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September 8, 2011

Madison Investors, L.P.
c/o Mr. Gary Emsiek
General Partner
25108 Marguerite Parkway, Suite A-132
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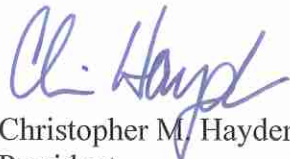
Re: Phase 1 Environmental Site Assessment Update
24.6 Acres of Land
Land and Street at the Northern Terminus of Peachwood
Lake Forest, California

Dear Mr. Emsiek:

Enclosed is the Environmental Site Assessment Update report on the approximately 24.6 acres on the land and street at the northern terminus of Peachwood in the City of Lake Forest in Orange County, California. All of the agencies responded to our requests for information. Information obtained in the process of completing this assessment update does not indicate the presence of recognized environmental conditions.

HEI Corporation appreciates this opportunity to be of service to you and to Madison Investors, L.P. If you have any questions regarding this report, don't hesitate to call me at 949/645-5326.

Sincerely,



Christopher M. Hayden, REA
President

**PHASE 1
ENVIRONMENTAL SITE
ASSESSMENT UPDATE**

**24.6 Acres of Land
Land and Street at the Northern Terminus of Peachwood
Lake Forest, California**

Prepared for

Madison Investors, L.P.
c/o Mr. Gary Emsiek

September 2011

Prepared by

HEI Corporation
1805 Peninsula Place
Costa Mesa, CA 92627

949-645-5326

Project 11-281-U

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PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment Update (ESA-U) was conducted consistent with generally accepted environmental consulting practices within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden, R.E.A., consistent with the proposal submitted to Madison Investors, L.P. (Client). The information contained in this ESA-U was obtained from personal inspection, from various government agencies, and from sources deemed to be reliable.

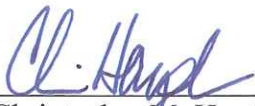
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT UPDATE

24.6 Acres of Land Land and Street at the Northern Terminus of Peachwood Lake Forest, California

Project 11-281-U

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in Section 40 C.F.R. § 312.10(b).

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. § 312.



Christopher M. Hayden
Registered Environmental Assessor



1 SUMMARY

This ESA-U was performed on the approximately 24.6 acres on the land and street at the northern terminus of Peachwood in Lake Forest, California (hereinafter referred to as the "Subject Property").

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, Orange County and City of Lake Forest records, it can be concluded that there is no evidence of "recognized environmental conditions", as defined by the ASTM, in connection with the Subject Property. No further action is required at this time.

2 INTRODUCTION

2.1 Purpose

The purpose of this ESA-U is to identify “recognized environmental conditions” in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527 - 05 defines “recognized environmental condition” as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of an hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property.”

2.2 Scope of Work

As agreed to between Hayden Environmental and Madison Investors, L.P., the scope of work for this ESA-U included the following:

- Site Inspection
- Surrounding Property Observation
- Review of Previously Conducted Environmental Site Assessments and Investigations
- State and Federal Regulatory Agency Database Search For Posted Properties Within An ASTM Designated Radius of the Subject Property
- Preparation and Presentation of Two Reports

2.3 Limitations and Exceptions of Assessments

This ESA-U is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA-U was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

Hayden Environmental is not responsible or liable for the accuracy of the information provided by others. This ESA-U is not a guaranty that there is no subsurface contamination, nor can it be

warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any definitive statement made in this ESA-U regarding the possible presence or absence of, any of the following:

- 1) Asbestos Containing Materials
- 2) Radon
- 3) Lead Based Paints
- 4) Lead in the Drinking Water
- 5) Vapor Encroachment/Intrusion

2.4 Limiting Conditions

There were no limiting conditions with regard to the ability of Hayden Environmental to conduct the property inspection portion of this ESA-U. Access was made available to all parts of the Subject Property.

2.5 Previous Environmental Site Assessments/Investigations

A Phase 1 Environmental Site Assessment, dated April 29, 1993, was conducted by Thomas-Hartig & Associates, Inc. for the Resolution Trust Corporation. This report stated that, on the day of the inspection (March 10, 1993), the Subject Property was undeveloped. The report states "We did not observe any transformers, stained soil, pits, drywells, discarded chemical containers, or accidental or intentional dumping of hazardous wastes at the site." In summary, the report states "It is the professional opinion of Thomas-Hartig and Associates, Inc. that the history of the site and the conditions observed and discussed in this report indicate that there is no evidence of significance [sic] disposal or presence of hazardous substances at the site." The report also states "No further investigations are recommended at this time."

A Phase 1 Environmental Site Assessment, dated June 16, 2008, was conducted by Hayden Environmental for Madison Investors, L.P. and Heers Family Trust (2008 HEI ESA). The 2008 HEI ESA concluded that "...there is no evidence of "recognized environmental conditions", as defined by the ASTM, in connection with the Subject Property. No further action is required at this time."

2.6 Data Gaps

A data gap occurs in one area in this report. In the past uses of the Subject Property section, only one aerial photo, taken in 1964, was examined. The photo showed the site to be undeveloped.

Except for the section of Peachwood which is part of the Subject Property, it is unlikely that the Subject Property has ever been improved. This data gap does not impair the ability of HEI Corporation to form an opinion as to the environmental condition of the Subject Property.

3 SUBJECT PROPERTY DESCRIPTION

3.1 Site and Improvement Description

The Subject Property consists of two irregularly shaped parcels of land and a street abandonment which total approximately 1,071,576 square feet (24.6 acres). It is located to the west, to the east and to the north of Peachwood at Tamarisk. Trabuco Road is located to the southwest and Bake Parkway is to the northwest. Lake Forest Drive is to the southeast. The Subject Property has not been assigned any addresses. The assessor's parcel number for the 15.215 acre parcel on the eastern side of Peachwood is 610-204-01. The assessor's parcel number for the 2.348 acre parcel at the northwestern corner of Peachwood and Tamarisk is 610-201-05. The assessor's parcel number for the 5.56 acre parcel to the north of Peachwood is 610-351-08. It is not known if the abandoned section of Peachwood which is a part of the Subject Property has been assigned a parcel number.

The topography for the Subject Property is hilly, with a general sloping to the southwest. An unnamed dry creek crosses the western portion of the larger parcel on the eastern side of Peachwood. Borrego Canyon is located to the north. The elevation is approximately 540 feet above sea level. The Serrano Creek is to the southeast, the Borrego Canyon Wash is to northwest and the Agua Chinon Wash is further to the northwest. The subsurface to consists of clay, silt, sand and gravel. No information regarding the depth to groundwater was found on the Orange County Water District's web site. The California State Water resources Control Board's GeoTracker database was searched for nearby leaking underground storage tank (LUST) site and sites on which there have been spills, leaks, investigations and cleanups (SLIC). A report was found for a LUST site, approximately 0.75 miles to the west/northwest at 13502 Musick Road in Irvine (the Musick Jail Facility). The report, dated November 10, 2010 and prepared by The Reynolds Group for the Santa Ana Regional Water Quality Control Board, stated that groundwater on this site was found from 90.68 to 98.75 feet below ground surface (bgs), and the direction of groundwater flow was said to be to the southwest. A second report was found for a site approximately 0.80 miles to the south/southeast, at 21762 Lake Forest Drive in Lake Forest. The report, dated June 9, 2011 and prepared by Conestoga-Rovers & Associates for Shell-Branded Service Stations, stated that groundwater on this site was found from 39.19 to 41.29 feet bgs, and the direction of groundwater flow was found to be to the southwest.

Structure There are no structures on the Subject Property.

Parking and Landscaping There is no parking surface on the Subject Property. There is no formal landscaping on the Subject Property. Vegetation consists of trees, shrubs and weedy

groundcover, and the plants are in good condition. No signs of stressed vegetation were observed. No stained soil was observed.

Utilities The utility service to the properties in the area of the Subject Property is provided by a variety of vendors. Gas is provided by Southern California Gas Corp.; electricity by Southern California Edison; water by the Irvine Ranch Water District; sewage treatment by Orange County Sanitation District; and trash removal by private vendors.

3.2 Subject Property - Use History

The Subject Property consists of undeveloped parcels of land and an existing street which total approximately 24.6 acres. Other than weed abatement of the parcels on either side of Peachwood there is no evidence of recent activity on the site.

3.2.1 Subject Property - Past Uses

Past uses for the Subject Property were determined in the 2008 HEI ESA by reviewing an aerial photograph taken in 1964 and included in the Aerial Photomaps, Inc. Photo Map Book and by searching the building department file at the City of Lake Forest.

The aerial photograph showed the Subject Property to be undeveloped.

The City of Lake Forest Building Department had no files for the Subject Property.

3.3 Adjoining Properties - Use History

A number of properties adjoin the Subject Property. Their current uses are as follows:

North To the north of the Subject Property is undeveloped land.

East To the east is undeveloped land.

South To the south, to the east of Peachwood, are the Willow Glen Condominiums, a multi-family residential complex. Also to the south, to the west of Peachwood and south of Tamarisk, are tennis courts.

West To the west is Tamarisk Park, a City of Lake Forest park.

Nothing was observed in any of these properties that is of environmental concern to the Subject Property.

3.3.1 Adjoining Properties - Past Uses

Prior uses for the properties discussed above were determined by viewing a historic aerial photograph taken in 1964 and from the El Toro, California USGS Topographic Map.

The aerial photographs and USGS map are discussed below in Section 3.4.

3.4 Historical Aerial Photograph and USGS Map Analysis

A historic aerial photograph will be examined in order to determine what may have existed on a site prior to the construction of the existing buildings. The photographs for the Subject Property, taken in 1964, was included in the Aerial Photomaps, Inc. Photo Map Book. The photo is described below.

- A photograph taken in 1964 (Map Page No. 41 C/D 5/6) showed the Subject Property, the adjoining properties and the general area to be undeveloped. What appeared to be an irrigation pond was shown to the southwest. An orchard was observed to the east, east of Serrano Creek. To the northwest was the USMC Air Base at El Toro.

USGS Map Analysis The 7.5 Minute United States Geological Service Topographic Map for the Subject Property is named the El Toro, California map. The map, which was laid out in 1968, showed no structures on the Subject Property, on any of the adjoining properties or in the general area. An item labeled "Drill Hole" was shown to the southeast. The map showed that Serrano Creek was to the southeast. Facilities labeled "Sewage Disposal" and "County Industrial Farm" were shown to the northwest. The El Toro Marine Corps Air Station was shown to the northwest. The map was photorevised (updated based on a review of aerial photographs) in 1982. The revised map showed no newer structures on the Subject Property, on the adjoining properties or in the general area. What appeared to be a water tank was observed to the east (newer buildings are shown in a purple tint in the revised map). A portion of the 7.5 Minute El Toro USGS Map is reproduced as Figure B-1 in Appendix B.

4 RECORDS SEARCH

4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

FEDERAL SOURCES

- National Priority List (NPL) Within 1.0 Mile
- National Priority Delisted (NPDLD) Within 1/2 Mile
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) Within 1/2 Mile
- CERCLIS No Further Remedial Action Planned (NFRAP) Within 1/2 Mile
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- RCRA Treatment Storage and Disposal Facilities (TSD) Within 1.0 Mile
- RCRA Hazardous Waste Generator (RCRAGN) Within 1/4 Mile
- RCRA No Longer Regulated (RCRANLR) Within 1/8 Mile
- Federal EPA Institutional Controls/Engineering Controls (Fed IC/EC) Within 1/4 Mile
- Emergency Response Notification System for Spills (ERNS) Within 1/8 Mile
- Tribal Lands Within 1.0 Mile

STATE OF CALIFORNIA AND LOCAL GOVERNMENT SOURCES

- California/Tribal EPA (Cal Sites) Within 1.0 Mile
- California Spills (Spills) Within 1/8 Mile

- California/Tribal Solid Waste Landfills (SWL) Within 1.0 Mile
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 1/2 Mile
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 1/4 Mile
- California/Tribal EPA Institutional Controls (Cal IC) Within 1/4 Mile
- California/Tribal EPA Engineering Controls (Cal EC) Within 1/4 Mile
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 1/2 Mile
- California/Tribal EPA Brownfields (Brownfields) Within 1/2 Mile
- Toxic Release Inventory System (TRIS) Within 1/4 Mile
- California Permits (Permits) Within 1/4 Mile
- California Other (Other) Within 1/8 Mile

A compilation of the Federal State of California and Tribal databases is included in Appendix D.

SUBJECT PROPERTY POSTINGS The Subject Property is not posted onto databases.

ADJOINING PROPERTY POSTINGS None of the adjoining properties are posted onto databases.

NEARBY PROPERTY POSTINGS No sites within 1/8 of a mile are posted onto databases.

OTHER PROPERTY POSTINGS Given the fact that the Subject Property is located in an area of industrial and research and development properties, it is expected that few sites within ASTM designated distances to be posted onto databases. Posted sites include:

- A site 0.32 miles to the northeast, at 20712 Indian Ocean Drive, is posted onto the SWL list. The occupant is shown to be Greenwaste Composting. The SWL posting states that this was a non-hazardous solid waste landfill. In that the posting states that the material disposed of were non-hazardous, it is unlikely that the landfill activities on this site would have affected the environmental condition of the Subject Property.
- **NPL POSTING** An area 0.58 miles to the northwest is posted onto the NPL list. It is the El Toro Marine Corps Air Station. The posting states that the air station covered 4,700 areas. The NPL posting states that three (3) landfills have been found on the base. The landfills contained drums of explosives and low-level radioactive wastes. Elsewhere, PCBs, battery acids and leaded fuels were found. Groundwater in the area has been impacted by trichloroethylene and tetrachloroethylene. In that the area is not proximal and that the

contaminate plume moved to the west, it is unlikely that the groundwater impact in this area would have affected the environmental condition of the Subject Property.

There is no indication that any of the posted sites have affected the environmental condition of the Subject Property. There is known groundwater impact to the west which emanates from the closed El Toro Marine Corps Air Station.

4.2 Regional Source

4.2.1 Regional Water Quality Control Board

The Regional Water Quality Control Board, San Diego Region maintains a list of sites with leaking underground storage tanks (LUST) and sites on which there have been spills, leaks, investigations and cleanups (SLIC). The Regional Board's GeoTracker was searched, and the Subject Property was not shown to be on the LUST list or on the SLIC list.

4.3 County Sources

4.3.1 Orange County Health Care Agency (OCHCA)

In Orange County, the Health Care Agency (OCHCA) is the repository of many items pertaining to the environment for the Subject Property. The OCHCA is responsible for inspecting facilities that use or store hazardous materials, for supervising remediation of sites in the county and investigating spills, releases or illegal dumping of hazardous materials. The databases on the OCHCA website, including databases for hazardous waste facilities, industrial cleanup sites, local oversight program lead cases and USTs, were searched, and the Subject Property was not included in any of these databases.

4.3.2 Orange County Integrated Waste Management (IWM)

In Orange County, the Integrated Waste Management Department is the agency responsible for citing and monitoring landfills for solid waste management in the county. IWM, along with the Orange County Health Care Agency, assembled a list in 1993 of county, city and privately operated active and inactive landfills and transfer stations throughout the county. This list was examined to determine if any landfills were located within one mile of the Subject Property. The list did not reveal any proximal landfills. The closest were to the northwest on the El Toro Marine Corps Air Station property.

4.3.3 Orange County Sanitation District

The Orange County Sanitation District (OCSD) treats sewage generated in a large portion of the county, including the City of Lake Forest. The district also issues and monitors industrial wastewater discharge permits. The Source Control Division with OCSD did not find any files for the Subject Property.

4.3.4 Orange County Fire Authority

The City of Lake Forest contracts with the Orange County Fire Authority (OCFA) for fire protection services. According to a spokeswoman for the OCFA, all environmental matters are referred to the Orange County Health Care Agency. The representative stated that the OCFA's only responsibilities in this area are to send an inspector when USTs are being removed and to respond when a hazardous materials spill endangers human health. In both these cases, all reports are submitted to the OCHCA for inclusion in that agency's files.

4.4 Municipal Sources

4.4.1 City of Lake Forest Building Department

Building department files are examined as part of an ESA-U to determine the age of buildings and to obtain additional information of environmental significance. The City of Lake Forest Building Department had no files for the Subject Property.

5 SUBJECT PROPERTY INSPECTION

The Subject Property was inspected on August 24, 2011 by Chris Hayden, R.E.A. The purpose of the site visit is to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

5.1 Use and Storage of Hazardous Materials at the Subject Property

The Subject Property consists of undeveloped parcels of land and a street which total approximately 24.5 acres. On the day of the inspection, no use or storage of hazardous materials were observed, as can be seen in Photographs 1 - 6 in Appendix C. The 5.956 acre parcel that constitutes the northern portion of the Subject Property was traversed, but no photos were taken of this area.

5.2 Indications of PCBs

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. No transformers were observed on the Subject Property. A pad mounted transformer was observed on the adjoining property to the south. It was not leaking, and no evidence of past leaks were observed. This transformer would be the property of Southern California Edison.

5.3 Indications of Solid Waste Disposal

Solid wastes are not currently generated Subject Property. Solid wastes generated in the area are placed into containers or dumpsters which are provided and serviced by a variety of vendors.

5.4 Indications of Hazardous Waste Disposal

Hazardous wastes were not observed on the Subject Property. There is no documentation to indicate that hazardous wastes were generated on the site in the past.

5.5 Indications of Asbestos Containing Materials (ACMs)

There are no buildings on the Subject Property.

6 INTERVIEW

An important part of any Phase 1 is interviews with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA-U, an informal interview was conducted with a permit technician with the City of Lake Forest Building Department in searching for permits for the Subject Property.

7 FINDINGS, OPINIONS AND CONCLUSIONS

Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected
- The surrounding properties were observed
- A previously conducted Phase 1 Environmental Site Assessment was reviewed
- A 1964 aerial photograph was examined
- The databases from state and federal regulatory agencies were examined

Findings included the following:

- The Subject Property consists of undeveloped parcels of land and a section of Peachwood.
- The Subject Property is not posted onto any of the environmental databases searched in Section 4.1.
- There is no indication of activity, other than weed abatement, on the Subject Property.
- A Phase I Environmental Site Assessment, dated April 29, 1993, stated “No further investigations are recommended at this time.”
- A Phase I Environmental Site Assessment, dated June 16, 2008, concluded that “...there is no evidence of “recognized environmental conditions”, as defined by the ASTM, in connection with the Subject Property. No further action is required at this time.”

The Environmental Site Assessment Update on the undeveloped parcels of land and section of a street which total approximately 24.6 acres that are located on the northern, eastern and western side of Peachwood at Tamarisk in the City of Lake Forest in Orange County, was performed in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. In the opinion of HEI Corporation, this assessment update has revealed no evidence of “recognized

environmental conditions”, as defined by the ASTM, in connection with the Subject Property. Therefore, it can be concluded that no further action is required at this time.

APPENDIX A
LIMITATIONS

LIMITATIONS

The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.

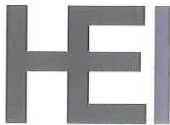
The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discuss the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.

APPENDIX B

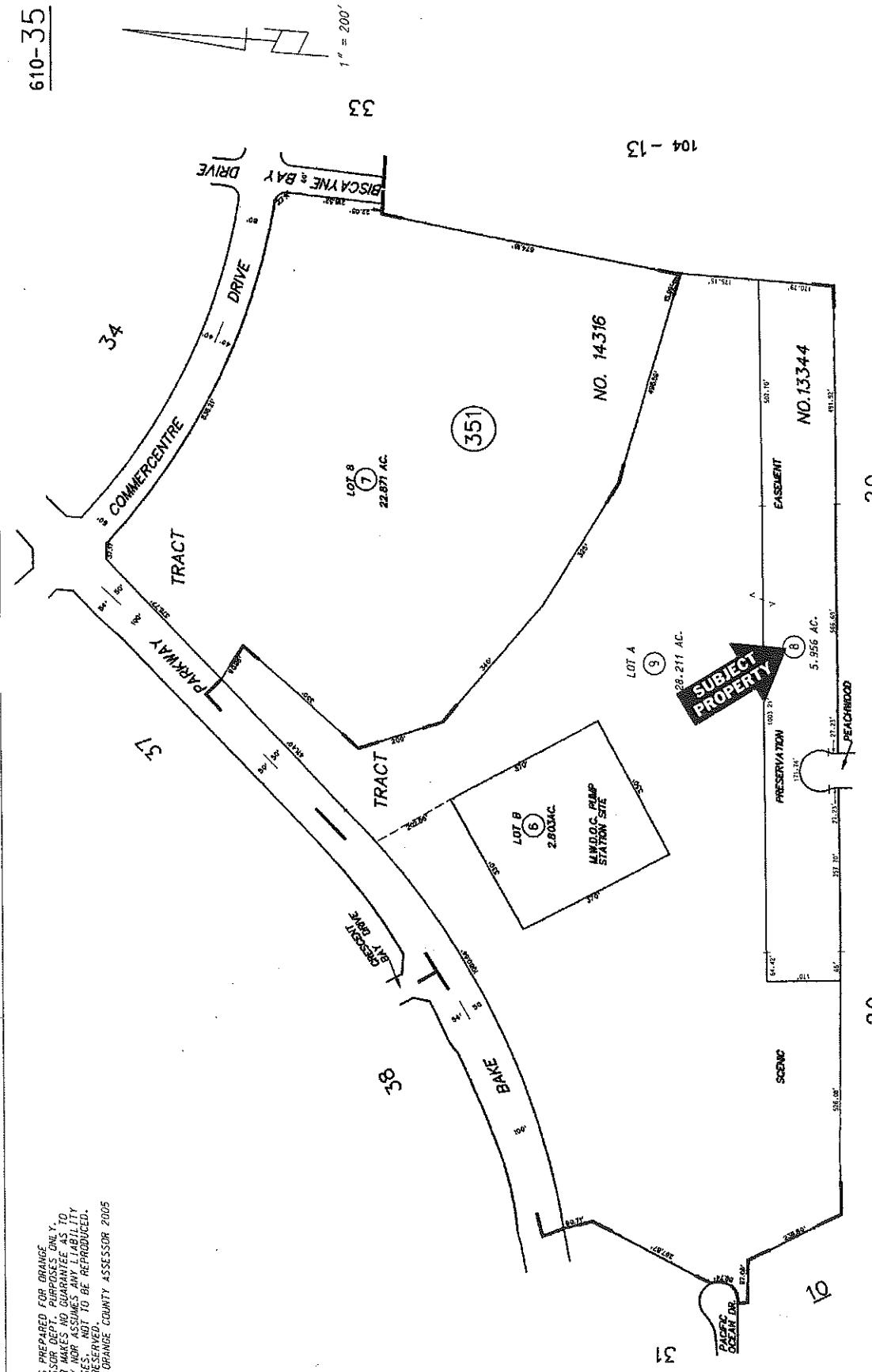
USGS MAP / ASSESSOR'S PARCEL MAPS



 <p>Hayden Environmental</p>	<p>USGS 7.5 Minute Topographic Map</p> <p>Subject Property: 24.6 Acres at the Northern Terminus of Peachwood; Lake Forest, California</p>	<p>↑ NORTH</p>
<p>JOB NUMBER: 11-281-U</p>	<p>Date: 9/7/11</p>	<p>FIGURE: B-1</p>

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S OFFICE PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2005

610-35



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

M.M. 647 - 33 TO 42 INC.
M.M. 679 -15 TO 23 INC

TRACT NO. 13344
TRACT NO. 14516

MARCH 1990



APPENDIX C
SUBJECT PROPERTY PHOTOGRAPHS

PHOTOGRAPHS



1. View of the 2.348 Acre Parcel West of Peachwood Looking Northeast



2. View of the 2.348 Acre Parcel West of Peachwood Looking Southwest



3. View of the 15.215 Acre Parcel East of Peachwood Looking Southeast



4. View of the 15.215 Acre Parcel and Peachwood Looking Southwest



5. View of the 15.215 Acre Parcel East of Peachwood Looking Southeast



6. View of the 15.215 Acre Parcel East of Peachwood Looking Northeast

APPENDIX D

REGULATORY AGENCIES DATABASE LISTS

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

PEACHWOOD

LAKE FOREST CA 92630

Job Number: 11-281U

PREPARED FOR:

HEI Corporation

1805 Peninsula Place

Costa Mesa, CA 92627

09-06-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

**Target Site: PEACHWOOD
LAKE FOREST CA 92630**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	08-15-11	1.00	0	0	0	0	1	0	1
NPL Delisted	Y	08-15-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-26-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-11-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-11-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	07-05-11	0.25	0	0	0	-	-	0	0
ERNS	Y	07-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-01-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	06-01-11	0.50	0	0	0	1	-	0	1
State/Tribal LUST	Y	06-01-11	0.50	0	0	0	0	-	1	1
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
TRIS	Y	07-19-11	0.05	0	0	-	-	-	0	0
State Permits	Y	06-01-11	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	08-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	1	1	2	4

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 09-06-11
Requestor Name: CHRIS HAYDEN
Standard: ASTM-05

Search Type: COORD
Job Number: 11-281U
Filtered Report

Target Site: PEACHWOOD
 LAKE FOREST CA 92630

Demographics

Sites: 4	Non-Geocoded: 2	Population: NA
Radon: 0.2 - 0.6 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.687196	-117:41:14	Easting: 436285.577
Latitude:	33.660651	33:39:38	Northing: 3724549.111
Elevation:	598		Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:	
<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
					Fire Insurance Maps	No
					Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Liens	No
					Historic Map Works	No
Online Topos	No					



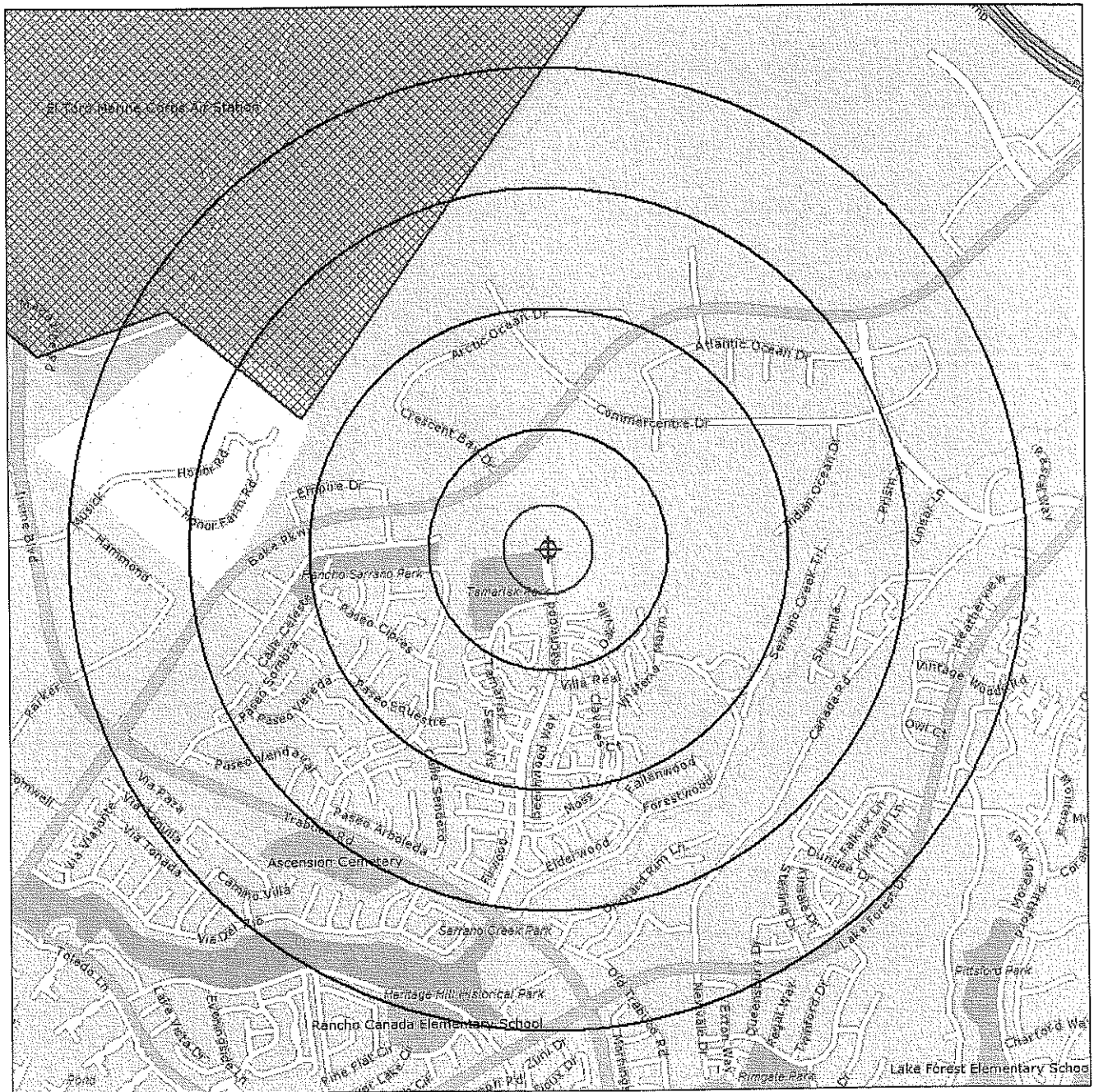
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



PEACHWOOD , LAKE FOREST CA 92630



Source: Tele Atlas

Target Site (Latitude: 33.660651 Longitude: -117.687196)



Identified Site, Multiple Sites, Receptor



NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste



Triballand



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



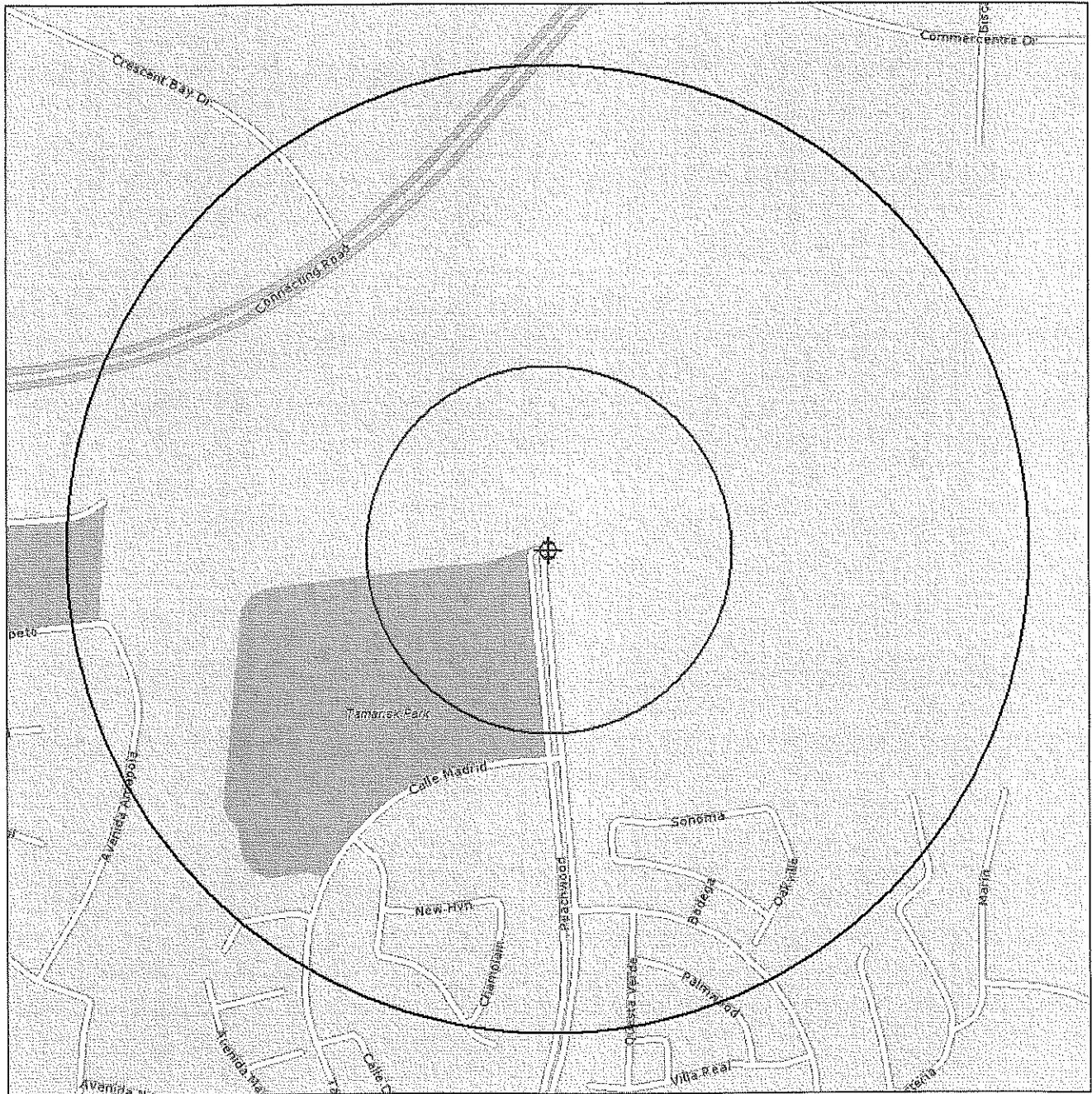
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RC RAGEN, ERNS, UST, FED IC/EC, METH LABS

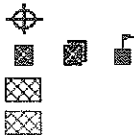


PEACHWOOD , LAKE FOREST CA 92630



Source: Tele Atlas

- Target Site (Latitude: 33.660651 Longitude: -117.687196)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





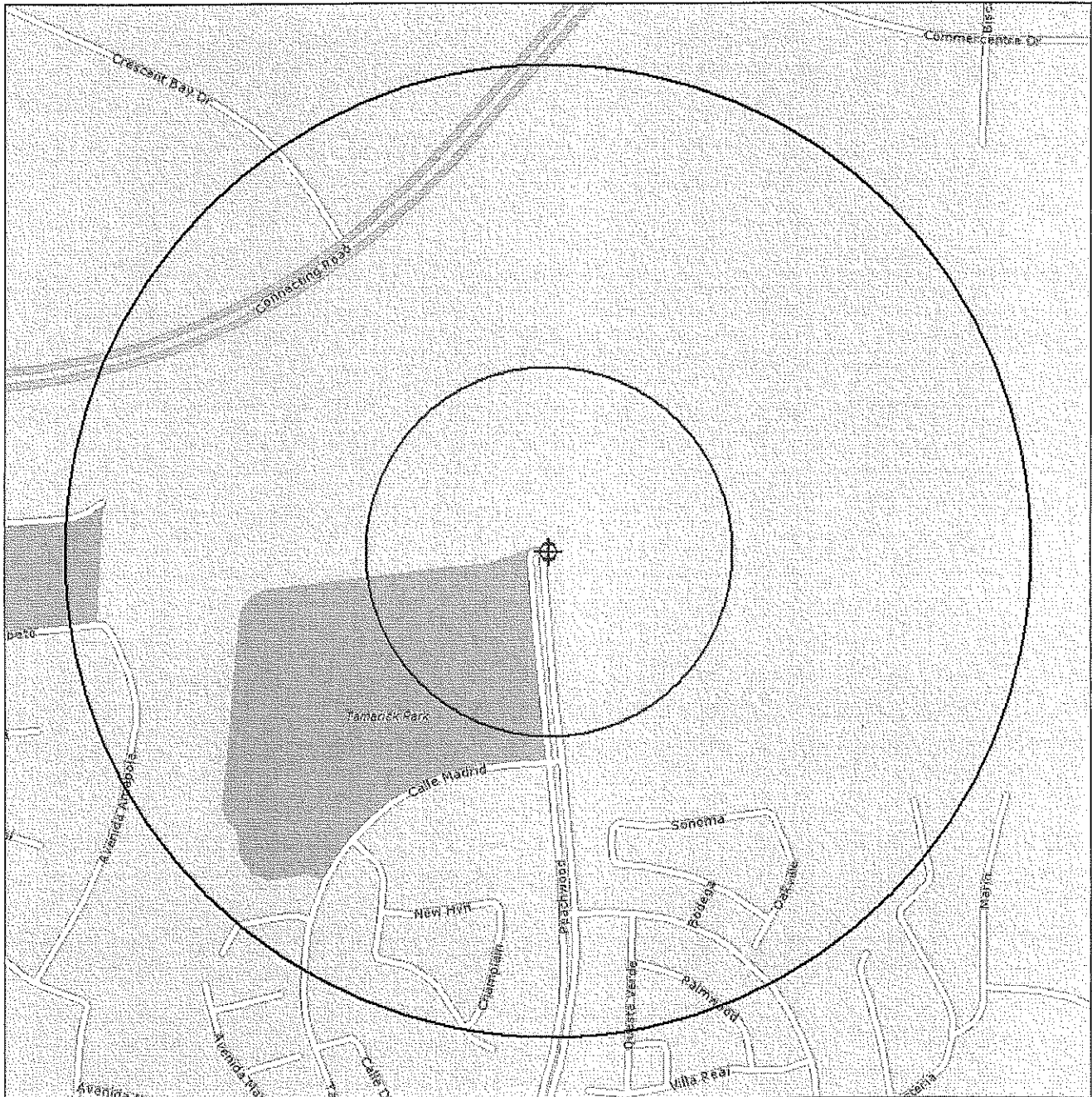
Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: No Sites Found

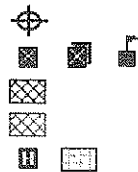


PEACHWOOD , LAKE FOREST CA 92630



Source: Tele Atlas

- Target Site (Latitude: 33.660651 Longitude: -117.687196)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- National Historic Sites and Landmark Sites
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



*Environmental FirstSearch
Target Site Summary Report*

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

TOTAL: 4 **GEOCODED:** 2 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
---------------	----------------	----------------------------	----------------	-----------------	-----------------	-----------------

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

TOTAL: 4 **GEOCODED:** 2 **NON GEOCODED:** 2 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
1	NPL	EL TORO MARINE CORPS AIR STATION CA6170023208/FINAL	EL TORO MARINE CORPS AIR S EL TORO CA 92709	0.58 NW	N/A	1
1	SWL	GREENWASTE COMPOSTING WMUD8 303062001/HISTORICAL	20712 INDIAN OCEAN DR LAKE FOREST CA 92630	0.32 NE	N/A	4

***Environmental FirstSearch
Sites Summary Report***

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

TOTAL: 4 **GEOCODED:** 2 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
LUST		LOS ALISOS WATER DISTRICT T0605901013/COMPLETED - CASE CLOSED	21802 WISTERIA LAKE FOREST CA 92630	NON GC	N/A	N/A
TRIBALLA		BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92630/	UNKNOWN CA 92630	NON GC	N/A	N/A

**Environmental FirstSearch
Site Detail Report**

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

NPL

SEARCH ID: 1 **DIST/DIR:** 0.58 NW **ELEVATION:** **MAP ID:** 1

NAME:	EL TORO MARINE CORPS AIR STATION	REV:	8/15/11
ADDRESS:	EL TORO MARINE CORPS AIR STA EL TORO CA 92709	ID1:	CA6170023208
		ID2:	0902770
		STATUS:	FINAL
CONTACT:	DAN OPALSKI	PHONE:	4157442404
SOURCE:	EPA		

SITE INFORMATION

EVENT TYPE

SITE DISCOVERY BY: FEDFUN DISCOVERY DATE: 08-01-86
SITE PROPOSED BY: EPA PROPOSED DATE: 06-24-88
FINAL LIST BY: EPA FINAL LIST DATE: 02-21-90

ACTIVITIES: FEDERAL FACILITY

CONTAMINANTS:

SOURCE OF CONTAMINATION: DISCHARGE TO SEWER/SURFACE WATER; STORAGE - DRUMS/CONTAINERS AGRICULTURAL; COMMERCIAL; INDUSTRIAL; RCRA FACILITY, ACTIVE;

CONTAMINATED: AGRICULTURAL; COMMERCIAL; INDUSTRIAL; RESIDENTIAL; RECREATION
THREATENED:

SITE DESCRIPTION

Conditions at proposal (June 24, 1988): The El Toro Marine Corps Air Station covers approximately 4,700 acres southeast of Santa Ana in El Toro, Orange County, California. Commissioned in 1943, it supports the Fleet Marine Forces in the Pacific Ocean. The surrounding area, once primarily agricultural, is urbanizing rapidly.

Station El Toro is participating in the Installation Restoration Program (IRP), established in 1978. Under the program, the Department of Defense seeks to identify, investigate, and clean up contamination from hazardous materials. As part of IRP, the Navy identified 21 problem areas at the station, including three landfills containing both hazardous and solid waste; buried drums of explosives and low-level radioactive waste; and areas where PCBs, battery acids, leaded fuels, and other hazardous substances were dumped or spilled.

In tests conducted early in 1987, the Orange County Water District found trichloroethylene and tetrachloroethylene in shallow irrigation wells on and downgradient of the site. An estimated 1,100 acres of land are irrigated by wells within 3 miles of the site.

Status (February 21, 1990): In April 1989, Station El Toro prepared a Perimeter Investigation Interim Report which focused on four contaminated areas. Further studies are continuing to determine the extent and sources of contamination.

FINAL DATE: 02/21/1990

CERCLIS DETAILS

ACTION/QUALITY AGENCY/RPS START/RAA END

federal facility remedial action Federal Facilities 8/17/2009
Primary

federal facility remedial action Federal Facilities 1/22/2009

federal facility remedial design Federal Facilities 9/1/2008 8/13/2009
Primary

federal facility remedial design Federal Facilities 9/12/2007 12/30/2008

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

NPL

SEARCH ID: 1 **DIST/DIR:** 0.58 NW **ELEVATION:** **MAP ID:** 1

NAME:	EL TORO MARINE CORPS AIR STATION	REV:	8/15/11
ADDRESS:	EL TORO MARINE CORPS AIR STA EL TORO CA 92709	ID1:	CA6170023208
		ID2:	0902770
CONTACT:	DAN OPALSKI	STATUS:	FINAL
SOURCE:	EPA	PHONE:	4157442404

- federal facility remedial design Federal Facilities 3/1/2003 5/31/2005
Primary
- federal facility remedial design Federal Facilities 7/12/2000 11/22/2005
Primary
- federal facility remedial design Federal Facilities 1/13/2000 3/31/2005
Primary
- federal facility remedial design Federal Facilities 1/6/1998 1/20/1999
Primary
- federal facility remedial investigation Federal Facilities 9/30/1997 9/7/1999
- federal facility remedial investigation/feasibility study Federal Facilities 4/30/1994 8/30/2002
- restoration advisory board Federal Facilities 4/1/1994
- federal facility remedial investigation Federal Facilities 9/28/1990 12/17/1993
- federal facility remedial investigation/feasibility study Federal Facilities 9/28/1990 9/29/1997
- federal facility remedial investigation/feasibility study Federal Facilities 9/28/1990 9/29/1997
- federal facility remedial investigation/feasibility study Federal Facilities 9/28/1990 7/12/2000
Primary
- federal facility remedial investigation/feasibility study Federal Facilities 9/28/1990 6/27/2002
Primary
- federal facility remedial investigation/feasibility study Federal Facilities 9/28/1990 6/30/2002
Primary
- federal facility remedial investigation/feasibility study Federal Facilities 9/28/1990 3/7/2005
Primary
- interagency agreement negotiations Federal Enforcement 7/1/1989 9/28/1990
Primary
- hazard ranking system package EPA Fund-Financed 6/1/1987
- proposal to national priorities list EPA Fund-Financed 6/24/1988
- final listing on national priorities list EPA Fund-Financed 2/21/1990
- notice letters issued EPA Fund-Financed 5/21/1990
- federal facility five year review Federal Facilities 9/28/2009

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

NPL

SEARCH ID: 1 **DIST/DIR:** 0.58 NW **ELEVATION:** **MAP ID:** 1

NAME:	EL TORO MARINE CORPS AIR STATION	REV:	8/15/11
ADDRESS:	EL TORO MARINE CORPS AIR STA EL TORO CA 92709	ID1:	CA6170023208
		ID2:	0902770
CONTACT:	DAN OPALSKI	STATUS:	FINAL
SOURCE:	EPA	PHONE:	4157442404

operations and maintenance Federal Facilities 10/9/2007

preliminary assessment Federal Facilities 10/1/1986
Higher priority for further assessment

record of decision Federal Facilities 9/29/1997
Primary

record of decision Federal Facilities 9/29/1997
Primary

record of decision Federal Facilities 9/30/1999
Primary

record of decision Federal Facilities 7/12/2000
Primary

record of decision Federal Facilities 6/6/2001

record of decision Federal Facilities 6/27/2002
Primary

record of decision Federal Facilities 8/16/2003
Primary

record of decision Federal Facilities 3/14/2006

record of decision Federal Facilities 5/8/2007
Primary

record of decision Federal Facilities 3/6/2008
Primary

record of decision Federal Facilities 8/9/2010

site inspection Federal Facilities 6/1/1987
Higher priority for further assessment

treatability study Federal Facilities 8/28/2000 8/28/2002

federal facility remedial action Federal Facilities 3/21/2005 3/27/2008
Interim RA Report Primary

federal facility remedial action Federal Facilities 5/17/1999 6/30/2002
Primary

DESCRIPTION:

MCAS El Toro was commissioned in 1943 as a Marine Corps pilot fleet operation training facility. In 1950, the Station was selected for development as a master jet station and permanent center for Marine Corps aviation on the west coast. The Station mission has involved the operation and maintenance of military aircraft and ground-support equipment. These activities generated oils, solvents, paint residues, hydraulic fluid, used batteries, and other wastes. Wastes were placed in unlined on-Station landfills, and burned or covered with soil. Environmental remediation activities at MCAS El Toro are performed under the Installation Restoration Program (IRP). The IRP was developed in 1980 by the United States Department of Defense (DoD) to comply with federal guidelines to manage and control past hazardous waste disposal actions. The first indication of contamination at the Station occurred during routine water-quality monitoring in 1985, when

**Environmental FirstSearch
Site Detail Report**

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

SWL

SEARCH ID: 2 **DIST/DIR:** 0.32 NE **ELEVATION:** **MAP ID:** 1

NAME:	GREENWASTE COMPOSTING	REV:	07/03/00
ADDRESS:	20712 INDIAN OCEAN DR LAKE FOREST CA 92630 ORANGE	ID1:	WMUD8 303062001
CONTACT:	GARY PLUMLEY	ID2:	
SOURCE:		STATUS:	HISTORICAL
		PHONE:	

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID #:
NPDES ID #:
Region: 8
Edit Date:
Last Edit:

Waste Discharger Facility: Yes

Sub Chapter 15 Facility: Yes
Solid Waste Assessment Test Site: No
Toxic Pits Cleanup Act Facility: No
RCRA Facility: No
Department of Defense Facility: No
Municipal Solid Waste Facility: No

Total WMUS at Facility:
Facility Open to the Public: No
Facility Type: OTH
SIC 1 & SIC 2: 2875 /

Primary Waste Type: NONHAZARDOUS SOLID WASTES: SOLID WASTES
Secondary Waste Type:
Tons Per Day:
Complexity:

LAND OWNER INFORMATION

Land Owner:
Department:
Contact & Phone: ,
Land Owner Address: , ,

AGENCY INFORMATION

Agency Name: PACIFIC WASTE MANAGEMENT
Department:
Agency Contact & Phone: GARY PLUMLEY, 7145988181

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID #: 8 303062001-01
WMU Status:
WMU Size in Acres:
Year WMU Will Reach Capacity:
Close Plan: 0
Avg Depth to Groundwater:
Primary Liner Present: 0

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP – No Further Remedial Action Plan****P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTs are administered by US EPA Region 9. CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program. Please Note: Our reports list the above sites as DB Type VC.

TRIS: EPA TOXIC RELEASE INVENTORY SYSTEM (TRIS)– Database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) and expanded by the Pollution Prevention Act of 1990.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS- A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST- Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS- A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site that have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY- Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416
San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

* County of Kern Environmental Health Department

* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

* Environmental Health Services

LAKE COUNTY CUPA:

* Division of Environmental Health

LASSEN COUNTY CUPA:

* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

* County of Los Angeles Environmental Programs Division

* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

* Environmental Health Department

MARIN COUNTY CUPA:

* County of Marin Office of Waste Management

* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

* Health Department

MENDOCINO COUNTY CUPA:

* Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division

- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

* County of Santa Clara Hazardous Materials Compliance Division

* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)

* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

* Environmental Health Department

SHASTA COUNTY CUPA:

* Environmental Health Department

SIERRA COUNTY CUPA:

* Health Department

SISKIYOU COUNTY CUPA:

* Environmental Health Department

SONOMA COUNTY CUPAS:

* County of Sonoma Department Of Environmental Health

* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

* Department of Agriculture

TEHAMA COUNTY CUPA:

* Department of Environmental Health

TRINITY COUNTY CUPA:

* Department of Health

TULARE COUNTY CUPA:

* Environmental Health Department

TUOLUMNE COUNTY CUPA:

* Environmental Health

VENTURA COUNTY CUPAS:

* County of Ventura Environmental Health Division

* Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

* Environmental Health Department

YUBA COUNTY CUPA:

* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

TRIS: EPA Environmental Protection Agency.

Updated quarterly

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: PEACHWOOD
LAKE FOREST CA 92630

JOB: 11-281U

Street Name	Dist/Dir	Street Name	Dist/Dir
Avenida Amapola	0.23 SW		
Bake Pkwy	0.18 SW		
Bodega	0.19 SE		
Calistoga	0.14 SE		
Calle Madrid	0.11 SW		
Champlain	0.19 SW		
Connecting Road	0.19 NW		
Crescent Bay Dr	0.19 NW		
Jenner	0.23 SE		
Jenny	0.23 SE		
New Hvn	0.18 SW		
Oakville	0.18 SE		
Palmwood	0.19 SW		
Paseo Abeto	0.24 SW		
PEACHWOOD	0.00--		
Providence	0.18 SW		
Pso Abeto	0.24 SW		
Questa Verde	0.19 SE		
Sonoma	0.14 SE		
Spectrum Pointe Dr	0.23 SW		
Tamarisk	0.18 SW		
Yountville	0.16 SE		

APPENDIX E

**STATEMENT OF QUALIFICATIONS
FOR HEI CORPORATION**

HEI CORPORATION

HEI Corporation or Hayden Environmental was established in 1992 to respond to a need that exists in the environmental industry. There were many outstanding "full service" environmental firms in Southern California. Very few, however, specialized in performing Phase I Environmental Site Assessments (ESA's). For many firms, the ESA was and is approached as a way of positioning themselves to get any additional work recommended therein. This had led many to recognize the inherent conflict of interest that this represents. Hayden Environmental eliminates this potential conflict in that no other environmental services are offered.

Hayden Environmental recognizes the importance of an ESA. The company was formed with the expressed purpose of providing the best, most complete, most thoroughly researched report available. At Hayden Environmental, our fees are always competitive. Also, because we are not in the business of conducting Site Investigations (phase II's) there is no undue incentive to recommend them.

Our assessments are grounded in a solid understanding of the primary function of an ESA. Liability for environmental contamination can be expensive and time consuming in the extreme. While there is no guarantee that it will, an ESA is designed to allow a party coming into possession of real property, either as a tenant, buyer or lender forced to foreclose, to avail themselves of the "innocent landowner" defense. ESA's can also be a very valuable tool for an owner or tenant to establish a baseline condition of a property proper to the commencement of a lease.

Hayden Environmental has researched the law and has a complete understanding of the appropriate inquiry needed to utilize this defense. Additionally, Hayden Environmental adheres to the standards for environmental assessments promulgated by the ASTM Designation E 1527-05.

All Hayden Environmental Phase I assessments will include these five basic components:

- Subject property inspection and surrounding property observation
- Federal and state environmental database review
- County and /or local government record review
- Historical use (aerial photograph, fire insurance maps, etc.) review
- Interview with the current and former owners and occupants of the subject property

Hayden Environmental is fully insured, with policy coverage of \$2,000,000 for Professional Liability and \$1,000,000 for General Liability.

CHRISTOPHER M. HAYDEN

Chris Hayden, REA, has been in the environmental field since 1991. He began with a large multinational firm as the regional sales and marketing representative for Western U.S. He dealt primarily with firms in the energy, mining and real estate development fields. Seeking to broaden his "hands on" experience, he began working with a local firm in 1992. While there, he had the opportunity to work on a variety of projects, including environmental site assessments and site investigations. Seeing the need for a firm that specialized in conducting reliable, thorough and reasonably priced environmental site assessments while avoiding potential conflicts of interest, he formed Hayden Environmental in 1992. In 1993, Hayden earned the designation of Registered Environmental Assessor (REA) from the California Environmental Protection Agency.

Mr. Hayden also serves on the ASTM E50 Committee which reviews, revises and enforces the standards for environmental assessments currently promulgated by the ASTM Designation E. 1527-05.

Prior to 1991 Hayden had been in the real estate industry for twelve years. He last worked as an industrial real estate broker with Grubb & Ellis in Newport Beach, CA.

Hayden has a Bachelors of Arts in Biology from Humboldt State University in Arcata, California. He has taken several classes in the Environmental Site Investigation and Remediation Certificated program at the University of California at Irvine.

ENVIRONMENTAL COURSES/SEMINARS COMPLETED

40 Hour HazMat Health and Safety Training

ASTM Standards Technology Training in Phase I Site Assessments for Environmental Professionals

Principles of Hazardous Materials Management

Regulatory Framework of Hazardous and Toxic Substances

Groundwater Hydrology: Monitoring, Protection and Clean-up

The Site Investigation and Remedial Feasibility Process

The Site Remediation Process for Hazardous Substance Impacts

Environmental Aspects of Soils Engineering and Geology

Innovative Soils Gas Monitoring and Remediation Applications

A Partial List of Clients Includes:

CLIENT	CLIENT
Commerce National Bank	First California Bank
Bank of America	Comerica Bank
Orange County Business Bank	FDIC as Receiver for 1st Centennial Bank
First Security Bank	Bank of Orange County
Temecula Valley Bank	PFF Bank & Trust
Community Bank	Southland EDC
American Security Bank	Wells Fargo
California Bank & Trust	U. S. Trust Co.
Farmers & Merchants Trust	Messenger Investment Company
GNA Corporation	The Koll Company
Mission Oaks National Bank	Steadfast Companies
Palm Desert National Bank	Shaw Properties
1st Capital Bank	Rexco Real Estate Development
California Statewide CDC	Cardinal Development Company
First American Bank	Lord Constructors
Hamni Bank	Caribou Industries
Metro Pacific Bank	Western National Realty Advisors
Sun Country Bank	Sares-Regis Group
Union Bank of California	Gilmore Associates
Bank of China	Aardex Corporation
Foothill Independent Bank	Arlen Capital
Dynex Financial, Inc.	Martin Building Company
Finova Corporation	Carmenita Investment Properties
ARCS Commercial Mortgage	The Davidson Group
GE Financial Corporation	National Golf Properties
Sanwa Bank	Nextel Communications
Chinatrust Bank (USA)	Coca Cola Enterprises
First Union Small Business Capital	General Telephone Company
California Republic Bank	Intuit
Bank One	Rockwell International
Sun Life of America	Pacific Sales
Kansas City Life Insurance	City of Artesia
City of Los Angeles CRA	Orange Coast Board of Realtors

REFERENCES

Lender

Ms. Nancy Russell
Vice President
Commerce National Bank
4040 MacArthur Blvd., Suite 100
Newport beach, CA 92660
T.: 949/474-1020
E.: nrussell@commercenatbank.com

Mr. Glenn P. Cheshire
Vice President
Orange County Business Bank
4675 MacArthur Court, Suite 200
Newport Beach, CA 92660
T.: 949/221-0001
E.: gcheshire@ocbusinessbank.com

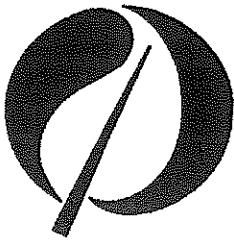
Real Estate Developer

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Steadfast Commercial Properties
1800 Von Karman Avenue, Suite 500
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T.: 949/852-0700
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Real Estate Broker

Mr. Tim Hawke
President
Strata Realty
2433 Pomona Rincon Road
Corona, CA 92880
T.: 951/280-1733
E.: thawke@stratarealty.com

Mr. Michael Halliday
Del Mar Commercial Real Estate Services
10300 Fourth St., Suite 100
Rancho Cucamonga, CA 91730
T.: 909/945-4596
W.: www.mikehal@delmar1.com



State of California
California Environmental Protection Agency
Office of Environmental Health Hazard Assessment

Christopher M. Hayden

has fulfilled the requirements for registration as a
Registered Environmental Assessor I (REA I)

Date Registered: **October 1993**
Registration Number: **REA I - 05259**

Joan E. Denton, Ph.D.
Joan E. Denton, Ph.D.
Director

Office of Environmental Health Hazard Assessment