

Executive Summary

The Waste Disposal, Inc. (WDI) Superfund site is a former waste disposal area in southern California. Collaboration and cooperation between EPA, the City of Santa Fe Springs, the California Department of Toxic Substances Control (DTSC), the Regional Water Quality Control Board (RWQCB), multiple responsible parties and business owners has led to its successful cleanup and continued use. Stakeholders recognized the need for businesses to be able to remain open during and after cleanup. Maintaining future commercial and industrial development opportunities was also important for the area's economy. EPA worked with the community to ensure the compatibility of the remedy with existing land uses. Today, diverse commercial and light industrial facilities are open for business. Existing buildings host manufacturing facilities, an equipment rental company, vehicle maintenance facilities, construction firms and a sound recording studio. This case study explores the site's cleanup and reuse, illustrating the opportunities and positive impacts of Superfund redevelopment in action.

Positive Impacts

- Site businesses employ over 160 people, providing annual employment income of about \$9.5 million to the local community.
- Over 40 commercial and light industrial businesses are currently active at the site.
- In 2013, site properties generated over \$144,000 in tax revenues and have an estimated property value of \$9.7 million.
- EPA's cleanup plan allowed for the ongoing use of site buildings, enabling businesses to remain open throughout the cleanup process.
- In 2013, site business sales reached nearly \$23 million.



Figure 1: The site's location in Santa Fe Springs, Los Angeles County, California.

Introduction

Superfund cleanups restore value to properties and benefit surrounding communities. Once a property is ready for reuse, it can strengthen a local economy by supporting jobs, new businesses, tax revenues and spending. Cleanups may also take place while properties are in active use. This case study captures the on-site and community impacts of well-coordinated cleanup and continued use at the WDI Superfund site.

The 38-acre WDI Superfund site is located in Santa Fe Springs, a city in southeastern Los Angeles County, California (Figure 1). Light industrial facilities, commercial areas and neighborhoods surround the site. Santa Fe Springs Road borders the site to the northwest. Los Nietos Road is located to the southwest (Figure 2). Greenleaf Avenue is located to the southeast. A warehouse and a private high school are located northeast of the site. According to 2012 Census data, about 16,700 people live in Santa Fe Springs.

Site History

The center of the WDI site contains a 42-million-gallon, concrete-lined reservoir. The reservoir, also known as the dial, was used for crude petroleum storage in the 1920s and 1930s. Between the early 1940s and the mid-1960s, the dial was used for disposal of a variety of hazardous substances, including liquid and solid wastes. These wastes included petroleum-related chemicals, solvents, sludge, construction debris, drilling muds and other materials. Wastes were also disposed of in areas surrounding the reservoir.

Disposal activities were unregulated until 1949; Los Angeles County permitted disposal activities from 1949 until the dial's closure in 1964. While disposal activities continued during the 1950s, the reservoir and areas nearby were gradually developed for commercial and industrial uses. In 1984 and 1985, testing by the City of Santa Fe Springs detected hazardous substances in site soils. Based on these findings, EPA placed the site on the Superfund program's National Priorities List (NPL) in July 1987.

In 1988 and 1989, EPA did a remedial investigation and feasibility study to determine the nature and extent of contamination at the site and to identify long-term cleanup options. EPA identified the reservoir in the dial's central area and waste materials in surrounding areas as the primary sources of contamination. Contaminants of concern included volatile organic compounds (VOCs), metals, pesticides, polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs).



Figure 2: Site layout, 2013.

Property Cleanup and Transformation

Early on, EPA fenced the site to secure the area and prevent potential human contact with site contaminants. EPA also put in multilingual signs to inform the public of potential health risks. EPA selected a cleanup plan to address site contamination in 1993 and updated it in 2002. It addressed waste materials, contaminated soil, subsurface liquids, subsurface gases and ground water conditions. Cleanup activities included covering the site with a protective cap, collecting and treating soil gases, collecting and removing site liquids, controlling stormwater drainage, long-term ground water and soil vapor monitoring, and water use restrictions. The selected remedy also included soil gas and indoor air monitoring, engineering controls and institutional controls.



Figure 3: Cleanup of the dial area.

EPA, property owners, the City of Santa Fe Springs and the parties responsible for generating the site waste – known as the Waste Disposal, Inc. Group, or WDIG – worked together so that the site’s cleanup would protect public health and the environment, while also making it possible for businesses on site to remain open. A key early challenge was how to manage contaminated soils located beneath the many buildings on site. Removing the soils was impractical; it would have required extensive demolition of active facilities. WDIG worked with EPA and site property owners on parcel-specific cleanup plans for each structure. WDIG inspected existing buildings, sealed building foundations and repaired cracks in floor slabs to prevent vapor intrusion from the soil below. WDIG also repaved business driveways, parking areas and walkways, extending the site’s capped area to cover wastes buried around and between businesses. In addition, WDIG worked with the nearby high school to address public safety concerns. WDIG built a large backstop behind the school’s baseball and soccer fields to prevent stray balls from entering the site, eliminating the need for students to enter the site to retrieve them.

The City of Santa Fe Springs also played an important role in the site’s cleanup and continued use. In 2000, EPA awarded the locality a \$100,000 Superfund Redevelopment Initiative (SRI) grant to support a community-based planning project supporting future use. Based on the project’s findings, the city designated the site for industrial uses and developed the site’s Specific Use Plan, which provides guidelines for future site development. Parts of the site – the central dial area and sections along Greenleaf Road – are vacant and available for development. EPA and WDIG coordinated with the City to ensure the site’s cleanup and land use plans were consistent with EPA’s selected cleanup strategy. The City’s plan requires engineering controls, such as vapor barriers, for any buildings built on site in the future. The plan also called for restrictive covenants requiring EPA approval prior to new construction. The covenants, now in place, ensure the integrity of the remedy and minimize the potential for exposures to hazardous substances. Santa Fe Springs’ City Council officially adopted the plan in May 2004.



Figure 4: View of the dial area after cleanup.

EPA worked closely with the City, property owners and the broader community throughout the cleanup to share information and bring reuse ideas into the Superfund process. In 2003 and 2004, for example, EPA and WDIG hosted several informal open house meetings. EPA and WDIG representatives met with the community in small groups to discuss the project and potential impacts on area businesses. In one case, EPA staff hosted a large outdoor loading dock meeting at an adjacent business to update employees about the ongoing cleanup. EPA also worked closely with the community and business representatives to minimize inconveniences caused by the

cleanup. EPA, DTSC and other public entities also formed an Interagency Committee (IAC). The U.S. Army Corp of Engineers (USACE) helped review design documents and inspect construction work. The IAC coordinated technical reviews, worked with PRPs, and hosted public meetings to provide the community with regular updates. The RWQCB also provided guidance and oversight for water-related aspects of the Site's cleanup. EPA approved on the site's remedial action completion report in September 2006, marking the completion of the site's cleanup. PRPs continue to perform long-term operations, maintenance and environmental monitoring under EPA oversight.

Local Impacts

The site's successful cleanup protects public health and the environment, and has had a significant positive impact on the local economy. Originally, EPA envisioned that some business relocations might be necessary due to the location of waste under existing buildings. However, careful planning and cooperation between EPA and the IAC allowed the continued operation of Site businesses, preventing the costs and disruptions associated with business relocations. By remaining open during and after cleanup, businesses have continued to support jobs that generate revenues, income and spending in the area. Today, the site is home to 44 companies. They provide about \$10.1 million in employment income and generate local and state sales and property tax revenues. Following are highlights of some of the site businesses.

Businesses on Los Nietos Road

About 25 commercial and light industrial businesses operate on the southwestern side of the site, along Los Nietos Road. The companies include manufacturing operations, a freight trucking firm, automotive repair shops and a crane rental company. The Los Nietos Road businesses employ about 80 people, contributing over \$3.9 million in annual income to the local community.

The Crane Guys

Located at 12731 Los Nietos Road, this business provides crane and truck rental services. It also provides equipment storage, rigging, engineering services and licensed scrap metal disposal. It employs one person and contributes over \$88,000 in annual income to the local community. Annual business sales in 2012 exceeded \$3.7 million.

Sisneros, Inc.

Located at 12717 Los Nietos Road, this office furniture manufacturer employs about 20 people and provides an estimated \$868,000 in annual income to the local community. Business sales in 2013 reached \$2.5 million.

DK Manufacturing, LLC

In operation since 1987, this company specializes in the design and manufacture of equipment for aerospace, oilfield and other industries. Its customers include the U.S. Navy, the U.S. Air Force and Boeing. Located at 12635 Los Nietos Road, it employs five people and contributes over \$330,000 in annual income to the local community. Annual business sales in 2013 reached \$700,000.



Figure 5: On-site businesses along Los Nietos Road.

Figure 6. List of All Identified Businesses on Los Nietos Road.

<p>Aag Metal Industries ADR Refrigeration, Inc. Airbrake Associates Arath Metal Finishing Buffalo Bullet Company C & E Metal Products, Inc. California Reamer Company, Inc. DK Manufacturing, LLC</p>	<p>Durango Designs, Inc. DVI Supplies Four C'S Transmission Specialty Hernandez Auto H&H Contractors Leo's Lawn Mower Shop Liano, Inc. Metro Diesel Injection Mike's Speed & Machine</p>	<p>Platinum Wire Rainbow Custom Coating Rivera Screw Machine Products Seal Methods, Inc. SFS Wellness Center Sisneros, Inc. The Crane Guys Trejo's Cabinets</p>
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Businesses on Santa Fe Springs Road

There are 17 commercial and light industrial businesses on the northwestern side of the site. Companies include a gas production firm, construction contractors, a construction equipment leasing business, an automobile emissions testing facility and a sound recording studio. The Santa Fe Springs Road businesses employ about 75 people, contributing nearly \$5.4 million in annual income to the local community.

Air Liquide Industrial U.S. LP

This large international company offers industrial gases and related services to several sectors of the economy, including industrial manufacturing, electronics and healthcare marketplaces. Its 30,000-square-foot branch facility is located at 9756 Santa Fe Springs Road. It employs 30 people and provides an estimated \$2.4 million in annual income to the local community.



Figure 7: The Air Liquide facility.

Will Smog

This state-certified vehicle emissions testing station opened in 2010 and is located at 9618 Santa Fe Springs Road. It employs three people, contributing about \$79,000 in annual income to the local community. Estimated 2013 sales reached \$170,000.

Gold Coast Refractory Service

Founded in 1988, this business provides industrial heating equipment and services across the western United States. Its headquarters are located on site at 9630 Santa Fe Springs Road. Other services provided by the company include refractory installation, engineering and manufacturing of combustion systems. In 2013, its estimated business sales reached \$4.3 million.



Figure 8: Headquarters of the Gold Coast Refractory Service company.

Figure 9. List of All Identified Businesses on Santa Fe Springs Road.

<p>Air Liquide Industrial U.S., LP Chiller Services Rigging & Demolition Dia Log Co. Flaretech Funrunner Enterprises</p>	<p>Go Fast Engineering & Manufacturer Hillside Compaction Co., LLC M M Spraybooths Filters Nationwide Paving, Inc. Santa Fe Sports Hauler</p>	<p>Talon Manufacturing Tom Mersits Equipment Company, LLC Unit 6 Recording Studios Will Smog</p>
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Business on Greenleaf Avenue

Founded in 1990, Brothers Machine & Tool, Inc. operates a machine tool manufacturing business on the southeastern side of the site. The business, located at 9843 Greenleaf Avenue, employs six people and contributes about \$243,000 in annual income to the local community. Its annual business sales in 2013 reached \$500,000.

Property Value and Tax Revenue Impacts

In 2013, on-site properties generated over \$144,000 in tax revenues, with an estimated property value of over \$9.7 million. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments.¹

Future Site Use

The central dial area and parcels of land along Greenleaf Avenue are undeveloped. These areas are among the last large open spaces available in Santa Fe Springs, making them sought-after real estate. The City and local developers are currently exploring potential projects that would be compatible with the site's remedy.

Conclusion

Collaboration and cooperation among EPA, local and state agencies, WDIG, site business owners and the community was vital to the successful cleanup and continued use of the WDI Superfund site. EPA's carefully designed cleanup, which relied on existing infrastructure to help prevent exposure to site contaminants, not only protected public health and the environment, but also enabled businesses on site to remain open. Today, site uses support local economic growth, providing over 160 jobs and about \$9.5 million in annual employee income. These businesses also generate sizable tax revenues and provide the community with a wide variety of commercial and industrial services. Looking to the future, the site's cleanup has also set the stage for additional redevelopment opportunities in an area where vacant property is in high demand.



Figure 10: Parcels of land available for development at the site.

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

¹ The combined city sales and use tax rate in Santa Fe Springs is 9 percent. See the California State Board of Equalization sales tax page for more information: <http://www.boe.ca.gov/cgi-bin/rates.cgi?LETTER=S&LIST=CITY>.



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Reuse and the Benefit to Community

Waste Disposal, Inc. Superfund Site

Technical Appendix

Positive Impacts: Employment Information for On-site Jobs

The Hoovers/Dun & Bradstreet (D&B) database provided 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 Waste Disposal, Inc. (WDI) Superfund 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 WDI Superfund 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.

Table 1: WDI Superfund Site Businesses: NAICS Code and Title, Employees, Average Weekly Wage, Annual Wage per Employee, Total Annual Wages and Total Annual Business Sales

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Total Annual Business Sales (2013)
Aag Metal Industries	561990	All Other Support Services	3	\$1,706	\$88,712	\$266,136	\$280,000
ADR Refrigeration, Inc. ^f	333415	AC, Refrigeration and Forced Air Heating	1	\$873	\$45,396	\$45,396	\$1,000,000
Airbrake Associates	484121	General Freight Trucking, Long-Distance, Truckload	2	\$841	\$43,732	\$87,464	\$160,000
Air Liquide Industrial U.S. LP	325120	Industrial Gas Manufacturing	30	\$1,569	\$81,588	\$2,447,640	NA
Arath Metal Finishing ^g	424950	Paint, Varnish, and Supplies Merchant Wholesalers	NA	\$1,133	\$58,916	NA	NA
Brothers Machine & Tool, Inc.	333517	Machine Tool Manufacturing	6	\$780	\$40,560	\$243,360	\$500,000
Buffalo Bullet Company	33299	All Other Fabricated Metal Product Manufacturing	6	\$1,046	\$54,392	\$326,352	\$450,000
C & E Metal Products Inc. ^g	333514	Special Die and Tool, Die Set, Jig and Fixture Manufacturing	NA	\$1,007	\$52,364	NA	NA
California Reamer Company Inc.	333515	Cutting Tool and Machine Tool Accessory Manufacturing	11	\$768	\$39,936	\$439,296	\$910,000
Chiller Services Rigging & Demolition	561499	All Other Business Support Services	6	\$1,010	\$52,520	\$315,120	\$570,000
Dia Log Co.	213112	Support Activities for Oil and Gas Operations	2	\$1,723	\$89,596	\$179,192	\$160,000
DK Manufacturing LLC	336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing	5	\$1,272	\$66,144	\$330,720	\$700,000
Durango Designs Inc. ^e	326199	All Other Plastics Product Manufacturing	10	\$942	\$48,984	\$489,840	\$1,000,000
DVI Supplies ^e	444120	Paint & Wallpaper Stores	1	\$729	\$37,908	\$37,908	\$1,000,000
Flaretech	541620	Environmental Consulting Services	20	\$1,400	\$72,800	\$1,456,000	\$1,500,000
Four C'S Transmission Specialty	811111	General Automotive Repair	2	\$676	\$35,152	\$70,304	\$110,000

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Total Annual Business Sales (2013)
Funrunner Enterprises ^e	44122	Motorcycle, Boat and Other Vehicle Dealers	1	\$917	\$47,684	\$47,684	NA
Go Fast Engineering & Manufacturer	541330 ^f	Engineering Services	NA	\$2,482	\$129,064	NA	NA
Gold Coast Refractory Service	23822	Plumbing and HVAC Contractors	NA	\$1,013	\$52,676	NA	\$4,300,000
Hernandez Auto	811111 ^f	General Automotive Repair	NA	\$676	\$35,152	NA	NA
H & H Contractors	811111	General Automotive Repair	1	\$676	\$35,152	\$35,152	\$66,000
Hillside Compaction Co LLC	23891	Site Preparation Contractors	1	\$962	\$50,024	\$50,024	\$95,000
Kinghill Electric ^e	23821	Electrical and Wiring Contractors	1	\$1,123	\$58,396	\$58,396	\$750,000
Leo's Lawn Mower Shop	444220	Nursery, Garden Center and Farm Supply Stores	1	\$557	\$28,964	\$28,964	\$85,000
Liano Inc.	423440	Other Commercial Equipment Merchant Wholesalers	4	\$848	\$44,096	\$176,384	\$580,000
M M Spraybooths Filters	333999	All Other Miscellaneous General Purpose Machinery Manufacturing	2	\$1,199	\$62,348	\$124,696	\$150,000
Metro Diesel Injection	811111	General Automotive Repair	2	\$676	\$35,152	\$70,304	\$130,000
Mike's Speed & Machine	811198	All Other Automotive Repair and Maintenance	2	\$832	\$43,264	\$86,528	\$60,000

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Total Annual Business Sales (2013)
Nationwide Paving, Inc.	237310	Highway, Street and Bridge Construction	5	\$1,527	\$79,404	\$397,020	\$330,000
Platinum Wire	561990	All Other Support Services	2	\$1,706	\$88,712	\$177,424	\$180,000
Rainbow Custom Coating	423330	Roofing, Siding and Insulation Material Merchant Wholesalers	1	\$1,041	\$54,132	\$54,132	\$110,000
Rivera Screw Machine Products	NA	NA	NA	NA	NA	NA	NA
Santa Fe Sports Hauler	33621 ^f	Motor Vehicle Body and Trailer Manufacturing	NA	\$805	\$41,860	NA	NA
Seal Methods, Inc.	339991	Gasket, Packing, and Sealing Device Manufacturing	5	\$965	\$50,180	\$250,900	NA
SFS Wellness Center	446110 ^f	Pharmacies and Drug Stores	NA	\$806	\$41,912	NA	NA
Sisneros Inc	337214	Office Furniture (Except Wood) Manufacturing	20	\$835	\$43,420	\$868,400	\$2,500,000
Talon Manufacturing	442299	All Other Home Furnishings Stores	1	\$523	\$27,196	\$27,196	\$74,000
The Crane Guys	561990	All Other Support Services	1	\$1,706	\$88,712	\$88,712	\$3,750,000
Tom Mersits Equipment Company LLC	423440	Other Commercial Equipment Merchant Wholesalers	2	\$848	\$44,096	\$88,192	\$290,000
Trejo's Cabinets	337110 ^f	Wood Kitchen Cabinet and Countertop Manufacturing	NA	\$730	\$37,960	NA	NA
Unit 6 Recording Studios ^e	512240	Sound Recording Studios	1	\$1,590	\$82,680	\$82,680	NA
Unidentified Business	NA	NA	NA	NA	NA	NA	NA
Unidentified Business	NA	NA	NA	NA	NA	NA	NA
Will Smog	811112	Automotive Exhaust System Repair	3	\$511	\$26,572	\$79,716	\$170,000
TOTALS			161			\$9,527,232	\$21,960,000

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Total Annual Business Sales (2013)
<p>^a NAICS code provided in D&B database unless otherwise noted.</p> <p>^b Employee data is from D&B database, except where otherwise indicated.</p> <p>^c Average weekly wage per employee is based on BLS Average Weekly Wage data.</p> <p>^d Total annual wage figures were derived by multiplying “Employees” by “Annual Wage (Mean Annual) per Employee.”</p> <p>^e Employee number, NAICS code and NAICS title obtained from Manta.</p> <p>^f NAICS code assumed.</p> <p>^g D&B has flagged this business as having limited marketability due to incomplete or invalid data; therefore, employee and sales information for the business is not included in the table.</p> <p>NA: Not available or not applicable.</p>							

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

Property records accessible through Los Angeles County's online property records database (<http://assessor.lacounty.gov/extranet/Datamaps/Pais.aspx>) provided data on the most recently assessed values for property parcels at the WDI Superfund site in October 2013. The Los Angeles County Treasurer and Tax Collector website (<https://vcheck.ttc.lacounty.gov>) provided 2013 property tax information for property parcels at the site.

Table 2. Property Value and Tax Summary for Taxes Payable in 2013

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2013)	Total Property Tax (2013)
8167-002-029	9640 Santa Fe Springs Road Santa Fe Springs, CA 90670	\$107,947	\$2,148.05
8167-002-037	12801 Los Nietos Road Santa Fe Springs, CA 90670	\$724,444	\$9,410.54
8167-002-030	No Address Available	\$10,191	\$191.18
8167-002-051	No Address Available	\$156,792	\$2,194.85
8167-002-024	12635 Los Nietos Road Santa Fe Springs, CA 90670	\$184,699	\$3,153.39
8167-002-004	9754 Santa Fe Springs Road Santa Fe Springs, CA 90670	\$1,667,231	\$23,292.84
8167-002-041	12807 Los Nietos Road Santa Fe Springs, CA 90670	\$699,206	\$9,854.75
8167-002-032	12747 Los Nietos Road Santa Fe Springs, CA 90670	\$137,324	\$2,604.08
8167-002-003	12637 Los Nietos Road Santa Fe Springs, CA 90670	\$266,235	\$4,661.21
8167-002-011	12651 Los Nietos Road Santa Fe Springs, CA 90670	\$334,830	\$3,909.85
8167-002-028	No Address Available	\$82,203	\$1,033.28
8167-002-043	12731 Los Nietos Road Santa Fe Springs, CA 90670	\$508,097	\$7,051.11
8167-002-026	No Address Available	\$1,288,437	\$17,310.14
8167-002-042	12741 Los Nietos Road Santa Fe Springs, CA 90670	\$154,751	\$2,804.33

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2013)	Total Property Tax (2013)
8167-002-007	9606 Santa Fe Springs Road Santa Fe Springs, CA 90670	\$763,852	\$11,178.92
8167-002-025	No Address Available	\$32,145	\$471.67
8167-002-049	9951 Greenleaf Avenue Santa Fe Springs, CA 90670	\$105	\$194.24
8167-002-021	9620 Santa Fe Springs Road Santa Fe Springs, CA 90670	\$396,184	\$6,013.93
8167-002-050	9843 Greenleaf Avenue Santa Fe Springs, CA 90670	\$445,179 ^a	\$12,631.75
8167-002-044	12707 Los Nietos Road Santa Fe Springs, CA 90670	\$870,340	\$12,108.84
8167-002-012	12645 Los Nietos Road Santa Fe Springs, CA 90670	\$496,468	\$6,813.91
8167-002-022	9632 Santa Fe Springs Road Santa Fe Springs, CA 90670	\$383,431	\$5,880.39
Totals		\$9,710,091	\$144,913.25
^a Tax records provided values of \$334,709 for personal property and \$210,835 for fixtures associated with this parcel. Those values were not included in the total market value of land and improvements.			