APPENDIX F

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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PARTNER
Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Los Alamitos Race Course
7 Acres (Portion of Parking Lot)
Cypress, California 90630

Report Date: July 12, 2019
Partner Project No. 19-246960.1



Prepared for:

Melia Homes
8951 Research Drive, Suite 100
Irvine, California 92618

PARTNER
Engineering and Science, Inc.

July 12, 2019

Mr. Chad Brown
Melia Homes
8951 Research Drive, Suite 100
Irvine, California 92618

Subject: Phase I Environmental Site Assessment
Los Alamitos Race Course
7 Acres (Portion of Parking Lot)
Cypress, California 90630
Partner Project No. 19-246960.1

Dear Mr. Brown:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (949) 481-9818.

Sincerely,

Robert Vaughn
National Client Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Melia Homes for the 7-acre portion of the Los Alamitos Race Course parking lot in Cypress, Orange County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Melia Homes with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located just west of the Costco Way dead end and approximately 200 feet north of Winners Circle within a mixed commercial and residential area of Orange County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Property Use:	Parking Lot; Christmas Tree Storage/Distribution Lot (during winter only)
Land Acreage (Ac):	Approximately 7 Ac
Assessor's Parcel Numbers (APNs):	Portion of APN 241-091-36 (Parcel A); Portion of APN 241-091-40 (Parcel B)
Current Tenants:	Los Alamitos Race Course, Noble Tree Farms (during winter only)
Site Assessment Performed By:	Brooke Hasty of Partner
Site Assessment Conducted On:	July 3, 2019

The subject property is currently developed as an asphalt-paved 7-acre parking lot with minimal landscaping (Parcel A) associated with the adjacent race track to the north/northwest. Onsite operations consist of general automotive parking tasks throughout the year and Christmas tree storage/distribution activities in the winter. Aside from parking spaces, the subject property is also improved with graded grassland throughout the northern portion of the property (Parcel B).

According to available historical sources, the subject property was formerly undeveloped or agricultural as early as 1935 and developed with the current parking lot circa 1970. Tenants on the subject property have included occupants associated with the race track (1970-Present); and Noble Tree Farms (circa 2015-Present).

The immediately surrounding properties consist of the Los Alamitos Race Track to the north and northwest; Costco Wholesale and the Costco gas station to the southeast; asphalt paved parking followed by a roadway (Winners Circle) to the south; asphalt-paved parking to the southwest; an asphalt-paved parking lot to the east; and an asphalt-paved parking lot to the west.

According to a previous subsurface investigation conducted on a nearby property (4961 Katella Avenue, Case #88UT153), which is referenced by the Regional Water Quality Control Board (RWQCB) GeoTracker online database, the depth of groundwater in the vicinity of the subject property is inferred to be approximately 9 feet below ground surface (bgs) and flow to the southwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify any environmental issues during the course of this assessment.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of a 7-acre portion of the Los Alamitos Race Course parking lot in Cypress, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property, a 7-acre portion of the Los Alamitos Race Course parking lot in Cypress, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Melia Homes engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Melia Homes. Either verbally or in

writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.
- Partner was unable to document the property use at 5-year intervals or less for all time periods, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews. This data failure is not considered critical and does not change the conclusions of this report, as no significant changes in property use were identified during coverage gaps of greater than five years.
- Partner's view of the ground during the site assessment was partially obstructed due to parked trucks. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property, a 7-acre portion of the Los Alamitos Race Course parking lot in Cypress, California, is located just west of the Costco Way dead end and approximately 200 feet north of Winners Circle. According to the Orange County Assessor, The Chicago Title Company, and the site contact, the subject property includes the east portion of the parcel identified as APN 241-091-36 and a segment of the central portion of the parcel identified as APN 241-091-40, and ownership is currently vested in Los Alamitos Racecourse since 1990.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently developed as an asphalt-paved 7-acre parking lot with minimal landscaping (Parcel A) associated with the adjacent race track to the north/northwest. Onsite operations consist of general automotive parking tasks throughout the year and Christmas tree storage/distribution activities in the winter. Aside from parking spaces, the subject property is also improved with graded grassland throughout the northern portion of the property (Parcel B).

The subject property is designated for Public and Semi-public development by the City of Cypress.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Orange County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: Los Alamitos Race Track (4961 Katella Avenue) to the north and northwest

South: Costco Wholesale (5401 Katella Avenue) and the Costco gas station (10901 Walker Street) to the southeast; asphalt paved parking followed by a roadway (Winners Circle) to the south; and asphalt-paved parking to the southwest

East: Asphalt-paved parking lot (10801 Walker Street)

West: Asphalt-paved parking

The adjacent property to the northwest is identified as a Leaking Underground Storage Tank (LUST), Statewide Environmental Evaluation and Planning System (SWEEPS UST), Facility Inventory Database (CA FID UST), List of Industrial Site Cleanups (Orange Co. Industrial Site), Resource Conservation Recovery Act – Small Quantity Generator (RCRA-SQG), Hazardous Waste & Substance Site List (HIST CORTESE), California Environmental Reporting System (CERS), Enforcement Action Listing (ENF), National Pollutant Discharge Control System Permits Listing (NPDES), California Integrated Water Quality System (CIWQS), Aboveground Storage Tank (AST), Facility Index System (FINDS), and Enforcement Compliance History Online (ECHO)site and the adjacent properties to the southeast are identified as UST, RCRA – Large

Quantity Generator (RCRA-LQG), CERS HAZ WASTE, Facility and Manifest Data (HAZNET), CERS, CERS TANKS, CERS HAZ WASTE, Recycler Database (SWRCY), and California Hazardous Material Incident Report System (CHMIRS) sites in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Los Alamitos, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 34 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the southwest. The nearest surface water in the vicinity of the subject property are the Los Alamitos Race Track ponds located adjacent to the north and northwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Golden State Water Company serves the subject property vicinity. According to the 2019 Annual Water Quality Report for 2018, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for Cypress include a blend of groundwater pumped from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project.

According to a previous subsurface investigation conducted on a nearby property (4961 Katella Avenue, Case #88UT153), which is referenced by the Regional Water Quality Control Board (RWQCB) GeoTracker online database, the depth of groundwater in the vicinity of the subject property is inferred to be approximately 9 feet below ground surface (bgs) and flow to the southwest.

2.4.3 Geology/Soils

The subject property lies within the Orange County Coastal Plain area of the Los Angeles Basin. The plain consists of predominantly alluvial basin-fill material deposited by meandering tributaries of the Santa Ana River system (Morton, et al., 1979). Surficial geology in the subject property vicinity consists of recent alluvium of gravel, sand, silty sand, and clayey silt with an average thickness of 200 feet (Poland, et al., 1956; California DWR, 1967). This recent alluvium is underlain by the upper Pleistocene Lakewood Formation, which averages 500 feet in thickness and consists of alternating stratigraphic zones of coarse-grained sand and clayey silt. The estimated depth to bedrock is more than 200 feet.

According to a subsurface investigation conducted on the north/northwest adjacent property (4961 Katella Avenue, Case #88UT153), the soils beneath the vicinity of the subject property consist of clayey, very find to medium-grained sand and silty sand to a depth of 30 feet. The shallow soil (10-15 feet bgs) is

comprised mainly of cohesive silt with low to medium permeability. The shallow soils are underlain by various aquifers separated by aquitards.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as San Emigdio fine sandy loam. This series consists of very deep, well drained soils with moderately rapid permeability that formed in dominantly sedimentary alluvium. These soils are on fans and floodplains. Slopes range from 0 to 2 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06059C0116 , dated December 3, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1935-1963	Aerial Photographs, Topographic Maps	Undeveloped or Agricultural land
1952-1963	Aerial Photographs	Agricultural land
1970-Present	Aerial Photographs, Interviews, Available Online Information, Onsite Observations	Commercial parking lot

Tenants on the subject property include occupants associated with the race track (1970-Present); and Noble Tree Farms (circa 2015-Present).

Railroad tracks are visible in aerial imagery and topographic maps along the norther perimeter of the subject property from 1935 to 1981. Railroad easements have the potential to represent an environmental concern due to the historical application of oils containing polychlorinated biphenyls (PCBs), herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties, and the historical common practice of using coal cinders for track fill material. However, it is likely that any contaminant concentrations have degraded over time, as the railroad spur has not been used since circa 1981. Given the amount if time elapsed (almost 40 years), the historical presence of railroad tracks along the norther perimeter of the subject property is not expected to represent a significant environmental concern.

Furthermore, the subject property is depicted as agricultural land from as early as 1938 to as late as 1963. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. However, this previous use appears to have been for row crops or grazing. Orchards, or other agricultural development commonly associated with heavy application of agricultural chemicals was not noted in historical sources. Based on the type of agricultural use and amount of time elapsed (50+ years), the possible former use of agricultural chemicals is not expected to represent a significant environmental concern.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on June 27, 2019. The following was observed on the subject property and adjacent properties during the aerial photograph review:

Date: 1938, 1947, 1952	*Scale: 1"=500'*
Subject Property:	Appears to be undeveloped or agricultural land; the northernmost portion of the property appears to be developed with a railroad
North:	Appears to be undeveloped or agricultural land
South:	Appears to be undeveloped or agricultural land
East:	Appears to be undeveloped or agricultural land
West:	Appears to be undeveloped or agricultural land

Date: 1963	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	Appears to be parking lot followed by the current race track
South:	No significant changes visible
East:	Appears to be undeveloped
West:	Appears to be developed with the current parking lot separated by a roadway

Date: 1970, 1977, 1981	***Scale: 1"=500'***
Subject Property:	Appears to be developed with the current parking lot; the northernmost portion of the property appears to still be developed with a railroad
North:	No significant changes visible
South:	Appears to be developed with a parking lot
East:	No significant changes visible
West:	Appears to be developed with the current parking lot

Date: 1989, 1990, 1994	***Scale: 1"=500'***
Subject Property:	The northernmost portion of the property no longer appears to be developed with a railroad
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 2005, 2009, 2012, 2016	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	Appears to be developed with the current commercial/industrial building to the southeast, a roadway (Winners Circle) to the south, and the current parking area to the southwest
East:	Appears to be developed with the current improvements
West:	No significant changes visible

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on June 26, 2019. Sanborn map coverage was not available for the subject property.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Data Resources (EDR) on July 8, 2019 for past names and businesses that were listed for the subject property and adjacent properties. The subject property has not been identified by an address. As such, there are no findings for the subject property. The findings for the adjacent properties are presented in the following table:

City Directory Search for Adjacent Properties	
Year(s)	**Occupant Listed**
1972	Durr Bros Inc, Jerry E. Fisher, Los Alamitos Race Course, Los Alamitos Dining Room, Vessels Stallion Farm (4961 Katella Avenue)
1975	Apartments, various residential listings, Los Alamitos Race Course, Vessels Stallion Farm (4961 Katella Avenue)
1980	Los Alamitos Race Course, Vessels Stallion Farm, various additional associated listings (4961 Katella Avenue); Durr Bros Inc (5001 Katella Avenue)
1985	Los Alamitos Race Course, Vessels Stallion Farm, various additional associated listings (4961 Katella Avenue)
1992	Los Alamitos Racing Association, various additional associated listings (4961 Katella Avenue)
1995	Los Alamitos Racing Association, various additional associated listings (4961 Katella Avenue)
2000	Los Alamitos Racing Association, various additional associated listings (4961 Katella Avenue)
2005	Los Alamitos Racing Association, various additional associated listings (4961 Katella Avenue)
2010	Los Alamitos Racing Association, various additional associated listings (4961 Katella Avenue)
2014	Los Alamitos Racing Association, various additional associated listings (4961 Katella Avenue)

According to the city directory review, the adjacent property to the north and northwest has been occupied by a horse race track since at least 1972. Please reference Section 4.2 for additional information in regard to this property.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Data Resources (EDR) on June 26, 2019. The following was observed on the subject property and adjacent properties during the topographic map review:

Date: 1935, 1949, 1950	
Subject Property:	Depicted as vacant land with the Southern Pacific Railway
North:	Depicted as vacant land
South:	Depicted as vacant land
East:	Depicted as vacant land
West:	Depicted as vacant land

Date: 1949	
Subject Property:	No significant changes depicted
North:	Depicted as vacant land
South:	Depicted as vacant land
East:	Depicted as vacant land
West:	Depicted as vacant land

Date: 1964	
Subject Property:	No significant changes depicted
North:	Appears to be developed with the Los Alamitos Race Track
South:	No significant changes depicted

Date:	***1964***
East:	No significant changes depicted
West:	Depicted as vacant land followed by a parking lot across a roadway

Date:	***1972, 1981***
Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted
West:	Depicted as vacant land

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Orange County Health Care Agency (OCHCA)
Point of Contact:	Sandra Martin
Agency Address:	1241 East Dyer Road Suite 120, Santa Ana, California 92702
Agency Phone Number:	(714) 433-6000
Date of Contact:	June 26, 2019
Method of Communication:	Online Portal, Email
Summary of Communication:	According to Ms. Martin, the OCHCA is not able to search for files by parcel number.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Orange County Fire Authority (OCFA)
Point of Contact:	Robin Nelson
Agency Address:	1 Fire Authority Road, Irvine, California 92602
Agency Phone Number:	(714) 573-6180
Date of Contact:	June 26, 2019
Method of Communication:	Email
Summary of Communication:	According to Ms. Nelson, the OCFA is not able to search for files by parcel number.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Point of Contact:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	July 9, 2019
Method of Communication:	Online
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the SCAQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	http://geotracker.waterboards.ca.gov/default.asp
Agency Address:	3737 Main Street, Suite 500, Riverside, California 92501
Agency Phone Number:	(951) 782-4130
Date of Contact:	June 26, 2019

Regulatory Agency Data	
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_list.cfm
Agency Address:	5796 Corporate Avenue, Cypress, California 90630
Agency Phone Number:	(714) 484-5300
Date of Contact:	June 26, 2019
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	City of Cypress Building Division (CBD)
Point of Contact:	Alisha Farnell
Agency Address:	5275 Orange Avenue, Cypress, California 90630
Agency Phone Number:	(714) 229-6730
Date of Contact:	June 27, 2019
Method of Communication:	Email
Summary of Communication:	According to Ms. Farnell, no building permit records were located on file for the subject property.

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	City of Cypress Planning Division (CPD)
Point of Contact:	https://www.cypressca.org/government/departments/community-development/zoning-map
Agency Address:	5275 Orange Avenue, Cypress, California 90630
Agency Phone Number:	(714) 229-6720
Date of Contact:	July 9, 2019
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned PS for Public and Semi-public development by the City of Cypress.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)

Regulatory Agency Data	
Point of Contact:	http://maps.conservation.ca.gov/doggr/#close
Agency Address:	801 K Street, Sacramento, California 95814
Agency Phone Number:	(916) 445-9686
Date of Contact:	June 26, 2019
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Orange County Assessor (OCA), The Chicago Title Company
Point of Contact:	Not available
Agency Address:	11 Civic Center Plaza, Santa Ana, California 92701
Agency Phone Number:	(714) 834-2727
Date of Contact:	June 26, 2019
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property includes portions of two parcels identified by Assessor Parcel Numbers (APNs) 241-091-36 and 241-091-40 and is currently owned by Los Alamitos Racecourse.

4.1.10 Sanitation District

Regulatory Agency Data	
Name of Agency:	Orange County Sanitation District (OCSD)
Point of Contact:	Jana Gutierrez
Agency Address:	10844 Ellis Avenue, Fountain Valley, California 92708
Agency Phone Number:	(714) 593-7190
Date of Contact:	June 26, 2019
Method of Communication:	Online Portal and Email
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the OCSD.

Copies of pertinent documents obtained regulatory agencies listed above, if available, are included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	**Y**	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	**Y**	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	**Y**	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	N	N
EDR US Hist Cleaners	Varies	N	N	N
HIST CORTESE	0.50	N	**Y**	N
SWEEPS UST	0.25	N	**Y**	N
CA FID UST	0.25	N	**Y**	N
CERS HAZ WASTE	0.25	N	**Y**	N
CERS TANKS	0.25	N	**Y**	N
CERS	Varies	N	**Y**	N
Orange Co. Industrial Site	Varies	N	**Y**	N
ENF	Varies	N	**Y**	N
NPDES	Varies	N	**Y**	N
CIWQS	Varies	N	**Y**	N
HAZNET	Varies	N	**Y**	N
SWRCY	Varies	N	**Y**	N
CHMIRS	Varies	N	**Y**	N
FINDS	Varies	N	**Y**	N
ECHO	Varies	N	**Y**	N

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent property to the northwest is identified as a Leaking Underground Storage Tank (LUST), Statewide Environmental Evaluation and Planning System (SWEEPS UST), Facility Inventory Database (CA FID UST), List of Industrial Site Cleanups (Orange Co. Industrial Site), Resource Conservation Recovery Act – Small Quantity Generator (RCRA-SQG), Hazardous Waste & Substance Site List (HIST CORTESE), California Environmental Reporting System (CERS), Enforcement Action Listing (ENF), National Pollutant Discharge Control System Permits Listing (NPDES), California Integrated Water Quality System (CIWQS), Aboveground Storage Tank (AST), Facility Index System (FINDS), and Enforcement Compliance History Online (ECHO) site in the regulatory database report, as discussed below:

- The property, identified as Los Alamitos Race Course and Los Alamitos Race Track at 4961 Katella Avenue, is located adjacent to the north and northwest of the subject property. According to the radius report LUST listings and GeoTracker, this site reported a gasoline release with reported impacts to groundwater on August 9, 1988 to the lead agency (OCHCA). Based on OCHCA and GeoTracker records and the site contact, four underground storage tanks (USTs), including one 10,000-gallon gasoline tank, one 10,000-gallon diesel tank, one 2,000-gallon gasoline/diesel tank, and one 1,000-gallon gasoline/diesel tank were removed from the race track site on August 9, and September 21, 1988. These tanks, believed to be in operation for at least 20 years, were located at least 1,700 feet west of the subject property and situated north of the former receiving barn of the west side of the track. The clarifier and sump were located within the current Cottonwood Church west parking and situated approximately 3,700 feet southwest of the subject property. Soil samples collected beneath the former tanks contained up to 11,000 mg/kg total petroleum hydrocarbons (TPH) with 1,653 mg/kg total benzene, toluene, ethylbenzene, and xylenes (collectively known as BTEX). Tank excavations extended into groundwater and eleven monitoring wells were positioned throughout the former tank pit. The groundwater wells were monitored up to 23 times. The groundwater remediation system operated between 1989 and 1992 and the vapor extraction system (VES) operated between 1989 and 1991. Soil verification borings detected low levels of TPH and BTEX and determined the VES to be effective. According to the Tank Closure Report dated April 6, 1992, the hydrocarbon groundwater plume did not extend within the vicinity of the subject property. Regulatory closure was granted by OCHCA for this case on June 26, 1996.

  The Los Alamitos Race Course reported an additional gasoline release with impacts to soil only on June 23, 1997 to OCHCA. Based on OCHCA and GeoTracker records and the site contact, three underground storage tanks (USTs), including one 10,000-gallon gasoline tank and two 5,000-gallon gasoline tanks, were removed from the former race track maintenance yard on June 9 and 27, 1997. These three USTs were located at least 700 feet north of the subject property and situated north of the current SeaCoast Grace Church Youth Center building. Soil sampling was conducted during the UST removal operations and indicated low levels of gasoline and diesel

contamination (1.5 ppm and 900 ppm of TPH and 0.013 ppm of toluene) beneath the former tanks and piping. Gasoline and diesel contamination was also observed within the soil beneath the dispenser (3,800 ppm of diesel TPH). Approximately 5 tons of soil was excavated, and a soil sample was taken at 7 feet bgs beneath the dispenser. According to analytical results, levels of diesel TPH and BTEX, 2.6 ppm of TPH gasoline, and .084 ppm of methyl tertiary butyl ether (MTBE) were detected. Furthermore, MTBE was also detected with the highest levels at 0.71 ppm in four of the soil samples taken beneath the USTs and piping. Due to the detected levels of MTBE, three groundwater samples were taken beneath the piping trench, UST pit, and just southwest of the UST pit. Furthermore, an additional soil sample was taken below the water table at 11.5 feet bgs. All groundwater samples and the soil sample taken at beneath the water table were found to be non-detect (ND) for TPH, BTEX, and MTBE.

According to the AST radius report listing, OCHCA records, and the site contact, this property currently harbors various ASTs on the west corner of the property, including one 1,500-gallon diesel tank, one 500-gallon gasoline tank, one 120-gallon ATF tank, one 120-gallon gear oil tank, one 120-gallon S4 TXM tank, one 240-gallon 5W 40 motor oil tank, four water tenders each with 90-galllon fuel tanks, six tractors each with 90-gallon fuel tanks, and five additional pieces of equipment each with 90-gallon fuel tanks.

Based on the offsite nature and relative distance of the former USTs and current ASTs, documented removal of the USTs, analytical results, inferred direction of groundwater flow, regulatory closure of both release cases, and absence of a reported release in connection with the ASTs, the adjacent race track is not expected to represent a significant environmental concern.

The adjacent property to the southeast is identified as a UST, RCRA – Large Quantity Generator (RCRA-LQG), CERS HAZ WASTE, Facility and Manifest Data (HAZNET), CERS, Recycler Database (SWRCY), and California Hazardous Material Incident Report System (CHMIRS) site in the regulatory database report, as discussed below:

The property, identified as Costco Wholesale #748 at 5401 Katella Avenue, is located adjacent to the southeast of the subject property. According to the radius report listings, this site is additionally listed as a permitted UST site with OCHCA under Facility ID FA0064582. Additionally, this site is listed as a recycling site and is listed in the RCRA and CERS databases as a Hazardous Waste Generator of various metals, solvents, etc. between 2005 and 2018. Furthermore, this site is listed in connection with the disposal of minimal quantities of other organic solids, aqueous solution with total organic residues less than 10 percent, off-specification, aged or surplus organics, pharmaceutical waste, and unspecified solvent mixture in 2017. According to the CHMIRS listing, this site reported a release on June 9, 2006 to the Orange County Emergency Management Division. According to the listing description, a caller indicated that the alarm panel was signaling a freon gas release. No quantities of the gas are listed. Based on the nature of the material, this listing is not expected to represent a significant environmental concern. Based on the nature of the released material coupled with the absence of a documented release in connection with this site apart from freon gas, the adjacent Costco property is not expected to

represent a significant environmental concern and it is unlikely a regulatory file review would alter the findings of this assessment.

The additional adjacent property to the southeast is identified as a UST, CERS, CERS TANKS, and CERS HAZ WASTE site in the regulatory database report, as discussed below:

- The property, identified as Costco Wholesale #748 (Gas Station) at 10901 Walker Street, is located adjacent to the southeast of the subject property. According to the radius report listings, this site is listed as a Hazardous Waste Generator in the CERS database and a UST site permitted by the OCHCA under Facility ID FA0045719. Based on absence of a reported release in connection with this property coupled with the minor nature of CERS violations, the adjacent Costco gas station is not expected to represent a significant environmental concern and it is unlikely a regulatory file review would alter the findings of this assessment.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings of concern are identified in the regulatory database report. A

copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Melia Homes (User of this report).

User Responsibilities				
Item	**Provided By User**	**Not Provided By User**	**Discussed Below**	**Does Not Apply**
Environmental Pre-Survey Questionnaire		**X**		
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports		**X**		
Other				**X**

5.1 Interviews

5.1.1 Interview with Owner

Mr. Frank Sherren, subject property owner representative, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Sherran, was developed for commercial parking use. Mr. Sherran further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use, storage, or generation on the subject property to the best of his knowledge.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Frank Sherren, subject property owner representative, is also identified as the Facilities Manager. Please reference Section 5.1.1 for additional information.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Brooke Hasty
Site Assessment Conducted On:	July 3, 2019

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 7-acre Portion of Los Alamitos Race Course Parking Lot (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Frank Sherren	Facilities Manger	(714) 713-7721	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste is not generated at the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges are not generated at the subject property. Sanitary discharges on the adjacent properties are directed into the municipal sanitary sewer system. The City of Cypress services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards offsite stormwater drains.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

The subject property is not equipped with heating and cooling systems.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater is not generated at the subject property. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. Construction materials including, but not limited to, thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building and that have not been appropriately tested may be considered "presumed asbestos-containing material" (PACM).

The subject property is comprised of vacant lawn and paved areas. As such, an asbestos evaluation was not conducted.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm^2 (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

The subject property is comprised of vacant lawn and paved areas. As such, a LBP evaluation was not conducted.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Golden State Water Company serves the subject property vicinity. According to the 2019 Annual Water Quality Report for 2018, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for Cypress include a blend of groundwater pumped from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project. According to the Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

The subject property is comprised of vacant lawn and paved areas. As such, a mold evaluation was not conducted.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards, except as discussed below.

6.4.1 ASTs/USTs for Hazardous Substances or Petroleum Products

The adjacent properties to the southeast are occupied by the Costco automotive repair facility and gas station. Based on the absence of a documented release in connection with these operations, the adjacent properties are not expected to represent a significant environmental concern.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify any environmental issues during the course of this assessment.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of a 7-acre portion of the Los Alamitos Race Course parking lot in Cypress, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

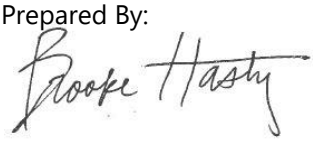
This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property, a 7-acre portion of the Los Alamitos Race Course parking lot in Cypress, Orange County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Brooke Hasty
Environmental Scientist

Reviewed By:



Amy Rudegeair
Senior Author



Robert Vaughn
National Client Manager

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

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United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, July 2019

United States Geological Survey, accessed via the Internet, July 2019

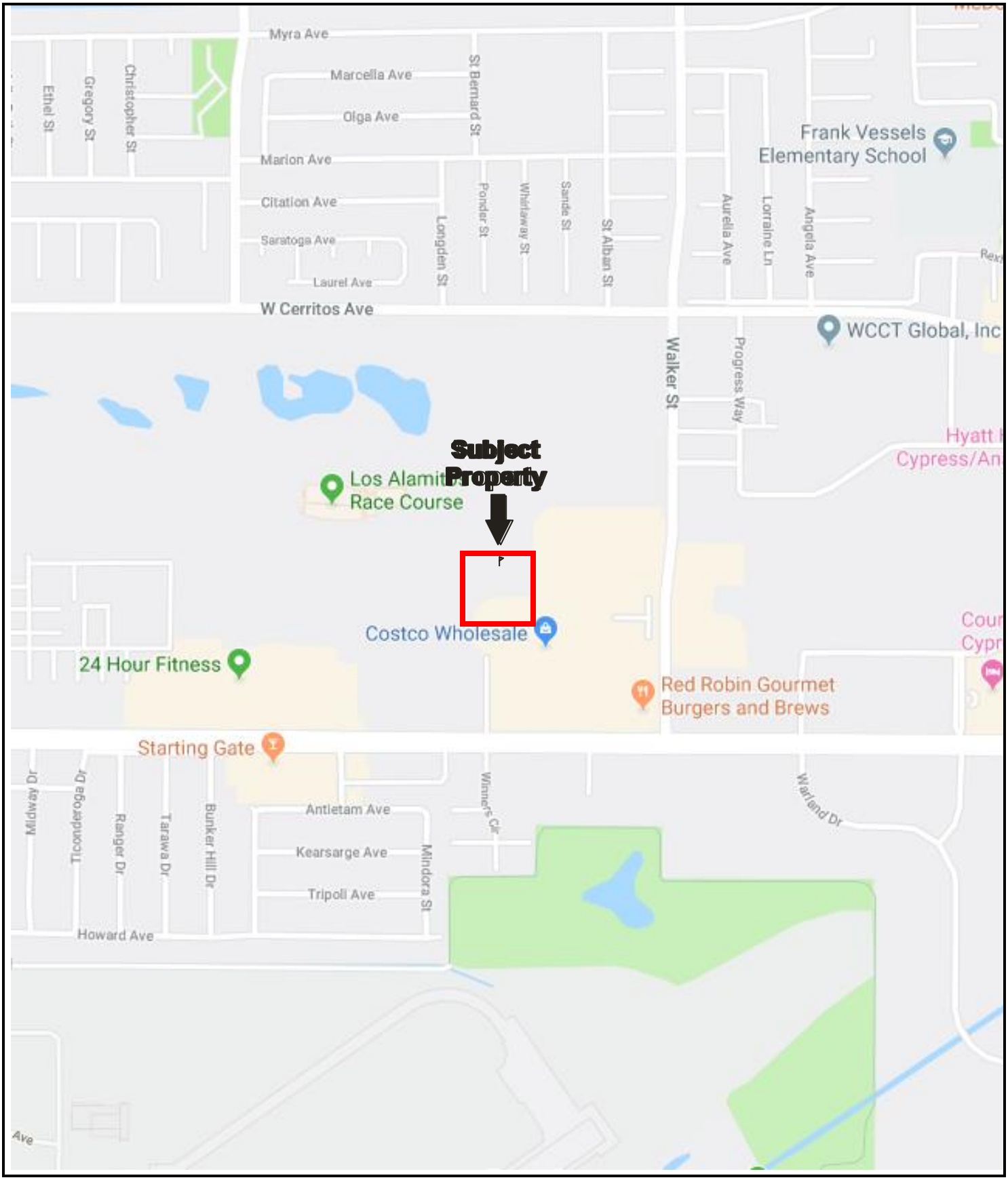
United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, June 2019

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP



N

Drawing Not To Scale

KEY:
Subject Property

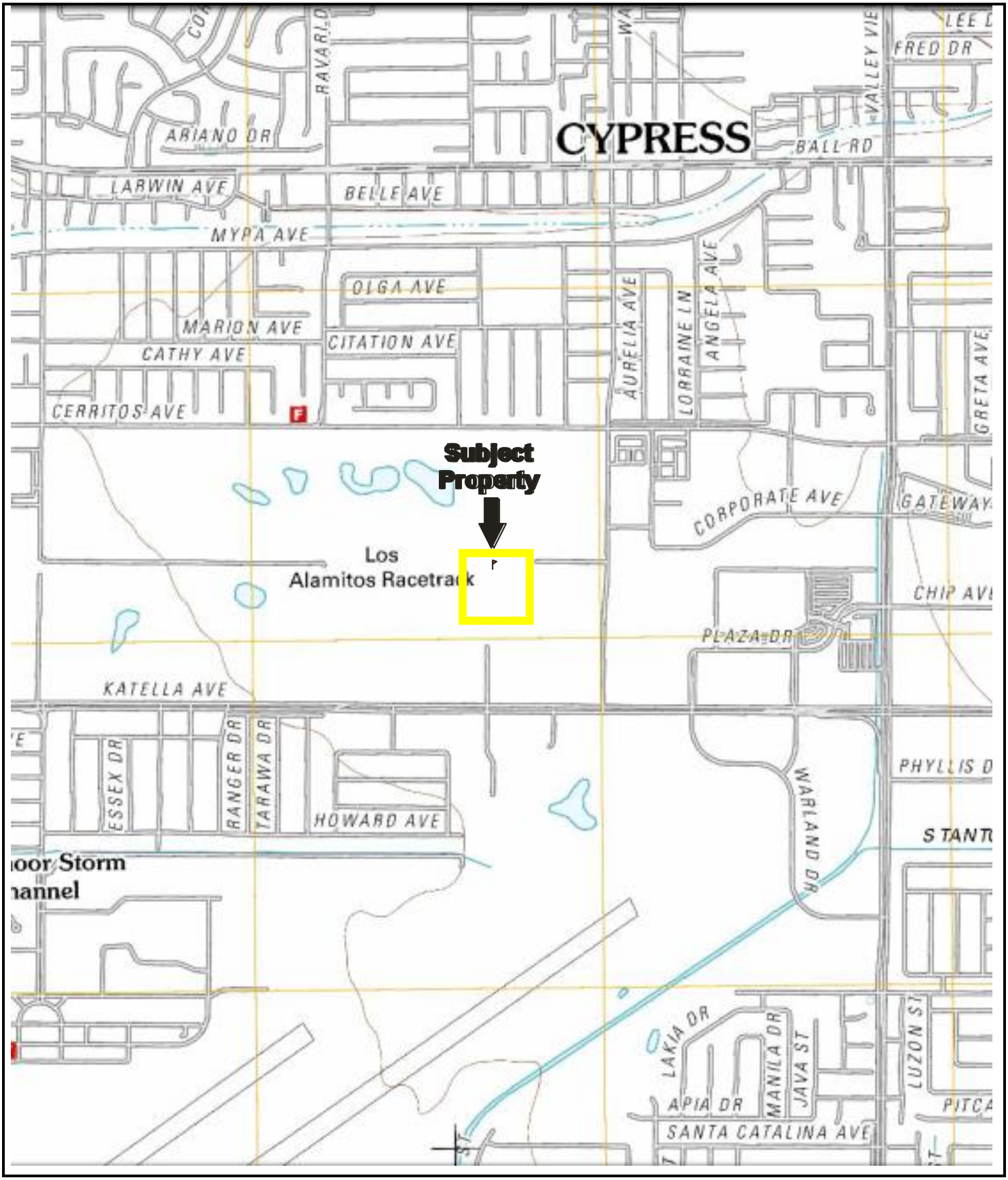
FIGURE 1: SITE LOCATION MAP
Project No. 19-246960.1

PARTNER



FIGURE 2: SITE PLAN
Project No. 19-246960.1

PARTNER



N

USGS 7.5 Minute *Los Alamitos, California* Quadrangle
Created: 2012

KEY:
Subject Property

FIGURE 3: TOPOGRAPHIC MAP
Project No. 19-246960.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. View of the subject property from the east looking northwest.



2. View of the center of the subject property looking southeast.



3. View of the subject property from the north looking south.



4. View of the subject property from the northwest looking southwest.



5. View of a parked truck onsite and landscaping.



6. View of sand landscaping on the east boundary of the subject property.



7. View of the subject property from the east looking west.



8. View of the subject property from the west looking east.



9. View of the grazed grassland looking northwest.



10. Additional view of the grazed grassland looking west.



11. View of the asphalt pavement situated just east of the grassland.



12. View of the east boundary of the subject property and landscaping from the north looking south.



13. View of the adjacent racetrack to the north/ northwest.



14. View of the adjacent racetrack parking lot to the north.



15. View of the adjacent parking lot to the east.



16. View of the adjacent Costco property to the southeast.



17. View of the adjacent parking area to the west.



18. View of the adjacent parking area to the southwest.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

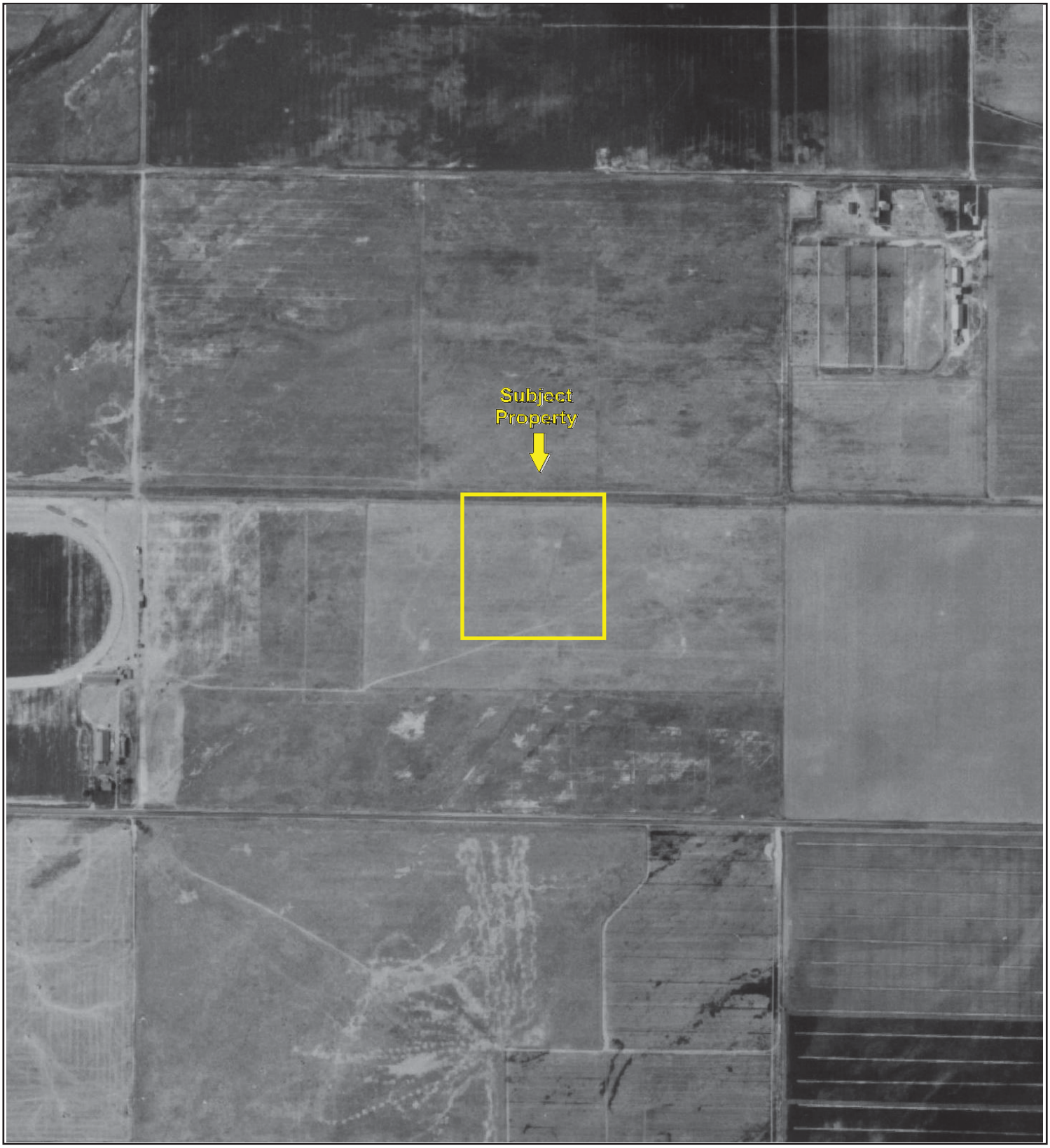
PARTNER



500 1000 2000

N

Key: Subject Property



500 1000 2000

N

Key: Subject Property



500 1000 2000

N

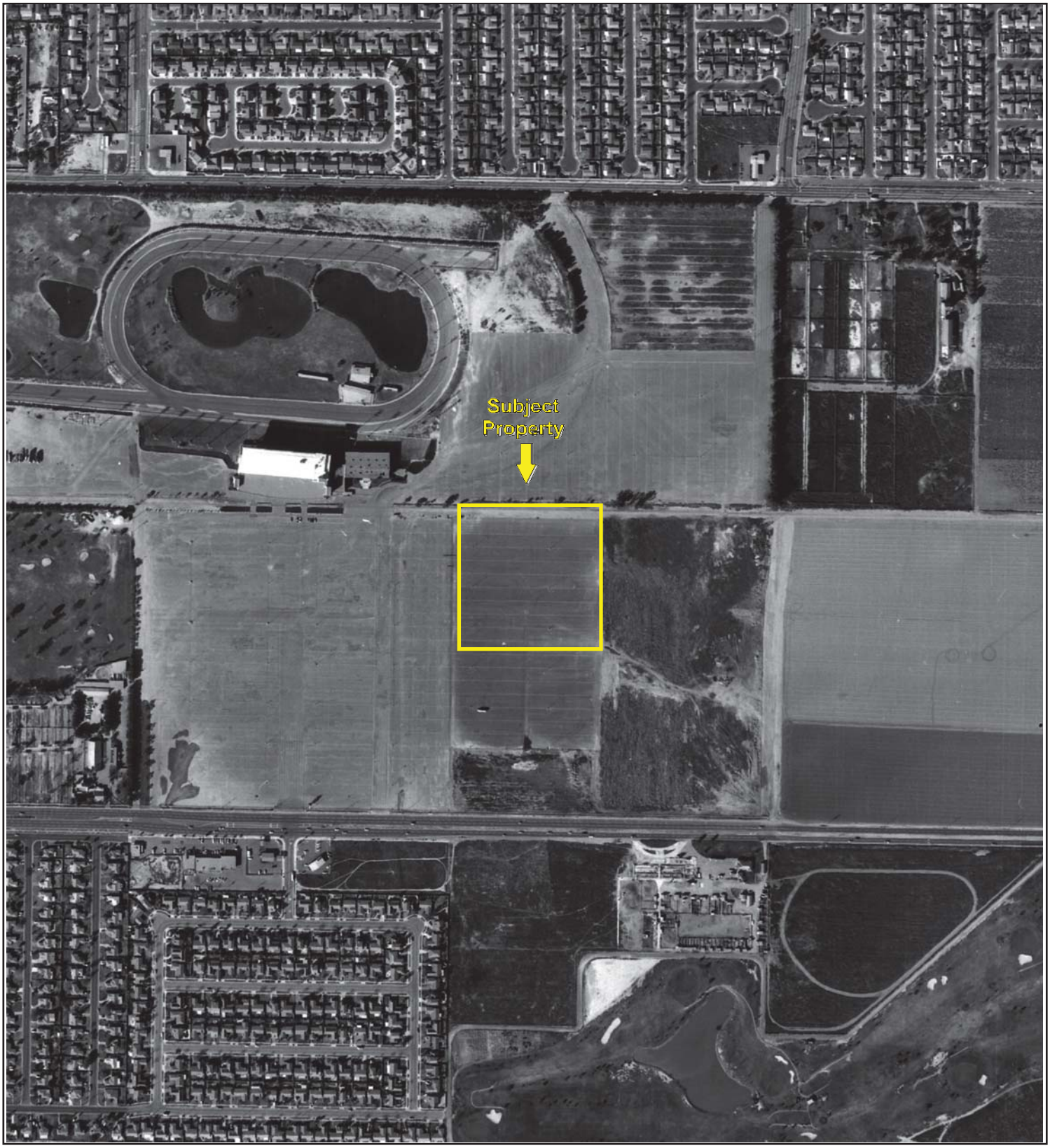
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500 1000 2000

N

Key: Subject Property



500 1000 2000

N

Key: Subject Property



500 1000 2000

N

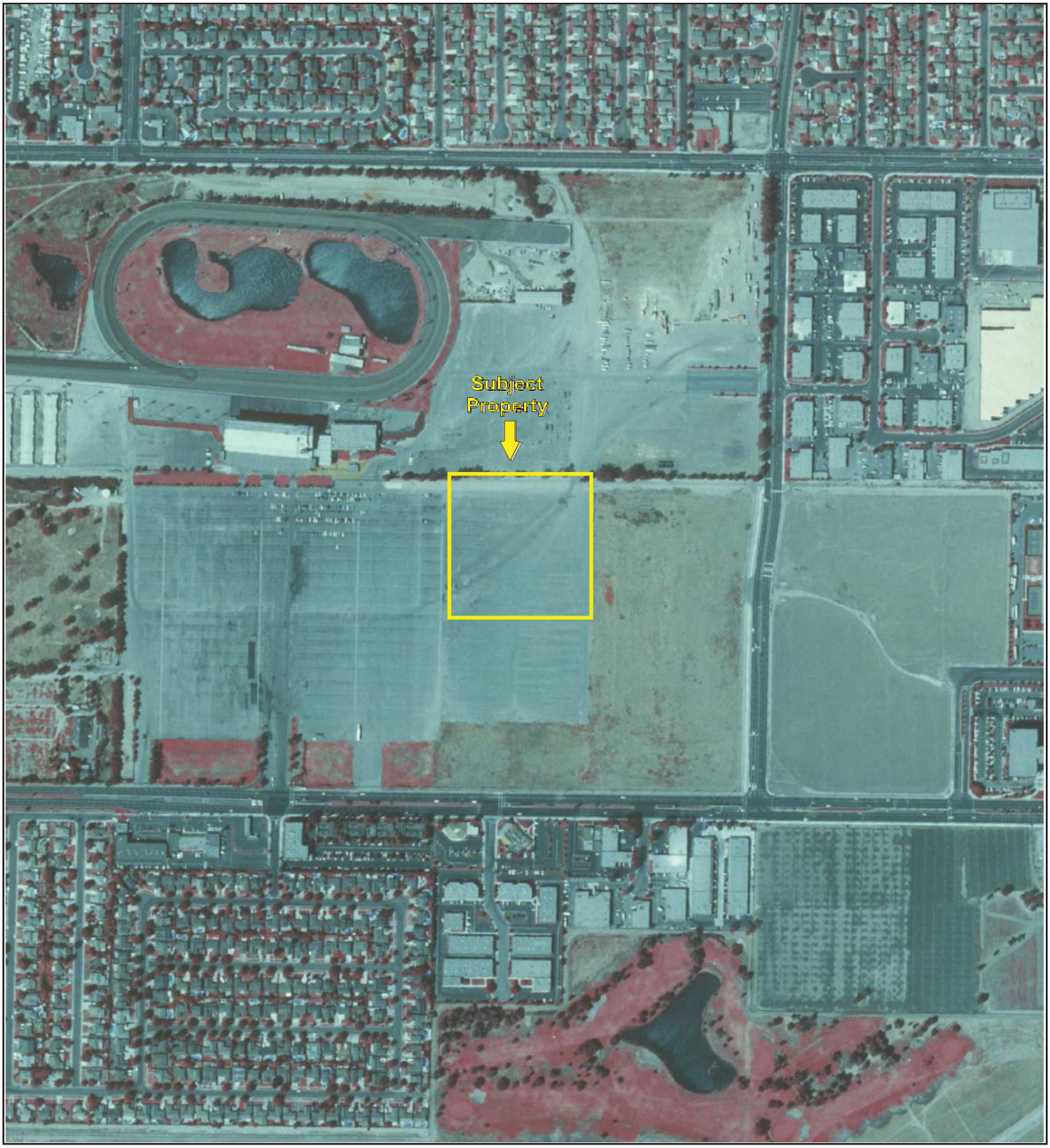
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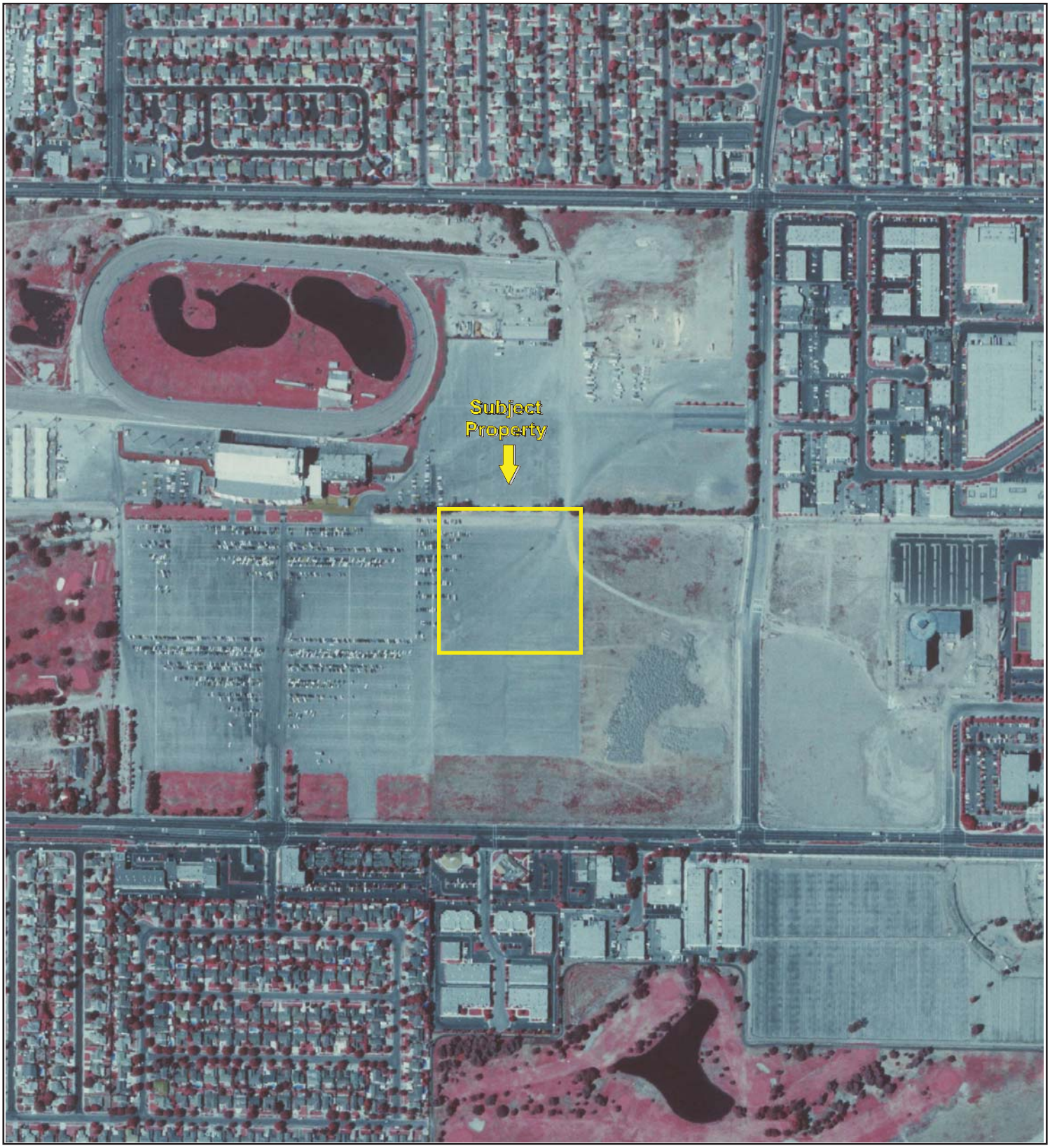
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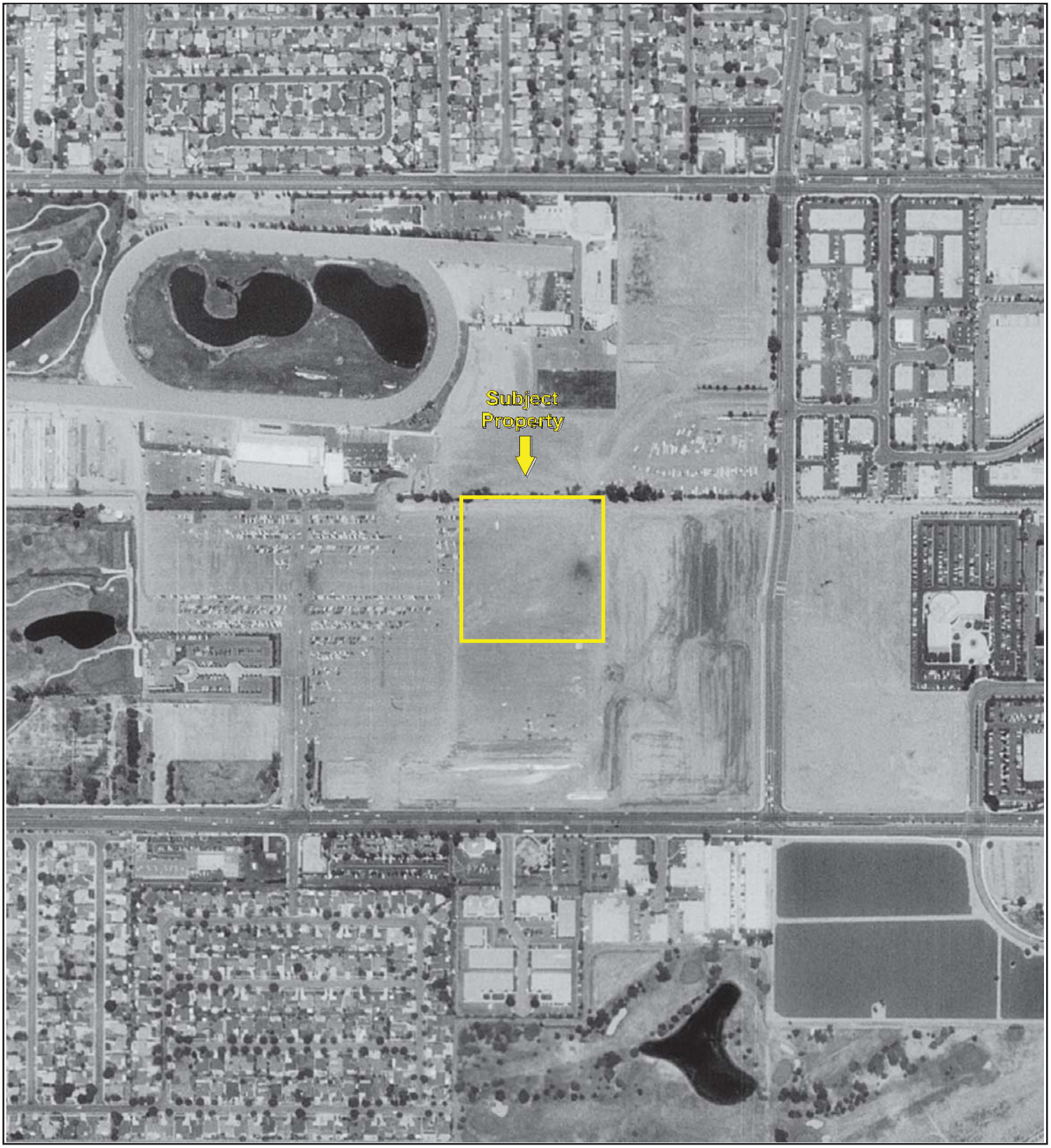
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500 1000 2000

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Key: Subject Property



500 1000 2000

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Key: Subject Property



500 1000 2000

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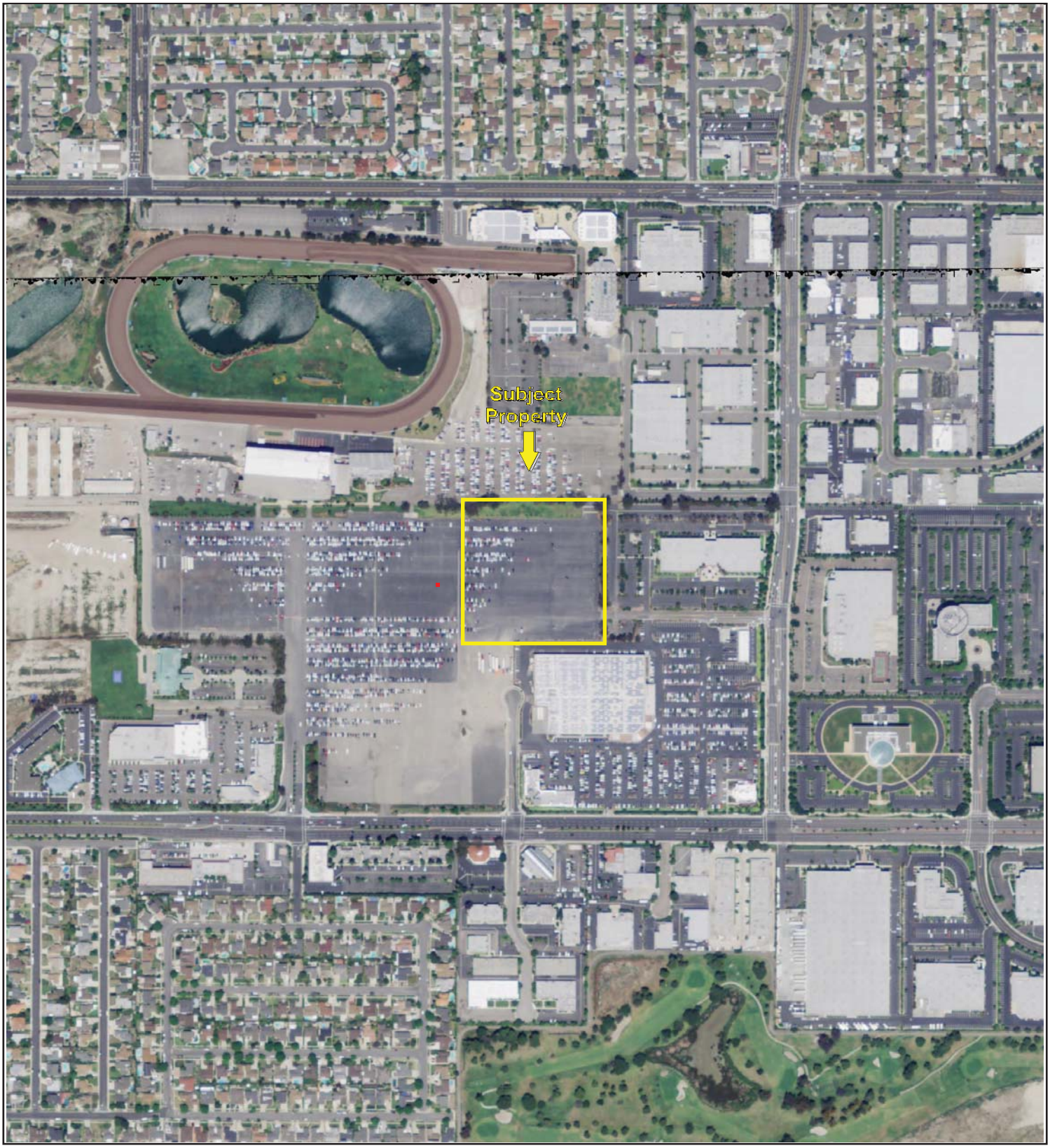
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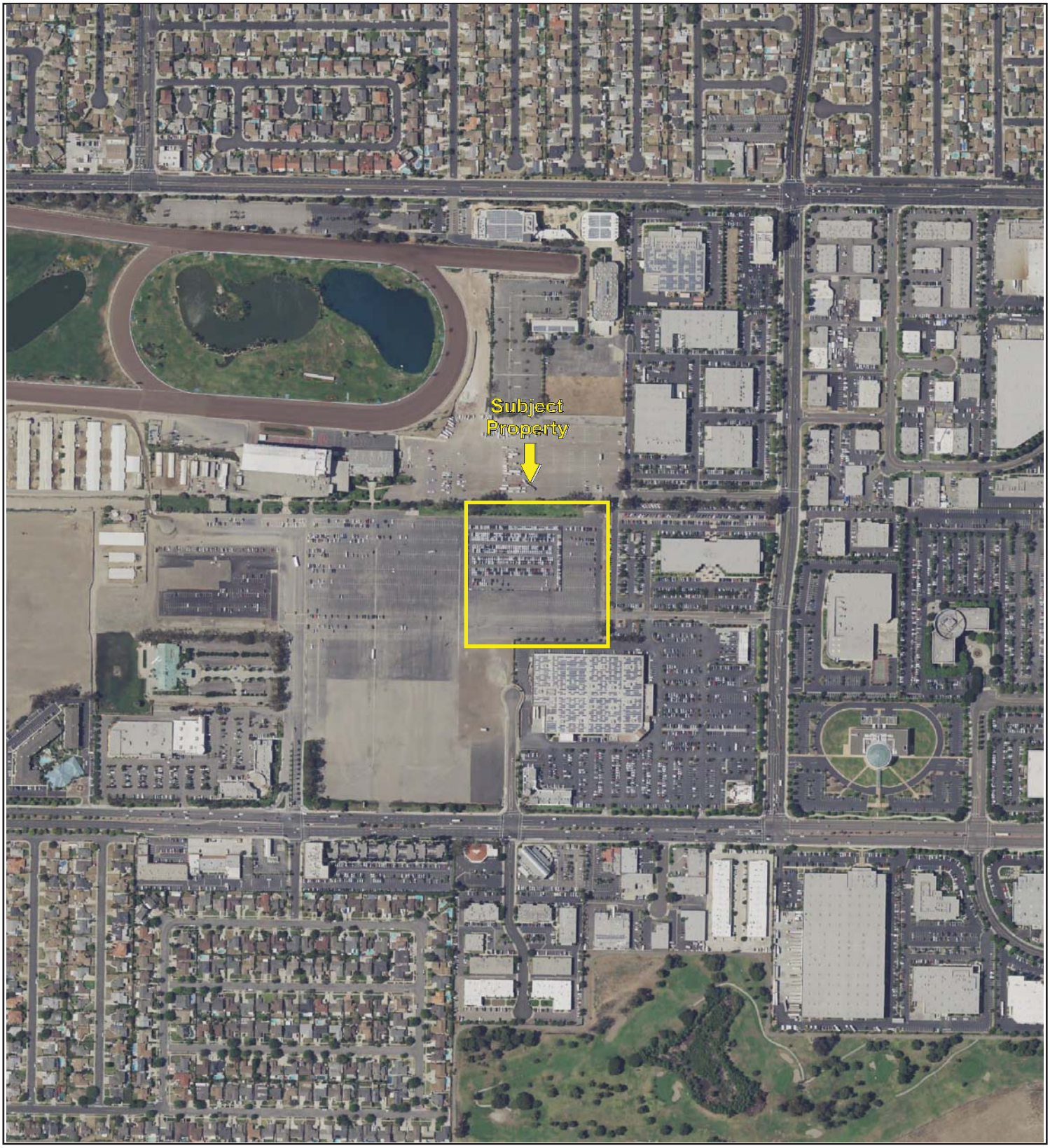
Key: Subject Property



500 1000 2000

N

Key: Subject Property



500 1000 2000

N

Key: Subject Property

Los Alamitos Race Course

7 Acres Portion of Parking Lot

Los Alamitos, CA 90720

Inquiry Number: 5700283.3

June 26, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/26/19

Site Name:

Los Alamitos Race Course
7 Acres Portion of Parking Lot
Los Alamitos, CA 90720
EDR Inquiry # 5700283.3

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Krystel Dimmeler

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Certified Sanborn Results:

Certification # 142C-45A4-ACC1

PO # 19-246960.1

Project 19-246960.1

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 142C-45A4-ACC1

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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Los Alamitos Race Course
7 Acres Portion of Parking Lot
Los Alamitos, CA 90720

Inquiry Number: 5700283.5
July 08, 2019

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☑	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1985	☑	☑	Haines Criss-Cross Directory
1980	☑	☑	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory
1972	☑	☐	Haines Criss-Cross Directory
1966	☑	☐	General Telephone Co

FINDINGS

TARGET PROPERTY STREET

7 Acres Portion of Parking Lot
Los Alamitos, CA 90720

Year	*CD Image*	*Source*

KATELLA AVE

2014	pg A1	EDR Digital Archive
2010	pg A3	EDR Digital Archive
2005	pg A6	EDR Digital Archive
2000	pg A9	EDR Digital Archive
1995	pg A11	EDR Digital Archive
1992	pg A14	EDR Digital Archive
1985	pg A16	Haines Criss-Cross Directory
1985	pg A17	Haines Criss-Cross Directory
1985	pg A18	Haines Criss-Cross Directory
1980	pg A21	Haines Criss-Cross Directory
1980	pg A22	Haines Criss-Cross Directory
1975	pg A24	Haines Criss-Cross Directory
1975	pg A25	Haines Criss-Cross Directory
1975	pg A26	Haines Criss-Cross Directory
1972	pg A27	Haines Criss-Cross Directory
1966	pg A28	General Telephone Co

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
WINNERS CIR			
2014	pg. A2	EDR Digital Archive	
2010	pg. A5	EDR Digital Archive	
2005	pg. A8	EDR Digital Archive	
2000	pg. A10	EDR Digital Archive	
1995	pg. A13	EDR Digital Archive	
1992	pg. A15	EDR Digital Archive	
1985	pg. A19	Haines Criss-Cross Directory	
1985	pg. A20	Haines Criss-Cross Directory	
1980	pg. A23	Haines Criss-Cross Directory	
1975	-	Haines Criss-Cross Directory	Street not listed in Source
1972	-	Haines Criss-Cross Directory	Street not listed in Source
1966	-	General Telephone Co	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2014

4784	W A I B INC
4921	RACE TRACK CHAPLAINCY
	SEVENTH DAY ADVENTIST CHURCH
	THREESXTYFIVE STDNT MINISTRIES
4931	MARRIOTT INTERNATIONAL INC
4951	24 HOUR FITNESS USA INC
4955	OFFICE DEPOT INC
4959	AROMA ITALIANO CAFE
4961	BURLINGTON HOLDINGS LLC
	CALIFRNIA JOCKEYS WELFARE CORP
	CAPTIVE DEVELOPMENT INC
	COOPER JOHN
	EDWARD C ALLRED FOUNDATION
	HORSE RACING BOARD CALIFORNIA
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACING ASSN
	PACIFIC COAST QRTER HORSE RCNG
	PEGASUS COMMUNICATIONS INC
	QUARTER HORSE RACING INC
	T&R TACK & SUPPLY
	WEHRLWIND MEDIA
5008	CLASSIC BURGER CAFE
	KATELLA GARDEN INC
	NIKOLAU ENTERPRISES INC
5010	FINAL TOUCH ELECTROLOGY CLINIC
5018	HEALING STORM A
	MARTINEZ JOHN
5024	FOX FOX FOX TRAVEL
	PFD ACADEMY
	SUMMIT LENDING
5028	CHAMBERLAIN THOMAS A DDS
5030	DEW, OLIVER J
	ELSAHHAR ASHRAF
	PETS CENTRAL EXPRESS PHARMACY
	UNITED STEELWORKERS 560L LOCAL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2014

11021	628 WOODRUFF APARTMENT CO LP
	MCARE GIVER AGENCY LLC
	PACIFIC VALLEY BUSINESS CTR LP
11022	AUDIO VIDEO TECHNOLOGIES INC
	ELITE MEDICAL BILLING SVCS INC
11042	INDEPENDENT CAR SPECIALIST
	NORMS AUTO COLLISION CTR INC
11081	MARKETPLAYCES LLC
11131	ORLANDO SPRING CORP
11132	TELCOM MANAGED SOLUTIONS LLC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2010

4782	HIMALAYAN CORPORATION
	INTEGRATED WEALTH INSUR SVCS
4921	SEVENTH DAY ADVENTIST CHURCH
4931	MARRIOTT INTERNATIONAL INC
4951	24 HOUR FITNESS USA INC
4955	OFFICE DEPOT INC
	STEFAN BEAN
4959	JOO SON CORP
	RAHE ENTERPRISES INC
4961	BURLINGTON HOLDINGS LLC
	CALIFRNIA JOCKEYS WELFARE CORP
	CAPTIVE DEVELOPMENT INC
	COOPER JOHN
	EDWARD C ALLRED FOUNDATION
	FINISH LINE SELF INSURANCE GRP
	HALL CONNIE RACING STABLE
	HOBSONS SADDLERY
	HORSE RACING BOARD CALIFORNIA
	LEWIS EQUINE MANAGEMENT SERVIC
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACE TRACK
	LOS ALAMITOS RACING ASSN
	MCARTHUR RACING STABLES
	PACIFIC COAST QRTER HORSE RCNG
	PEGASUS COMMUNICATIONS INC
	QUARTER HORSE RACING INC
	SAN VICENTE HOSPITAL CORP
	SCOTWINC
	T&R TACK & SUPPLY
	WEHRLWIND MEDIA
5008	CLASSIC BURGER CAFE
	KATELLA GARDEN INC
	NIKOLAU ENTERPRISES INC
5010	FINAL TOUCH ELECTROLOGY CLINIC
	LASTING IMAGES
5014	GRAIN RESOURCE INC
	TELESIS NETWORK INC
5018	HEALING STORM A
	MARTINEZ JOHN
5020	MAX MUSCLE
5024	A & P DRYWALL
	COASTAL INVESTMENT NETWORK
	DAN S ELECTRICAL SERVICE
	PFD ACADEMY
	POST TIME INC
	PULAU ELECTRONICS
5028	CHAMBERLAIN THOMAS A DDS
5030	BTM
	ELSAHHAR ASHRAF
	GOLD COAST DIABETES RESOURCE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2010 (Cont'd)

5030 GOMEZ LANDSCAPING
PAYROLL PROS INC
PERFECT RATE INSURANCE AGENCY
UNITED RUBBER WKRS LOCAL 560
UNITED STEELWORKERS 560L LOCAL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2010

11021	628 WOODRUFF APARTMENT CO LP
	MASS MUTUAL TERRY L FOUST
	PACIFIC VALLEY BUSINESS CTR LP
11022	NETWORK MEDICAL SOLUTIONS
11042	INDEPENDENT CAR SPECIALIST
	NORMS AUTO COLLISION CENTER IN
11081	MARKETPLAYCES LLC
11082	AP BOSS USA INC
	DRIST SPEED
11131	ORLANDO SPRING CORP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2005

4784	WORTHINGTON & ASSOCIATES
4921	CYPRESS GC LLC
	F B D ENTERPRISES USA INC
	FJC USA INC
4931	MARRIOTT INTERNATIONAL INC
4951	24 HOUR FITNESS USA INC
	24 HOUR FITNESS WORLDWIDE INC
	CAL SELECT BUILDERS INC
	VCC
4955	OFFICE DEPOT INC
4957	148 COFFEE BEAN & TEA LEAF
4959	ISLAND CLEANERS
	RED PERSIMMON NAIL & SPA
	WHITE SANDS SALON AND BASEBALL
4961	16835 ALGONQUIN CORPORATION
	ARABIAN RACING ASSOC OF CALI
	AUTOTOTE SYSTEMS INC
	BASSETT RACING
	BAZELY TOM RACING STABLE
	CALIFORNIA OUTDOOR MARKET INC
	COOPER JOHN
	DENNY EKINS RACING STABLE
	EG HIGH DESERT FARM
	GOLDEN HORSE SHOE KITCHEN
	HALL CONNIE RACING STABLE
	HOBSONS SADDLERY
	HORSE RACING BOARD CALIFORNIA
	HORSEMENS QRTER HRSE RACG ASSN
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACE TRACK
	LOS ALAMITOS RACING ASSN
	MC ELECTRIC
	MCARTHUR RACING STABLES
	MO MO INC
	PACIFIC COAST QRTER HORSE RCNG
	PAYNES RACING ARABIANS
	PEGASUS COMMUNICATIONS INC
	QUARTER HORSE RACING INC
	SMITH VINCENT J
	T&R TACK & SUPPLY
5008	KATELLA GARDEN INC
	NIKOLAU ENTERPRISES INC
	PARK HOUSTON K
	SAINT PAULS PLACE
5010	FINAL TOUCH ELECTROLOGY CLINIC
	LASTING IMAGES
5014	ORANGE COUNTY PC SOLUTION
5018	ACU-MED ACUPUNCTURE
5020	JOHNSON FORM TOOL & EDM INC
5024	COASTAL INVESTMENT NETWORK

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2005 (Cont'd)

5024	HART SECURITY
	LAWLER ROY
	MEDSERV TRANSCRIPTION PUB
	POST TIME INC
	SOUTHLAND DISTRIBUTION INC
5028	CHAMBERLAIN THOMAS A DDS
	CHAMBERLAIN THOMAS ARTHUR DDS
	TACHION INDUSTRIES
5030	A CREATIVE TOUCH
	ADAM INTELLIGENT TRAVEL SVC
	GOMEZ LANDSCAPING
	LAWLER, ROY
	MAX MUSCLE OF LOS ALAMITOS
	SATURN INSURANCE COMPANY
	SHAW, JOHN R
	UNITED RUBBER WKRS LOCAL 560
	VENEY, F

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2005

11021 SARSENO, PILAR
11042 INDEPENDENT CAR SPECIALIST
JAX EUROPEAN CAR SERVICE INC
NORMS AUTO COLLISION CENTER IN
11061 COMPETITIVE SPORT SALES
11081 AMERICAN SOC FOR AESTHETIC PLA
11131 ORLANDO SPRING CORPORATION
11132 ACCESS NETWORK SOLUTIONS INC
COUNTY WIDE FINANCIAL
DIRECTLENDORCOM
PHILLIP DANIEL GROUP INC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2000

4682	ADAMS, MILLER
4732	DONS TURF MOTEL
4782	HUDZIETZ DON
	HUDZIETZ DON INCOME TAX SVC
	INCOME TAXES SERVICE
	RAY MICHAEL INCOME TAX & FIN
4784	WORTHINGTON & ASSOCIATES
4921	F B D ENTERPRISES USA INC
	FJC USA INC (DEL)
	FUJI COUNTRY USA INC
4951	MARK RUNNINGBEAR
4961	ARABIAN RACING ASSOC OF CALI
	AUTOTOTE SYSTEMS INC
	COMPURACE INC
	COOPER JOHN
	DENNY EKINS RACING STABLE
	HALL CONNIE RACING STABLE
	HOBSONS SADDLERY
	HORSE RACING BOARD CALIFORNIA
	HORSEMENS QUARTER HORSE
	LOS ALAMITOS QUARTER HRSE RACG
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACING ASSN
	MARKET PL AT LSLMTOS RACE CURS
	MASTERS BINE RACING STABLES
	MO MO INC
	PACIFIC COAST QRTER HORSE RCNG
	PAYNES RACING ARABIANS
	PEGASUS COMMUNICATIONS INC
	PENINSULA HORSE RACING ASSN
	QUARTER HORSE RACING INC
	T&R TACK & SUPPLY
5010	R AND W ELECTRONICS INC
5014	GARDNER MAXINE
5018	INDEPENDENT CONSULTANTS VOCAT
	MARTINEZ, JOHN
5020	SOPHISTS REGALIA
5028	CHAMBERLAIN THOMAS A DDS
5030	COHEN, DOUGLAS A
	GARRISON, WILLIAM
	IKNADOSIAN, RALPH N
	LEAP, E H
	UNITED RUBBER WKRS LOCAL 560
	WURTZ PAUL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2000

11021 MASSACHSETTS MUTL LF INSUR CO
TROMMALD JOHN
11061 CARR J E CONSTRUCTION CORP
11081 SINGER JEFFREY B
11131 ORLANDO SPRING CORPORATION

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 1995

4682	TYLER, LARRY E
	WRIGHT, PETER E
4732	DONS TURF MOTEL
	WRIGHT, ELOISE W
4772	LAYTON, PHILIP D
	THELEN, P J
4782	DUNN, KELLY
4784	APPLING INSURANCE COMPANY
	APPLING INSURANCE SERVICES
4921	CYPRESS GOLF CLUB
	F B D ENTERPRISES USA INC
	FJC USA INC (DEL)
	FUJI COUNTRY USA INC
4961	AUTOTOTE SYSTEMS INC
	BLOOMQUIST CHARLES
	BLOOMQUIST, CHARLES
	BLUMENFELD PAUL RACING STABLES
	BOYCE MEL HORSE TRANSPORTATION
	GARRETT, DANNY
	GIVENS, DENNIS
	HORSEMENS QRTR HRS
	IRBY WILLIAM R
	IRBY, WILLIAM R
	JAIME, H
	LAYNE, BRET
	LOS ALAMITOS RACING ASSN
	PENINSULA HORSE RACING ASSN
	PICHES CRCORAN TRAINING STABLE
	PINELLI, LAURA
	POST TIME
	QUARTER HORSE RACING INC
5010	FAMILY SHOES
	SEWING BY SUSAN
5014	GARDNER RING CO
5018	MARTINEZ, JOHN
5020	R AND W ELECTRONICS
5024	AVERILL, JAMES
	BARRANTES, ANTHONY
	BOQUIST, LARRY
	BOYEE, MEL
	DAVIS, RAYMOND
	DIORIO, JAMES
	FRIESS, ANN
	GERVAIS, KAREN
	GLAVES, MELVIN
	GUZMAN, GUSTAVO C
	HAMMES, WENDY
	KANDELA, IMAD
	KURI, DAVID
	MICHENER, ARTHUR T

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 1995 (Cont'd)

5024	MILLER, JOHN B
	PANGOLIBAY, WILLIE
	POST TIME MAIL CENTER
	SHOEMAKER, CHERYL
	TURNER, PETER
	WEBB, PAUL
	WILSON, PENTICA F
	ZYLSTRA, JEAN
5030	BALLMAN, JOHN W
	DEWOLF GREGORY
	FEMMI GREEN ESCROW CORP
	GOLANTY, LORRIEE M
	NOTHWANG, SALLY P
	PEPSI COLA FEDERAL CREDIT UN
	ROBERT L NELMS
	SHAW, JOHN R
	UNITED RUBBER WKRS LOCAL 560
	WEITZ, MARK S
	WURTZ, PAUL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 1995

11021	BURKE, WILLIAM J
	CONKLIN, RICHARD G
	GRIFFIN HNTER JCBSON ARCHTECTS
	IRANI GEVE DC
	WHEELER ENTERPRISES
	WHEELER, JERRY
11022	BLACK SHOPPING NETWORK
	GARY NEAL INSURANCE BROKER
	RATLEFF ED
	SCOTT ALONZO LAZELL
	TELEM, AL
	UNIVERSAL LEASING CO
11042	DYNAMICS RESEARCH CORPORATION
	ETA TECHNOLOGIES CORPORATION
	OPTIMAL COMPUTING CORP
11132	HOROWITZ, ALAN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 1992

4682	TYLER, LARRY E
	WRIGHT, PETER E
4732	DONS TURF MOTEL
4772	EXPRESS SUPPORT SERVICES INC
	LAYTON, PHILIP D
	THELEN, P J
4782	DUNN KELLY & ASSOCIATES
4784	APPLING INSURANCE CO
4921	FJC USA INC (DEL)
4961	AMTOTE INTERNATIONAL INC
	BOYCE MEL HORSE TRANSPORTATION
	DOMINGUEZ CAESAR RACG STABLES
	HORSEMENS QRTR HRS
	LOS ALAMITOS COUNTRY CLUB
	LOS ALAMITOS RACING ASSN
	PENINSULA HORSE RACING ASSN
	POST TIME
	QUARTER HORSE RACING INC
	SOUTHERN CALIFORNIA
5008	MR GS HAMBURGERS
5010	FAMILY SHOES
	NEWCOMB JANET A
5018	BROOKLIER, SUSIE
	CREATIVE HAIR DESIGN
	MARTINEZ, JOHN
	PHIL SINGER INTERNATIONAL INC
5028	SOUND SOLUTIONS
5030	DEWOLF GREGORY
	KRUSE INSURANCE
5032	APPLE TREE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 1992

11021	CONKLIN, RICHARD G
	DAVIS, BETH
	LOS CABALLEROS CENTER
	WATKINS, HOWARD P
	WHEELER, JERRY
11042	OPTIMAL COMPUTING CORP
11061	K AND A IMPORTS SERVICE
11082	WHOLESALE COPIER OUTLET
11132	WEATHERBY DIVERSIFIED INC

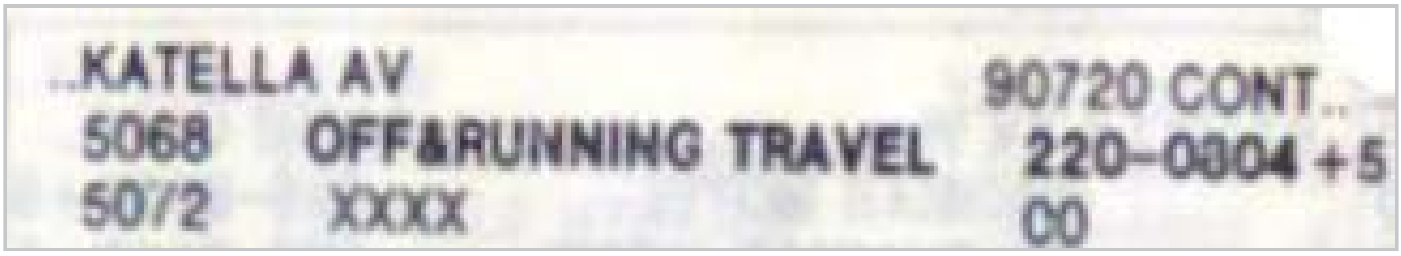
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1985

4522	M G BOOKKEEPING SV	995-4103	+5
4561	LOSALAMTS CNTRY CLB	826-3670	
	LOSALAMTS CNTRY GLF	821-5990	9
	LOSALAMTS GLF CRSE	828-0402	
4582	XXXX	00	
4652	HULSEY&CHRISMAN INS	827-5411	3
4662	GARY N INS BROKERS	821-7041	4
	GLENDALE INS AGENCY	821-7041	
	HALL SMITH INS	826-8550	2
	MITCHELL DAVID E PH	846-7376	2
	V I A ENGRG&SUPPLY	894-0776	6
4772	CASA DE BEINBENIDOS	527-3904	+5
	PROFSNL INVNTRY MNG	952-1061	4
4961.....	BUILDING		
	AMERICAN TOTALISATR	828-1590	1
	BADON DALE	527-5038	
	CA OUTDOOR MARKET	220-0251	4
	CA ST HORSE RCNG BD	558-4487	2
	DENNY EKINS STABLE	761-3626	4
	DILAURA EILEEN	826-2318	4
	GONCHAROFF TOM	821-7437	3
	LOS ALMTS RACE CRS	995-1234	4
	LOSALAMTS DINING	995-3877	
	LOSALAMTS HOTLINE	995-2222	8
	LOSALMTS RACE CRSE	995-1234	
	MARTIN F M	821-6336	+5
	PERSINGER J STABLES	527-1125	+5
	QUARTER HORSE	821-1050	3
	SCHVANEVELDT BLANE	826-8561	3
	VESSELS STALLN FRMS	527-1000	2
	VESSELS STALLON FRM	995-1234	1
4961.....			
5024	SMALL CAR PARTS	828-5160	4
5028	APPLING INS BRKRS	995-9046	2
5030	DEWOLF GREGORY ATTY	828-8003	2
	FEMMI GREEN ESCROW	952-9667	4
	GREER MATHIEU&CO	995-6535	2
	NOTHWANG SALLY P	761-2951	2
	POPPE GEO T	826-9750	2
5036	ITS	750-7632	+5

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1985



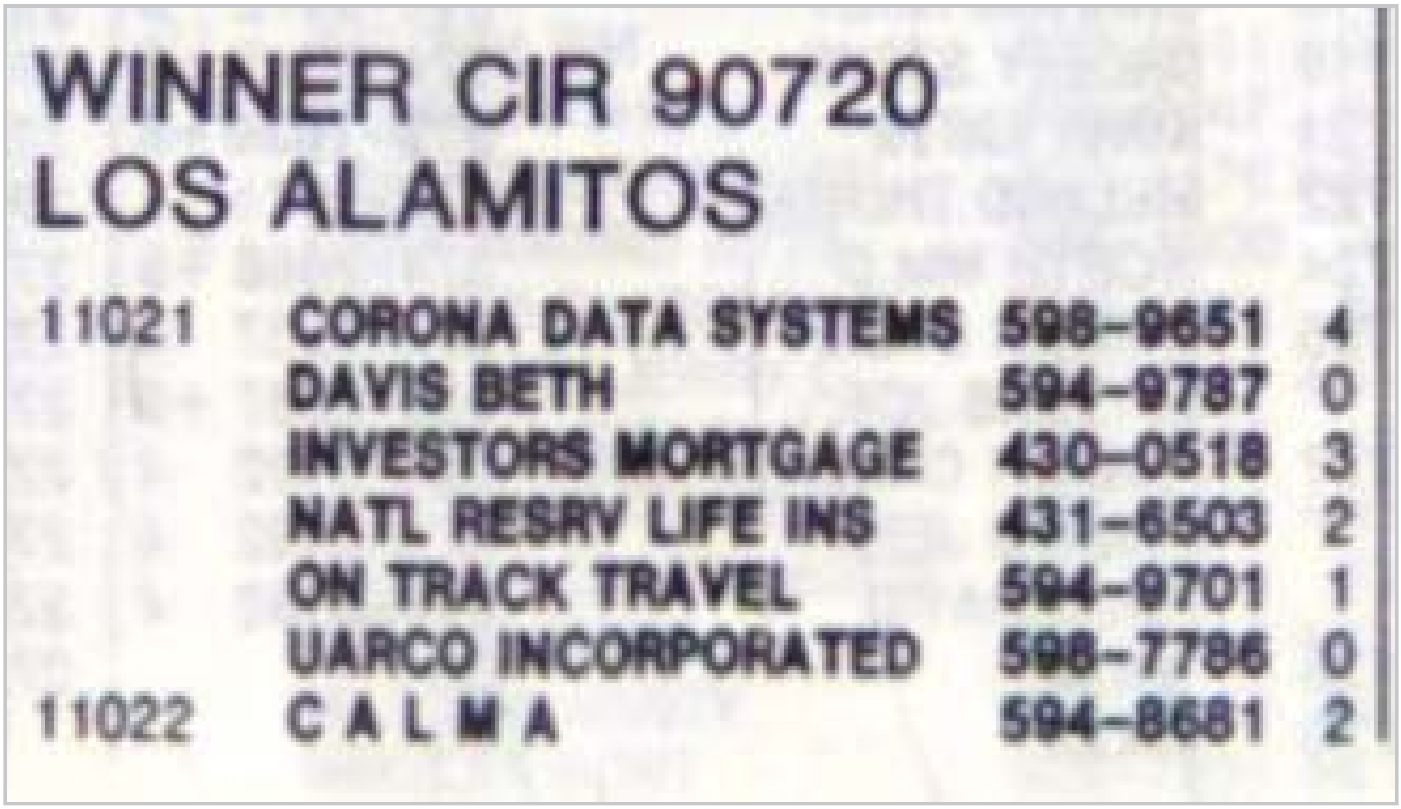
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1985

4662	BROTHERHD LOCO ENGR	598-2152	
	CITRO DOUGLAS D PHD	598-9623	4
	FLANNES STEVEN	598-9623	7
	FORMBY PAT	594-9972	2
	GEMINI FOREST PROD	594-8948	2
	GLENDALE INS AGENCY	430-9734	4
	GRAY JOHN P	598-9623	7
	HALL SMITH INS INC	598-2312	2
	HENRY BARBARA	598-9623	7
	LEVY SONIA LCSW	431-0969	4
	MITCHELL DAVID PHD	598-9623	7
	NEAL GARY INS BROKR	430-9734	4
	V I A ENGRG&SUPPLY	430-4571	6
4664	XXXX	00	
4682	TYLER LAWRENCE E	598-6527	
	WRIGHT PETER E	598-6527	
4732	DONS TURF MOTEL	431-6563	
	TURF MOTEL DONS	431-6563	
4752	XXXX	00	
4772	CADDO INTERNATL	493-4434	4
	CASA DE BEINDENIDOS	430-5342	+5
	COMPUTER	493-2411	+5
	CONTL MEDICAL SYS	493-4424	4
	FAIL SAFE POWER	493-3565	+5
	FREEMAN JAS T PHD	431-0566	+5
	INTERNATIONAL POWER	431-6454	+5
	INTL POWER MACHINES	493-5546	4
	PROFESNL INVENTORY	594-4641	1
	YAMCO STEEL PRODUCT	594-6579	+5
4961	HARNESS RACING OFC	431-1361	+5
	LOSALMTS RACE CRSE	431-1361	4
5001	DURR BROS INC	431-0922	
5008	XXXX	00	
5010	IMPRESSIONS	493-4301	+5
	NAIL IMPRESSIONS BY	431-3955	+5
5014	GARDNER RING CO	430-8184	2
5018	MARTINEZ JOHN	431-5936	2
	SINGER PHIL HAIR	493-2409	+5
5020	PYRAMID MEDIACL INC	596-3224	+5

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

WINNERS CIR 1985



WINNER CIR 90720
LOS ALAMITOS

11021	CORONA DATA SYSTEMS	598-9651	4
	DAVIS BETH	594-9787	0
	INVESTORS MORTGAGE	430-0518	3
	NATL RESRV LIFE INS	431-6503	2
	ON TRACK TRAVEL	594-9701	1
	UARCO INCORPORATED	598-7786	0
11022	C A L M A	594-8681	2

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

WINNERS CIR 1985



..WINNER CIR 90720 CONT..

	CALMA	594-8681	
	GE CAE	594-9403	+5
	NATIONAL FIRST	493-4483	+5
	SEACLIFF ESCROW CO	598-4408	+5
11061	K&A IMPORT SERVICE	594-8925	2
11081	PANAFAX CORP	493-2621	3
11082	EDGEMONT SALES CO	594-9481	3
11131	NORTHERN TELECOM	591-5101	4
11132	CA HARNSS HORSE ASN	598-1159	4
	HOROWITZ ALAN	598-7580	4
	NACAL INC	594-8761	3
	NORTH AMER VAN LNS	598-7651	3
	NORTHN TELECOM TRNG	598-7657	4
	WESTERN STANDARDBRE	493-3729	4

★ 20 BUS 1 RES 3 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1980

4221	NEO ENTERPRISES	995-8811 6
4281	LOUISIANA PAC CORP	827-5520+0
	LOUISIANA PCFIC CO	827-5520+0
4411	ARROWHEAD PRODUCTS	828-7770
	LIMOUSINE EXPRNCE	995-8959+0
	MARTIN MARIETTA	821-3831 8
4561	LOSALAMTS CNTRY CLB	826-3670 3
	LOSALAMTS CNTRY GLF	821-5990 9
	LOSALAMTS GLF CRSE	828-0402
4582	APEX BONDED CONTRS	827-9190 4
	CALIF ADVISORY SV	827-5490 9
4662	RAINBOW REALTY	527-7898 8
	SMITH HALL AGENCY	826-6550 8
	V I A ENGRG&SUPPLY	894-0776 6
4961	ALLEN ROBT D	821-8801 3
	BADON DALE	527-5038 3
	CHAMBLESS GENE E	821-1800 +0
	DURR BROS INC	995-3877 7
	LOSALAMTS DINING	995-3877 4
	LOSALAMTS HOTLINE	995-2222 8
	LOSALAMTS RACE CRS	995-1234 3
	MILLIE&SEVERSON	827-5441+0
	SO CALIF RACING ASN	995-1234 8
	VESSELS STALLON FRM	527-1000 2
5182	CANADAY&ASSOCIATES	827-5330+0
	D D S	827-5330+0
	DEVELOPERS DIVERSFD	827-5330+0
	FOUR SAIL PROPERTYS	827-5330+0
	TRICORE PROPERTIES	827-5330+0
5252	ALEJANDROS	827-7443+0
	HARBOR BANK	821-1050+0
5370	INTERIOR SUPPLY CO	892-1317+0
5450	AUTO ADS	828-8031 9
	COOK JIM RACING	828-9122 9
	NORTHERN TELCOM INC	638-5535+0
5480	ALL AREAS MOVING&ST	761-1746 9
	BRALY THOS N	893-0586 9
	CHAUSER&CO	995-8103 9
	DAY ROBERT C	893-0586 9
	HORSEMENS HRSE RCNG	527-2552 9
	MEEK RONALD	893-0586 9
	MILLS CHARLES E CO	893-0586 9
★	146 BUS 14 RES	50 NEW

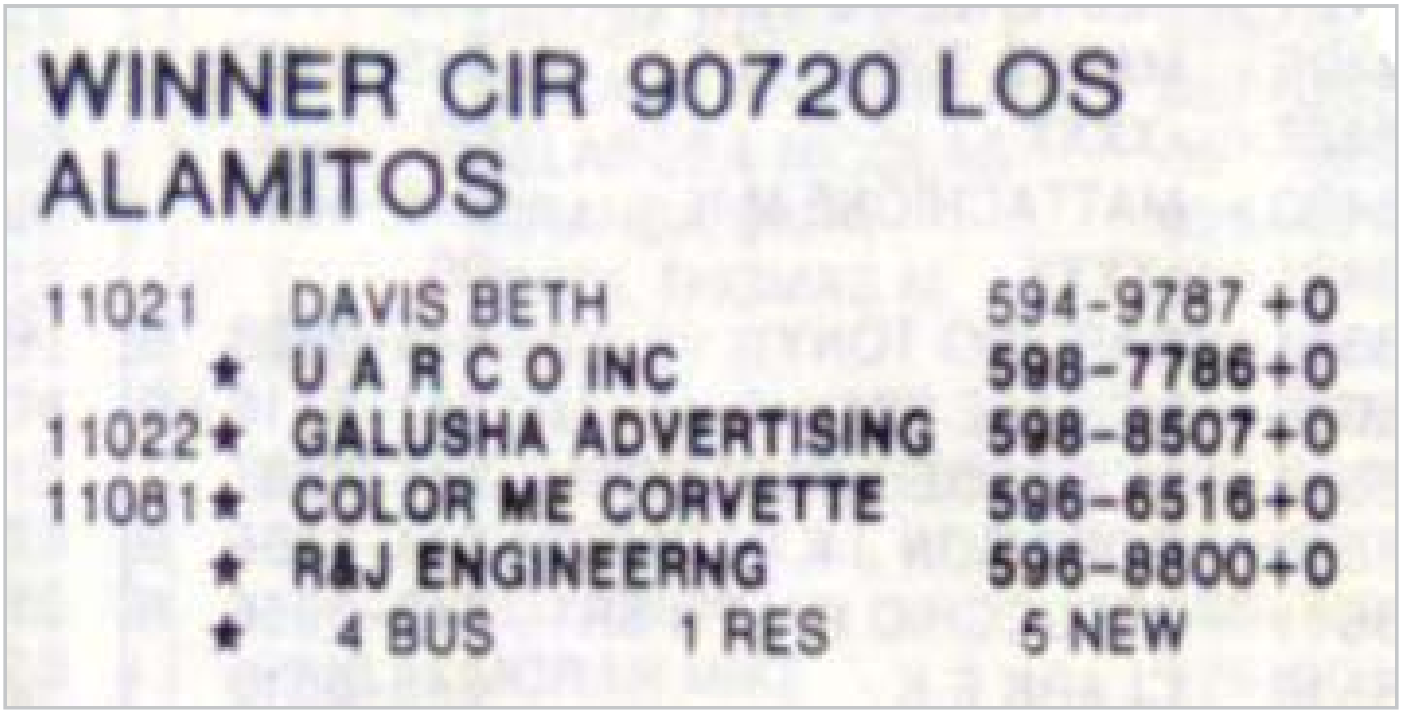
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1980

4652	XXXX	00	
4662 *	APPLING INS BROKERS	594-6893	9
*	BROTHERHD LOCO ENGR	598-2152	4
*	FLANNES STEVEN	598-9623	7
*	GRAY JOHN PAUL	598-9623	7
*	HENRY BARBARA	598-9623	7
*	LAPERNA DONALD J	598-4714	9
*	MATTHEWS D R PHD	594-8244	9
*	MITCHELL DAVID PHD	598-9623	7
*	RAINBOW RLTY	594-8708	9
*	SMITH HALL AGENCY	598-2312	8
*	V I A ENGRG&SUPPLY	430-4571	6
4664	XXXX	00	
4682 *	TYLER LAWRENCE E	598-6527	5
*	WRIGHT PETER E	598-6527	5
4732 *	DONS TURF MOTEL	431-6563	
*	TURF MOTEL DONS	431-6563	
4752	XXXX	00	
4961 *	LOSALMTS RACE CRSE	431-1361	
5001 *	DURR BROS INC	431-0922	3
5008	XXXX	00	
5052 *	STARTING GATE	598-8957	9
5064	XXXX	00	
5068 *	F&F EQUESTRIAN SPLY	598-5823	+0
5072	XXXX	00	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

WINNERS CIR 1980

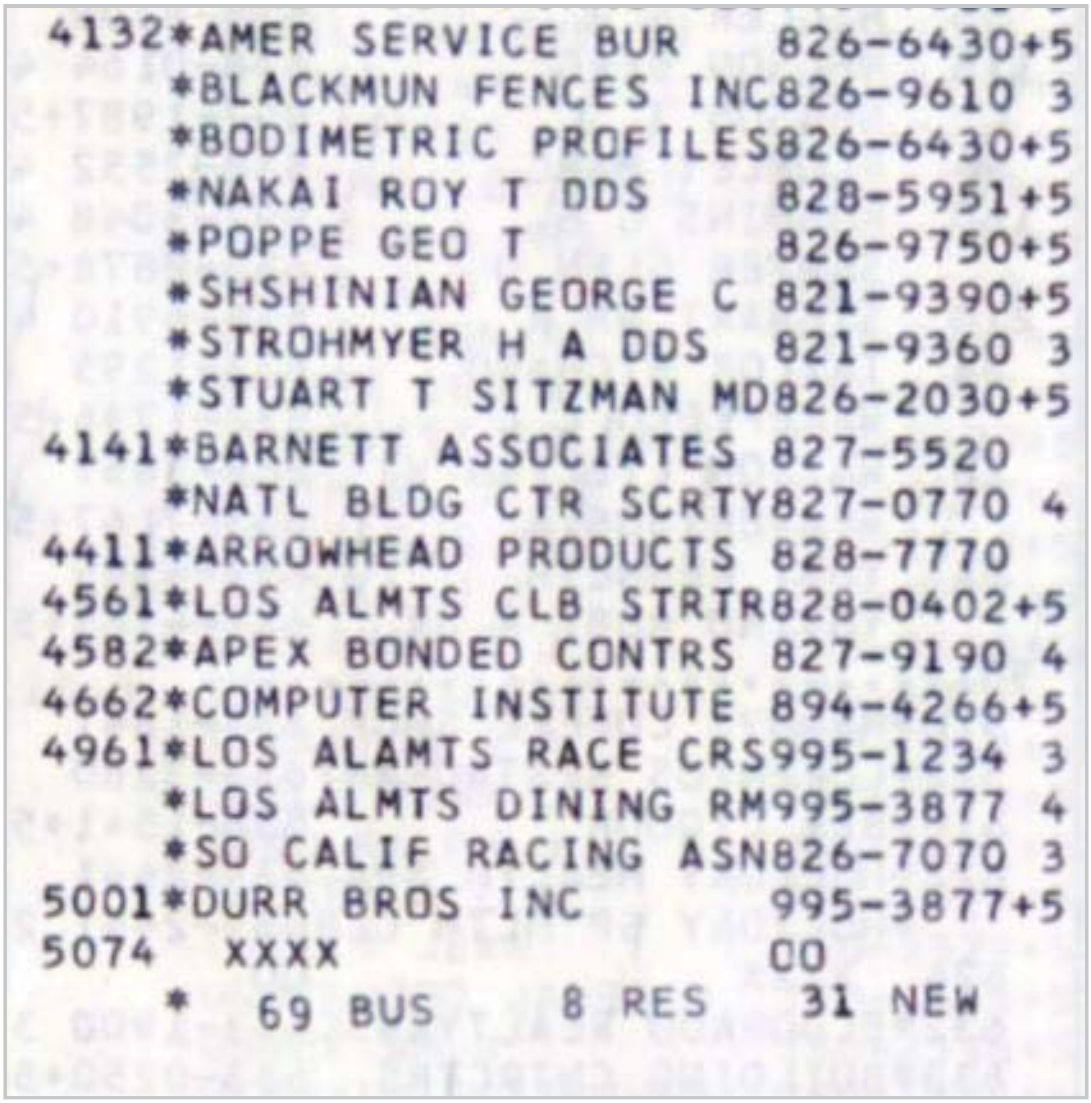


WINNER CIR 90720 LOS ALAMITOS

11021		DAVIS BETH	594-9787 +0
	*	U A R C O INC	598-7786+0
11022	*	GALUSHA ADVERTISING	598-8507+0
11081	*	COLOR ME CORVETTE	596-6516+0
	*	R&J ENGINEERNG	596-8800+0
	*	4 BUS 1 RES 5 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1975



```
4132*AMER SERVICE BUR    826-6430+5
    *BLACKMUN FENCES INC826-9610 3
    *BODIMETRIC PROFILES826-6430+5
    *NAKAI ROY T DDS     828-5951+5
    *POPPE GEO T         826-9750+5
    *SHSHINIAN GEORGE C  821-9390+5
    *STROHMYER H A DDS   821-9360 3
    *STUART T SITZMAN MD826-2030+5
4141*BARNETT ASSOCIATES  827-5520
    *NATL BLDG CTR SCRTY827-0770 4
4411*ARROWHEAD PRODUCTS  828-7770
4561*LOS ALMTS CLB STRTR828-0402+5
4582*APEX BONDED CONTRS  827-9190 4
4662*COMPUTER INSTITUTE  894-4266+5
4961*LOS ALAMTS RACE CRS995-1234 3
    *LOS ALMTS DINING RM995-3877 4
    *SO CALIF RACING ASN826-7070 3
5001*DURR BROS INC       995-3877+5
5074  XXXX               OO
    *  69 BUS    8 RES   31 NEW
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1975

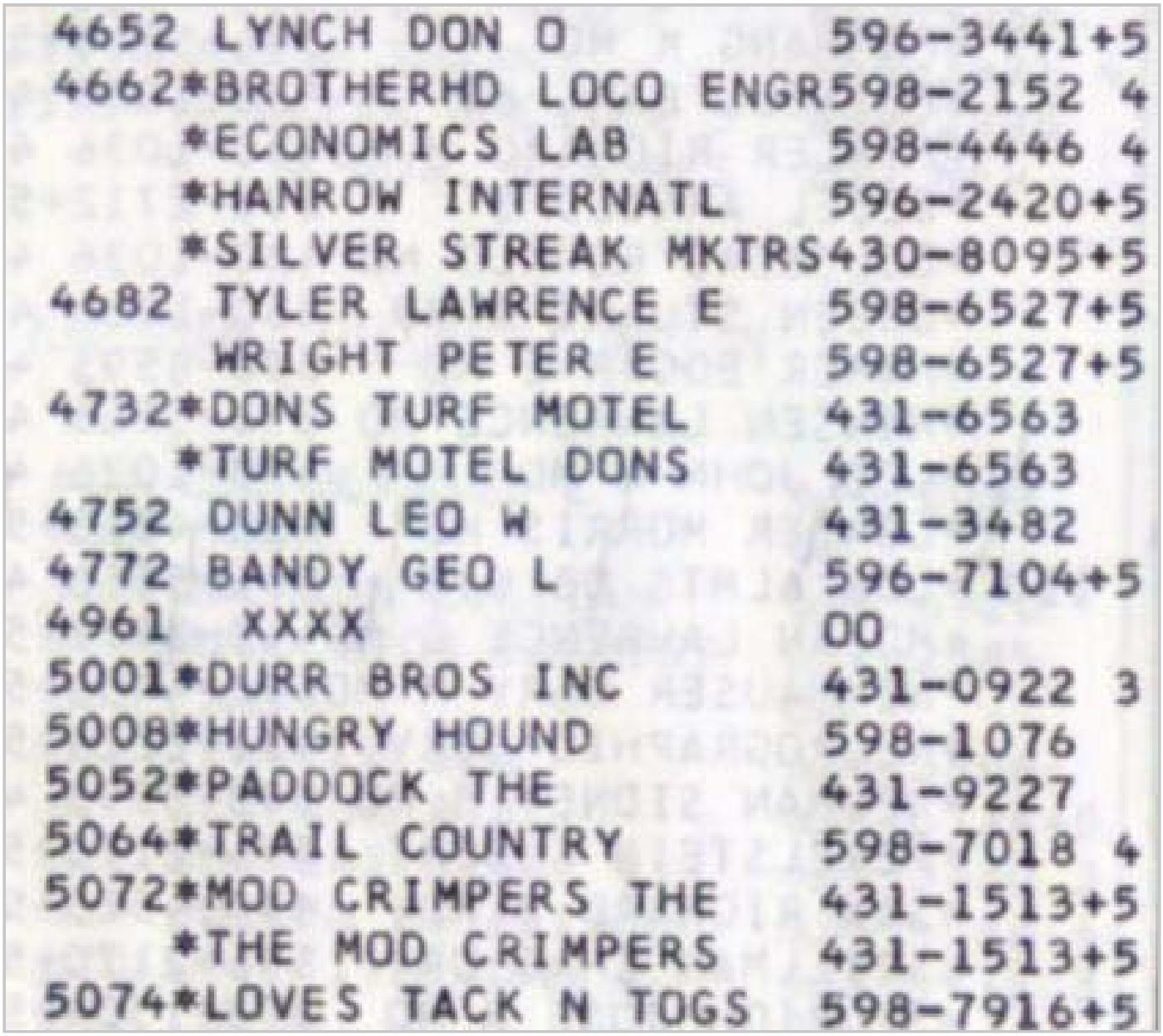


KATELLA AV 90630 CYPRESS

4561 *LOS ALAMTS CLUB 826-3670 3
*LOS ALAMTS GLF CRSE 828-0402
4961 ....APARTMENTS
ALLEN ROBT D 821-8801 3
BADON DALE 527-5038 3
FISHER JERRY E 827-7185
*LOS ALMTS RACE CRS 826-7070+5
ROYSTER SAM 828-5416 3
*VESSELS STALLON FRM 527-1000 2
WATERS DONALD 826-0767+5
4961 .....
5064 XXXX OO
6206 *HARA FARMS 892-7823 2
6242 *ITO G&SONS 897-6337 4
6400 *EWLES JOHN B INC 894-0032 4
* 7 BUS 6 RES 2 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

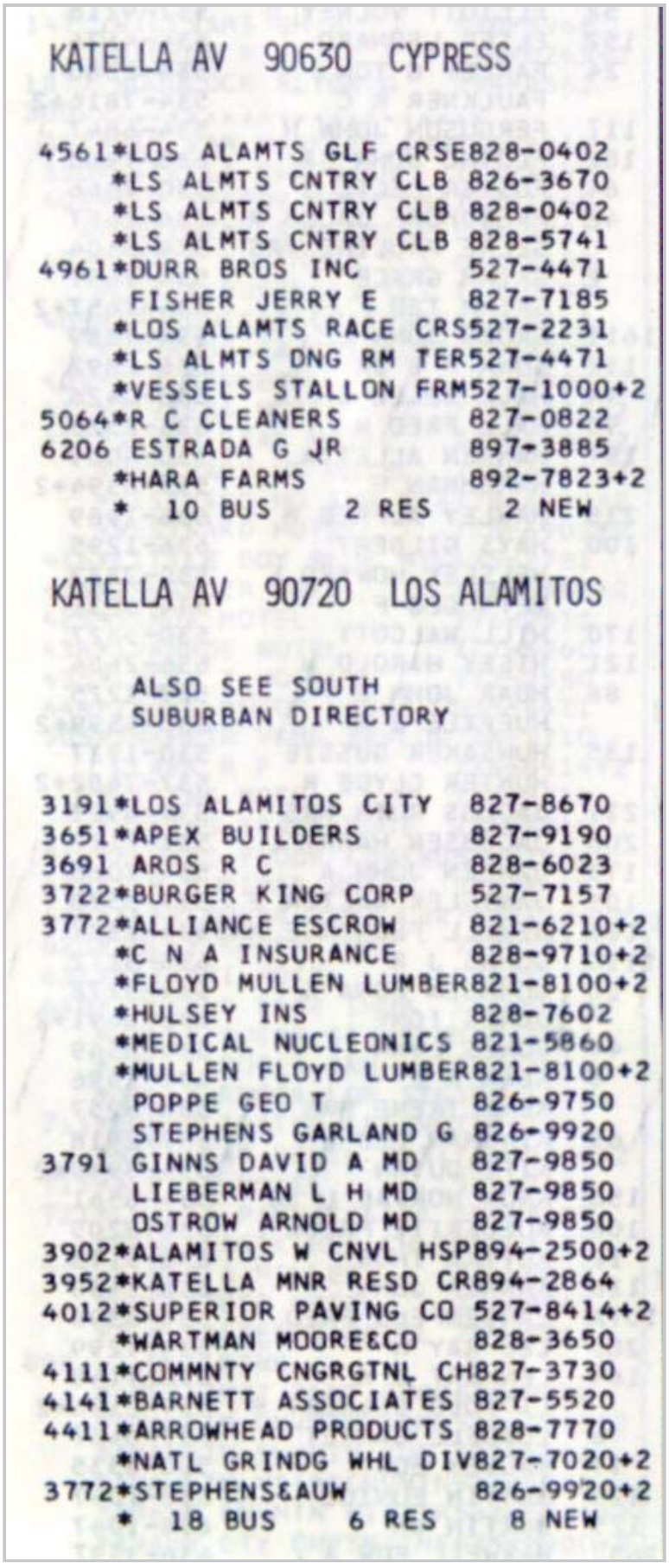
KATELLA AVE 1975



```
4652 LYNCH DON D                596-3441+5
4662*BROTHERHD LOCO ENGR        598-2152 4
    *ECONOMICS LAB              598-4446 4
    *HANROW INTERNATL           596-2420+5
    *SILVER STREAK MKTRS        430-8095+5
4682 TYLER LAWRENCE E           598-6527+5
     WRIGHT PETER E             598-6527+5
4732*DONS TURF MOTEL            431-6563
    *TURF MOTEL DONS            431-6563
4752 DUNN LEO W                 431-3482
4772 BANDY GEO L                596-7104+5
4961  XXXX                      OO
5001*DURR BROS INC              431-0922 3
5008*HUNGRY HOUND               598-1076
5052*PADDOCK THE                431-9227
5064*TRAIL COUNTRY              598-7018 4
5072*MOD CRIMPERS THE           431-1513+5
    *THE MOD CRIMPERS           431-1513+5
5074*LOVES TACK N TOGS          598-7916+5
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1972



KATELLA AV 90630 CYPRESS

4561*LOS ALAMTS GLF CRSE828-0402
*LS ALMTS CNTRY CLB 826-3670
*LS ALMTS CNTRY CLB 828-0402
*LS ALMTS CNTRY CLB 828-5741
4961*DURR BROS INC 527-4471
FISHER JERRY E 827-7185
*LOS ALAMTS RACE CRS527-2231
*LS ALMTS DNG RM TER527-4471
*VESSELS STALLON FRM527-1000+2
5064*R C CLEANERS 827-0822
6206 ESTRADA G JR 897-3885
*HARA FARMS 892-7823+2
* 10 BUS 2 RES 2 NEW

KATELLA AV 90720 LOS ALAMITOS

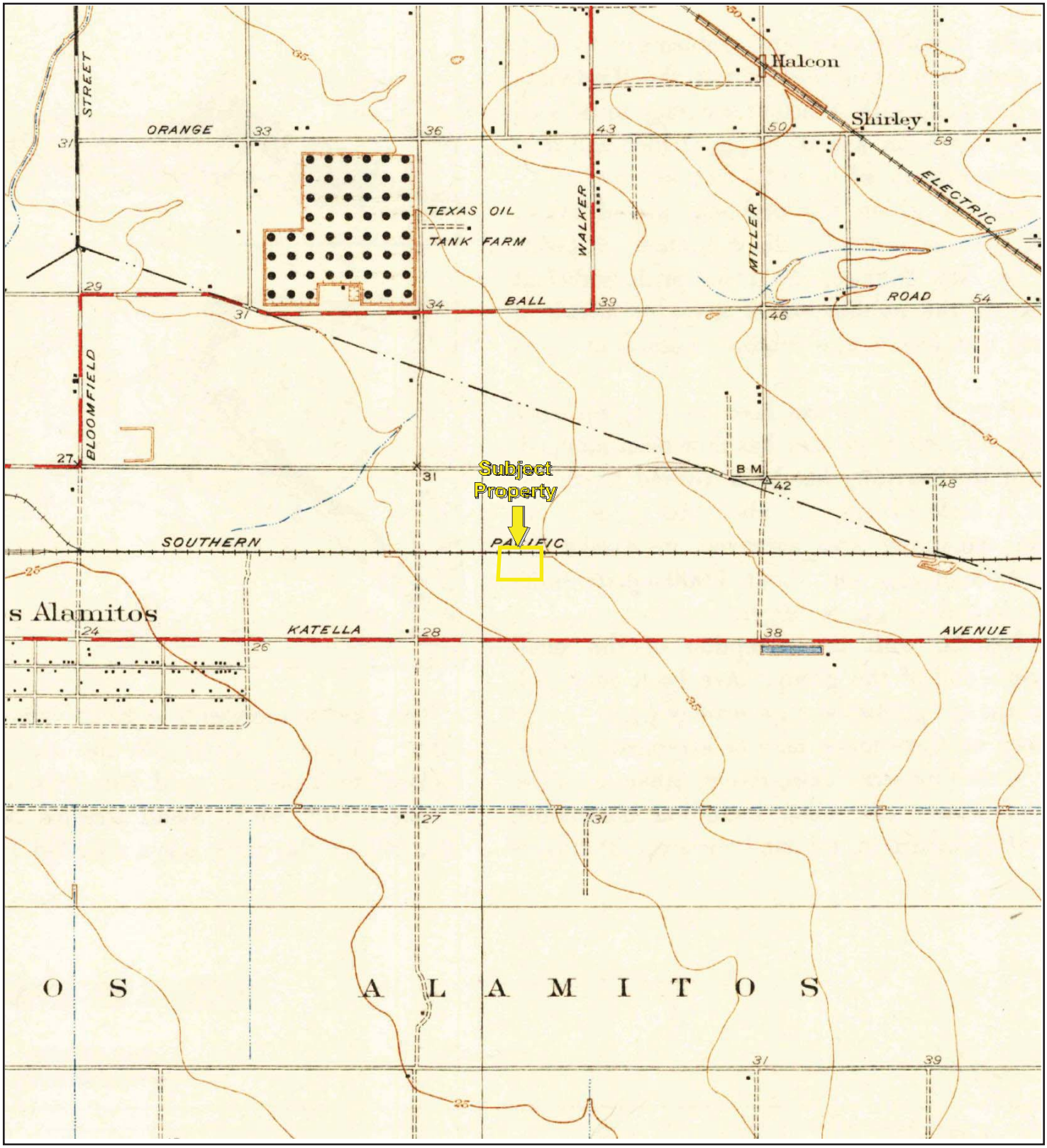
ALSO SEE SOUTH
SUBURBAN DIRECTORY

3191*LOS ALAMITOS CITY 827-8670
3651*APEX BUILDERS 827-9190
3691 AROS R C 828-6023
3722*BURGER KING CORP 527-7157
3772*ALLIANCE ESCROW 821-6210+2
*C N A INSURANCE 828-9710+2
*FLOYD MULLEN LUMBER821-8100+2
*HULSEY INS 828-7602
*MEDICAL NUCLEONICS 821-5860
*MULLEN FLOYD LUMBER821-8100+2
POPPE GEO T 826-9750
STEPHENS GARLAND G 826-9920
3791 GINNS DAVID A MD 827-9850
LIEBERMAN L H MD 827-9850
OSTROW ARNOLD MD 827-9850
3902*ALAMITOS W CNVL HSP894-2500+2
3952*KATELLA MNR RESD CR894-2864
4012*SUPERIOR PAVING CO 527-8414+2
*WARTMAN MOORE&CO 828-3650
4111*COMMNTY CNGRGTNL CH827-3730
4141*BARNETT ASSOCIATES 827-5520
4411*ARROWHEAD PRODUCTS 828-7770
*NATL GRINDG WHL DIV827-7020+2
3772*STEPHENS&AUW 826-9920+2
* 18 BUS 6 RES 8 NEW

Target Street	Cross Street	Source
✓	-	General Telephone Co

KATELLA AVE 1966

4612	HENKEL, A F	GE 18772
4622	MINER, JACK D	596-2884
4644	BRENCKLE, FRANK WM	596-5715
4652	GRIMM, LINDA L	431-2972
4732	▫DONS TURF MOTEL	GE 16563
4752	DUNN, L W	GE 13482
5008	▫MONNIES FINE FOOD	596-3434
5052	▫THE PADDOCK	431-9227
5072	▫MR KENNETHS COIFFURS	431-1513
5072	▫MR KENNETHS COIFFURS	431-9174
5084	▫SPEEDEE MART NO 227	431-9028
5100	▫G KINCER UNION STN	596-0312
5100	▫KINCER UNION STN	431-9240
5122	▫BARKERS SHELL SVC	596-4360

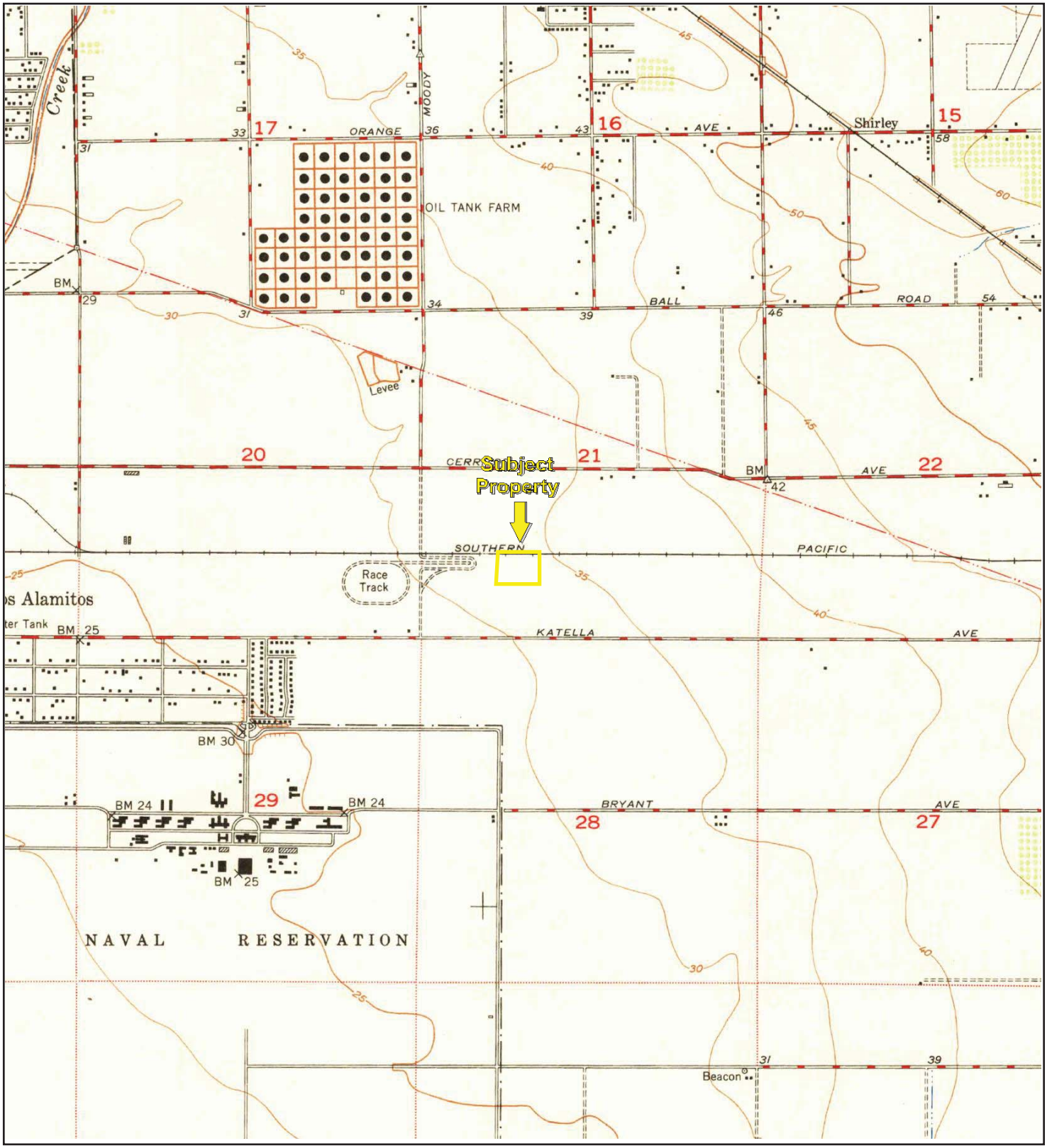


TP, Los Alamitos, 1935, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property



TP, Los Alamitos, 1949, 7.5-minute

0 Miles 0.25 0.5 1 1.5

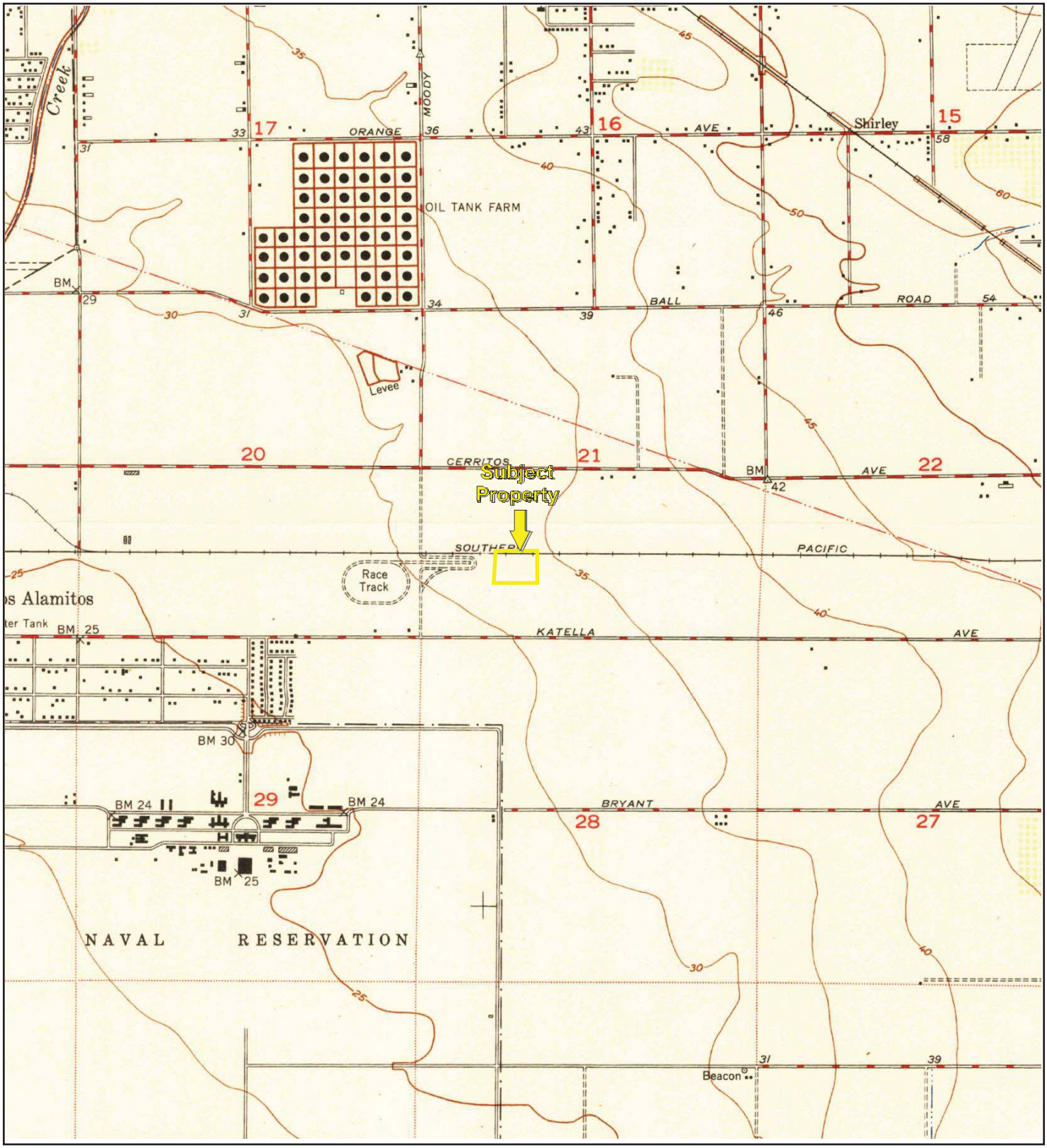
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Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 19-246960.1

PARTNER



TP, Los Alamitos, 1950, 7.5-minute

0 Miles 0.25 0.5 1 1.5

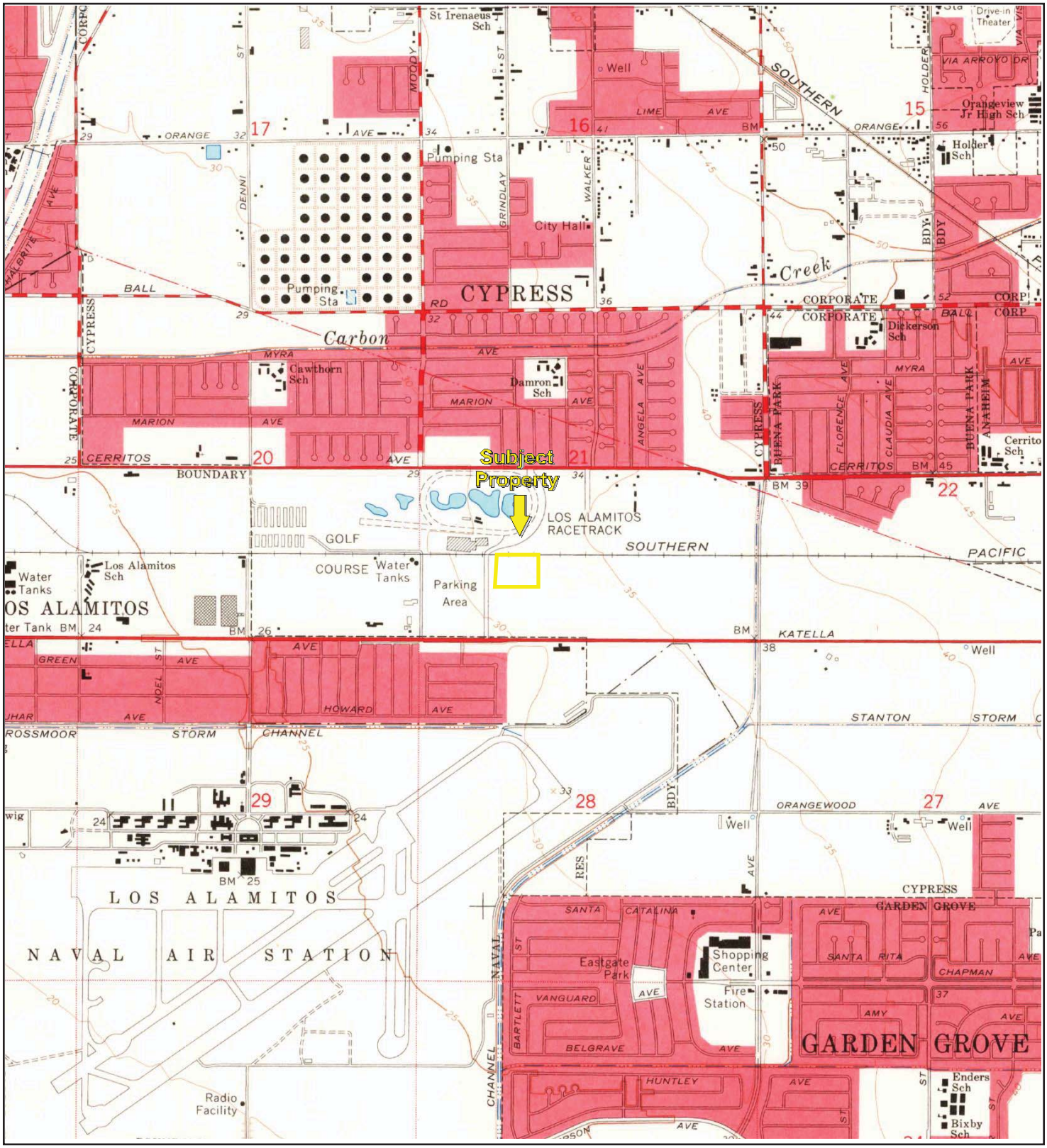
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Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 19-246960.1

PARTNER

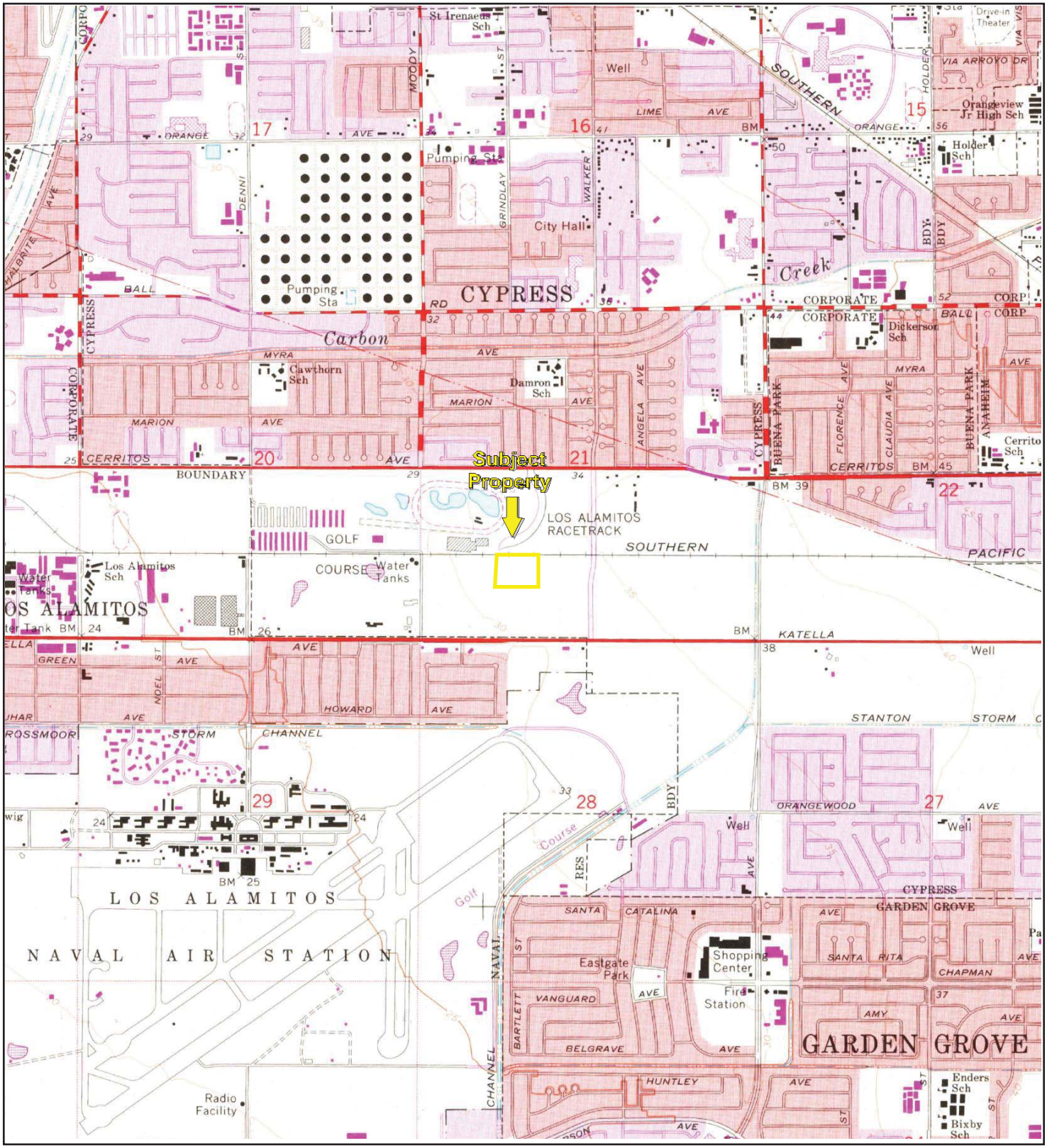


TP, Los Alamitos, 1964, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property

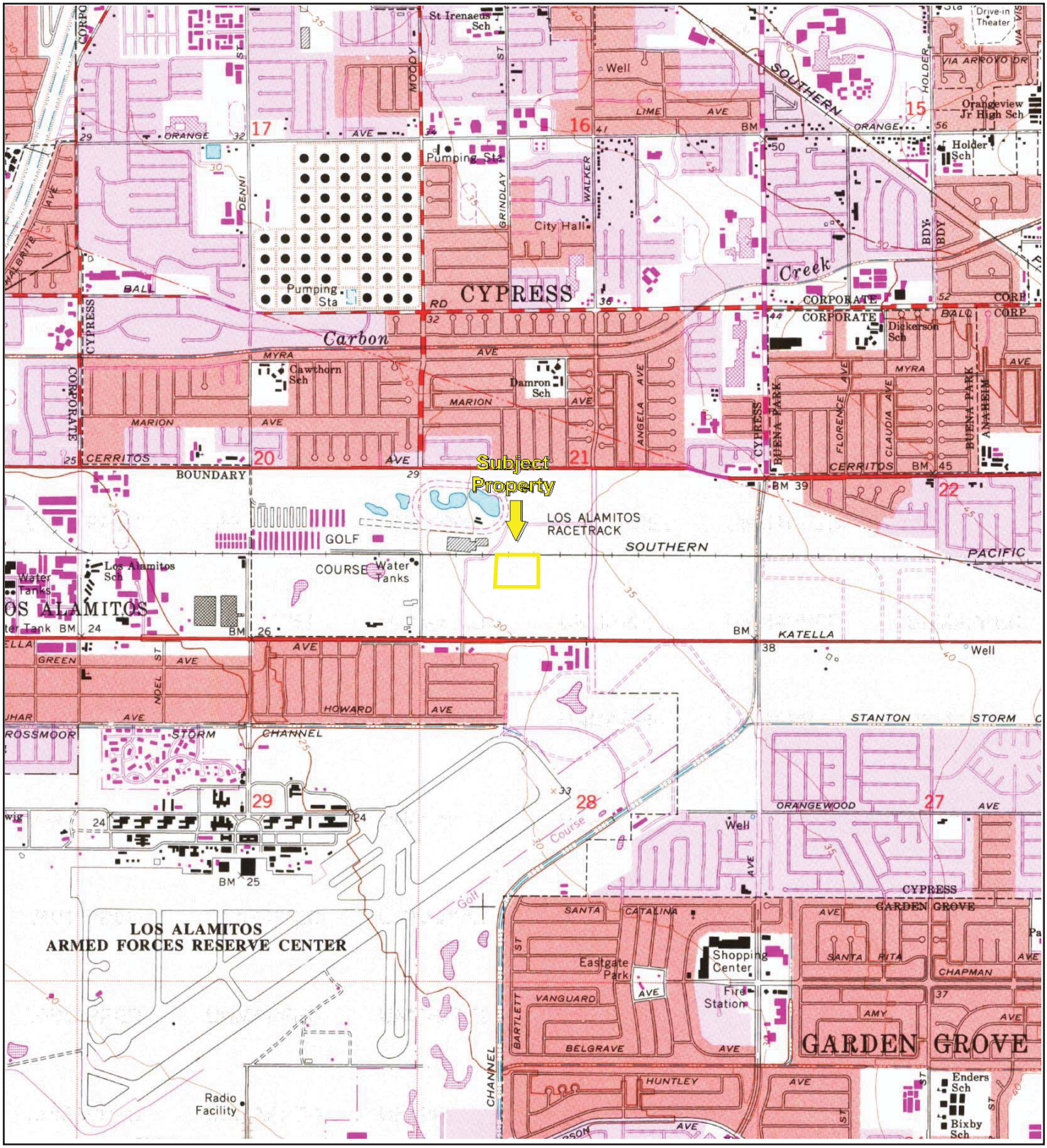


TP, Los Alamitos, 1972, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property



TP, Los Alamitos, 1981, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property

CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

June 27, 2019

Brooke Hasty
Partner Engineering & Science, Inc.
2154 Torrance Boulevard
Torrance, CA 90501

Dear Ms. Hasty:

This letter is written in response to your Public Records Act request dated and received in my office on June 26, 2019, wherein you request that the City make available all building permits on file for APNs 241-091-36 and 241-091-40.

After a diligent search of records, the City has determined that there are no documents in its possession that would be responsive to your request.

If you have any questions or need further assistance, please contact my office at (714) 229-6685.

Sincerely,

Alisha Farnell
Acting City Clerk

Stacy Berry, Mayor
Rob Johnson, Mayor Pro Tem **Jon E. Peat**, Council Member
Paulo M. Morales, Council Member **Marlellen Yarc**, Council Member

Brooke,
We do not search by parcel number.

Robin Nelson
Management Assistant
Orange County Fire Authority
Office: 714-573-6180

We visualize problems and solutions through the eyes of those we serve.

From: Hasty, Brooke [mailto:BHasty@partneresi.com]
Sent: Wednesday, June 26, 2019 12:01 PM
To: CRTK <CRTK@ocfa.org>
Subject: Records Request

Request Visibility: Unpublished

‹ Request #19-1963 ›

CLOSED

Hello,
I would like to obtain copies of any and all records in records to the Hazardous Materials Program for the property identified as Assessor Parcel Numbers (APNs) 241-091-36 and 241-091-40 in the City of Cypress from earliest to most recent. There are no provided addresses.
Thank you!

Received	**June 26, 2019** via web
Departments	**Environmental Health**
Requester	**Brooke Hasty** bhasty@partneresi.com 714-342-2370 Partner ESI

Documents

Public (pending)	(none)
Requester	(none)

Staff

Point of Contact	**Sandra Martin**

Request Closed Public
This request is cancelled as requested by the requester.
June 27, 2019, 2:02pm

External Message Hide Requester + Staff
This is in response to your California Public Records Act request. We are unable to process your request at this time. In order to fulfill your request
Please provide specific address(s). We cannot fulfill requests that are a range of addresses.
Please submit the form located at http://www.ochealthinfo.com/eh/contact/request
If you have any questions please call this office at (714) 433-6015.
June 27, 2019, 8:43am by Sandra Martin, Sr. Office Supervisor C/D (Staff)

External Message Hide Requester + Staff
This office is in receipt of this request for records. We are unable to process your request,
We do not do research by APN address. Need complete address

If you have any questions please call this office at (714) 433-6015.
June 26, 2019, 4:22pm by Lori Ovalle (Staff)

External Message Hide Requester + Staff
This office is in receipt of this request for records. We are unable to process your request,
We do not do research by APN address. Need complete address

If you have any questions please call this office at (714) 433-6015.
June 26, 2019, 4:22pm by Lori Ovalle (Staff)

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

Los Alamitos Race Course
7 Acres Portion of Parking Lot
Los Alamitos, CA 90720

Inquiry Number: 5700283.5
July 08, 2019

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

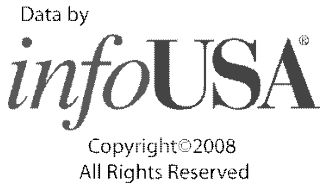
DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☑	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1985	☑	☑	Haines Criss-Cross Directory
1980	☑	☑	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory
1972	☑	☐	Haines Criss-Cross Directory
1966	☑	☐	General Telephone Co

FINDINGS

TARGET PROPERTY STREET

7 Acres Portion of Parking Lot
Los Alamitos, CA 90720

Year	*CD Image*	*Source*

KATELLA AVE

2014	pg A1	EDR Digital Archive
2010	pg A3	EDR Digital Archive
2005	pg A6	EDR Digital Archive
2000	pg A9	EDR Digital Archive
1995	pg A11	EDR Digital Archive
1992	pg A14	EDR Digital Archive
1985	pg A16	Haines Criss-Cross Directory
1985	pg A17	Haines Criss-Cross Directory
1985	pg A18	Haines Criss-Cross Directory
1980	pg A21	Haines Criss-Cross Directory
1980	pg A22	Haines Criss-Cross Directory
1975	pg A24	Haines Criss-Cross Directory
1975	pg A25	Haines Criss-Cross Directory
1975	pg A26	Haines Criss-Cross Directory
1972	pg A27	Haines Criss-Cross Directory
1966	pg A28	General Telephone Co

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
WINNERS CIR			
2014	pg. A2	EDR Digital Archive	
2010	pg. A5	EDR Digital Archive	
2005	pg. A8	EDR Digital Archive	
2000	pg. A10	EDR Digital Archive	
1995	pg. A13	EDR Digital Archive	
1992	pg. A15	EDR Digital Archive	
1985	pg. A19	Haines Criss-Cross Directory	
1985	pg. A20	Haines Criss-Cross Directory	
1980	pg. A23	Haines Criss-Cross Directory	
1975	-	Haines Criss-Cross Directory	Street not listed in Source
1972	-	Haines Criss-Cross Directory	Street not listed in Source
1966	-	General Telephone Co	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2014

4784	W A I B INC
4921	RACE TRACK CHAPLAINCY
	SEVENTH DAY ADVENTIST CHURCH
	THREESXTYFIVE STDNT MINISTRIES
4931	MARRIOTT INTERNATIONAL INC
4951	24 HOUR FITNESS USA INC
4955	OFFICE DEPOT INC
4959	AROMA ITALIANO CAFE
4961	BURLINGTON HOLDINGS LLC
	CALIFRNIA JOCKEYS WELFARE CORP
	CAPTIVE DEVELOPMENT INC
	COOPER JOHN
	EDWARD C ALLRED FOUNDATION
	HORSE RACING BOARD CALIFORNIA
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACING ASSN
	PACIFIC COAST QRTER HORSE RCNG
	PEGASUS COMMUNICATIONS INC
	QUARTER HORSE RACING INC
	T&R TACK & SUPPLY
	WEHRLWIND MEDIA
5008	CLASSIC BURGER CAFE
	KATELLA GARDEN INC
	NIKOLAU ENTERPRISES INC
5010	FINAL TOUCH ELECTROLOGY CLINIC
5018	HEALING STORM A
	MARTINEZ JOHN
5024	FOX FOX FOX TRAVEL
	PFD ACADEMY
	SUMMIT LENDING
5028	CHAMBERLAIN THOMAS A DDS
5030	DEW, OLIVER J
	ELSAHHAR ASHRAF
	PETS CENTRAL EXPRESS PHARMACY
	UNITED STEELWORKERS 560L LOCAL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2014

11021	628 WOODRUFF APARTMENT CO LP
	MCARE GIVER AGENCY LLC
	PACIFIC VALLEY BUSINESS CTR LP
11022	AUDIO VIDEO TECHNOLOGIES INC
	ELITE MEDICAL BILLING SVCS INC
11042	INDEPENDENT CAR SPECIALIST
	NORMS AUTO COLLISION CTR INC
11081	MARKETPLAYCES LLC
11131	ORLANDO SPRING CORP
11132	TELCOM MANAGED SOLUTIONS LLC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2010

4782	HIMALAYAN CORPORATION
	INTEGRATED WEALTH INSUR SVCS
4921	SEVENTH DAY ADVENTIST CHURCH
4931	MARRIOTT INTERNATIONAL INC
4951	24 HOUR FITNESS USA INC
4955	OFFICE DEPOT INC
	STEFAN BEAN
4959	JOO SON CORP
	RAHE ENTERPRISES INC
4961	BURLINGTON HOLDINGS LLC
	CALIFRNIA JOCKEYS WELFARE CORP
	CAPTIVE DEVELOPMENT INC
	COOPER JOHN
	EDWARD C ALLRED FOUNDATION
	FINISH LINE SELF INSURANCE GRP
	HALL CONNIE RACING STABLE
	HOBSONS SADDLERY
	HORSE RACING BOARD CALIFORNIA
	LEWIS EQUINE MANAGEMENT SERVIC
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACE TRACK
	LOS ALAMITOS RACING ASSN
	MCARTHUR RACING STABLES
	PACIFIC COAST QRTER HORSE RCNG
	PEGASUS COMMUNICATIONS INC
	QUARTER HORSE RACING INC
	SAN VICENTE HOSPITAL CORP
	SCOTWINC
	T&R TACK & SUPPLY
	WEHRLWIND MEDIA
5008	CLASSIC BURGER CAFE
	KATELLA GARDEN INC
	NIKOLAU ENTERPRISES INC
5010	FINAL TOUCH ELECTROLOGY CLINIC
	LASTING IMAGES
5014	GRAIN RESOURCE INC
	TELESIS NETWORK INC
5018	HEALING STORM A
	MARTINEZ JOHN
5020	MAX MUSCLE
5024	A & P DRYWALL
	COASTAL INVESTMENT NETWORK
	DAN S ELECTRICAL SERVICE
	PFD ACADEMY
	POST TIME INC
	PULAU ELECTRONICS
5028	CHAMBERLAIN THOMAS A DDS
5030	BTM
	ELSAHHAR ASHRAF
	GOLD COAST DIABETES RESOURCE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2010 (Cont'd)

5030 GOMEZ LANDSCAPING
PAYROLL PROS INC
PERFECT RATE INSURANCE AGENCY
UNITED RUBBER WKRS LOCAL 560
UNITED STEELWORKERS 560L LOCAL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2010

11021	628 WOODRUFF APARTMENT CO LP
	MASS MUTUAL TERRY L FOUST
	PACIFIC VALLEY BUSINESS CTR LP
11022	NETWORK MEDICAL SOLUTIONS
11042	INDEPENDENT CAR SPECIALIST
	NORMS AUTO COLLISION CENTER IN
11081	MARKETPLAYCES LLC
11082	AP BOSS USA INC
	DRIST SPEED
11131	ORLANDO SPRING CORP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2005

4784	WORTHINGTON & ASSOCIATES
4921	CYPRESS GC LLC
	F B D ENTERPRISES USA INC
	FJC USA INC
4931	MARRIOTT INTERNATIONAL INC
4951	24 HOUR FITNESS USA INC
	24 HOUR FITNESS WORLDWIDE INC
	CAL SELECT BUILDERS INC
	VCC
4955	OFFICE DEPOT INC
4957	148 COFFEE BEAN & TEA LEAF
4959	ISLAND CLEANERS
	RED PERSIMMON NAIL & SPA
	WHITE SANDS SALON AND BASEBALL
4961	16835 ALGONQUIN CORPORATION
	ARABIAN RACING ASSOC OF CALI
	AUTOTOTE SYSTEMS INC
	BASSETT RACING
	BAZELY TOM RACING STABLE
	CALIFORNIA OUTDOOR MARKET INC
	COOPER JOHN
	DENNY EKINS RACING STABLE
	EG HIGH DESERT FARM
	GOLDEN HORSE SHOE KITCHEN
	HALL CONNIE RACING STABLE
	HOBSONS SADDLERY
	HORSE RACING BOARD CALIFORNIA
	HORSEMENS QRTER HRSE RACG ASSN
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACE TRACK
	LOS ALAMITOS RACING ASSN
	MC ELECTRIC
	MCARTHUR RACING STABLES
	MO MO INC
	PACIFIC COAST QRTER HORSE RCNG
	PAYNES RACING ARABIANS
	PEGASUS COMMUNICATIONS INC
	QUARTER HORSE RACING INC
	SMITH VINCENT J
	T&R TACK & SUPPLY
5008	KATELLA GARDEN INC
	NIKOLAU ENTERPRISES INC
	PARK HOUSTON K
	SAINT PAULS PLACE
5010	FINAL TOUCH ELECTROLOGY CLINIC
	LASTING IMAGES
5014	ORANGE COUNTY PC SOLUTION
5018	ACU-MED ACUPUNCTURE
5020	JOHNSON FORM TOOL & EDM INC
5024	COASTAL INVESTMENT NETWORK

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2005 (Cont'd)

5024	HART SECURITY
	LAWLER ROY
	MEDSERV TRANSCRIPTION PUB
	POST TIME INC
	SOUTHLAND DISTRIBUTION INC
5028	CHAMBERLAIN THOMAS A DDS
	CHAMBERLAIN THOMAS ARTHUR DDS
	TACHION INDUSTRIES
5030	A CREATIVE TOUCH
	ADAM INTELLIGENT TRAVEL SVC
	GOMEZ LANDSCAPING
	LAWLER, ROY
	MAX MUSCLE OF LOS ALAMITOS
	SATURN INSURANCE COMPANY
	SHAW, JOHN R
	UNITED RUBBER WKRS LOCAL 560
	VENEY, F

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2005

11021 SARSENO, PILAR
11042 INDEPENDENT CAR SPECIALIST
JAX EUROPEAN CAR SERVICE INC
NORMS AUTO COLLISION CENTER IN
11061 COMPETITIVE SPORT SALES
11081 AMERICAN SOC FOR AESTHETIC PLA
11131 ORLANDO SPRING CORPORATION
11132 ACCESS NETWORK SOLUTIONS INC
COUNTY WIDE FINANCIAL
DIRECTLENDORCOM
PHILLIP DANIEL GROUP INC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 2000

4682	ADAMS, MILLER
4732	DONS TURF MOTEL
4782	HUDZIETZ DON
	HUDZIETZ DON INCOME TAX SVC
	INCOME TAXES SERVICE
	RAY MICHAEL INCOME TAX & FIN
4784	WORTHINGTON & ASSOCIATES
4921	F B D ENTERPRISES USA INC
	FJC USA INC (DEL)
	FUJI COUNTRY USA INC
4951	MARK RUNNINGBEAR
4961	ARABIAN RACING ASSOC OF CALI
	AUTOTOTE SYSTEMS INC
	COMPURACE INC
	COOPER JOHN
	DENNY EKINS RACING STABLE
	HALL CONNIE RACING STABLE
	HOBSONS SADDLERY
	HORSE RACING BOARD CALIFORNIA
	HORSEMENS QUARTER HORSE
	LOS ALAMITOS QUARTER HRSE RACG
	LOS ALAMITOS RACE COURSE
	LOS ALAMITOS RACING ASSN
	MARKET PL AT LSLMTOS RACE CURS
	MASTERS BINE RACING STABLES
	MO MO INC
	PACIFIC COAST QRTER HORSE RCNG
	PAYNES RACING ARABIANS
	PEGASUS COMMUNICATIONS INC
	PENINSULA HORSE RACING ASSN
	QUARTER HORSE RACING INC
	T&R TACK & SUPPLY
5010	R AND W ELECTRONICS INC
5014	GARDNER MAXINE
5018	INDEPENDENT CONSULTANTS VOCAT
	MARTINEZ, JOHN
5020	SOPHISTS REGALIA
5028	CHAMBERLAIN THOMAS A DDS
5030	COHEN, DOUGLAS A
	GARRISON, WILLIAM
	IKNADOSIAN, RALPH N
	LEAP, E H
	UNITED RUBBER WKRS LOCAL 560
	WURTZ PAUL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 2000

11021 MASSACHSETTS MUTL LF INSUR CO
TROMMALD JOHN
11061 CARR J E CONSTRUCTION CORP
11081 SINGER JEFFREY B
11131 ORLANDO SPRING CORPORATION

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 1995

4682	TYLER, LARRY E
	WRIGHT, PETER E
4732	DONS TURF MOTEL
	WRIGHT, ELOISE W
4772	LAYTON, PHILIP D
	THELEN, P J
4782	DUNN, KELLY
4784	APPLING INSURANCE COMPANY
	APPLING INSURANCE SERVICES
4921	CYPRESS GOLF CLUB
	F B D ENTERPRISES USA INC
	FJC USA INC (DEL)
	FUJI COUNTRY USA INC
4961	AUTOTOTE SYSTEMS INC
	BLOOMQUIST CHARLES
	BLOOMQUIST, CHARLES
	BLUMENFELD PAUL RACING STABLES
	BOYCE MEL HORSE TRANSPORTATION
	GARRETT, DANNY
	GIVENS, DENNIS
	HORSEMENS QRTR HRS
	IRBY WILLIAM R
	IRBY, WILLIAM R
	JAIME, H
	LAYNE, BRET
	LOS ALAMITOS RACING ASSN
	PENINSULA HORSE RACING ASSN
	PICHES CRCORAN TRAINING STABLE
	PINELLI, LAURA
	POST TIME
	QUARTER HORSE RACING INC
5010	FAMILY SHOES
	SEWING BY SUSAN
5014	GARDNER RING CO
5018	MARTINEZ, JOHN
5020	R AND W ELECTRONICS
5024	AVERILL, JAMES
	BARRANTES, ANTHONY
	BOQUIST, LARRY
	BOYEE, MEL
	DAVIS, RAYMOND
	DIORIO, JAMES
	FRIESS, ANN
	GERVAIS, KAREN
	GLAVES, MELVIN
	GUZMAN, GUSTAVO C
	HAMMES, WENDY
	KANDELA, IMAD
	KURI, DAVID
	MICHENER, ARTHUR T

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 1995 (Cont'd)

5024	MILLER, JOHN B
	PANGOLIBAY, WILLIE
	POST TIME MAIL CENTER
	SHOEMAKER, CHERYL
	TURNER, PETER
	WEBB, PAUL
	WILSON, PENTICA F
	ZYLSTRA, JEAN
5030	BALLMAN, JOHN W
	DEWOLF GREGORY
	FEMMI GREEN ESCROW CORP
	GOLANTY, LORRIEE M
	NOTHWANG, SALLY P
	PEPSI COLA FEDERAL CREDIT UN
	ROBERT L NELMS
	SHAW, JOHN R
	UNITED RUBBER WKRS LOCAL 560
	WEITZ, MARK S
	WURTZ, PAUL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 1995

11021	BURKE, WILLIAM J
	CONKLIN, RICHARD G
	GRIFFIN HNTER JCBSON ARCHTECTS
	IRANI GEVE DC
	WHEELER ENTERPRISES
	WHEELER, JERRY
11022	BLACK SHOPPING NETWORK
	GARY NEAL INSURANCE BROKER
	RATLEFF ED
	SCOTT ALONZO LAZELL
	TELEM, AL
	UNIVERSAL LEASING CO
11042	DYNAMICS RESEARCH CORPORATION
	ETA TECHNOLOGIES CORPORATION
	OPTIMAL COMPUTING CORP
11132	HOROWITZ, ALAN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

KATELLA AVE 1992

4682	TYLER, LARRY E
	WRIGHT, PETER E
4732	DONS TURF MOTEL
4772	EXPRESS SUPPORT SERVICES INC
	LAYTON, PHILIP D
	THELEN, P J
4782	DUNN KELLY & ASSOCIATES
4784	APPLING INSURANCE CO
4921	FJC USA INC (DEL)
4961	AMTOTE INTERNATIONAL INC
	BOYCE MEL HORSE TRANSPORTATION
	DOMINGUEZ CAESAR RACG STABLES
	HORSEMENS QRTR HRS
	LOS ALAMITOS COUNTRY CLUB
	LOS ALAMITOS RACING ASSN
	PENINSULA HORSE RACING ASSN
	POST TIME
	QUARTER HORSE RACING INC
	SOUTHERN CALIFORNIA
5008	MR GS HAMBURGERS
5010	FAMILY SHOES
	NEWCOMB JANET A
5018	BROOKLIER, SUSIE
	CREATIVE HAIR DESIGN
	MARTINEZ, JOHN
	PHIL SINGER INTERNATIONAL INC
5028	SOUND SOLUTIONS
5030	DEWOLF GREGORY
	KRUSE INSURANCE
5032	APPLE TREE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

WINNERS CIR 1992

11021	CONKLIN, RICHARD G
	DAVIS, BETH
	LOS CABALLEROS CENTER
	WATKINS, HOWARD P
	WHEELER, JERRY
11042	OPTIMAL COMPUTING CORP
11061	K AND A IMPORTS SERVICE
11082	WHOLESALE COPIER OUTLET
11132	WEATHERBY DIVERSIFIED INC

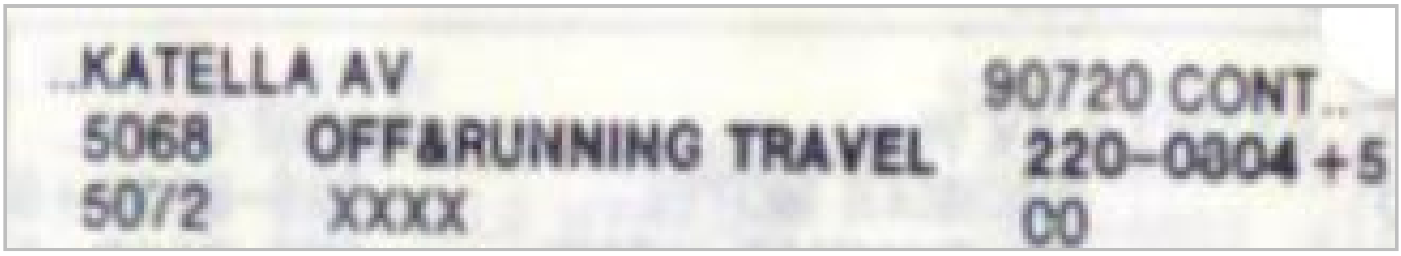
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1985

4522	M G BOOKKEEPING SV	995-4103	+5
4561	LOSALAMTS CNTRY CLB	826-3670	
	LOSALAMTS CNTRY GLF	821-5990	9
	LOSALAMTS GLF CRSE	828-0402	
4582	XXXX	00	
4652	HULSEY&CHRISMAN INS	827-5411	3
4662	GARY N INS BROKERS	821-7041	4
	GLENDALE INS AGENCY	821-7041	
	HALL SMITH INS	826-8550	2
	MITCHELL DAVID E PH	846-7376	2
	V I A ENGRG&SUPPLY	894-0776	6
4772	CASA DE BEINBENIDOS	527-3904	+5
	PROFSNL INVNTRY MNG	952-1061	4
4961.....	BUILDING		
	AMERICAN TOTALISATR	828-1590	1
	BADON DALE	527-5038	
	CA OUTDOOR MARKET	220-0251	4
	CA ST HORSE RCNG BD	558-4487	2
	DENNY EKINS STABLE	761-3626	4
	DILAURA EILEEN	826-2318	4
	GONCHAROFF TOM	821-7437	3
	LOS ALMTS RACE CRS	995-1234	4
	LOSALAMTS DINING	995-3877	
	LOSALAMTS HOTLINE	995-2222	8
	LOSALMTS RACE CRSE	995-1234	
	MARTIN F M	821-6336	+5
	PERSINGER J STABLES	527-1125	+5
	QUARTER HORSE	821-1050	3
	SCHVANEVELDT BLANE	826-8561	3
	VESSELS STALLN FRMS	527-1000	2
	VESSELS STALLON FRM	995-1234	1
4961.....			
5024	SMALL CAR PARTS	828-5160	4
5028	APPLING INS BRKRS	995-9046	2
5030	DEWOLF GREGORY ATTY	828-8003	2
	FEMMI GREEN ESCROW	952-9667	4
	GREER MATHIEU&CO	995-6535	2
	NOTHWANG SALLY P	761-2951	2
	POPPE GEO T	826-9750	2
5036	ITS	750-7632	+5

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1985



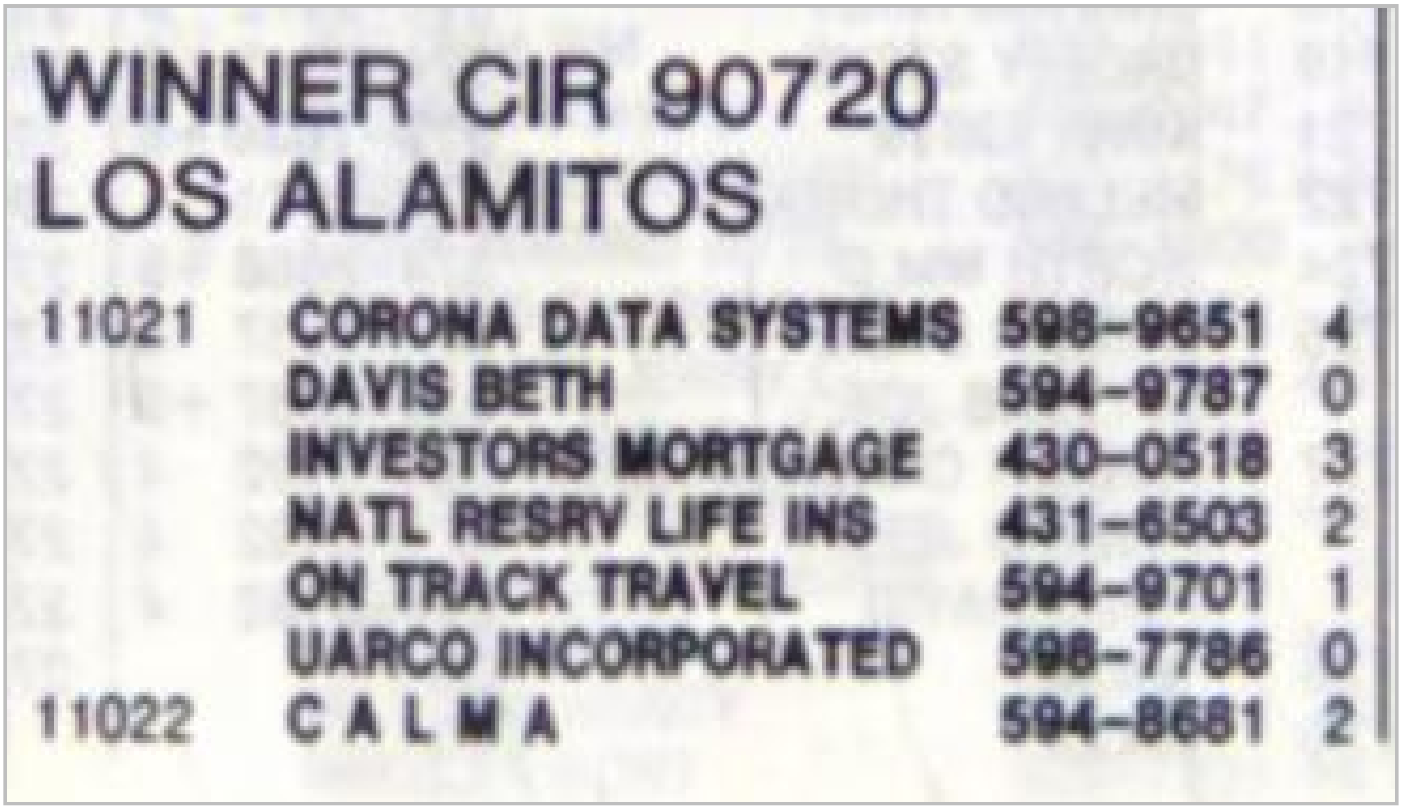
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1985

4662	BROTHERHD LOCO ENGR	598-2152	
	CITRO DOUGLAS D PHD	598-9623	4
	FLANNES STEVEN	598-9623	7
	FORMBY PAT	594-9972	2
	GEMINI FOREST PROD	594-8948	2
	GLENDALE INS AGENCY	430-9734	4
	GRAY JOHN P	598-9623	7
	HALL SMITH INS INC	598-2312	2
	HENRY BARBARA	598-9623	7
	LEVY SONIA LCSW	431-0969	4
	MITCHELL DAVID PHD	598-9623	7
	NEAL GARY INS BROKR	430-9734	4
	V I A ENGRG&SUPPLY	430-4571	6
4664	XXXX	00	
4682	TYLER LAWRENCE E	598-6527	
	WRIGHT PETER E	598-6527	
4732	DONS TURF MOTEL	431-6563	
	TURF MOTEL DONS	431-6563	
4752	XXXX	00	
4772	CADDO INTERNATL	493-4434	4
	CASA DE BEINDENIDOS	430-5342	+5
	COMPUTER	493-2411	+5
	CONTL MEDICAL SYS	493-4424	4
	FAIL SAFE POWER	493-3565	+5
	FREEMAN JAS T PHD	431-0566	+5
	INTERNATIONAL POWER	431-6454	+5
	INTL POWER MACHINES	493-5546	4
	PROFESNL INVENTORY	594-4641	1
	YAMCO STEEL PRODUCT	594-6579	+5
4961	HARNESS RACING OFC	431-1361	+5
	LOSALMTS RACE CRSE	431-1361	4
5001	DURR BROS INC	431-0922	
5008	XXXX	00	
5010	IMPRESSIONS	493-4301	+5
	NAIL IMPRESSIONS BY	431-3955	+5
5014	GARDNER RING CO	430-8184	2
5018	MARTINEZ JOHN	431-5936	2
	SINGER PHIL HAIR	493-2409	+5
5020	PYRAMID MEDIACL INC	596-3224	+5

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

WINNERS CIR 1985



WINNER CIR 90720
LOS ALAMITOS

11021	CORONA DATA SYSTEMS	598-9651	4
	DAVIS BETH	594-9787	0
	INVESTORS MORTGAGE	430-0518	3
	NATL RESRV LIFE INS	431-6503	2
	ON TRACK TRAVEL	594-9701	1
	UARCO INCORPORATED	598-7786	0
11022	C A L M A	594-8681	2

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

WINNERS CIR 1985



..WINNER CIR 90720 CONT..

	CALMA	594-8681	
	GE CAE	594-9403	+5
	NATIONAL FIRST	493-4483	+5
	SEACLIFF ESCROW CO	598-4408	+5
11061	K&A IMPORT SERVICE	594-8925	2
11081	PANAFAX CORP	493-2621	3
11082	EDGEMONT SALES CO	594-9481	3
11131	NORTHERN TELECOM	591-5101	4
11132	CA HARNSS HORSE ASN	598-1159	4
	HOROWITZ ALAN	598-7580	4
	NACAL INC	594-8761	3
	NORTH AMER VAN LNS	598-7651	3
	NORTHN TELECOM TRNG	598-7657	4
	WESTERN STANDARDBRE	493-3729	4

★ 20 BUS 1 RES 3 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1980

4221	NEO ENTERPRISES	995-8811 6
4281	LOUISIANA PAC CORP	827-5520+0
	LOUISIANA PCFIC CO	827-5520+0
4411	ARROWHEAD PRODUCTS	828-7770
	LIMOUSINE EXPRNCE	995-8959+0
	MARTIN MARIETTA	821-3831 8
4561	LOSALAMTS CNTRY CLB	826-3670 3
	LOSALAMTS CNTRY GLF	821-5990 9
	LOSALAMTS GLF CRSE	828-0402
4582	APEX BONDED CONTRS	827-9190 4
	CALIF ADVISORY SV	827-5490 9
4662	RAINBOW REALTY	527-7898 8
	SMITH HALL AGENCY	826-6550 8
	V I A ENGRG&SUPPLY	894-0776 6
4961	ALLEN ROBT D	821-8801 3
	BADON DALE	527-5038 3
	CHAMBLESS GENE E	821-1800 +0
	DURR BROS INC	995-3877 7
	LOSALAMTS DINING	995-3877 4
	LOSALAMTS HOTLINE	995-2222 8
	LOSALAMTS RACE CRS	995-1234 3
	MILLIE&SEVERSON	827-5441+0
	SO CALIF RACING ASN	995-1234 8
	VESSELS STALLON FRM	527-1000 2
5182	CANADAY&ASSOCIATES	827-5330+0
	D D S	827-5330+0
	DEVELOPERS DIVERSFD	827-5330+0
	FOUR SAIL PROPERTYS	827-5330+0
	TRICORE PROPERTIES	827-5330+0
5252	ALEJANDROS	827-7443+0
	HARBOR BANK	821-1050+0
5370	INTERIOR SUPPLY CO	892-1317+0
5450	AUTO ADS	828-8031 9
	COOK JIM RACING	828-9122 9
	NORTHERN TELCOM INC	638-5535+0
5480	ALL AREAS MOVING&ST	761-1746 9
	BRALY THOS N	893-0586 9
	CHAUSER&CO	995-8103 9
	DAY ROBERT C	893-0586 9
	HORSEMENS HRSE RCNG	527-2552 9
	MEEK RONALD	893-0586 9
	MILLS CHARLES E CO	893-0586 9
★	146 BUS 14 RES	50 NEW

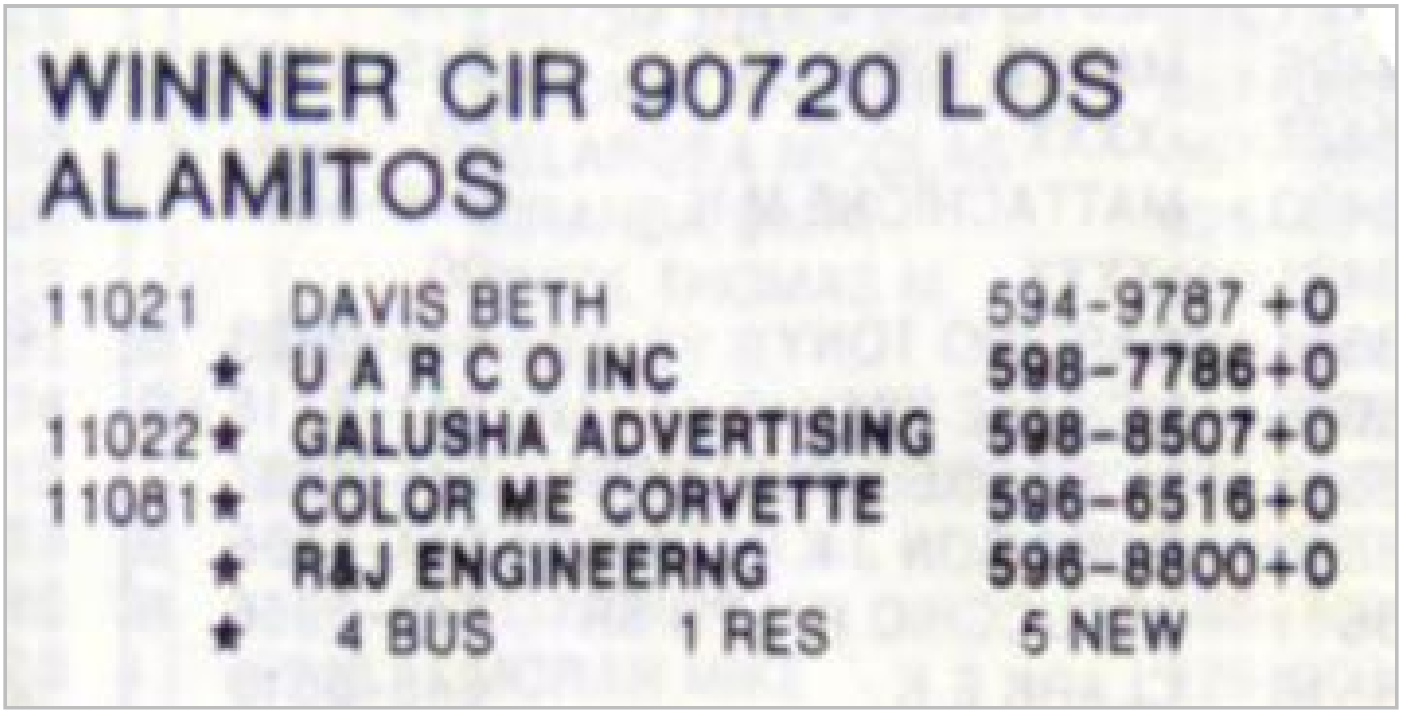
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1980

4652	XXXX	00	
4662 *	APPLING INS BROKERS	594-6893	9
*	BROTHERHD LOCO ENGR	598-2152	4
*	FLANNES STEVEN	598-9623	7
*	GRAY JOHN PAUL	598-9623	7
*	HENRY BARBARA	598-9623	7
*	LAPERNA DONALD J	598-4714	9
*	MATTHEWS D R PHD	594-8244	9
*	MITCHELL DAVID PHD	598-9623	7
*	RAINBOW RLTY	594-8708	9
*	SMITH HALL AGENCY	598-2312	8
*	V I A ENGRG&SUPPLY	430-4571	6
4664	XXXX	00	
4682 *	TYLER LAWRENCE E	598-6527	5
*	WRIGHT PETER E	598-6527	5
4732 *	DONS TURF MOTEL	431-6563	
*	TURF MOTEL DONS	431-6563	
4752	XXXX	00	
4961 *	LOSALMTS RACE CRSE	431-1361	
5001 *	DURR BROS INC	431-0922	3
5008	XXXX	00	
5052 *	STARTING GATE	598-8957	9
5064	XXXX	00	
5068 *	F&F EQUESTRIAN SPLY	598-5823	+0
5072	XXXX	00	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

WINNERS CIR 1980

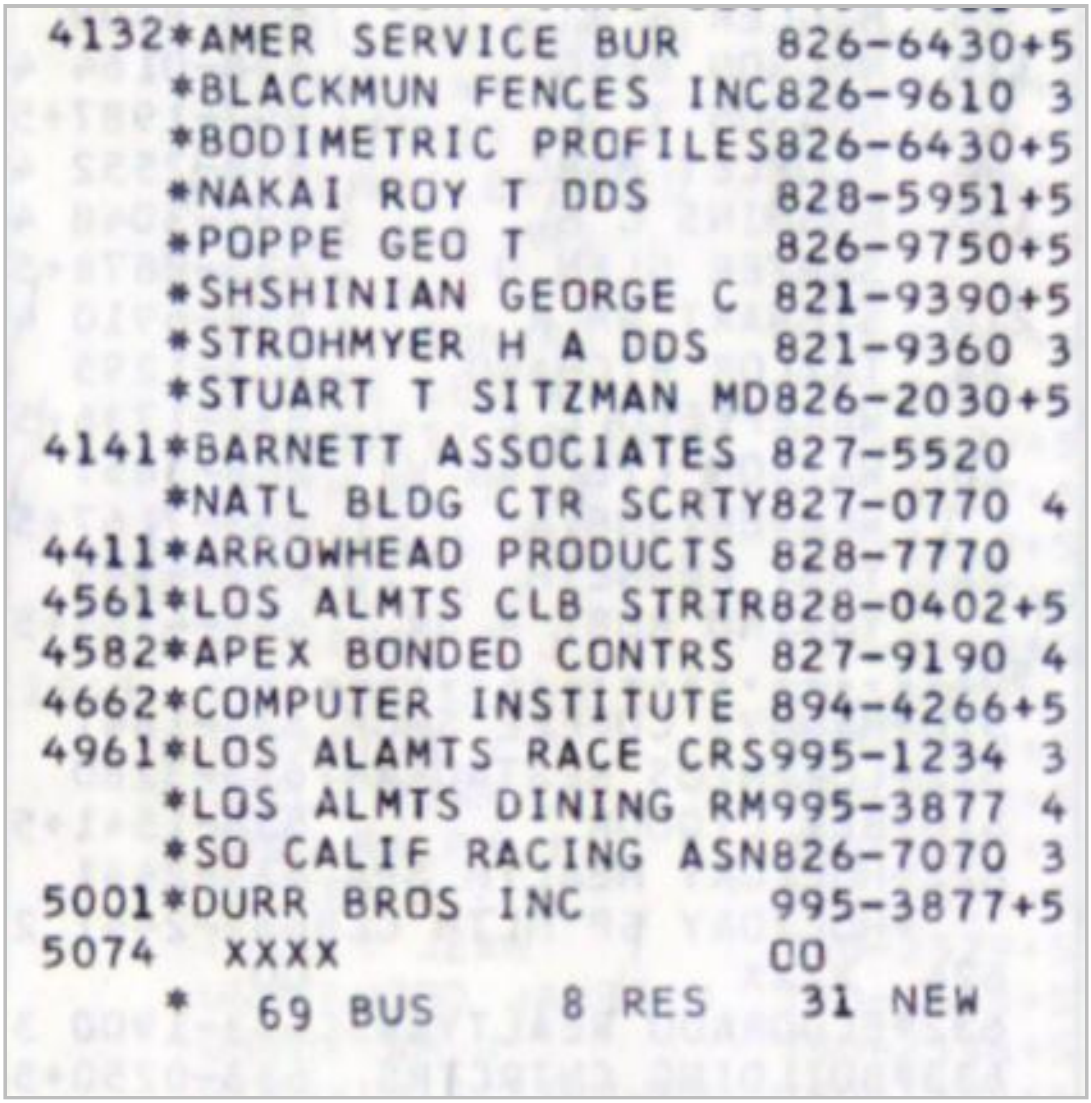


WINNER CIR 90720 LOS ALAMITOS

11021		DAVIS BETH	594-9787 +0
	*	U A R C O INC	598-7786+0
11022	*	GALUSHA ADVERTISING	598-8507+0
11081	*	COLOR ME CORVETTE	596-6516+0
	*	R&J ENGINEERNG	596-8800+0
	*	4 BUS 1 RES 5 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1975



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4132*AMER SERVICE BUR      826-6430+5
    *BLACKMUN FENCES INC   826-9610 3
    *BODIMETRIC PROFILES   826-6430+5
    *NAKAI ROY T DDS       828-5951+5
    *POPPE GEO T           826-9750+5
    *SHSHINIAN GEORGE C    821-9390+5
    *STROHMYER H A DDS     821-9360 3
    *STUART T SITZMAN MD   826-2030+5
4141*BARNETT ASSOCIATES    827-5520
    *NATL BLDG CTR SCRTY   827-0770 4
4411*ARROWHEAD PRODUCTS    828-7770
4561*LOS ALMTS CLB STRTR   828-0402+5
4582*APEX BONDED CONTRS     827-9190 4
4662*COMPUTER INSTITUTE    894-4266+5
4961*LOS ALAMTS RACE CRS   995-1234 3
    *LOS ALMTS DINING RM   995-3877 4
    *SO CALIF RACING ASN   826-7070 3
5001*DURR BROS INC         995-3877+5
5074  XXXX                 OO
    *  69 BUS    8 RES     31 NEW
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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1975



KATELLA AV 90630 CYPRESS

4561 *LOS ALAMTS CLUB 826-3670 3
*LOS ALAMTS GLF CRSE 828-0402
4961 ....APARTMENTS
ALLEN ROBT D 821-8801 3
BADON DALE 527-5038 3
FISHER JERRY E 827-7185
*LOS ALMTS RACE CRS 826-7070+5
ROYSTER SAM 828-5416 3
*VESSELS STALLON FRM 527-1000 2
WATERS DONALD 826-0767+5
4961 .....
5064 XXXX OO
6206 *HARA FARMS 892-7823 2
6242 *ITO G&SONS 897-6337 4
6400 *EWLES JOHN B INC 894-0032 4
* 7 BUS 6 RES 2 NEW

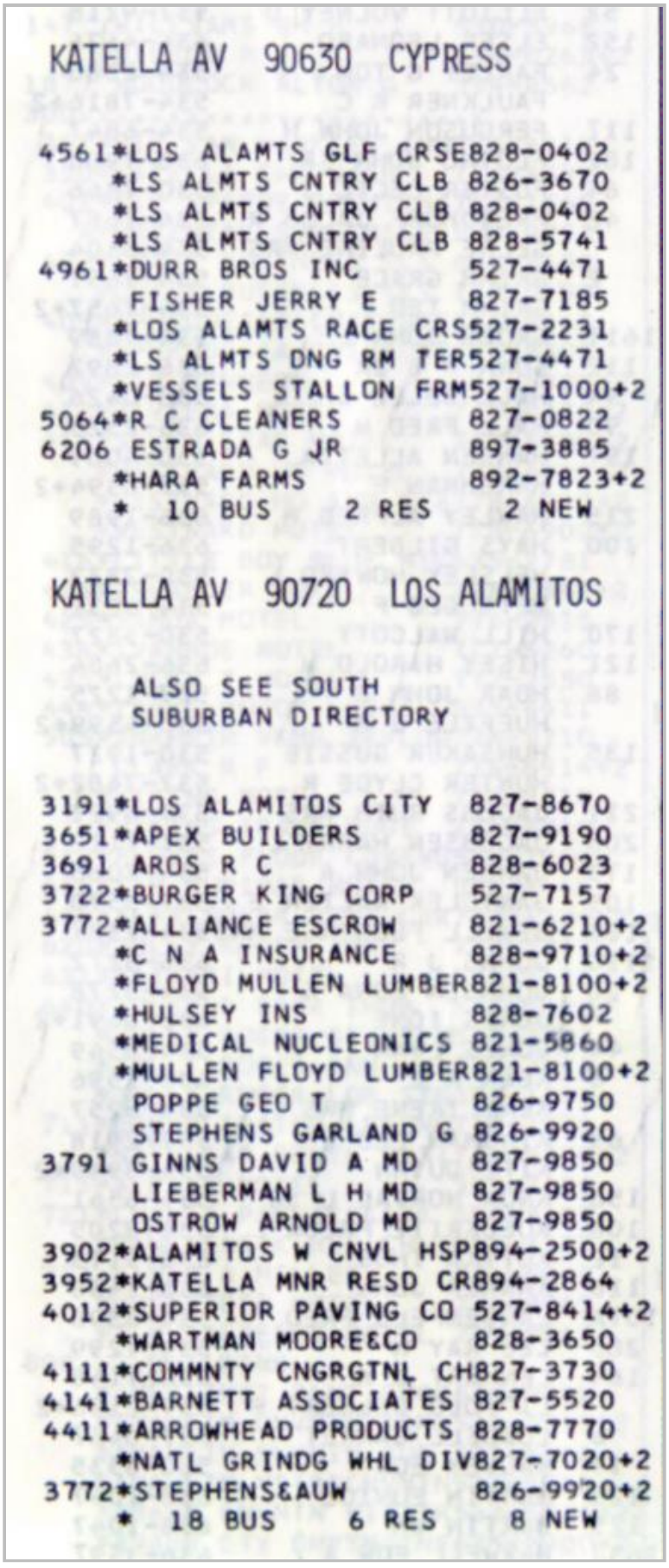
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1975

4652	LYNCH DON O	596-3441+5
4662	*BROTHERHD LOCO ENGR	598-2152 4
	*ECONOMICS LAB	598-4446 4
	*HANROW INTERNATL	596-2420+5
	*SILVER STREAK MKTRS	430-8095+5
4682	TYLER LAWRENCE E	598-6527+5
	WRIGHT PETER E	598-6527+5
4732	*DONS TURF MOTEL	431-6563
	*TURF MOTEL DONS	431-6563
4752	DUNN LEO W	431-3482
4772	BANDY GEO L	596-7104+5
4961	XXXX	OO
5001	*DURR BROS INC	431-0922 3
5008	*HUNGRY HOUND	598-1076
5052	*PADDOCK THE	431-9227
5064	*TRAIL COUNTRY	598-7018 4
5072	*MOD CRIMPERS THE	431-1513+5
	*THE MOD CRIMPERS	431-1513+5
5074	*LOVES TACK N TOGS	598-7916+5

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

KATELLA AVE 1972



KATELLA AV 90630 CYPRESS

4561*LOS ALAMTS GLF CRSE828-0402
*LS ALMTS CNTRY CLB 826-3670
*LS ALMTS CNTRY CLB 828-0402
*LS ALMTS CNTRY CLB 828-5741
4961*DURR BROS INC 527-4471
FISHER JERRY E 827-7185
*LOS ALAMTS RACE CRS527-2231
*LS ALMTS DNG RM TER527-4471
*VESSELS STALLON FRM527-1000+2
5064*R C CLEANERS 827-0822
6206 ESTRADA G JR 897-3885
*HARA FARMS 892-7823+2
* 10 BUS 2 RES 2 NEW

KATELLA AV 90720 LOS ALAMITOS

ALSO SEE SOUTH
SUBURBAN DIRECTORY

3191*LOS ALAMITOS CITY 827-8670
3651*APEX BUILDERS 827-9190
3691 AROS R C 828-6023
3722*BURGER KING CORP 527-7157
3772*ALLIANCE ESCROW 821-6210+2
*C N A INSURANCE 828-9710+2
*FLOYD MULLEN LUMBER821-8100+2
*HULSEY INS 828-7602
*MEDICAL NUCLEONICS 821-5860
*MULLEN FLOYD LUMBER821-8100+2
POPPE GEO T 826-9750
STEPHENS GARLAND G 826-9920
3791 GINNS DAVID A MD 827-9850
LIEBERMAN L H MD 827-9850
OSTROW ARNOLD MD 827-9850
3902*ALAMITOS W CNVL HSP894-2500+2
3952*KATELLA MNR RESD CR894-2864
4012*SUPERIOR PAVING CO 527-8414+2
*WARTMAN MOORE&CO 828-3650
4111*COMMNTY CNGRGTNL CH827-3730
4141*BARNETT ASSOCIATES 827-5520
4411*ARROWHEAD PRODUCTS 828-7770
*NATL GRINDG WHL DIV827-7020+2
3772*STEPHENS&AUW 826-9920+2
* 18 BUS 6 RES 8 NEW

Target Street	Cross Street	Source
✓	-	General Telephone Co

KATELLA AVE 1966

4612	HENKEL, A F	GE 18772
4622	MINER, JACK D	596-2884
4644	BRENCKLE, FRANK WM	596-5715
4652	GRIMM, LINDA L	431-2972
4732	▫DONS TURF MOTEL	GE 16563
4752	DUNN, L W	GE 13482
5008	▫MONNIES FINE FOOD	596-3434
5052	▫THE PADDOCK	431-9227
5072	▫MR KENNETHS COIFFURS	431-1513
5072	▫MR KENNETHS COIFFURS	431-9174
5084	▫SPEEDEE MART NO 227	431-9028
5100	▫G KINCER UNION STN	596-0312
5100	▫KINCER UNION STN	431-9240
5122	▫BARKERS SHELL SVC	596-4360

APPENDIX D: QUALIFICATIONS

PARTNER

Brooke Hasty
Staff Scientist

Education

B.S., in Environmental Science with a minor in Biology, California State University, Long Beach

Highlights

Phase I Environmental Site Assessments
Transaction Screen Assessments
Environmental Desktop Reports

Experience Summary

Ms. Hasty currently holds the role of a Staff Scientist and her responsibilities include thorough site assessment and technical report writing in line with the American Society of Testing and Materials (ASTM) standard and US Environmental Protection Agency's All Appropriate Inquiry (AAI) as well as customized client formats. Ms. Hasty prepares Phase I Environmental Site Assessment on various property types, including multifamily and commercial properties.

Ms. Hasty has a background in Environmental Science, with course work that focused on biological and geological sciences. She also has further coursework in environmental field and laboratory work, biology, and environmental law. Ms. Hasty has over one year of experience in conducting scientific data collection and report writing. In her role as Staff Scientist, she uses her knowledge and skills to create accurate and detailed reports.

Project Experience

Ms. Hasty has one year of experience performing due diligence assessments for a variety of property types, as detailed above. For each assessment she reviews the condition of the building structure and systems and develops a thorough report.

Multi-Family Housing Complex, Los Angeles, California. Ms. Hasty performed a Transaction Screen for a 25-unit multi-family housing complex on a 0.232-acre lot.

Adams Town Homes, Glendale, California. Ms. Hasty performed a Phase I Environmental Assessment for a 58-unit multi-family housing complex on a single-acre lot.

Former Coco's Restaurant, Camarillo, California. Ms. Hasty performed a Phase I Environmental Assessment for a 5,643 square-foot former restaurant building on a 0.90-acre lot.

Commercial Retail Center, Los Angeles, California. Ms. Hasty performed a Phase I Environmental Assessment for a 17,131 square-foot commercial retail center with multiple retail stores and a former dry cleaner.

Commercial Retail, Beverly Hills, California. Ms. Hasty performed a Phase I Environmental Assessment for a two-story, 23,509 square-foot commercial retail building on a 0.35-acre lot.

Contact

bhasty@partneresi.com

Education

Bachelor of Science, Environmental Studies – Science Concentration, Elon University, *cum laude*

Highlights

15 years' experience in the environmental industry

8 years' experience completing in-house environmental risk determinations for major national lending institutions

8 years' experience in real estate due diligence including performing and/or overseeing Phase I Environmental Assessments, Phase II Environmental Assessments, Environmental Transaction Screens

Experience Summary

As a Senior Project Manager at Partner Engineering and Science, Inc. (Partner), Ms. Rudegeair effectively manages the completion of single and multi-site environmental due diligence projects encompassing a broad range of property types including retail, office, industrial, hospitality, assisted living and special use. She interfaces directly with bank loan officers, regulatory agencies, attorneys, environmental analysts and numerous borrowers on subjects including environmental compliance and liability as well as contracting and scope of work issues. Ms. Rudegeair's banking experience gives her a unique understanding of client's needs and goals.

Environmental Risk Policy

Prior to joining Partner, she served as an Environmental Risk Officer with a major regional retail bank. Her background in environmental science and direct experience in environmental risk management at lending institutions, allows her to effectively develop due diligence solutions. During this time, Ms. Rudegeair worked on due diligence projects throughout the continental United States. However, she specialized in procurement and review Phase I Environmental Site Assessments, Environmental Transaction Screens, Phase II and III Subsurface Investigations, Remediation projects, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, and Mold Assessments in the Southeast.

Her direct involvement in thousands of real estate transactions qualifies her to differentiate between potential concerns and material risks. Ms. Rudegeair has experience working as a team with business lenders, retail lenders, capital markets groups, problems loan administrators and owned real estate managers. She has proven her ability to translate complex environmental issues into language that can keep real estate transactions moving forward.

Ms. Rudegeair collaborated in the development of overall environmental risk policy and has prepared educational materials regarding environmental risk and policy for lenders and third party vendors. Specifically, she prepared guidance documentation for SBA lending and a scope of work addendum for loan work out (foreclosure) situations for a national lender.

Project Management

Ms. Rudegeair joined the Partner team in May 2010 continues to successfully manage environmental due diligence projects. Ms. Rudegeair has managed staff members through the completion of thousands of

environmental due diligence projects. Furthermore, Ms. Rudegeair specializes in technically complex property types.

Project Experience

Transatlantic Cable Landing Stations, Nationwide. Successfully managed and performed quality control oversight for the completion of a portfolio of Phase I Environmental Site Assessments in accordance client specific scope of work on Transatlantic Cable Landing Stations in the United States, Canada, Great Britain and Ireland. While many international localities are not required to respond to information requests, Ms. Rudegeair oversaw thorough local and regulatory research to comply with the client's scope of work.

Former IBM Manufacturing Facility, Northern California. Successfully managed and performed quality control oversight for the completion of a Phase I Environmental Site Assessment on an approximate 2-acre portion of a 350-acre manufacturing campus planned for redevelopment. In order to determine subject property specific conditions, Ms. Rudegeair oversaw the review of numerous release case files for information relevant to investigation and remediation activities conducted on or near the subject property portion of the larger campus.

Various Apartment Complexes, Nationwide. Successfully managed and performed quality control oversight for the completion of numerous Phase I Environmental Site Assessments in accordance with the Fannie Mae scope of work for various apartment complexes throughout the United States.

Industrial Landfill, Allen Park, Michigan. Successfully managed and performed quality control oversight for the completion of a Phase I Environmental Site Assessment, inclusive of an extensive regulatory file review, on a former industrial landfill. The assessment was complicated by a three-dimensional legal description to separate the former landfill from the surface development and a condominium association inclusive of the former landfill.

Historical Trucking Terminal, Kingsport, Tennessee. Successfully managed and performed quality control oversight for the completion of a Phase I Environmental Site Assessment on a historical trucking terminal. Due to limited historical coverage, Ms. Rudegeair oversaw thorough local and regulatory research to identify the historical occupant which led to the identification of historical release cases.

Metal Galvanizing Facility, Seattle, Washington. Successfully managed and performed quality control oversight for the completion of a Phase I Environmental Site Assessment on a Comprehensive Environmental Response, Compensation and Liability Information System No Further Remedial Action Planned (NFRAP) site that was also identified as a contributor to the Lower Duwamish Waterway National Priority List (NPL) site. The complex regulatory issues required a thorough evaluation and understanding of risk associated with environmental liabilities.

Gasoline service stations, Nationwide. Conducted, managed, and/or reviewed Phase I Environmental Site Assessments on operating and closed gasoline service stations throughout the continental United States, Alaska, and Hawaii. Conducted extensive reviews of subsurface investigations to evaluate the potential for the presence of residual contamination or undiscovered contamination to remain in place.

Affiliations

Member, Environmental Bankers Association

Speaking

Branch Banking & Trust (BB&T) Environmental Roundtable, 2006-2009 – Ms. Rudegeair presented information regarding BB&T's environmental policy, report requirements, and technical issues to third party vendors, colleagues, and peers.

Accolades

1st Place – Risk Management Association, 2010 Annual Paper Writing Contest: Guidance for Environmental Due Diligence in Loan Work Out Situation

Contact

arudegeair@partneresi.com

Education

B.A., Environmental Health & Planning and Criminal Justice, University of California, Irvine

Registrations/Training

OSHA 40-Hour Hazwoper Health and Safety Training
EPA Accredited Asbestos Inspector
EPA Accredited Asbestos Management Planner
EPA Accredited Asbestos Abatement/Contractor Supervisor
HUD Map Underwriter Certification – 2004

Highlights

25 years of experience in national environmental due diligence consulting
Phase I Environmental Site Assessments
Phase II Subsurface Soil/Soil Gas Investigations
Property Condition Assessments
Asbestos/Lead-Based Paint Inspections

Experience Summary

Mr. Vaughn currently serves as a National Client Manager with significant environmental and due diligence engineering experience nationwide. Mr. Vaughn's experience includes two former Engineering News-Record Top 500 Design firms and a Fortune 500 firm. His responsibilities include full-phase environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control. Mr. Vaughn's regional and national expertise compliments the wide variety of Partner projects and client types including prominent fast-food retail chains, attorneys, commercial developers, mortgage bankers, real estate brokers, individual investors, equity/institutional investment groups, and financial lending institutions, including CMBS lenders, SBA lenders, and GSA (Fannie and Freddie) lenders.

Mr. Vaughn has served as an environmental scientist, project manager, or executive senior author on over 20,000 real estate transactions. Mr. Vaughn's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations
- Asbestos Surveys
- Lead-Based Surveys

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on his advice and judgment to help them with their real estate business decisions. Mr. Vaughn is a dedicated professional who takes pride and pleasure in meeting his client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Project Experience

Multi-Site Portfolio, Nationwide. Managed performance and delivery of summary matrix and completed Phase I reports for a 300+-site portfolio of apartments for a large stakeholder group.

Multi-Site Portfolio, Nationwide. Managed a 350+-site portfolio of bank branches for one of the largest bank mergers the mid-1990s.

High Rise Office Building, San Francisco. Worked on one of the largest high rise acquisitions in San Francisco in 2015 to manage pre-acquisition due diligence for equity investor of a high rise office building in downtown San Francisco. Included a Phase I ESA, equity PCA with specialty evaluations of facade, MEP, Fire and Life Safety, Roof, and ADA.

Multi-Site Gas Station Portfolio, California. Managed performance and delivery of complete reports for a 25-site portfolio of gas stations for national lender.

Multi-Site Fast-Food Portfolio, Midwest. Managed the completion of 25 Phase I ESAs located in the Midwest in a 10-business day turnaround.

Affiliations

Environmental Banks Association
National Retail Tenants Association

Speaking

Due Diligence 101, National Retail Tenants Association, Orlando, FL.
Environmental Due Diligence: What You Don't Know Can Hurt You, National Retail Tenants Association, Reno NV.

Contact

rvaughn@partneresi.com

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