

Sunset Ridge Park

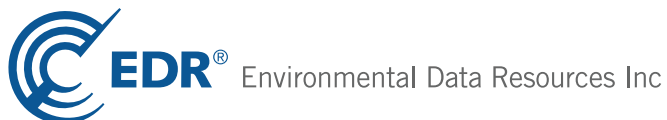
Swift Ct

Newport Beach, CA 92663

Inquiry Number: 2439031.1s

March 10, 2009

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SWIFT CT
NEWPORT BEACH, CA 92663

COORDINATES

Latitude (North): 33.623800 - 33° 37' 25.7"
Longitude (West): 117.939000 - 117° 56' 20.4"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 412901.5
UTM Y (Meters): 3720647.0
Elevation: 42 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33117-E8 NEWPORT BEACH OE S, CA
Most Recent Revision: Not reported

North Map: 33117-F8 NEWPORT BEACH (DIGITAL), CA
Most Recent Revision: Not reported

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

Toxic Pits..... Toxic Pits Cleanup Act Sites

CDL..... Clandestine Drug Labs

Local Land Records

LIENS 2..... CERCLA Lien Information

LUCIS..... Land Use Control Information System

LIENS..... Environmental Liens Listing

EXECUTIVE SUMMARY

DEED..... Deed Restriction Listing

Records of Emergency Release Reports

LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
Orange Co. Industrial Site..... List of Industrial Site Cleanups

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
RAATS..... RCRA Administrative Action Tracking System
CA BOND EXP. PLAN..... Bond Expenditure Plan
Notify 65..... Proposition 65 Records
WIP..... Well Investigation Program Case List
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations... EDR Proprietary Historic Gas Stations
EDR Historical Cleaners..... EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 10/07/2008 has revealed that there is 1 CERCLIS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAGNEY TRUST	SW CORNER OF 32ND ST &	SE 1/2 - 1 (0.744 mi.)	132	217

Federal CERCLIS NFRAP site List

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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.

A review of the CERC-NFRAP list, as provided by EDR, and dated 12/03/2007 has revealed that there are 6 CERC-NFRAP sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HIXSON METAL FINISHING FIRE	829 PRODUCTION PLACE	NE 1/2 - 1 (0.609 mi.)	R87	121
HUGHES AIRCRAFT CO	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA124	192
NEWPORT BEACH CORPORATE YARD	592 SUPERIOR AVENUE	NE 1/2 - 1 (0.773 mi.)	AA138	228

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT PLATING CO #3	2815 VILLA WAY	SE 1/2 - 1 (0.922 mi.)	AK168	277
AERA ENERGY LLC WEST NEWPORT O	1080 W SEVENTEEN	NW 1/2 - 1 (0.924 mi.)	AL170	279
NEWPORT PLATING	2810 VILLA WAY	SE 1/2 - 1 (0.936 mi.)	AK172	282

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 09/11/2008 has revealed that there is 1

EXECUTIVE SUMMARY

CORRACTS site within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HUGHES AIRCRAFT CO</i>	<i>500 SUPERIOR AVE</i>	<i>NE 1/2 - 1 (0.720 mi.)</i>	<i>AA124</i>	<i>192</i>

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-TSDF list, as provided by EDR, and dated 09/10/2008 has revealed that there is 1 RCRA-TSDF site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HUGHES AIRCRAFT CO</i>	<i>500 SUPERIOR AVE</i>	<i>NE 1/2 - 1 (0.720 mi.)</i>	<i>AA124</i>	<i>192</i>

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 09/10/2008 has revealed that there is 1 RCRA-LQG site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HIXSON METAL FINISHING</i>	<i>829 PRODUCTION PL</i>	<i>NE 1/2 - 1 (0.609 mi.)</i>	<i>R86</i>	<i>111</i>

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/10/2008 has revealed that there are 27 RCRA-SQG sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>VILLA BALBOA H O A</i>	<i>260 CAGNEY LANE</i>	<i>ENE 1/4 - 1/2 (0.329 mi.)</i>	<i>E17</i>	<i>31</i>
<i>POWERCOATING SPECIALTIES</i>	<i>873-A WEST 15TH ST</i>	<i>NNE 1/4 - 1/2 (0.416 mi.)</i>	<i>J33</i>	<i>44</i>
<i>SEA AND SUN TEXTILE PRINTERS</i>	<i>871 WEST 15 STREET</i>	<i>NNE 1/4 - 1/2 (0.420 mi.)</i>	<i>J41</i>	<i>51</i>
<i>FREEFORM R AND D</i>	<i>1539 MONROVIA UNIT 23</i>	<i>NNE 1/4 - 1/2 (0.476 mi.)</i>	<i>L64</i>	<i>75</i>
<i>NEWPORT HARBOR RADIOLOGY ASSC</i>	<i>355 PLACENTIA STE 207</i>	<i>ENE 1/4 - 1/2 (0.489 mi.)</i>	<i>M65</i>	<i>77</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHIC CLEANERS	1495 SUPERIOR AVE	NE 1/2 - 1 (0.511 mi.)	75	89
HOAG NEWPORT LIDO RADIOLOGY	351 HOSPITAL RD STE 007	E 1/2 - 1 (0.528 mi.)	O76	95
THEODORE MARAVICH MD	351 HOSPITAL RD STE 60	E 1/2 - 1 (0.528 mi.)	O77	96
AHC PHARMACAL INC	1587 MONROVIA	NNE 1/2 - 1 (0.567 mi.)	Q79	99
OMOHUNDRO CO	960 W 16TH ST	N 1/2 - 1 (0.599 mi.)	81	103
CALTEC SILKSCREENS	1594 MONROVIA	NNE 1/2 - 1 (0.601 mi.)	Q83	108
FIVE STAR AUTO CARE INC	925 W 16TH ST	N 1/2 - 1 (0.608 mi.)	85	110
ROCHE DIAGNOSTIC SYSTEMS	1600 MONROVIA AVENUE	NNE 1/2 - 1 (0.618 mi.)	Q89	124
HOAG MEMORIAL HOSPITAL PRESBYT	301 NEWPORT BLVD	E 1/2 - 1 (0.638 mi.)	99	135
AERO DESIGN PRODUCTS, INC	845 W 16TH ST	NNE 1/2 - 1 (0.666 mi.)	U100	145
BRUCE STRICKLAND PAINTING	833 W 16TH ST	NNE 1/2 - 1 (0.679 mi.)	U106	158
CAMERA READY CARS	1577 PLACENTIA AVE	NE 1/2 - 1 (0.685 mi.)	109	161
AUTO COSMETIC INC	825 W 16TH ST	NNE 1/2 - 1 (0.689 mi.)	U110	164
NEWPORT INDUSTRIAL GLASS INC	1631 MONROVIA AVE	NNE 1/2 - 1 (0.701 mi.)	X113	172
HUGHES AIRCRAFT CO	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA124	192
JORGENSEN FUNITURE INC	951 NEWHALL ST	N 1/2 - 1 (0.728 mi.)	131	215
PERFORMANCE DEVELOPMENTS	1643 MONROVIA	NNE 1/2 - 1 (0.744 mi.)	X133	218
Lower Elevation	Address	Direction / Distance	Map ID	Page
TRIANGLE TREATMENT FACILITY	4625 W PACIFIC COAST HW	SSE 0 - 1/8 (0.080 mi.)	A1	7
WORLD OIL CO	3401 NEWPORT B;VD	SE 1/2 - 1 (0.673 mi.)	V103	152
PENINSULA CLEANERS	3305 NEWPORT BLVD	SE 1/2 - 1 (0.697 mi.)	V112	170
IMAGE GRAPHIC	3428 VIA LIDO	ESE 1/2 - 1 (0.703 mi.)	Y114	174
V I P CLEANERS	3121 W BALBOA BLVD	SSE 1/2 - 1 (0.745 mi.)	134	219

Federal ERNS list

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2007 has revealed that there are 6 ERNS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
592 SUPERIOR	592 SUPERIOR	ENE 1/4 - 1/2 (0.297 mi.)	E14	21
Lower Elevation	Address	Direction / Distance	Map ID	Page
5000 PACIFIC COAST HWY.	5000 PACIFIC COAST HWY.	W 1/8 - 1/4 (0.129 mi.)	B4	11
216 41 MAGNOLIA ST.	216 41 MAGNOLIA ST.	SSE 1/4 - 1/2 (0.334 mi.)	D20	35
206 41ST STREET	206 41ST STREET	SSE 1/4 - 1/2 (0.334 mi.)	D21	35
3912 RIVER AVENUE	3912 RIVER AVENUE	SSE 1/4 - 1/2 (0.387 mi.)	H26	39
NEWPORT BEACH HARBOR/3812 RIVE	NEWPORT BEACH HARBOR/3812 RIVE	SSE 1/4 - 1/2 (0.420 mi.)	H43	53

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 11/25/2008 has revealed that there are 13 ENVIROSTOR sites within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HUGHES AIRCRAFT CO Status: Refer: RCRA	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA124	192
THE GRAND PLAN - EATON / NEXUS Status: Active	1640 MONROVIA AVENUE	NNE 1/2 - 1 (0.753 mi.)	135	221
NEWPORT BEACH CORPORATE YARD Status: Refer: RWQCB	592 SUPERIOR AVENUE	NE 1/2 - 1 (0.773 mi.)	AA138	228
HARTMAN ENTERPRISES Status: Refer: Other Agency	741 OHMS	NE 1/2 - 1 (0.889 mi.)	AH156	261
CALIFORNIA EXPLORATION CO Status: Refer: RWQCB	18TH / WHITTIER AVE	N 1 - 2 (1.098 mi.)	183	305
LEADERSHIP HOUSING SYSTEMS-NEW Status: Refer: RWQCB	19TH / WHITTIER	N 1 - 2 (1.345 mi.)	185	307
'DRY CLEAN FOR LESS' FACILITY Status: Refer: 1248 Local Agency	1704 NEWPORT BLVD.	NE 1 - 2 (1.382 mi.)	186	310
NORGE CLEANERS (HILGREN SQUARE) Status: Refer: 1248 Local Agency	270 EAST 17TH STREET, S	ENE 1 - 2 (1.475 mi.)	187	311
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTH BASIN OIL COMPANY Status: Refer: Other Agency	204/206 43RD STREET	SSE 1/4 - 1/2 (0.258 mi.)	C11	18
ORANGE COUNTY REFINING CO Status: Refer: Other Agency	213 42ND	SSE 1/4 - 1/2 (0.295 mi.)	D13	20
LIDO CLEANERS Status: Refer: 1248 Local Agency	3424 VIA LIDO	ESE 1/2 - 1 (0.705 mi.)	Y115	176
NEWPORT PLATING COMPANY #3 Status: Refer: RCRA	2815 VILLA WAY	SE 1/2 - 1 (0.922 mi.)	AK167	276
NEWPORT PLATING, J. L. EDWARDS Status: Refer: Other Agency	2810 VILLA WAY	SE 1/2 - 1 (0.936 mi.)	AK173	285

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, and dated 12/01/2008 has revealed that there are 2 SWF/LF sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BEACH CORP YARD	592 SUPERIOR	ENE 1/4 - 1/2 (0.299 mi.)	E15	21
NEWPORT BEACH CORP YARD	592 SUPERIOR AVE	NE 1/2 - 1 (0.886 mi.)	AG154	256

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/06/2009 has revealed that there are 53 LUST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BEACH CORP YARD Status: Completed - Case Closed Status: Completed - Case Closed	592 SUPERIOR	ENE 1/4 - 1/2 (0.299 mi.)	E15	21
UNOCAL	377 SUPERIOR AVE	ENE 1/4 - 1/2 (0.416 mi.)	I37	47
UNOCAL Status: Completed - Case Closed	377 SUPERIOR	ENE 1/4 - 1/2 (0.416 mi.)	I39	48
PERMALITE PLASTICS CORPORATION Status: Completed - Case Closed	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
JIM LEE PLUMBING	1540 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA118	183
JIM LEE PLUMBING Status: Completed - Case Closed	1540 SUPERIOR	NE 1/2 - 1 (0.720 mi.)	AA119	183
HUGHES AIRCRAFT CO Status: Completed - Case Closed Status: Open - Remediation	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA124	192
HURLBERT ENTERPRISES Status: Completed - Case Closed	1621 PLACENTIA AVE	NNE 1/2 - 1 (0.769 mi.)	136	226
CITY OF NEWPORT BEACH CORPORAT Status: Open - Site Assessment	592 SUPERIOR	NE 1/2 - 1 (0.773 mi.)	AA137	228
RALPH IRWIN SITE (FORMER A & G) Status: Completed - Case Closed	488 OLD NEWPORT	ENE 1/2 - 1 (0.831 mi.)	AD145	242
RALPH IRWIN SITE (FORMER A & G)	488 OLD NEWPORT BLVD	ENE 1/2 - 1 (0.831 mi.)	AD146	244
HARBOR TOWING Status: Completed - Case Closed	964 17TH	N 1/2 - 1 (0.848 mi.)	148	246
PENNSAVER Status: Completed - Case Closed	1660 PLACENTIA AVENUE	NNE 1/2 - 1 (0.857 mi.)	AE149	248
THE BOAT YARD	1672 PLACENTIA AVE	NNE 1/2 - 1 (0.883 mi.)	AE152	254
THE BOAT YARD Status: Completed - Case Closed	1672 PLACENTIA	NNE 1/2 - 1 (0.883 mi.)	AE153	254

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BEACH CORP YARD SMITH AND SONS PROPERTIES Status: Completed - Case Closed	592 SUPERIOR AVE 735 OHMS	NE 1/2 - 1 (0.886 mi.) NE 1/2 - 1 (0.892 mi.)	AG154 AH157	256 263
SMITH AND SONS PROPERTIES VANCE & ASSOCIATES ROOFING INC Status: Completed - Case Closed	735 OHMS WY 837 17TH	NE 1/2 - 1 (0.892 mi.) NNE 1/2 - 1 (0.905 mi.)	AH158 AI159	264 264
VANCE & ASSOCIATES ROOFING INC FORD'S AUTOMOTIVE Status: Completed - Case Closed	837 17TH ST 705 OHMS	NNE 1/2 - 1 (0.905 mi.) NE 1/2 - 1 (0.905 mi.)	AI160 AH161	266 267
FORDS AUTOMOTIVE SERVICE NEWPORT AUTOWORKS Status: Completed - Case Closed	705 OHMS WAY 121 INDUSTRIAL	NE 1/2 - 1 (0.905 mi.) NE 1/2 - 1 (0.911 mi.)	AH162 AG163	268 269
ALANAR CORPORATION Status: Completed - Case Closed	1697 PLACENTIA	NNE 1/2 - 1 (0.937 mi.)	AM175	287
ALANAR CORP CLA-VAL Status: Completed - Case Closed Status: Completed - Case Closed	1697 PLACENTIA AVE 1701 PLACENTIA	NNE 1/2 - 1 (0.937 mi.) NNE 1/2 - 1 (0.942 mi.)	AM176 AM178	288 296
CLA - VAL	1701 PLACENTIA AVE	NNE 1/2 - 1 (0.942 mi.)	AM179	300
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TOSCO OIL Status: Completed - Case Closed	4625 COAST	SSE 0 - 1/8 (0.084 mi.)	A2	9
SHELL #3600 Status: Completed - Case Closed Status: Completed - Case Closed	3600 COAST HWY	ESE 1/2 - 1 (0.565 mi.)	P78	98
NEWPORT ARCHES MARINA Status: Completed - Case Closed	12 BALBOA COVES	ESE 1/2 - 1 (0.568 mi.)	P80	101
MOBIL Status: Completed - Case Closed	3600 NEWPORT	ESE 1/2 - 1 (0.622 mi.)	S90	126
MOBIL CHEVRON #7100 CHEVRON #7100 Status: Completed - Case Closed	3600 NEWPORT BLVD 3531 NEWPORT BLVD 3531 NEWPORT	ESE 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.633 mi.) SE 1/2 - 1 (0.633 mi.)	S91 S93 S96	127 128 130
WORLD OIL #42 Status: Completed - Case Closed	3401 NEWPORT	SE 1/2 - 1 (0.673 mi.)	V102	150
WORLD OIL CO CAL-TRANS (NEWPORT BEACH) Status: Completed - Case Closed	3401 NEWPORT B;VD 6500 COAST	SE 1/2 - 1 (0.673 mi.) WNW 1/2 - 1 (0.716 mi.)	V103 Z116	152 181
HARBOR CLUB MARINA Status: Completed - Case Closed	3333 COAST	ESE 1/2 - 1 (0.725 mi.)	W127	210
HARBOR CLUB MARINA NEWPORT IMPORTS Status: Completed - Case Closed	3333 COAST HWY 3100 COAST	ESE 1/2 - 1 (0.725 mi.) ESE 1/2 - 1 (0.776 mi.)	W129 AB139	213 230
NEWPORT IMPORTS RANGE ROVER UNOCAL #5310 UNOCAL #5310 Status: Open - Remediation Status: Completed - Case Closed	3100 WEST COAST HWY 3001 NEWPORT BLVD 3001 NEWPORT	ESE 1/2 - 1 (0.777 mi.) SE 1/2 - 1 (0.807 mi.) SE 1/2 - 1 (0.807 mi.)	AB140 AC141 AC142	232 236 236

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL GERMAN AUTOS Status: Completed - Case Closed	3001 NEWPORT BLVD 3000 NEWPORT BLVD	SE 1/2 - 1 (0.807 mi.) SE 1/2 - 1 (0.808 mi.)	AC143 AC144	240 241
CAL-TRANS (NEWPORT BEACH) Status: Completed - Case Closed	6800 COAST	WNW 1/2 - 1 (0.832 mi.)	147	245
SHELL OIL Status: Completed - Case Closed	2800 COAST	ESE 1/2 - 1 (0.877 mi.)	AF150	252
LIDO PARK CONDOMINIUMS Status: Completed - Case Closed	601 LIDO PARK	SE 1/2 - 1 (0.912 mi.)	AJ164	272
UNDESIGNATED PARKING AREA Status: Completed - Case Closed	2809 NEWPORT	SE 1/2 - 1 (0.921 mi.)	AK165	274
UNDESIGNATED PARKING AREA DELANEYS Status: Completed - Case Closed	2809 NEWPORT BLVD 634 LIDO PARK	SE 1/2 - 1 (0.921 mi.) SE 1/2 - 1 (0.945 mi.)	AK166 AJ180	276 301
DELANEYS PORT CALYPSO Status: Completed - Case Closed	634 LIDO PARK DR 2633 COAST	SE 1/2 - 1 (0.945 mi.) ESE 1/2 - 1 (0.954 mi.)	AJ181 182	303 303

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 01/06/2009 has revealed that there are 7 SLIC sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HIXSON METAL FINISHING Facility Status: Open	829 PRODUCTION PL	NE 1/2 - 1 (0.609 mi.)	R88	122
NATIONAL SEMICONDUCTOR Facility Status: Open - Site Assessment	500 SUPERIOR AVENUE	NE 1/2 - 1 (0.720 mi.)	AA122	190

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUNNY FRESH CLEANERS SUNNY FRESH CLEANERS Facility Status: Open	306 OLD NEWPORT BLVD 306 OLD NEWPORT ROAD	E 1/2 - 1 (0.637 mi.) E 1/2 - 1 (0.637 mi.)	T97 T98	131 134
NEWPORT BANNING RANCH LLC Facility Status: Open - Remediation	1080 W. 17TH STREET	NW 1/2 - 1 (0.924 mi.)	AL169	278
NEWPORT PLATING NEWPORT PLATING Facility Status: Open	2810 VILLA WAY 2810 VILLA WAY	SE 1/2 - 1 (0.934 mi.) SE 1/2 - 1 (0.936 mi.)	AK171 AK172	282 282

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 01/06/2009 has revealed that there are 14 UST

EXECUTIVE SUMMARY

sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONVENIENCE RETAILERS #2705655	1461 SUPERIOR AVE	ENE 1/4 - 1/2 (0.449 mi.)	I51	60
CIRCLE K STORES INC S S #5655	1461 SUPERIOR AVE	ENE 1/4 - 1/2 (0.449 mi.)	I55	63
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
MESA DEVELOPMENT CO	1530 PLACENTIA AVE	NE 1/2 - 1 (0.602 mi.)	84	110
FIVE STAR AUTO CARE INC	925 W 16TH ST	N 1/2 - 1 (0.608 mi.)	85	110
HIXSON METAL FINISHING	829 PRODUCTION PL	NE 1/2 - 1 (0.609 mi.)	R86	111
PRIME PROPERTIES	833 W 16TH ST	NNE 1/2 - 1 (0.679 mi.)	U107	160
HUGHES AIRCRAFT COMPANY	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA125	209
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF NEWPORT BEACH	3600 NEWPORT BLVD	ESE 1/2 - 1 (0.622 mi.)	S92	128
CHEVRON STATION #97100	3531 NEWPORT	SE 1/2 - 1 (0.633 mi.)	S94	128
WORLD OIL STATION #42	3401 NEWPORT BLVD	SE 1/2 - 1 (0.673 mi.)	V101	149
UNITED OIL #32	3400 W COAST HWY	ESE 1/2 - 1 (0.675 mi.)	W104	156
CAL TRANS/CITY OF NEWPORT BEAC	6500.5 COAST W	WNW 1/2 - 1 (0.716 mi.)	Z117	182
JERRYS MARINE FUEL SERVICE	3333 W COAST HWY	ESE 1/2 - 1 (0.725 mi.)	W130	213

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 11/25/2008 has revealed that there is 1 VCP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE GRAND PLAN - EATON / NEXUS	1640 MONROVIA AVENUE	NNE 1/2 - 1 (0.753 mi.)	135	221

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BEACH CITY LANDFILL	DANA RD / FLAGSHIP RD	ENE 1/2 - 1 (0.679 mi.)	108	160

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 8 CA FID UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL #5089	377 SUPERIOR AVE	ENE 1/4 - 1/2 (0.416 mi.)	I36	46
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
HIXSON METAL FINISHING	829 PRODUCTION PL	NE 1/2 - 1 (0.609 mi.)	R86	111
HOAG MEMORIAL HOSPITAL PRESBYT	301 NEWPORT BLVD	E 1/2 - 1 (0.638 mi.)	99	135
HUGHES AIRCRAFT COMPANY	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA123	191

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PELICAN HILL GOLF CLUB	6195 PACIFIC COAST HWY	WNW 1/2 - 1 (0.600 mi.)	82	107
WORLD OIL #42	3401 NEWPORT	SE 1/2 - 1 (0.673 mi.)	V102	150
JERRYS MARINE FUEL SERVICE	3333 W COAST HWY	ESE 1/2 - 1 (0.725 mi.)	W126	210

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 12 HIST UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STATION #5089	377 SUPERIOR AVE	ENE 1/4 - 1/2 (0.416 mi.)	I35	46
UNION OIL SERVICE STATION #508	377 SUPERIOR AVE	ENE 1/4 - 1/2 (0.416 mi.)	I38	47
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
HIXSON METAL FINISHING	829 PRODUCTION PL	NE 1/2 - 1 (0.609 mi.)	R86	111
HOAG MEMORIAL HOSPITAL PRESBYT	301 NEWPORT BLVD	E 1/2 - 1 (0.638 mi.)	99	135
FLEXIBLE METAL HOSE	833 W 16TH ST	NNE 1/2 - 1 (0.679 mi.)	U105	156
JIM LEE PLUMBING	1540 SUPERIOR	NE 1/2 - 1 (0.720 mi.)	AA119	183
SOLID STATE PRODUCTS DIVISION	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA120	185

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BANNING LEASE	5800 W COAST HWY	WNW 1/4 - 1/2 (0.446 mi.)	K49	55
97100	3531 NEWPORT BLVD	SE 1/2 - 1 (0.633 mi.)	S95	129
WORLD OIL CO	3401 NEWPORT B;VD	SE 1/2 - 1 (0.673 mi.)	V103	152
JERRYS MARINE FUEL SERVICE	3333 W COAST HWY	ESE 1/2 - 1 (0.725 mi.)	W128	212

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 8 SWEEPS UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL	377 SUPERIOR	ENE 1/4 - 1/2 (0.416 mi.)	I39	48

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
HIXSON METAL FINISHING	829 PRODUCTION PL	NE 1/2 - 1 (0.609 mi.)	R86	111
HOAG MEMORIAL HOSPITAL PRESBYT	301 NEWPORT BLVD	E 1/2 - 1 (0.638 mi.)	99	135
HUGHES AIRCRAFT COMPANY	500 SUPERIOR AVE	NE 1/2 - 1 (0.720 mi.)	AA121	190
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PELICAN HILL GOLF CLUB	6195 PACIFIC COAST HWY	WNW 1/2 - 1 (0.600 mi.)	82	107
WORLD OIL STATION #42	3401 NEWPORT BLVD	SE 1/2 - 1 (0.673 mi.)	V101	149
JERRYS MARINE FUEL SERVICE	3333 W COAST HWY	ESE 1/2 - 1 (0.725 mi.)	W130	213

Records of Emergency Release Reports

HMIRS: The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation. The source of this database is the U.S. EPA.

A review of the HMIRS list, as provided by EDR, and dated 09/30/2008 has revealed that there is 1 HMIRS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1537 MONROVIA STREET	NNE 1/4 - 1/2 (0.471 mi.)	L59	66

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2007 has revealed that there are 7 CHMIRS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	23 IMA LOA CT.	NNW 1/8 - 1/4 (0.175 mi.)	7	13
NEWPORT BEACH CORP YARD	592 SUPERIOR	ENE 1/4 - 1/2 (0.299 mi.)	E15	21
Date Completed: 21-AUG-90				
Date Completed: 06-SEP-90				
<i>*Additional key fields are available in the Map Findings section</i>				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	44TH / CHANNEL PLACE -	SSE 1/8 - 1/4 (0.232 mi.)	C9	15
Date Completed: 13-OCT-89				
Not reported	43RD ST. / RIVER AVE	SSE 1/4 - 1/2 (0.250 mi.)	C10	17
Not reported	4110 RIVER AVENUE	SSE 1/4 - 1/2 (0.308 mi.)	D16	29
Date Completed: 11-OCT-91				
Not reported	3912 RIVER AVENUE	SSE 1/4 - 1/2 (0.388 mi.)	H27	39
Date Completed: 14-MAR-91				
Not reported	5810 WEST COAST HWY	WNW 1/4 - 1/2 (0.449 mi.)	K56	64

EXECUTIVE SUMMARY

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2007 has revealed that there is 1 FUDS site within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BEACH FCS		E 1 - 2 (1.287 mi.)	184	307

FTTS: FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

A review of the FTTS list, as provided by EDR, and dated 10/08/2008 has revealed that there is 1 FTTS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT CHRISTIAN SCHOOL	883 W 15TH ST	NNE 1/4 - 1/2 (0.405 mi.)	G30	41

HIST FTTS: A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

A review of the HIST FTTS list, as provided by EDR, and dated 10/19/2006 has revealed that there is 1 HIST FTTS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT CHRISTIAN SCHOOL	883 W 15TH ST	NNE 1/4 - 1/2 (0.405 mi.)	G30	41

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/30/2008 has revealed that there are 10 FINDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VILLA BALBOA H O A	260 CAGNEY LANE	ENE 1/4 - 1/2 (0.329 mi.)	E17	31
NEWPORT CHRISTIAN SCHOOL	883 W 15TH ST	NNE 1/4 - 1/2 (0.405 mi.)	G30	41
POWERCOATING SPECIALTIES	873-A WEST 15TH ST	NNE 1/4 - 1/2 (0.416 mi.)	J33	44

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SEA AND SUN TEXTILE PRINTERS</i>	<i>871 WEST 15 STREET</i>	<i>NNE 1/4 - 1/2 (0.420 mi.)</i>	<i>J41</i>	<i>51</i>
<i>PERMALITE PLASTICS CORPORATION</i>	<i>1537 MONROVIA AVENUE</i>	<i>NNE 1/4 - 1/2 (0.471 mi.)</i>	<i>L61</i>	<i>67</i>
<i>FREEFORM R AND D</i>	<i>1539 MONROVIA UNIT 23</i>	<i>NNE 1/4 - 1/2 (0.476 mi.)</i>	<i>L64</i>	<i>75</i>
<i>NEWPORT HARBOR RADIOLOGY ASSC</i>	<i>355 PLACENTIA STE 207</i>	<i>ENE 1/4 - 1/2 (0.489 mi.)</i>	<i>M65</i>	<i>77</i>
<i>CAL TECH SILKSCREENS</i>	<i>1549 MONROVIA</i>	<i>NNE 1/4 - 1/2 (0.490 mi.)</i>	<i>L66</i>	<i>78</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>TRIANGLE TREATMENT FACILITY</i>	<i>4625 W PACIFIC COAST HW</i>	<i>SSE 0 - 1/8 (0.080 mi.)</i>	<i>A1</i>	<i>7</i>
<i>NEWPORT BEACH CITY UTILITIES</i>	<i>5800 WEST COAST HIGHWAY</i>	<i>WNW 1/4 - 1/2 (0.446 mi.)</i>	<i>K48</i>	<i>55</i>

CA WDS: California Water Resources Control Board - Waste Discharge System.

A review of the CA WDS list, as provided by EDR, and dated 06/19/2007 has revealed that there are 2 CA WDS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SONGS UNIT 3</i>	<i>5000 PACIFIC COAST HWY</i>	<i>W 1/8 - 1/4 (0.129 mi.)</i>	<i>B5</i>	<i>11</i>
<i>SONGS UNIT 2</i>	<i>5000 PACIFIC COAST HWY</i>	<i>W 1/8 - 1/4 (0.129 mi.)</i>	<i>B6</i>	<i>12</i>

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there are 29 Cortese sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NEWPORT BEACH CORP YARD</i>	<i>592 SUPERIOR</i>	<i>ENE 1/4 - 1/2 (0.299 mi.)</i>	<i>E15</i>	<i>21</i>
<i>UNOCAL</i>	<i>377 SUPERIOR</i>	<i>ENE 1/4 - 1/2 (0.416 mi.)</i>	<i>I39</i>	<i>48</i>
<i>PERMALITE PLASTICS CORPORATION</i>	<i>1537 MONROVIA AVENUE</i>	<i>NNE 1/4 - 1/2 (0.471 mi.)</i>	<i>L61</i>	<i>67</i>
<i>HURLBERT ENTERPRISES</i>	<i>1621 PLACENTIA AVE</i>	<i>NNE 1/2 - 1 (0.769 mi.)</i>	<i>136</i>	<i>226</i>
<i>HARBOR TOWING</i>	<i>964 17TH</i>	<i>N 1/2 - 1 (0.848 mi.)</i>	<i>148</i>	<i>246</i>
<i>PENNSAVER</i>	<i>1660 PLACENTIA AVENUE</i>	<i>NNE 1/2 - 1 (0.857 mi.)</i>	<i>AE149</i>	<i>248</i>
<i>THE BOAT YARD</i>	<i>1672 PLACENTIA</i>	<i>NNE 1/2 - 1 (0.883 mi.)</i>	<i>AE153</i>	<i>254</i>
<i>NEWPORT BEACH CORP. YARD</i>	<i>592 SUPERIOR AVE</i>	<i>NE 1/2 - 1 (0.886 mi.)</i>	<i>AG155</i>	<i>260</i>
<i>HARTMAN ENTERPRISES</i>	<i>741 OHMS</i>	<i>NE 1/2 - 1 (0.889 mi.)</i>	<i>AH156</i>	<i>261</i>
<i>SMITH AND SONS PROPERTIES</i>	<i>735 OHMS</i>	<i>NE 1/2 - 1 (0.892 mi.)</i>	<i>AH157</i>	<i>263</i>
<i>VANCE & ASSOCIATES ROOFING INC</i>	<i>837 17TH</i>	<i>NNE 1/2 - 1 (0.905 mi.)</i>	<i>AI159</i>	<i>264</i>
<i>FORD'S AUTOMOTIVE</i>	<i>705 OHMS</i>	<i>NE 1/2 - 1 (0.905 mi.)</i>	<i>AH161</i>	<i>267</i>
<i>NEWPORT AUTOWORKS</i>	<i>121 INDUSTRIAL</i>	<i>NE 1/2 - 1 (0.911 mi.)</i>	<i>AG163</i>	<i>269</i>
<i>ALANAR CORPORATION</i>	<i>1697 PLACENTIA</i>	<i>NNE 1/2 - 1 (0.937 mi.)</i>	<i>AM175</i>	<i>287</i>
<i>GRISWOLD INDUSTRIES</i>	<i>1701 PLACENTIA AVE</i>	<i>NNE 1/2 - 1 (0.942 mi.)</i>	<i>AM177</i>	<i>289</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ORANGE COUNTY REFINING CO</i>	<i>213 42ND</i>	<i>SSE 1/4 - 1/2 (0.295 mi.)</i>	<i>D13</i>	<i>20</i>
<i>NEWPORT ARCHES MARINA</i>	<i>12 BALBOA COVES</i>	<i>ESE 1/2 - 1 (0.568 mi.)</i>	<i>P80</i>	<i>101</i>
<i>MOBIL</i>	<i>3600 NEWPORT</i>	<i>ESE 1/2 - 1 (0.622 mi.)</i>	<i>S90</i>	<i>126</i>
<i>CHEVRON #7100</i>	<i>3531 NEWPORT</i>	<i>SE 1/2 - 1 (0.633 mi.)</i>	<i>S96</i>	<i>130</i>
<i>WORLD OIL #42</i>	<i>3401 NEWPORT</i>	<i>SE 1/2 - 1 (0.673 mi.)</i>	<i>V102</i>	<i>150</i>
<i>HARBOR CLUB MARINA</i>	<i>3333 COAST</i>	<i>ESE 1/2 - 1 (0.725 mi.)</i>	<i>W127</i>	<i>210</i>

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT IMPORTS	3100 COAST	ESE 1/2 - 1 (0.776 mi.)	AB139	230
UNOCAL #5310	3001 NEWPORT	SE 1/2 - 1 (0.807 mi.)	AC142	236
GERMAN AUTOS	3000 NEWPORT BLVD	SE 1/2 - 1 (0.808 mi.)	AC144	241
CHEVRON #9-9706	2801	ESE 1/2 - 1 (0.879 mi.)	AF151	253
UNDESIGNATED PARKING AREA	2809 NEWPORT	SE 1/2 - 1 (0.921 mi.)	AK165	274
NEWPORT PLATING COMPANY	2810 VILLA	SE 1/2 - 1 (0.936 mi.)	AK174	286
DELANEYS	634 LIDO PARK	SE 1/2 - 1 (0.945 mi.)	AJ180	301
PORT CALYPSO	2633 COAST	ESE 1/2 - 1 (0.954 mi.)	182	303

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/23/2008 has revealed that there are 4 DRYCLEANERS sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHIC CLEANERS	1495 SUPERIOR AVE	NE 1/2 - 1 (0.511 mi.)	75	89

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUNNY FRESH CLEANERS	306 OLD NEWPORT BLVD	E 1/2 - 1 (0.637 mi.)	T97	131
KEREN FLEMING	3305 NEWPORT BEACH UNIT	SE 1/2 - 1 (0.692 mi.)	V111	167
LIDO CLEANERS	3424 VIA LIDO	ESE 1/2 - 1 (0.705 mi.)	Y115	176

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2006 has revealed that there are 35 HAZNET sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALBAG LI NESSIM	17 MOJO CT	NNE 1/4 - 1/2 (0.267 mi.)	12	20
VILLA BALBOA H O A	260 CAGNEY LANE	ENE 1/4 - 1/2 (0.329 mi.)	E17	31
WILLIAM ROY MORGAN, M.D.	1419 SUPERIOR AVENUE	ENE 1/4 - 1/2 (0.334 mi.)	E18	34
RICHARD J MEHREN DDS	1419 SUPERIOR AVE	ENE 1/4 - 1/2 (0.334 mi.)	E19	35
NEWPORT MEDICAL ARTS BLDG	320 SUPERIOR AVE	ENE 1/4 - 1/2 (0.355 mi.)	F23	36
GERALD L WILKS MD	320 SUPERIOR AVENUE	ENE 1/4 - 1/2 (0.358 mi.)	F24	36
HACHETTE FILIPACCI MAGAZINES I	1499 MONROVIA AVE	NNE 1/4 - 1/2 (0.386 mi.)	G25	38
1X PETREE PROPERTIES II, INC	1499 MONTROVIA AVENUE	NNE 1/4 - 1/2 (0.390 mi.)	G28	41
PARK SUPERIOR HEALTH CARE LLC	1445 SUPERIOR AVE	ENE 1/4 - 1/2 (0.409 mi.)	I31	43
VERSAILLE CONDO HOMEOWNERS ASS	100 SCHOLZ PLAZA	ENE 1/4 - 1/2 (0.412 mi.)	32	43
ADVANCED MARINE DIESEL	871 W 15TH ST UNIT B	NNE 1/4 - 1/2 (0.420 mi.)	J42	52
SHEA HOMES LP	869 W 15TH ST	NE 1/4 - 1/2 (0.423 mi.)	J44	53
LANDS & BOATYARD	1517 MONROVIA	NNE 1/4 - 1/2 (0.429 mi.)	G46	54
KAYO OIL CO #2705655	1461 SUPERIOR AVE	ENE 1/4 - 1/2 (0.449 mi.)	I52	61
CIRCLE K STORES INC STATION #5	1461 SUPERIOR AVE	ENE 1/4 - 1/2 (0.449 mi.)	I53	61

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL SERVICE STATION #5089	1461 SUPERIOR AVE	ENE 1/4 - 1/2 (0.449 mi.)	I54	62
SYNOREX INCORPORATED	1531 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.457 mi.)	L58	66
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L60	66
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
APPLIED COATING	1539 MONROVIA AVE #4	NNE 1/4 - 1/2 (0.476 mi.)	L62	73
FREEFORM RESEARCH	1539 MONROVIA AVE #23	NNE 1/4 - 1/2 (0.476 mi.)	L63	74
FREEFORM R AND D	1539 MONROVIA UNIT 23	NNE 1/4 - 1/2 (0.476 mi.)	L64	75
CAL TECH SILKSCREENS	1549 MONROVIA	NNE 1/4 - 1/2 (0.490 mi.)	L66	78
NEWPORT ORTHO SURG MED GRP INC	307 PLACENTIA AVE #111	ENE 1/4 - 1/2 (0.490 mi.)	M67	81
NEWPORT MEDICAL PARTNERSIP	307 PLACENTIA AVE	ENE 1/4 - 1/2 (0.490 mi.)	M68	83
JAMES C VOGEL DDS	355 PLACENTIA #306	ENE 1/4 - 1/2 (0.492 mi.)	M69	84
MARINERS MEDICAL CENTER	355 PLACENTIA	ENE 1/4 - 1/2 (0.492 mi.)	M70	85
NEWPORT LIDO MEDICAL CTR A CAL	351 HOSPITAL RD	ENE 1/4 - 1/2 (0.495 mi.)	N71	86
1X NEWPORT LIDO MEDICAL CENTER	351 HOSPITAL ROAD	ENE 1/4 - 1/2 (0.495 mi.)	N72	86
NEWPORT LIDO MEDICAL CENTER	351 HOSPITAL RD	ENE 1/4 - 1/2 (0.495 mi.)	N73	87
JOHN G MILLER MD	355 PLACENTIA AVE STE	ENE 1/4 - 1/2 (0.496 mi.)	M74	88
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRIANGLE TREATMENT FACILITY	4625 W PACIFIC COAST HW	SSE 0 - 1/8 (0.080 mi.)	A1	7
CORCORAN & CORCORAN INC	4907 SEASHORE DR	SW 1/8 - 1/4 (0.210 mi.)	8	15
STEVEN DIPIETRANTONIO	115 40TH ST	SSE 1/4 - 1/2 (0.394 mi.)	29	41
GEORGE & IRENE SHERRILL TRUST	405 39TH ST	SE 1/4 - 1/2 (0.424 mi.)	45	53

EMI: Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies

A review of the EMI list, as provided by EDR, and dated 12/31/2006 has revealed that there are 9 EMI sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOAG MEM HOSP PRESBYTERIAN	4006 W COAST HWY	ESE 1/4 - 1/2 (0.354 mi.)	22	35
POWDERCOATING SPECIALTIES, VAN	873-A WEST 15TH ST	NNE 1/4 - 1/2 (0.416 mi.)	J34	45
LOUIS B DORFMAN T-SHIRT	871-A W 15TH ST	NNE 1/4 - 1/2 (0.420 mi.)	J40	50
NORLYN BUILDERS-NB,D GREEN&J P	1455 SUPERIOR AVE.	ENE 1/4 - 1/2 (0.437 mi.)	I47	54
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	NNE 1/4 - 1/2 (0.471 mi.)	L61	67
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRYONS ALLEY REST, NB REST MGM	4501 WEST COAST HIGHWAY	SE 0 - 1/8 (0.121 mi.)	3	11
BANNING LEASE	5800 W COAST HWY	WNW 1/4 - 1/2 (0.446 mi.)	K49	55
NEWPORT BEACH CITY - UTILITIES	5800 WEST COAST HWY	WNW 1/4 - 1/2 (0.446 mi.)	K50	58
CITY OF NEWPORT BEACH	5810 WEST COAST HIGHWAY	WNW 1/4 - 1/2 (0.449 mi.)	K57	65

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
FAIRCHILD DRY CLEANERS	DRYCLEANERS
RICK'S 2HR CLEANER	HAZNET, DRYCLEANERS
GOLDEN TOUCH CLEANERS	HAZNET, DRYCLEANERS
CHEVRON STATION #94161	LUST, Cortese, UST
SOUTH BASIN OIL CO WELL #1	CERC-NFRAP
UNOCAL #4898	UST
UNOCAL #5310	UST
UNOCAL #5089	UST
HOAG MEMORIAL HOSPITAL PRESBYTERIA	UST
RETTIG CHIROPRACTIC	HAZNET
BALBOA BAY CLUB & RESORT	HAZNET
MARINE CENTER INC DBA OLYMPIC BOAT	HAZNET
D & N CONCRETE PUMPING	HAZNET
ORANGE COUNTY COAST KEEPER	HAZNET
HOAG MEMORIAL HOSPITAL	FINDS, HAZNET
HOAG MEMORIAL HOSPITAL	HAZNET
OLYMPIC BOAT CENTERS	HAZNET
HOAG CANCER CENTER	HAZNET
HORNBLLOWER YACHTS, INC.	HAZNET
G M VACUUM COATING LAB INC	HAZNET
NEWPORT BEACH DENTAL ASSOCIATES	HAZNET
900 LIDO PARK DR.	ERNS
GOLDEN TOUCH CLEANERS	Orange Co. Industrial Site
NEWPORT BANNING RANCH	ICIS
CELEBRITY DRY CLEANERS, D & J	EMI
CHILI'S, INC.	EMI
HOAG MEMORIAL HOSPITAL PRESBYT	EMI
MINNEY FAMILY ENTERPRISES INC.	EMI
ROYAL THAI CUISINE	EMI
RUSTY PELICAN RESTAURANT	EMI
POWDERCOATING SPECIALTIES, VAN	EMI
DUNKEL BROS PROPERTY	ENVIROSTOR

The report in its entirety is bound under separate cover and on file with the City of Newport Beach and is available for review during regular business hours.