge Financial Services, Inc.	20280 S VERMONT	NA	NA	NA	NA	NA	NA
Westways Staffing Services, Inc.	19401 S VERMONT AVE, K103	NA	NA	NA	NA	NA	NA

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (\$) (2011) <sup>c*</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Westwood College - South Bay Campus (Listed as Grant Corporation in D&B)	19700 S Vermont Ave Ste 100	611210	Junior colleges	15	1135	\$ 59,020	\$ 885,300
World Financial Group, Inc.	20300 S Vermont Ave Ste 200	523930	Investment advice	NA	NA	NA	NA
Xgolf America Inc	19807 Hamilton Avenue	451110 <sup>e</sup>	Sporting goods stores	1 <sup>b</sup>	412	\$ 21,424	\$ 21,424
Yamasaki and Co.	970 W 190TH ST	NA	NA	NA	NA	NA	NA
Yoshinoya America Inc	991 Knox St	722513	Limited-service restaurants	40	299	\$ 15,548	\$ 621,920
YOSHINOYA AMERICA, INC.	991 Knox St	722511	Full-service restaurants	18	386	\$ 20,072	\$ 361,296
Young & Associates	19401 S Vermont Avenue # K100	NA	NA	NA	NA	NA	NA
<b>TOTAL</b>	<b>315 businesses</b>			<b>6,815</b>			<b>\$ 395,563,896</b>

<sup>a</sup> The businesses are mostly located in the City of Los Angeles. However, most of the businesses use Torrance, CA 90502 for their city, state and zip code address because they obtain post office service from Torrance.

<sup>b</sup> Manta used as employee data source.

<sup>c</sup> Average weekly wage per employee is based upon BLS Average Weekly Wage data.

<sup>d</sup> Total annual wage figures were derived by multiplying "Employees" by "Annual Wage (Mean Annual) per Employee."

<sup>e</sup> NAICS code was not provided in D&B, or the NAICS code provided in D&B appeared incorrect, and therefore was chosen based on the understanding of what the business is and what appeared to be the most appropriate NAICS code.

NA: Not Available

\* BLS wage data was not collected if employment data was not available through D&B or Manta.

NOTE: Tables 1 (B) – 1 (F) lists the Del Amo site businesses discussed in the “Local Impacts” section of the case study where a particular building or building complex is featured that includes more than one business.

**Table 1 (B): Del Amo Site Businesses: Employee and Total Annual Wage Calculations for Sumitomo Warehouse (19301 Pacific Gateway Drive)**

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
AGC FLAT GLASS NORTH AMERICA, INC. (on site listed AGC Automotive)	19301 Pacific Gateway Dr	423120	New motor vehicle parts merchant wholesalers	6	821	\$ 42,692	\$ 256,152
BRIAN ROH (Century Express)	19301 Pacific Gateway Dr	488510	Freight transportation arrangement	4	1069	\$ 55,588	\$ 222,352
Eiwa America	19301 Pacific Gateway Dr	541990	All other professional and technical services	2	1364	\$ 70,928	\$ 141,856
Sumitomo Warehouse USA Inc	19301 Pacific Gateway Dr	488510	Freight transportation arrangement	18	1069	\$ 55,588	\$ 1,000,584
<b>TOTAL</b>	<b>4 businesses</b>			<b>30</b>			<b>\$1,620,944</b>

**Table 1 (C): Del Amo Site Businesses: Employee and Total Annual Wage Calculations for Harbor Business Center (19700 and 197500 South Vermont Avenue)**

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
ALTA COLLEGES, INC.	19700 S Vermont Ave Ste 100	NA	NA	NA	NA	NA	NA
AMERICAN YOUTH SOCCER ORGANIZATION	19750 S Vermont Ave Ste 200	713940	Fitness and recreational sports centers	48	356	\$18,512	\$888,576
Children's Institute, Inc.	19700 S Vermont Ave, Ste 250	NA	NA	NA	NA	NA	NA
Easter Seals of Southern California (listed as “Seales in D&B”)	19750 S Vermont Ave	624190	Other individual and family services	2	675	\$35,100	\$70,200
Hoya Lens of America, Inc.	19750 S Vermont Ave Ste 160	423460	Ophthalmic goods merchant wholesalers	NA	NA	NA	NA
Japan Pacific Travel Service	19750 S VERMONT AVE	NA	NA	NA	NA	NA	NA
Sasaki, Kojima & Oka LLP CPA's	19750 S Vermont Avenue # 120	541219	Other accounting services	4	948	\$49,296	\$197,184
Student Loan Solutions	19750 S VERMONT AVE	NA	NA	NA	NA	NA	NA
The Klabin Company	19750 S Vermont Ave Ste 100	531210	Offices of real estate agents and brokers	17	1421	\$73,892	\$1,256,164



On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Titan Legal Services, Inc	19700 S Vermont Ave Ste 225	541110	Offices of lawyers	6	2086	\$108,472	\$650,832
Via Motors, Inc.	19750 S Vermont Avenue	441228	Motorcycle, ATV, and other vehicle dealers	2	858	\$44,616	\$89,232
Westwood College - South Bay Campus (Listed as Grant Corporation in D&B)	19700 S Vermont Ave Ste 100	611210	Junior colleges	15	1135	\$59,020	\$885,300
<b>TOTAL</b>	<b>12 businesses</b>			<b>94</b>			<b>\$4,037,488</b>

**Table 1 (D): Del Amo Site Businesses: Employee and Total Annual Wage Calculations for Holiday Inn - Torrance (19800 South Vermont Avenue)**

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
ANTHONY'S GIFT SHOP	19800 S Vermont Ave	453220	Gift, novelty, and souvenir stores	1	517	\$ 26,884	\$ 26,884
Holiday Inn Hotel Torrance	19800 S Vermont Ave	721110	Hotels and motels, except casino hotels	130	593	\$ 30,836	\$ 4,008,680
The Ginger Cafe	19800 S Vermont Ave	722511	Full-service restaurants	5	386	\$ 20,072	\$ 100,360
<b>TOTAL</b>	<b>3 businesses</b>			<b>136</b>			<b>\$4,135,924</b>

**Table 1 (E): Del Amo Site Businesses: Employee and Total Annual Wage Calculations for Hamilton Gateway Center (19801 – 19829 Hamilton Avenue)**

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
3pl Systems, Inc.	19829 Hamilton Ave	541511	Custom computer programming services	10	1833	\$95,316	\$953,160
Ahn's Piano	19827 Hamilton Ave	451140	Musical instrument and supplies stores	1	972	\$50,544	\$50,544
Caltec International LLC	19801 Hamilton Ave	541618	Other management consulting services	2	1965	\$102,180	\$204,360
D.T.M. SERVICES, INC.	19829 Hamilton Ave	488510	Freight transportation arrangement	NA	NA	NA	NA
Enc, Inc	19811 Hamilton Ave	488510	Freight transportation arrangement	5	1069	\$55,588	\$277,940

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
Eut Inc	19811 Hamilton Ave	423690	Other electronic parts merchant wholesalers	6	1408	\$73,216	\$439,296
Fireball	19815 Hamilton Ave	339920	Sporting and athletic goods manufacturing	2	896	\$46,592	\$93,184
Image Solutions Apparel, Inc.	19819 Hamilton Ave	315220	Men's and boys' cut and sew apparel mfg	25	560	\$29,120	\$728,000
Kelvin Logistics, Inc.	19825 Hamilton Ave	488510	Freight transportation arrangement	1	1069	\$55,588	\$55,588
Kingstar Supplies, Inc.	19809 Hamilton Ave	453991	Tobacco stores	3	341	\$17,732	\$53,196
Kiosk Logix	19815 Hamilton Ave	541511	Custom computer programming services	2	1833	\$95,316	\$190,632
Lord, Ficks, Zayed & Associates	19803 HAMILTON AVE, Suite 100	NA	NA	NA	NA	NA	NA
Max Cargo, Inc.	19825 Hamilton Ave	488510	Freight transportation arrangement	9	1069	\$55,588	\$500,292
Motivo Engineering, LLC	19821 Hamilton Ave	541330	Engineering services	7	2445	\$127,140	\$889,980
Opto-Knowledge Systems, Inc.	19805 Hamilton Ave	541712	Other physical and biological research	12	2065	\$107,380	\$1,288,560
Pieper and Associates Incorporated	19823 Hamilton Ave	541820	Public relations agencies	15	1582	\$82,264	\$1,233,960
Pinnacle Investments	19815 HAMILTON AVE	NA	NA	NA	NA	NA	NA
RIGHTSIZE BUSINESS SYSTEMS	19823 Hamilton Ave #200	541511	Custom computer programming services	10	1833	\$95,316	\$953,160
Showcase Technology, Inc.	19815 Hamilton Ave #13	541511	Custom computer programming services	10	1833	\$95,316	\$953,160
STOKED SKATEBOARDS	19815 Hamilton Ave	339920	Sporting and athletic goods manufacturing	2	896	\$46,592	\$93,184
The Maya Group Inc	19823 Hamilton Ave	423920	Toy and hobby goods merchant wholesalers	15	1643	\$85,436	\$1,281,540
TRIUMPH LINK LOGISTICS, INC.	19803 Hamilton Ave #203	488510	Freight transportation arrangement	17	1069	\$55,588	\$944,996
Xgolf America Inc	19807 Hamilton Avenue	451110	Sporting goods stores	1 <sup>b</sup>	412	\$21,424	\$21,424
<b>TOTAL</b>	<b>23 businesses</b>			<b>155</b>			<b>\$11,206,156</b>

**Table 1 (F): Del Amo Site Businesses: Employee and Total Annual Wage Calculations for Hamilton Place (20101 Hamilton Avenue)**

On-site Business	Street Address <sup>a</sup>	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2011) <sup>c</sup>	Annual Wage (Mean Annual) per Employee	Total Annual Wages <sup>d</sup>
American Medical Response of Southern California	20101 Hamilton Ave #300	621910	Ambulance services	2	619	\$ 32,188	\$ 64,376
CCH INCORPORATED	20101 Hamilton Ave #200	518210	Data processing, hosting and related services	350	1580	\$ 82,160	\$ 28,756,000
Center For Autism and Related Disorders	20101 Hamilton Ave	813410	Civic and social organizations	2	423	\$ 21,996	\$ 43,992
Hamilton Place Cafeteria	20101 Hamilton Ave #180	722514	Cafeterias, grill buffets, and buffets	NA	NA	NA	NA
Nx Systems	20101 Hamilton Ave #100	561499	All other business support services	5	861	\$ 44,772	\$ 223,860
Quadranga	20101 HAMILTON AVE	NA	NA	NA	NA	NA	NA
Quest Discovery Services, Inc.	20101 Hamilton Ave #200	561320	Temporary help services	NA	NA	NA	NA
Raytheon Applied Signal Technology, Inc.	20101 Hamilton Ave #150	541712	Other physical and biological research	40	2065	\$ 107,380	\$ 4,295,200
Sdx Toyota Hamilton Cafe	20101 Hamilton Ave	722511	Full-service restaurants	NA	NA	NA	NA
<b>TOTAL</b>	<b>9 businesses</b>			<b>399</b>			<b>\$33,383,428</b>

<sup>a</sup> The businesses are mostly located in the City of Los Angeles. However, most of the businesses use Torrance, CA 90502 for their city, state and zip code address because they obtain post office service from Torrance.

<sup>b</sup> Manta used as employee data source.

<sup>c</sup> Average weekly wage per employee is based upon BLS Average Weekly Wage data.

<sup>d</sup> Total annual wage figures were derived by multiplying "Employees" by "Annual Wage (Mean Annual) per Employee."

<sup>e</sup> NAICS code was not provided in D&B, or the NAICS code provided in D&B appeared incorrect, and therefore was chosen based on the understanding of what the business is and what appeared to be the most appropriate NAICS code.

NA: Not Available

\* BLS wage data was not collected if employment data was not available through D&B or Manta.

**Positive Impacts: Property Values and Local Tax Revenue Generated from Property Taxes**

Los Angeles County’s online property records database (<http://assessormap.co.la.ca.us/mapping/viewer.asp>) provided parcel data, including assessor identification numbers, most recently assessed values, recent property sale amounts and year of building improvements.

The Los Angeles County Treasurer and Tax Collector website (<https://vcheck.ttc.lacounty.gov>) provided 2012 property tax information for property parcels at the site.

**Table 2(A). Property Values and Annual Tax Amounts (2012)**

Assessor’s ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-031-020	950 W 190TH ST	\$9,754,772	\$16,324,540	\$26,079,312	\$185,519.16	\$185,519.14	\$371,038.30
7351-031-029	970 W 190TH ST	\$4,700,000	\$30,000,000	\$34,700,000	\$242,216.87	\$242,216.85	\$484,433.72
7351-031-028	No Address Available	\$5,400,000	\$190,000	\$5,590,000	\$36,931.73	\$36,931.73	\$73,863.46
7351-031-027	990 W 190TH ST	\$4,600,000	\$27,010,000	\$31,610,000	\$221,969.34	\$221,969.33	\$443,938.67
7351-031-031	1000 W 190TH ST	\$11,581,920	\$5,149,146	\$16,731,066	\$113,455.52	\$113,455.52	\$226,911.04
7351-031-007	19301 PACIFIC GATEWAY DR	\$8,474,400	\$4,745,600	\$13,220,000	\$92,459.95	\$92,459.93	\$184,919.88
7351-031-008	1111 KNOX ST	\$5,004,789	\$1,544,529	\$6,549,318	\$47,753.65	\$47,753.63	\$95,507.28
7351-031-017	1001 KNOX ST	\$4,895,990	\$435,197	\$5,331,187	\$36,620.65	\$36,620.63	\$73,241.28
7351-031-018	991 KNOX ST	\$1,322,617	\$2,116,192	\$3,438,809	\$24,137.10	\$24,137.10	\$48,274.20
7351-031-030	19310 PACIFIC GATEWAY DR	\$11,423,979	\$217,597	\$11,641,576	\$79,275.65	\$79,275.65	\$158,551.30
7351-031-012	19401 S VERMONT AVE	\$2,869,572	\$923,235	\$3,792,807	\$30,191.75	\$30,191.75	\$60,383.50
7351-031-021	19191 S VERMONT AVE	\$10,000,000	\$28,700,000	\$38,700,000	\$268,676.70	\$268,676.68	\$537,353.38

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-033-024	680 KNOX ST	\$6,000,000	\$5,500,000	\$11,500,000	\$82,337.94	\$82,337.92	\$164,675.86
7351-033-023	19601 HAMILTON AVE	\$8,000,000	\$4,350,000	\$12,350,000	\$83,851.90	\$83,851.89	\$167,703.79
7351-033-015	19701 HAMILTON AVE	\$6,166,083	\$8,940,821	\$15,106,904	\$107,959.23	\$107,959.23	\$215,918.46
7351-033-039	19800 S VERMONT AVE	\$7,682,888	\$6,632,571	\$14,315,459	\$124,098.71	\$112,614.05	\$236,712.76
7351-033-020	19700 S VERMONT AVE	\$3,920,492	\$12,799,259	\$16,719,751	\$119,171.26	\$119,171.26	\$238,342.52
7351-033-009	19500 S VERMONT AVE	\$17,407,969	\$1,920,980	\$19,328,949	\$135,526.57	\$135,526.55	\$271,053.12
7351-033-047	19801 HAMILTON AVE	\$443,722	\$748,817	\$1,192,539	\$7,916.89	\$7,916.87	\$15,833.76
7351-033-048	19803 HAMILTON AVE	\$481,864	\$801,415	\$1,283,279	\$8,519.45	\$8,519.43	\$17,038.88
7351-033-049	19827 HAMILTON AVE	\$438,061	\$657,661	\$1,095,722	\$7,273.01	\$7,273.00	\$14,546.01
7351-033-050	19829 HAMILTON AVE	\$422,214	\$800,489	\$1,222,703	\$8,076.52	\$8,076.50	\$16,153.02
7351-033-051	19805 HAMILTON AVE	\$673,620	\$1,212,435	\$1,886,055	\$12,622.74	\$12,622.73	\$25,245.47
7351-033-052	19807 HAMILTON AVE	\$800,000	\$986,000	\$1,786,000	\$11,831.64	\$11,831.63	\$23,663.27
7351-033-053	19825 HAMILTON AVE	\$710,000	\$1,067,000	\$1,777,000	\$8,471.61	\$15,077.76	\$23,549.37
7351-033-054	19823 HAMILTON AVE	\$674,731	\$1,113,084	\$1,787,815	\$11,882.26	\$11,882.25	\$23,764.51
7351-033-055	19809 HAMILTON AVE	\$602,195	\$882,563	\$1,484,758	\$9,867.10	\$9,867.09	\$19,734.19

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-033-056	19811 HAMILTON AVE	\$591,499	\$887,804	\$1,479,303	\$9,832.58	\$9,832.57	\$19,665.15
7351-033-057	19821 HAMILTON AVE	\$394,200	\$965,800	\$1,360,000	\$9,077.66	\$9,077.66	\$18,155.32
7351-033-058	19819 HAMILTON AVE	\$537,120	\$897,312	\$1,434,432	\$9,597.47	\$9,597.45	\$19,194.92
7351-033-059	19815 HAMILTON AVE	\$220,000	\$405,000	\$625,000	\$4,241.81	\$4,241.80	\$8,483.61
7351-033-060	19817 HAMILTON AVE	\$357,693	\$636,198	\$993,891	\$6,576.06	\$6,576.05	\$13,152.11
7351-033-034	19901 HAMILTON AVE	\$3,269,016	\$5,008,625	\$8,277,641	\$57,806.00	\$57,806.00	\$115,612.00
7351-033-045	19900 S VERMONT AVE	\$3,316,740	\$4,924,529	\$8,241,269	\$58,585.24	\$58,585.22	\$117,170.46
7351-033-061	No Address Available	\$1,682,390	\$0	\$1,682,390	\$11,085.95	\$11,085.94	\$22,171.89
7351-033-062	20050 S VERMONT AVE	\$3,500,000	\$2,500,000	\$6,000,000	\$52,400.66	\$31,651.07	\$84,051.73
7351-033-017	20101 HAMILTON AVE	\$11,360,000	\$30,070,000	\$41,430,000	\$280,267.64	\$280,267.64	\$560,535.28
7351-033-031	20100 S VERMONT AV	\$4,355,273	\$5,310,306	\$9,665,579	\$68,335.26	\$68,335.25	\$136,670.51
7351-033-900	No Address Available	\$0	\$0	\$0	NP	NP	NP
7351-033-026	20300 S VERMONT AVE	\$1,529,577	\$1,835,492	\$3,365,069	\$25,146.19	\$25,146.18	\$50,292.37
7351-033-027	20280 S VERMONT	\$1,529,577	\$1,835,492	\$3,365,069	\$25,153.12	\$25,153.10	\$50,306.22
7351-033-022	20221 HAMILTON AVE	\$4,000,000	\$5,900,000	\$9,900,000	\$69,588.78	\$69,588.76	\$139,177.54

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-034-023	19515 S VERMONT AVE	\$1,835,492	\$2,957,640	\$4,793,132	\$44,253.64	\$44,253.63	\$88,507.27
7351-034-021	960 KNOX ST	\$3,395,857	\$2,303,523	\$5,699,380	\$38,436.67	\$38,436.67	\$76,873.34
7351-034-024	19603 S VERMONT AVE	\$3,263,992	\$1,251,196	\$4,515,188	\$31,035.23	\$31,035.23	\$62,070.46
7351-034-074	19600 MAGELLAN DR	\$1,904,191	\$1,282,648	\$3,186,839	\$21,425.32	\$21,425.31	\$42,850.63
7351-034-025	19701 S VERMONT AVE	\$5,004,789	\$2,589,435	\$7,594,224	\$52,015.66	\$52,015.66	\$104,031.32
7351-034-075	19700 MAGELLAN DR	\$2,768,954	\$1,528,636	\$4,297,590	\$29,447.88	\$29,447.86	\$58,895.74
7351-034-063	19801 S VERMONT AVE	\$3,735,442	\$2,648,766	\$6,384,208	\$46,261.88	\$46,261.88	\$92,523.76
7351-034-076	19730 MAGELLAN DR	\$1,865,296	\$943,520	\$2,808,816	\$19,831.66	\$19,831.65	\$39,663.31
7351-034-064	19750 MAGELLAN DR	\$1,476,477	\$1,319,082	\$2,795,559	\$18,861.85	\$18,861.84	\$37,723.69
7351-034-065	19850 MAGELLAN DR	\$1,167,014	\$1,167,014	\$2,334,028	\$40,514.39	\$40,514.35	\$81,028.74
7351-034-079	990 KNOX ST	\$936,097	\$249,621	\$1,185,718	\$8,960.24	\$8,960.22	\$17,920.46
7351-034-072	1010 KNOX ST	\$4,763,255	\$1,395,900	\$6,159,155	\$42,230.29	\$42,230.28	\$84,460.57
7351-034-080	980 KNOX ST	\$2,324,959	\$1,529,577	\$3,854,536	\$26,327.46	\$26,327.46	\$52,654.92
7351-034-073	19630 PACIFIC GATEWAY DR	\$3,263,992	\$1,560,595	\$4,824,587	\$32,877.80	\$32,877.79	\$65,755.59
7351-034-039	19701 MAGELLAN DR NO 3	\$391,789	\$721,789	\$1,113,578	\$8,825.32	\$8,825.32	\$17,650.64

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-034-069	19780 PACIFIC GATEWAY DR	\$2,860,341	\$2,955,686	\$5,816,027	\$43,042.86	\$43,042.85	\$86,085.71
7351-034-041	19771 MAGELLAN DR	\$1,153,082	\$1,765,371	\$2,918,453	\$20,292.33	\$20,292.32	\$40,584.65
7351-034-043	19815 MAGELLAN DR	\$391,789	\$1,054,729	\$1,446,518	\$10,683.88	\$10,683.88	\$21,367.76
7351-034-045	19831 MAGELLAN DR BLDG 12	\$2,508,922	\$1,647,227	\$4,156,149	\$28,257.61	\$28,257.60	\$56,515.21
7351-034-047	991 FRANCISCO ST	\$3,967,926	\$1,214,203	\$5,182,129	\$35,053.92	\$35,053.90	\$70,107.82
7351-034-052	1011 FRANCISCO ST	\$3,749,240	\$1,455,739	\$5,204,979	\$35,788.05	\$35,788.04	\$71,576.09
7351-034-050	19681 PACIFIC GATEWAY DR	\$3,557,879	\$4,528,213	\$8,086,092	\$54,243.80	\$54,243.78	\$108,487.58
7351-034-015	19681 PACIFIC GATEWAY DR	\$592,276	\$0	\$592,276	\$3,920.12	\$3,920.11	\$7,840.23
7351-034-056	19681 PACIFIC GATEWAY DR	\$6,886,933	\$7,499,513	\$14,386,446	\$258,059.30	\$220,214.57	\$478,273.87
7351-034-057	19899 PACIFIC GATEWAY DR	\$7,140,000	\$3,468,000	\$10,608,000	\$72,636.54	\$72,636.53	\$145,273.07
7351-034-058	1000 FRANCISCO ST	\$23,280,000	\$5,820,000	\$29,100,000	\$200,726.82	\$200,726.80	\$401,453.62
7351-034-067	990 FRANCISCO ST	\$4,526,071	\$2,047,610	\$6,573,681	\$45,037.25	\$45,037.24	\$90,074.49
7351-034-068	950 FRANCISCO ST	\$6,558,451	\$3,064,888	\$9,623,339	\$65,702.11	\$65,702.11	\$131,404.22
7351-034-066	970 FRANCISCO ST	\$11,750,379	\$1,631,995	\$13,382,374	\$93,051.39	\$93,051.37	\$186,102.76
7351-034-062	920 FRANCISCO ST	\$239,113	\$513,964	\$753,077	\$5,897.80	\$5,897.79	\$11,795.59



Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-034-081	20001 S VERMONT AVE	\$1,181,732	\$1,139,828	\$2,321,560	\$16,151.88	\$16,151.88	\$32,303.76
7351-034-061	20051 S VERMONT AVE	\$8,941,168	\$1,462,351	\$10,403,519	\$72,848.71	\$72,848.69	\$145,697.40
7351-034-078	No Address Available	\$277,586	\$0	\$277,586	\$2,122.62	\$2,122.61	\$4,245.23
7351-034-077	No Address Available	\$1,328	\$0	\$1,328	\$123.15	\$123.14	\$246.29
7351-034-070	No Address Available	\$1,544,415	\$0	\$1,544,415	\$9,940.68	\$9,940.67	\$19,881.35
7351-034-901	No Address Available			\$0			
7351-034-800	No Address Available			\$0			
7351-034-803	No Address Available			\$0			
7351-034-804	No Address Available			\$0			
7351-034-805	No Address Available			\$0			
<b>TOTAL</b>	82 parcels total			<b>\$591,965,138</b>			<b>\$8,618,917.25</b>

<sup>1</sup> According to the Los Angeles County Property Tax Portal, annual property tax bills are mailed in early October of each year. The bill is payable in two installments. The first installment is due on November 1 and is delinquent if the payment is not received by 5:00 p.m. or postmarked by December 10. A 10 percent penalty is assessed for delinquent payments. The second installment is due on February 1 and is delinquent if the payment is not received by 5:00 p.m. or postmarked by April 10, a 10 percent penalty and a \$10.00 cost fee are assessed. See <http://www.lacountypropertytax.com/portal/list/faq.aspx?faqID=43> for more information.

**Table 2(B). Property Values and Annual Tax Amounts (2012) for Properties Referred to in Case Study**

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
<b>Herbalife</b>							
7351-031-020	950 W 190TH ST	\$9,754,772	\$16,324,540	\$26,079,312	\$185,519.16	\$185,519.14	\$371,038.30
<b>Sumitomo Warehouse</b>							
7351-031-007	19301 PACIFIC GATEWAY DR	\$8,474,400	\$4,745,600	\$13,220,000	\$92,459.95	\$92,459.93	\$184,919.88
<b>California Manufacturing Technology Consulting (CMTC)</b>							
7351-033-024	680 KNOX ST <sup>a</sup>	\$6,000,000	\$5,500,000	\$11,500,000	\$82,337.94	\$82,337.92	\$164,675.86
<b>Holiday Inn Hotel – Torrance</b>							
7351-033-039	19800 S VERMONT AVE	\$7,682,888	\$6,632,571	\$14,315,459	\$124,098.71	\$112,614.05	\$236,712.76
<b>Harbor Business Center (19700 and 19750 South Vermont)</b>							
7351-033-020	19700 S VERMONT AVE <sup>b</sup>	\$3,920,492	\$12,799,259	\$16,719,751	\$119,171.26	\$119,171.26	\$238,342.52
<b>Hamilton Gateway Center (19801 – 19829 Hamilton Ave)</b>							
7351-033-047	19801 HAMILTON AVE	\$443,722	\$748,817	\$1,192,539	\$7,916.89	\$7,916.87	\$15,833.76
7351-033-048	19803 HAMILTON AVE	\$481,864	\$801,415	\$1,283,279	\$8,519.45	\$8,519.43	\$17,038.88
7351-033-049	19827 HAMILTON AVE	\$438,061	\$657,661	\$1,095,722	\$7,273.01	\$7,273.00	\$14,546.01
7351-033-050	19829 HAMILTON AVE	\$422,214	\$800,489	\$1,222,703	\$8,076.52	\$8,076.50	\$16,153.02

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
7351-033-051	19805 HAMILTON AVE	\$673,620	\$1,212,435	\$1,886,055	\$12,622.74	\$12,622.73	\$25,245.47
7351-033-052	19807 HAMILTON AVE	\$800,000	\$986,000	\$1,786,000	\$11,831.64	\$11,831.63	\$23,663.27
7351-033-053	19825 HAMILTON AVE	\$710,000	\$1,067,000	\$1,777,000	\$8,471.61	\$15,077.76	\$23,549.37
7351-033-054	19823 HAMILTON AVE	\$674,731	\$1,113,084	\$1,787,815	\$11,882.26	\$11,882.25	\$23,764.51
7351-033-055	19809 HAMILTON AVE	\$602,195	\$882,563	\$1,484,758	\$9,867.10	\$9,867.09	\$19,734.19
7351-033-056	19811 HAMILTON AVE	\$591,499	\$887,804	\$1,479,303	\$9,832.58	\$9,832.57	\$19,665.15
7351-033-057	19821 HAMILTON AVE	\$394,200	\$965,800	\$1,360,000	\$9,077.66	\$9,077.66	\$18,155.32
7351-033-058	19819 HAMILTON AVE	\$537,120	\$897,312	\$1,434,432	\$9,597.47	\$9,597.45	\$19,194.92
7351-033-059	19815 HAMILTON AVE	\$220,000	\$405,000	\$625,000	\$4,241.81	\$4,241.80	\$8,483.61
7351-033-060	19817 HAMILTON AVE	\$357,693	\$636,198	\$993,891	\$6,576.06	\$6,576.05	\$13,152.11
<b>TOTAL</b>				<b>\$ 19,408,497.00</b>			<b>\$258,179.59</b>
<b>Hamilton Place</b>							
7351-033-017	20101 HAMILTON AVE	\$11,360,000	\$30,070,000	\$41,430,000	\$280,267.64	\$280,267.64	\$560,535.28
7351-034-043	19815 MAGELLAN DR	\$391,789	\$1,054,729	\$1,446,518	\$10,683.88	\$10,683.88	\$21,367.76

Assessor's ID No.	Street Address	Land Value (2012)	Improvement Value (2012)	Total Value (2012)	2012 Property Tax Due (1st installment)	2012 Property Tax Due (2nd installment)	Annual Property Tax Total (2012) <sup>1</sup>
<b>R.R. Donnelley &amp; Sons Company</b>							
7351-034-056	19681 PACIFIC GATEWAY DR	\$6,886,933	\$7,499,513	\$14,386,446	\$258,059.30	\$220,214.57	\$478,273.87
7351-034-050	19681 PACIFIC GATEWAY DR	\$3,557,879	\$4,528,213	\$8,086,092	\$54,243.80	\$54,243.78	\$108,487.58
<b>TOTAL</b>				<b>\$22,472,538</b>			<b>\$586,761.45</b>
<b>Nippon Express USA</b>							
7351-034-066	970 FRANCISCO ST	\$11,750,379	\$1,631,995	\$13,382,374	\$93,051.39	\$93,051.37	\$186,102.76

<sup>a</sup> The building address for CMTC is 690 Knox Street; the parcel address is 680 Knox Street.

<sup>b</sup> The two buildings that compose the Harbor Business Center share the same parcel.