



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
VICTORY PLAZA
13007-13075 VICTORY BOULEVARD
NORTH HOLLYWOOD, CALIFORNIA 91606**

**D3G PROJECT NUMBER:
2007-0359**

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MAY 4, 2007**

**PREPARED FOR:
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Subject Property:

Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, Los Angeles County, California

Site Description:

The subject property consists of one (1) one and two-story main retail strip-mall structure constructed in 1977 and 1983 and two outparcel buildings (Golan Restaurant and Citibank) constructed in 1978. The main building is divided into twenty-five (25) separate tenant spaces. According to the Los Angeles County assessment documents, the main structure contains 180,995 gross square feet, the Golan Restaurant contains 4,597 gross square feet and the Citibank building contains 2,957 gross square feet. The subject property is composed of six (6) parcels totaling 12.2 acres of land. Exterior property improvements include landscaped regions and asphalt parking areas. The subject property is serviced by electricity, natural gas, and municipally supplied water and sewer.





EXECUTIVE SUMMARY CHECKLIST

ENVIRONMENTAL CONCERN	ON-SITE	ADJACENT
asbestos-containing materials	P	NA
lead-based paint	P	NA
interior PCBs		NA
exterior PCBs		
interior stored hazardous materials		NA
exterior stored hazardous materials		
underground storage tank(s) (UST)		
aboveground storage tank(s) (AST)		
dumping, landfills		
hazardous run-off		
RCRA generators		
LUSTs		
CERCLA or NPL sites		
flood zone		
wetlands, surface water		
past industrial operations		
past detrimental activities		

KEY TO CODES:

X	=	YES	?	=	UNKNOWN
BLANK	=	NO	P	=	POTENTIAL
NA	=	Not Applicable			

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1.0 EXECUTIVE SUMMARY

The following summarizes the conclusions and opinions representing Dominion Due Diligence Group's (D3G's) best professional judgment based on information accessed during the course of this investigation.

1.1 Identified Recognized Environmental Conditions

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Victory Plaza located at 13007-13075 Victory Boulevard in North Hollywood, Los Angeles County, California (subject property). Any exceptions to, or deletions from this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

1.2 Identified Additional Environmental Concerns

- Presumed Asbestos-Containing Materials (ACMs)
Portions of the main retail strip-mall structure were constructed in 1977 and the outparcel buildings were constructed in 1978, during a time of asbestos-containing building material usage. An asbestos screening was not performed as part of this Phase I ESA. Presumed asbestos-containing materials (PACMs) identified include flooring materials, built up roofing materials, cove base, mastic, and ceiling tile. At the time of inspection, the PACMs were observed to be in good physical condition and are not suspected to present significant health hazards or liabilities to the site occupants in their current physical conditions.
- Presumed Lead-based Paint
Portions of main retail strip-mall structure were constructed in 1977 and the outparcel buildings were constructed in 1978, during a time of potential lead-based paint usage; therefore, lead-based paint may be present. Lead-based paint is suspected to have been used on interior and exterior surfaces of the structures. No peeling or flaking paint was observed at the subject property.



1.3 Recommended Response Actions

D3G has performed a Phase I ESA at the subject property. Based on the conclusions, D3G recommends the following:

- Presumed Asbestos-Containing Materials (ACMs)
D3G recommends that the PACMs be sampled prior to demolition. If asbestos-containing materials (ACMs) are identified, they should be handled in accordance with OSHA and EPA NESHAPS regulations and local, state and federal regulations. ACMs remaining after the rehabilitation should be managed under a site specific Operations and Maintenance (O&M) Program.
- Presumed Lead-based Paint
D3G recommends that the presumed LBP be sampled prior to demolition. Potential lead-based paints should be handled in accordance with OSHA and EPA RCRA regulations, and state and federal disposal requirements during renovation and demolition.

2.0 SCOPE OF WORK

2.1 Project Purpose and Scope of Work

Dasher/Lawless Inc. (user) contracted Dominion Due Diligence Group (D3G) to perform a Phase I Environmental Site Assessment (ESA) of the Victory Plaza located at 13007-13075 Victory Boulevard in North Hollywood, Los Angeles County, California (subject property).

The purpose of the Phase I ESA is to provide appropriate inquiry into the previous ownership and uses of the subject property and identify recognized environmental conditions (RECs), which are the presence or likely presence of any hazardous substances or petroleum products at the subject property under conditions that indicate an existing release, a past release, or a material threat of a release into structures, the ground, groundwater or surface water of the subject property. In addition, this report assesses non-scope considerations as directed by the client. Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete.



This investigation was conducted in accordance with ASTM E 1527-05 published guidelines, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, and accepted Phase I ESA industry standards.

The findings described within this Phase I ESA are based upon and limited to information that was available to D3G at the time of our inspection. The scope of services for this Phase I ESA did not include the collection or analysis of soil or groundwater samples. D3G assumes no responsibility for hidden or latent conditions or misrepresentation by the property owner, its representatives, public information officials or any authority consulted in connection with the compilation of this report.

This report has been prepared for, and can be relied upon by the Client, Dasher/Lawless Inc. This report is not to be relied upon or reproduced, either in whole or in part, without written consent from D3G.

2.2 Reason for Performing a Phase I ESA

The user informed D3G that the Phase I ESA is being performed because the subject property is being purchased.

2.3 Limitations and Data Gaps

D3G encountered the following limitations, exceptions, and/or data gaps during the performance of this Phase I ESA:

- Our on-site observations pertain only to specific locations at specific times on specific dates. This report and conclusions herein are based upon data collection between April 16, 2007 and May 14, 2007. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.
- In order for the prospective purchaser to claim protection from CERCLA liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner, the acquisition of the subject property should be completed within 180 days after the subject property inspection date.
- According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.
- This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule. However, in order to qualify for



certain landowner liability protections under CERCLA, Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners must meet additional requirements in 101(35)(B) of CERCLA (42 U.S.C. 9601(35)) of the Federal Register.

- Historical information was not reasonably ascertainable to the subject property's first developed use. D3G obtained historical information to 1953 at which time the subject property was developed with a drive-in movie theatre. Due to the non-hazardous nature of a drive-in movie theatre, this limitation is not significant.
- D3G was unable to gain access to a storage room in Unit 13013 - Direct Connections, the space behind the lobby area in the Citibank building, and the Pilot Room, the Pump Room, women's locker room, and a storage room in the Bally's facility.

2.4 Methodology

D3G's site inspection consisted of visual observations along boundaries and various transects throughout the subject property. On the interior, common areas such as lobbies, hallways, utility rooms, maintenance and repair areas, and a representative sample of occupant spaces were observed. The adjacent properties were observed from the subject property and its boundaries of the subject property and public right-of-ways.

3.0 SUBJECT PROPERTY AND VICINITY INFORMATION

3.1 General Subject Property Description

The subject property consists of one (1) one and two-story main retail strip-mall structure constructed in 1977 and 1983 and two outparcel buildings (Golan Restaurant and Citibank) constructed in 1978. The main building is divided into twenty-five (25) separate tenant spaces. According to the Los Angeles County assessment documents, the main structure contains 180,995 gross square feet, the Golan Restaurant contains 4,597 gross square feet and the Citibank building contains 2,957 gross square feet. The subject property is composed of six (6) parcels totaling 12.2 acres of land. Exterior property improvements include landscaped regions and asphalt parking areas. The subject property is serviced by electricity, natural gas, and municipally supplied water and sewer.



The following table summarizes the current property tenants:

UNIT #	TENANT NAME
13075	Golan Restaurant
13003	Citibank
13007½	Check 'N Go
13007	Discount Cigarettes
13009	Subway
13009½	Signature Photo Gallery
13011	Victory Plaza Travel & Tours
13013	Direct Connections
13015	Fashion Q
13021	CVS
13023	VP Discount Health Food
13025	Ruzanna's Flowers
13027	Riviera Sun Tanning Salon
13029-A	UPS Store
13029	Optometrist
13033	Trimax Real Estate Services
13035	Dress Up
13039	Fashion Q Shoes & Accessories
13041	Planet Video
13045	My Haircut Salon
13051	Vallarta Supermarket
13055	Victory Plaza Cleaners
13057	Le Yogurt
13059	K. Brothers Jewelers Inc.
13061	Cosmetic and Restorative Dentistry
13063	Men's Wear/Gym Wear
13069	Bally's

3.1.1 Subject Property Utilities

SUBJECT PROPERTY UTILITIES	
ELECTRICITY	Los Angeles Department of Water & Power
WATER	Los Angeles Department of Water & Power
SANITARY SEWER	Los Angeles Department of Water & Power
INDUSTRIAL WASTEWATER	NA
NATURAL GAS	Southern California Gas Co.
SOLID WASTE	Various services

HEATING SOURCE	AGE
Natural gas	1977



COOLING SOURCE	AGE
Electricity	1977

3.1.2 Subject Property Municipal Identification

SUBJECT PROPERTY MUNICIPAL IDENTIFICATION	
PROPERTY NUMBER	2326-017-002, 005, 006, 008, 010 and 011
SOURCE	Los Angeles County assessment documents

A copy of the tax cards has been included in Appendix B of this report.

3.2 Current Uses of the Adjoining Properties

DIRECTION	LAND USAGE
NORTH	Single-family residential
SOUTH	Victory Boulevard and multi-family residential
EAST	Personal Storage Garage and St. Jane Frances Catholic Church
WEST	Tujunga Wash and single-family residential

See Appendix C for a copy of the Site Plan, which identifies subject property structures and general vicinity characteristics.

3.3 Additional Information Provided

D3G was not provided additional information from the user.

4.0 SUBJECT PROPERTY HISTORY

4.1 Current and Historical Subject Property Ownership

OWNER	PURCHASE DATE	DEED BOOK/PAGE
Smith & Sons	Approximately 1970s	Unknown
SOURCE	Interviews with Dasher/Lawless Inc.	

Due to the nature of the tax assessment documents and deed records, a thorough chain-of-title was not reasonably ascertainable.



4.2 Review of Aerial Photographs

YEAR	ON-SITE	ADJACENT
1953	The subject property appears to be developed as a drive-in movie theatre. The entrance is located off of Victory Boulevard. The movie screen is located on the southern portion, the concession stand is centrally located and parking radiates northward.	North appears to be single-family residential; south appears to be multi-family residential; east appears to be developed with three (3) of the current St. Jane Frances Church structures; and west appears to be developed with the Tujunga Wash and single-family residential.
1965	The same as 1953.	The same as 1953.
1972	The same as 1953.	The same as 1953, except east is developed with an additional building.
1994	The current subject property structures are apparent.	The same as 1953, except east is developed with the storage facility.
2005	The same as 1994.	The same as 1994.
SOURCE	Los Angeles County USDA Service Center, Los Angeles Public Library, www.terraserver-usa.com , and Google Earth	

A copy of the aerial photographs is included in Appendix D of this report. The 1965 aerial photograph was reviewed at the Los Angeles Public Library and D3G was unable to make a copy of this document.

4.3 Fire Insurance Maps

Sanborn Maps generally cover areas of urban and industrial development from the 1800's to the 1990's. D3G reviewed Sanborn Fire Insurance Maps at the Los Angeles Public Library; however, the subject property is not included in Sanborn Map coverage.

4.4 Other Historical Sources

D3G obtained The EDR-City Directory *Abstract (Abstract)* dated May 4, 2007, which includes a search and abstract of available city directory data from the years 1920 through 2006. The subject property address and surrounding properties were not listed in the *Abstract* from 1920-1949; was listed as the Victory Drive-in Theatre from 1950-1976; and was listed as various tenants of Victory Plaza from 1980-2001. The subject property was not listed in the 2003, 2004, and 2006 researched directories. No tenants of environmental concern were identified in the researched directories except for the Victory Plaza Cleaners in Unit 13055. The Victory Plaza Cleaners is discussed in more detail in Section 8.1.



A copy of the EDR-City Directory *Abstract* is included in Appendix J.

4.5 Summary of Subject Property History

According to the reviewed subject property historical information, the subject property consisted of a drive-in movie theatre from since at least 1950-1976 prior to the construction of the current subject property structures in 1977 and 1978. None of the accessed data depicts underground storage tanks (USTs) at the former structures; however, there exists the possibility that the former facility utilized underground or aboveground storage tanks (USTs/ASTs). No visual evidence of USTs (fill ports/vent pipes) or ASTs was observed during the site inspection. If ASTs or USTs were formerly located at the subject property, they should have been removed during the demolition of the drive-in theatre in the 1970s. Subject property observations did not indicate that previous activities have negatively impacted the environmental condition of the subject property.

5.0 INTERVIEWS AND QUESTIONNAIRES

5.1 Prospective Landowner/User Questionnaire

A Property Questionnaire was completed by Mr. Christopher Alan, President of Dorian Capital Investments, the Prospective Landowner and User, and returned to D3G. Mr. Alan stated that he is aware of reasonably ascertainable information, the past uses of the subject property, the fact that the subject property has a dry cleaner, that a title search has been performed and that the purchase price reflects the fair market value. Mr. Alan stated that there is a difference in the purchase price of the subject property and the fair market value. However, it is not a result of known contamination. A copy of the completed Property Questionnaire is included in Appendix A.

5.2 Current Landowner Questionnaire

A Property Questionnaire (labeled the Key Site Manager questionnaire) was completed by Mr. Clarke A. Smith, the Current Landowner Representative, and returned to D3G. Mr. Smith stated that he is aware of reasonably ascertainable information, the fact that the subject property has a dry cleaner, that there is an aboveground tank at the dry cleaners and that the previous use of the subject property was a drive-in theatre. Mr. Clarke has been associated with the subject



property for twenty (20) years. A copy of the completed Property Questionnaire is included in Appendix A.

5.3 Key Site Manager Questionnaire

The current landowner is additionally the key site manager. Therefore, an additional questionnaire was not warranted.

5.4 Local Agencies Contacted

D3G contacted the Los Angeles Fire Department Underground Tank Unit, on April 18, 2007 for a review of their environmental records (i.e. USTs, hazardous materials storage, and spills) for the subject property. At the time of this report writing, no return correspondence has been received. A copy of the correspondence is located in Appendix E of this report.

5.5 Additional Persons Interviewed

INTERVIEWED PERSON	POSITION/RELATION TO PROPERTY	INTERVIEW DATE	CONTENT OF DISCUSSION
Manuel Miranda	Maintenance Supervisor	05-04-2007	<p>Discussed subject property operations, property history, toured the property and accessed the interior of units.</p> <p>Mr. Miranda has been associated with the subject property for over 20 years, stated that there are no USTs and that that subject property was previously a drive-in theatre and then vacant land.</p>



6.0 GOVERNMENTAL AGENCY DATABASE RECORDS

6.1 State Regulatory Records

DATABASE		FINDINGS
State and Tribal Leaking Underground Storage Tank Data (LUST)		On-Site: None Adjacent: None 0.50 Mile Radius: One (1)
State and Tribal Underground Storage Tank Data (UST)		On-Site: None Adjacent: None 0.25 Mile Radius: Two (2)
State and Tribal Voluntary Cleanup Sites		On-Site: None Adjacent: None 0.50 Mile Radius: One (1)
State and Tribal Brownfield Sites		On-Site: None Adjacent: None 0.50 Mile Radius: None
State and Tribal Hazardous Waste Sites (SHWS)		On-Site: None Adjacent: None 1.00 Mile Radius: Two (2)
State and Tribal Registered Solid Waste Landfills (SWL)		On-Site: None Adjacent: None 0.75 Mile Radius: One (1)
SOURCE	State of California governmental records accessed by Environmental FirstSearch	

The State listed facilities are not located on-site or adjacent and are not of environmental concern to the subject property. The closest record is approximately 0.13 miles southeast and down-gradient of the subject property. Based on the listed distances and topographical relationships, the vicinity state-regulated facilities are not suspected to present environmental concerns to the subject property.



6.2 Federal Regulatory Records

DATABASE		FINDINGS	
EPA National Priorities Listing (NPL – Superfund)		On-Site:	None
		Adjacent:	None
		1.00 Mile Radius:	None
EPA National Priorities Listing (NPL – Delisted sites)		On-Site:	None
		Adjacent:	None
		0.50 Mile Radius:	None
EPA Comprehensive Environmental Response, Compensation, and Liability Act (CERCLIS)		On-Site:	None
		Adjacent:	None
		0.50 Mile Radius:	None
EPA Resource Conservation and Recovery Act (RCRA)		On-Site:	None
		Adjacent:	None
		0.50 Mile Radius:	Two (2)
EPA Emergency Response Notification-sites (ERNS)		On-Site:	None
		Adjacent:	None
		0.15 Mile Radius:	None
EPA RCRA Corrective Action Report (CORRACTS)		On-Site:	None
		Adjacent:	None
		1.00 Mile Radius:	None
SOURCE	Environmental Protection Agency records accessed by Environmental FirstSearch		

The EPA RCRA facilities are not located on the subject property, adjacent properties and are not environmental concerns. The closest record is approximately 0.15 miles southeast and down-gradient of the subject property. In addition, there are no listed violations. Based on the listed distances, topographical relationships and current regulatory statuses, the vicinity EPA RCRA facilities are not suspected to have negatively impacted the environmental integrity of the subject property.

6.3 Database Non-Geocoded/Un-Mapable Sites

In addition, two (2) non-geocoded sites were listed in the Environmental FirstSearch Report. After mapping the non-geocoded sites, the facilities were determined to be located outside the ASTM E 1527-05 radius of the subject property and are therefore not believed to have negatively impacted the environmental integrity of the subject property.



6.4 Institutional and Engineering Controls

In addition, the Environmental FirstSearch Report searches Federal, state and tribal lists of institutional and engineering controls for the subject property and adjoining property. No information about institutional and engineering controls was listed in the Environmental FirstSearch Report. Additional information on institutional and engineering controls may be found in Section 5.1, if available.

A copy of the Environmental FirstSearch Report can be found in Appendix F.

7.0 ENVIRONMENTAL SETTING

7.1 Topography and Regional Surface Water

TOPOGRAPHY AND REGIONAL SURFACE WATER	
ELEVATION (feet above mean sea level)	700
SLOPE	Southeast
APPROXIMATE GROUNDWATER FLOW	Southeast
REGIONAL SURFACE WATER	Tujunga Wash is located adjacent to the west and flows in a southeasterly direction.
SOURCE: USGS Topographic Quadrangle	<i>Van Nuys, California, 1972</i>

Located in the Appendix C is a topographic map depicting subject property elevations and drainage patterns. Depth to groundwater fluctuates depending on hydrological and weather conditions.

7.2 Soil Characteristics

SOIL CHARACTERISTICS	
SOIL TYPE	<i>Tujunda-Soboba (13):</i> This map unit consists of excessively drained, rapidly permeable soils with a sand to loamy fine sand surface and cobbly loamy coarse sand subsurface.
SOURCE	<i>Soil Survey of Los Angeles County, California, 1969</i>



8.0 REVIEW OF SITE RECONNAISSANCE INFORMATION

8.1 Hazardous Materials and Petroleum Products

The Victory Plaza Cleaners, located at 13055, has operated as a dry cleaning facility since approximately 1980. Dry cleaners are potential sources of environmental contamination due to their use and storage of chemicals such as perchloroethylene (perc). According to the Environmental FirstSearch Report, the Victory Plaza Cleaners is not registered as a RCRA generator, which it is required to do to be in compliance with U.S. EPA regulations. Based on the lack of RCRA compliance and the age of the facility, D3G believed that the Victory Plaza Cleaners was a potential source of contamination.

In order to determine if the on-site dry cleaner negatively impacted the environmental integrity of the subject property, on May 4, 2007 D3G advanced three (3) soil borings to a depth of eight (8) feet below ground surface in the vicinity of the on-site dry cleaner. One-inch diameter borings were advanced using direct-push technology. Soil samples were screened with a Photoionization Detector (PID) to identify areas of contamination and then analyzed for volatile organic compounds (VOCs) by EPA Method 8260B. Soil samples were collected at 0-2 feet bgs based on the fact that the surface soils would likely be the most contaminated due to surface spills of the perc. D3G was unable to obtain groundwater samples due to the depth of groundwater.

BORING NUMBER	APPROXIMATE LOCATION	SAMPLE DEPTH (FEET)	PID READING	ANALYTICAL RESULTS
B-1	Unit interior. Approximately seven (7) feet from rear door adjacent to dry cleaning equipment	0-2	0.0	BDL
B-2	Exterior and rear of unit approximately four (4) feet from rear door.	0-2	0.0	BDL
B-3	Exterior and front of unit approximately eight (8) from sidewalk edge in the parking lot	0-2	0.0	BDL

BDL= Below Detection Limits

Based on the PID readings and analytical results, D3G believes that the on-site dry cleaner is not a current environmental concern to the subject property. However, D3G recommends that the Victory Plaza Cleaners comply with RCRA regulations and register with the U.S. EPA.



A copy of the Phase II ESA can be found in Appendix K.

No additional bulk storage of hazardous materials or petroleum products was identified at the subject property. However, paints and cleaning products are stored in the individual units. None of the stored materials were observed to be leaking or to have had signs of major spillage. No floor drains or other potential receptors for the release of hazardous materials were observed within the areas of material storage. The on-site chemicals are commercially available, stored in limited quantities, and are not believed to present an environmental concern to the subject property.

8.2 PolyChlorinated Biphenyls (PCBs)

Located at exterior locations of the subject property are six (6) pad-mounted electrical transformers, which are owned and maintained by the Los Angeles Department of Water and Power. The on-site electrical transformers were not affixed with blue "Non-PCB" stickers and are therefore assumed to contain PCBs. However, leakage was not visually observed on or around the transformers and in their current physical condition are not believed to present environmental concerns to the subject property.

8.3 Subject Property Dumped Materials/Landfills

No dumped debris was observed on-site during the subject property visit. Located in designated areas of the property are several municipal waste dumpsters. No staining and/or visual signs of spillage were observed in the vicinity of the dumpsters during the subject property visit.

No evidence of landfills was identified at the subject property.

8.4 Spills/Stained Soils/Stained Pavement/Stressed Vegetation

No evidence of spills, stained soils or distressed vegetation was observed at the subject property.



8.5 Storage Tanks not Previously Listed

On-site USTs and/or ASTs:

An approximate 100-gallon diesel aboveground storage tank (AST) was observed on the second floor of the Vallarta Grocery Store. The diesel is used to fuel the backup generator. No evidence of spills or stains was observed adjacent to the generator. Based on the lack of spills or stains, the AST is not believed to be an environmental concern to the subject property.

Visual evidence (i.e. fill ports, vent pipes) that would indicate the past and/or present existence of underground fuel storage tanks was not observed during the subject property inspection.

Off-site USTs and/or ASTs:

No off-site USTs or ASTs were observed during the site inspection.

8.6 Drains and/or Sumps

No evidence of industrial drains or sumps was observed during the subject property inspection.

8.7 Wells not Previously Listed

No evidence of additional wells was observed during the subject property inspection.

8.8 Storm Water Drainage and Runoff

On-site:

On-site drainage at the subject property is suspected to consist of flow along the asphalt parking areas to strategically located storm drains and surface percolation in the unpaved areas.

Off-site:

Hazardous off-site source run-off to the property is not suspected to occur due to the non-hazardous nature of the up-gradient properties.



8.9 Pits, Ponds, or Lagoons

On-site:

No evidence of pits, ponds, or lagoons was observed during the subject property inspection.

Off-site:

No evidence of pits, ponds, or lagoons was observed at the adjacent properties during the inspection.

8.10 Odors

No evidence of adverse or suspicious odors was observed during the subject property inspection.

9.0 INVESTIGATION FOR NON-SCOPE CONSIDERATIONS

9.1 Asbestos-Containing Materials

Portions of main retail strip-mall structure were constructed in 1977 and the outparcel buildings were constructed in 1978, during a time of asbestos-containing building material usage. An asbestos screening was not performed as part of this Phase I ESA. Presumed asbestos-containing materials (PACMs) identified include flooring materials, built up roofing materials, cove base, mastic, and ceiling tile. At the time of inspection, the PACMs were observed to be in good physical condition and are not suspected to present significant health hazards or liabilities to the site occupants in their current physical conditions.

D3G recommends that the PACMs be sampled prior to demolition. If asbestos-containing materials (ACMs) are identified, they should be handled in accordance with OSHA and EPA NESHAPS regulations and local, state and federal regulations. ACMs remaining after the rehabilitation should be managed under a site specific Operations and Maintenance (O&M) Program.

9.2 Lead-Based Paint

Portions of main retail strip-mall structure were constructed in 1977 and the outparcel buildings were constructed in 1978, during a time of potential lead-based paint



usage; therefore, lead-based paint may be present. Lead-based paint is suspected to have been used on interior and exterior surfaces of the structures. No peeling or flaking paint was observed at the subject property.

D3G recommends that the presumed LBP be sampled prior to demolition. Potential lead-based paints should be handled in accordance with OSHA and EPA RCRA regulations, and state and federal disposal requirements during renovation and demolition.

9.3 Radon Gas

U.S. EPA RADON DATA	
ZONE	2
ZONE DEFINITION	Average reading between 2 and 4 picocuries/liter
SOURCE	U.S. EPA Radon Map

The property does not contain subgrade areas, which reduces the potential for radon gas.

9.4 Flood Plains

According to <https://hazards.fema.gov>, <http://msc.fema.gov>, and the Los Angeles County USDA NRCA, the FEMA Flood Insurance Rate Map (FIRM) #060137-0039C, is a non-printed panel.

9.5 Wetlands

According to the National Wetlands Inventory map for Van Nuys, California accessed at the Los Angeles County USDA NRCS and visual observations, there are not suspected to be wetland areas on the subject property. However, a wetland delineation/determination has not been performed at the subject property.

10.0 REFERENCE MATERIALS

- Los Angeles County Offices: Assessor, USDA NRCS, and Fire Department Underground Tank Unit
- Soil Conservation Service – *Soil Survey of Los Angeles County, California*, issued 1969
- USGS Topographic Quadrangle – *Van Nuys, California, 1972*



- Environmental FirstSearch™ Report, dated April 17, 2007
- FEMA Flood Insurance Rate Map (FIRM) #060137-0039C
- National Wetlands Inventory map for Van Nuys, California
- Delorme Street Atlas USA® 2006
- www.terraserver-usa.com
- EPA Radon Map
- EDR-City Directory *Abstract* dated May 4, 2007

11.0 EXECUTION AND CERTIFICATION

Data presented in this report is factual to the best of our knowledge. Available sources of data were comprehensively researched to provide a complete Phase I ESA of the subject property. The Phase I ESA was prepared in accordance with ASTM E 1527-05 published guidelines, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, and accepted Phase I ESA industry standards.

D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the User or others in connection with this transaction.

DOMINION DUE DILIGENCE GROUP

Chad M. Prevatte
Western Regional Manager/
Environmental Professional



Signature

Kimberly L. Dingleline
Director of Environmental Services/
Environmental Professional



Signature

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.



We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

12.0 APPENDICES

Appendix A:	Property Questionnaires
Appendix B:	Tax Assessment Information
Appendix C:	Site Mapping
Appendix D:	Aerial Photographs
Appendix E:	Correspondence with Local Agencies
Appendix F:	State and Federal Regulatory Records Search
Appendix G:	Site Photographs
Appendix H:	Staff Resumes
Appendix I:	Certificate of Liability Insurance
Appendix J:	EDR-City Directory <i>Abstract</i>
Appendix K:	Phase II ESA



APPENDIX A

Property Questionnaires





PROSPECTIVE LANDOWNER AND/OR USER QUESTIONNAIRE

SUBJECT PROPERTY NAME:	Victory Boulevard Commercial Center		
SUBJECT PROPERTY ADDRESS:	13005-13069 W. Victory Boulevard, Los Angeles, CA 90066		
QUESTION	YES	NO	UNK?
1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property?		✓	
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property?		✓	
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		✓	
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		✓	
5. Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		✓	
6. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants?		✓	
7. Are you aware of commonly known or reasonably ascertainable information about the property?	✓		
8. Do you know the past uses of the property?	✓		
9. Do you know specific chemicals that are present or once were present at the property?		✓	
10. Do you know of spills or other chemical releases that have taken place at the property?		✓	
11. Do you know of environmental cleanups that have taken place at the property?		✓	
12. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?		✓	
13. Has a title search been performed? If yes, please attach.	✓		
14. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?	✓		
15. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals at the subject property?		✓	
16. Are there currently any industrial drums or chemicals at the subject property?		✓	

PROSPECTIVE LANDOWNER AND/OR USER QUESTIONNAIRE


SUBJECT PROPERTY NAME:	Victory Boulevard Commercial Center		
SUBJECT PROPERTY ADDRESS:	13007-13075 W. Victory Boulevard, Los Angeles, CA 90066		
QUESTION	YES	NO	UNK?
17. Are you aware of contaminated fill dirt at the subject property? (i.e. Fill dirt from off-site.)		✓	
18. Are there currently any pits, ponds, or lagoons in connection with waste disposal or treatment at the subject property?		✓	
19. Are there any current or previous underground storage tanks or aboveground storage tanks at the subject property?		✓	
20. Are there currently any vent pipes, fill pipes, or access ways protruding from the ground at the subject property?		✓	
21. Is the subject property served by a private well and or a private septic system?		✓	
22. Does the property discharge industrial wastewater (excluding sanitary sewer)?		✓	
23. Are there monitoring wells at the subject property?		✓	
24a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	✓		
24b. If there is a difference in the purchase price and fair market value of the property, is it because of known contamination?		✓	
25. What type of property transaction is being performed? i.e. sale, purchase, exchange, refinance?	Purchase		
26. What is the fair market value of the property?	\$53 million		
27. What is the purchase price of the property?	\$33 million		
28. If you are also the current landowner, in what year did you purchase the subject property?	2007		
Please attach additional explanation for questions answered "YES".			
Please provide the following documentation to D3G, if available:			
<ul style="list-style-type: none"> * Previous Phase I Environmental Site Assessment * Environmental compliance audit reports * Registrations for USTs and/or ASTs. * Geotechnical reports 		<ul style="list-style-type: none"> * Asbestos or Lead-Based Paint reports * Environmental permits * Registrations for underground injection systems. * Hazardous waste generator notices. 	
In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.			
Please return questionnaire to D3G: fax 804-358-3003 or mail it to 4120 Cox Road, Glen Allen, VA 23060-3316			
Christopher Alan	President	4/17/07	
PRINT NAME/SIGNATURE	TITLE	DATE	
Dorian Capital Investments	Prospective Landowner		
COMPANY	PROSPECTIVE LANDOWNER OR USER?		



KEY SITE MANAGER PROPERTY QUESTIONNAIRE

SUBJECT PROPERTY NAME:		Victory Plaza Shopping Center		
SUBJECT PROPERTY ADDRESS:		13007-13075 West Victory Boulevard, North Hollywood, CA		
QUESTION	YES	NO	UNK?	
1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property?		X		
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property?		X		
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		X		
5. Are you aware of commonly known or reasonably ascertainable information about the property? For example: Do you know the past uses of the property?	X			
6. Do you know specific chemicals that are present or once were present at the property?		X		
7. Do you know of spills or other chemical releases that have taken place at the property?		X		
8. Do you know of environmental cleanups that have taken place at the property?		X		
9. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?		X		
10. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility? <i>Dry Cleaner</i>	X			
11. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals at the subject property?		X		
12. Are there currently any industrial drums or chemicals at the subject property?		X		
13. Are you aware of contaminated fill dirt at the subject property? (i.e. Fill dirt from off-site.)		X		
14. Are there currently any pits, ponds, or lagoons in connection with waste disposal or treatment at the subject property?		X		
15. Are there any current or previous underground storage tanks or aboveground storage tanks at the subject property? <i>Dry Cleaner</i>	X			

KEY SITE MANAGER PROPERTY QUESTIONNAIRE

SUBJECT PROPERTY NAME: Victory Plaza Shopping Center				
SUBJECT PROPERTY ADDRESS: 13007-13075 West Victory Boulevard, North Hollywood, CA				
QUESTION	YES	NO	UNK?	
16. Are there currently any vent pipes, fill pipes, or access ways protruding from the ground at the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
17. Is the subject property served by a private well and or a private septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
18. Does the property discharge industrial wastewater (excluding sanitary sewer)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
19. Are there monitoring wells at the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Additional Comments: Past Use: Drive-in theater				
Please attach additional explanation for questions answered "YES".				
Please provide the following documentation to D3G, if available:				
<ul style="list-style-type: none"> * Previous Phase I Environmental Site Assessment * Asbestos or Lead-Based Paint reports * Environmental compliance audit reports * Environmental permits * Registrations for USTs and/or ASTs. * Registrations for underground injection systems. * Geotechnical reports * Hazardous waste generator notices. 				
Please return questionnaire to D3G: fax 804-358-3003 or mail it to 4120 Cox Road Glen Allen, VA 23060-3316				
Clarke A. Smith			5/8/07	
PRINT NAME	SIGNATURE		DATE	
Property Manager / Agent			20	
TITLE			YEARS WITH PROPERTY	

APPENDIX B

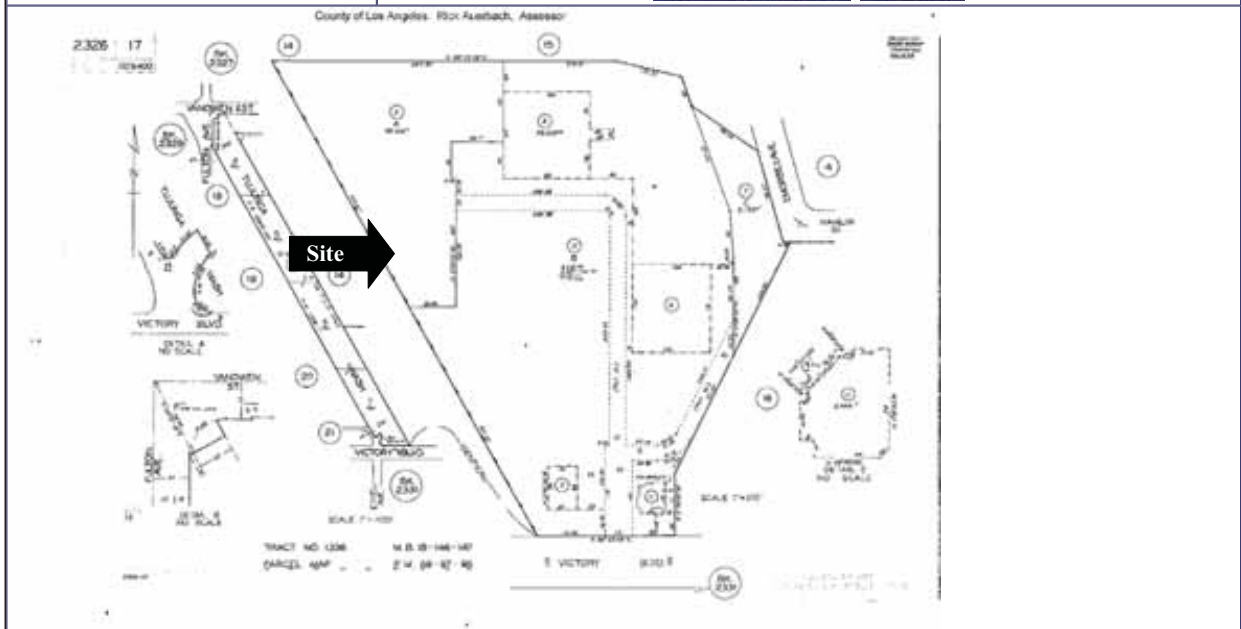
Tax Assessment Information



Assessor Maps are produced for property appraisal purposes, and are NOT surveys.
 No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

[View Enlarged Map](#)

[View Printing Instructions](#)



Appendix B
 Tax Map



Victory Plaza
 13007-13075 Victory Boulevard
 North Hollywood, California

Parcel #s: 2326-017-002, 005, 006, 008, 010 and 011

**DOMINION
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 GROUP**

[Records for this property are kept at the Headquarters Office](#)

Property Information

Assessor's Id. Number 2326-017-010
Site Address 13037 VICTORY BLVD
LOS ANGELES CA 91606
Property Type Commercial / Industrial
Region / Cluster 28 / 28620
Tax Rate Area (TRA) 00013

[Click Here to View Assessor's Map](#)

[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date
Indicated Sale Price

[Search for Recent Sales](#)

2006 Roll Values

Recording Date 02/07/2005
Land \$1,668,446
Improvements \$1,873,733
Personal Property \$0
Fixtures \$0
Homeowners' Exemption \$0
Real Estate Exemption \$0
Personal Property Exemption \$0
Fixture Exemption \$0

[Click Here for 2006 Annual Taxes](#)

[Estimate Supplemental Taxes](#)

Property Boundary Description

*TR=PARCEL MAP AS PER BK 89 P 97-98 OF P M*LOT COM AT SW COR OF LOT B TH N 89 ϕ 59'08" E 131.04 FT TH N 0 ϕ 00'52" W 50.5 FT TH S 89 ϕ 59'08" W 109 FT TH ... SEE MAPBOOK FOR MISSING PORTION ... LOT B

Building Description(s)

Improvement 1

Square Footage 10,500
Year Built / Effective Year Built 1978 / 1978
Bedrooms / Bathrooms 0 / 0
Units 0

Improvement 2

Square Footage 7,000
Year Built / Effective Year Built 1978 / 1978
Bedrooms / Bathrooms 0 / 0
Units 0

Improvement 3

Square Footage 22,200
Year Built / Effective Year Built 1979 / 1979
Bedrooms / Bathrooms 0 / 0
Units 0

Assessor's Id. Number	2326-017-008
Site Address	13051 VICTORY BLVD LOS ANGELES CA 91606
Property Type	Commercial / Industrial
Region / Cluster	28 / 28620
Tax Rate Area (TRA)	00013
Click Here to View Assessor's Map	
Click Here to View Index Map	

Latest Sale Date	
Indicated Sale Price	
Search for Recent Sales	

Recording Date	02/07/2005
Land	\$154,095
Improvements	\$1,664,588
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0
Click Here for 2006 Annual Taxes	
Estimate Supplemental Taxes	

TR=PARCEL MAP AS PER BK 89 P 97-98 OF PM LOT COM S ON W LINE OF LOT B, 60 FT FROM MOST N,NW COR OF SD LOT TH N 89° 59'08" E 166 FT TH S 0°00'52" E 72 FT ... SEE MAPBOOK FOR MISSING PORTION ... LOT B

Improvement 1	
Square Footage	32,057
Year Built / Effective Year Built	1977 / 1982
Bedrooms / Bathrooms	0 / 0
Units	1

[Click Here for Another Search](#)

Assessor's Id. Number	2326-017-006
Site Address	13021 VICTORY BLVD LOS ANGELES CA 91606
Property Type	Commercial / Industrial
Region / Cluster	28 / 28620
Tax Rate Area (TRA)	00013

[Click Here to View Assessor's Map](#)

[\[Click Here to View Index Map\]](#)

Latest Sale Date	
Indicated Sale Price	

[Search for Recent Sales](#)

Recording Date	02/07/2005
Land	\$135,433
Improvements	\$1,100,623
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0

[Click Here for 2006 Annual Taxes](#)

[Estimate Supplemental Taxes](#)

*TR=PARCEL MAP AS PER BK 89 P 97-98 OF P M*LOT COM N
0¢00'52" W 174.51 FT AND S 89¢59'08" W 42.78 FT FROM MOST S
COR OF LOT C TH S 0¢00'52" E 170 FT WITH A UNIFORM DEPTH
OF 150 FT S 89¢59'08" W POR OF LOT B

Improvement 1	
Square Footage	25,800
Year Built / Effective Year Built	1977 / 1977
Bedrooms / Bathrooms	0 / 0
Units	1

[Click Here for Another Search](#)

Assessor's Id. Number	2326-017-005
Site Address	13007 VICTORY BLVD LOS ANGELES CA 91606
Property Type	Commercial / Industrial
Region / Cluster	28 / 28620
Tax Rate Area (TRA)	00013
Click Here to View Assessor's Map	
Click Here to View Index Map	

Latest Sale Date	
Indicated Sale Price	
Search for Recent Sales	

Recording Date	02/07/2005
Land	\$25,279
Improvements	\$438,949
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0
Click Here for 2006 Annual Taxes	
Estimate Supplemental Taxes	

*TR=PARCEL MAP AS PER BK 89 P 97-98 OF P M*LOT ON N LINE OF VICTORY BLVD COM E THEREON 131.04 FT AND N 0°00'52" W 50.5 FT AND S 89°59'08" W 53 FT FROM INTER- ... SEE MAPBOOK FOR MISSING PORTION ... LOT B

Improvement 1	
Square Footage	4,597
Year Built / Effective Year Built	1978 / 1978
Bedrooms / Bathrooms	0 / 0
Units	0

[Click Here for Another Search](#)

[Records for this property are kept at the Headquarters Office](#)

Property Information

Assessor's Id. Number	2326-017-002
Site Address	13069 VICTORY BLVD LOS ANGELES CA 91606
Property Type	Commercial / Industrial
Region / Cluster	28 / 28620
Tax Rate Area (TRA)	00013

[Click Here to View Assessor's Map](#)

[\(Click Here to View Index Map\)](#)

Recent Sale Information

Latest Sale Date
Indicated Sale Price

[Search for Recent Sales](#)

2006 Roll Values

Recording Date	07/29/1983
Land	\$1,163,512
Improvements	\$3,010,404
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0

[Click Here for 2006 Annual Taxes](#)

[Estimate Supplemental Taxes](#)

Property Boundary Description

*TR=PARCEL MAP AS PER BK 89 P 97-98 OF P M LOT A

Building Description(s)

Improvement 1

Square Footage	55,000
Year Built / Effective Year Built	0000 / 1977
Bedrooms / Bathrooms	0 / 0
Units	0

Improvement 2

Square Footage	28,438
Year Built / Effective Year Built	1983 / 1983
Bedrooms / Bathrooms	0 / 0
Units	0

Assessor's Id. Number	2326-017-011
Site Address	13005 VICTORY BLVD LOS ANGELES CA 91606
Property Type	Commercial / Industrial
Region / Cluster	28 / 28620
Tax Rate Area (TRA)	00013
Click Here to View Assessor's Map	
(Click Here to View Index Map)	

Latest Sale Date	
Indicated Sale Price	
Search for Recent Sales	

Recording Date	02/07/2005
Land	\$16,128
Improvements	\$403,908
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0
Click Here for 2006 Annual Taxes	
Estimate Supplemental Taxes	

*TR=PARCEL MAP AS PER BK 89 P 97-98 OF P M*LOT COM N ON E LINE OF LOT B, 43 FT AND S 89°59'08" W 23 FT FROM SE COR OF SD LOT TH S 89°59'08" W ... SEE MAPBOOK FOR MISSING PORTION ... LOT B

Improvement 1	
Square Footage	2,957
Year Built / Effective Year Built	1978 / 1978
Bedrooms / Bathrooms	0 / 0
Units	0

[Click Here for Another Search](#)

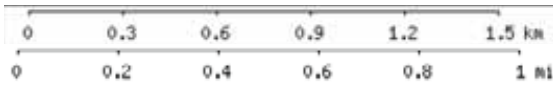
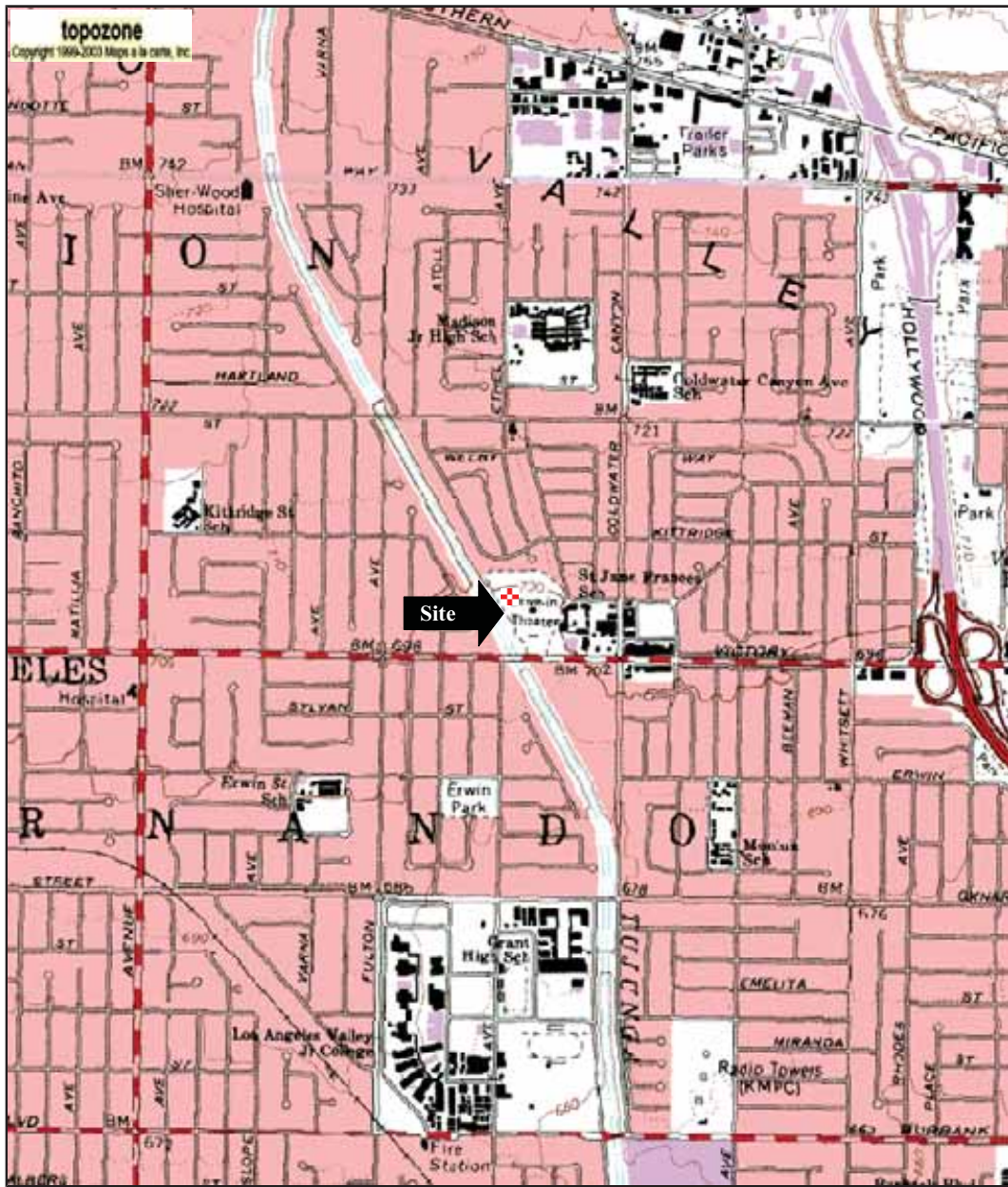
APPENDIX C

Site Maps





<p>Appendix C Site Plan</p>	<p>↑ N</p>	<p>Victory Plaza 13007-13075 Victory Boulevard North Hollywood, California</p>	<p>DOMINION DUE DILIGENCE GROUP</p>
--	-----------------------	--	--



34.1885°N, 118.4178°W (NAD83/WGS84)

Victory Plaza Shopping Center, USGS VAN NUYS (CA) Quadrangle

Projection is UTM Zone 11 NAD83 Datum

M=13.591
G=-0.797

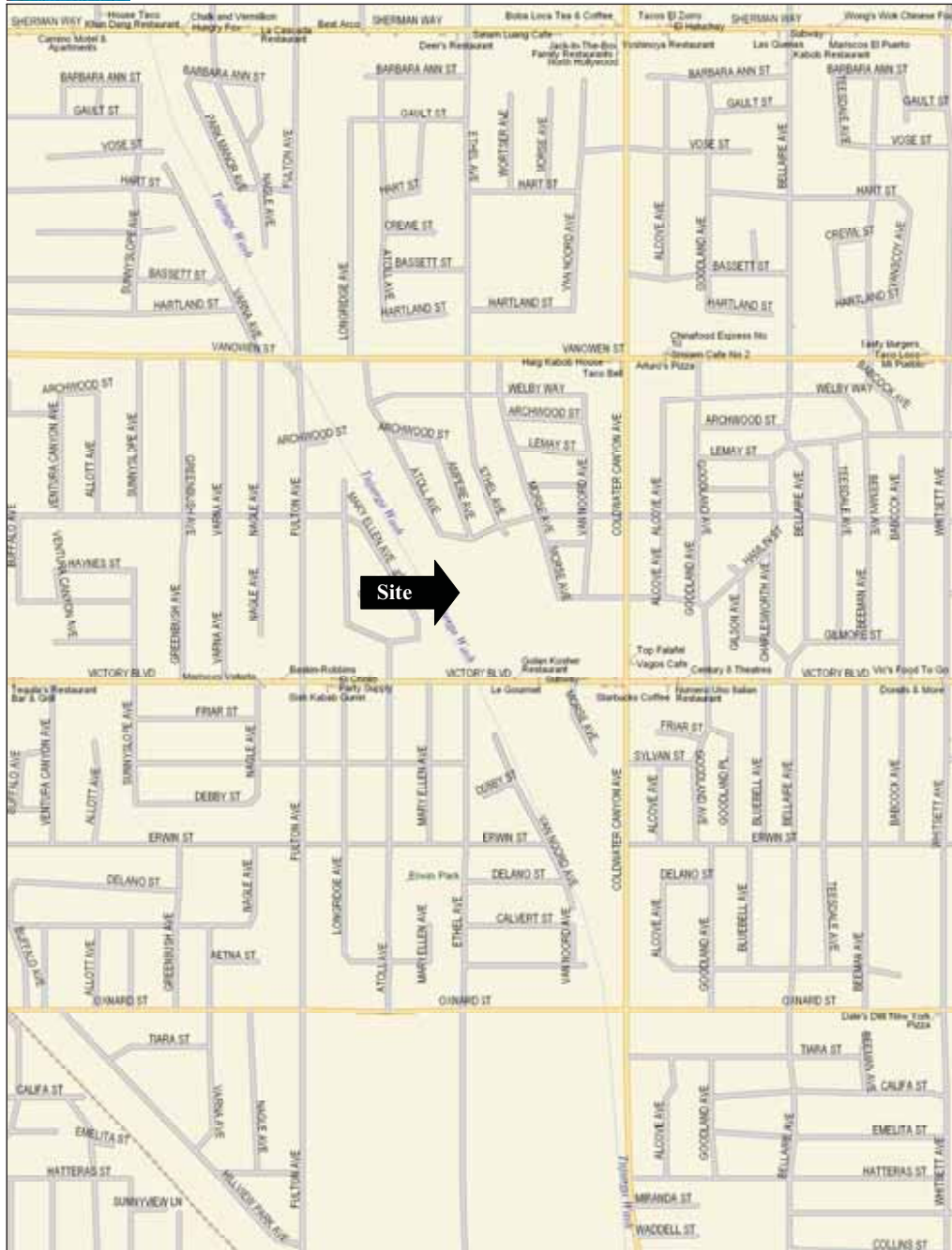
Appendix C
Site
Topographic
Map



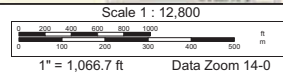
Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, California

*Topographic Quadrangle
Van Nuys, CA 1972*

**DOMINION
DUE DILIGENCE
GROUP**



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 www.delorme.com



Appendix C
 Site Locator
 Map



Victory Plaza
 13007-13075 Victory Boulevard
 North Hollywood, California

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 GROUP**

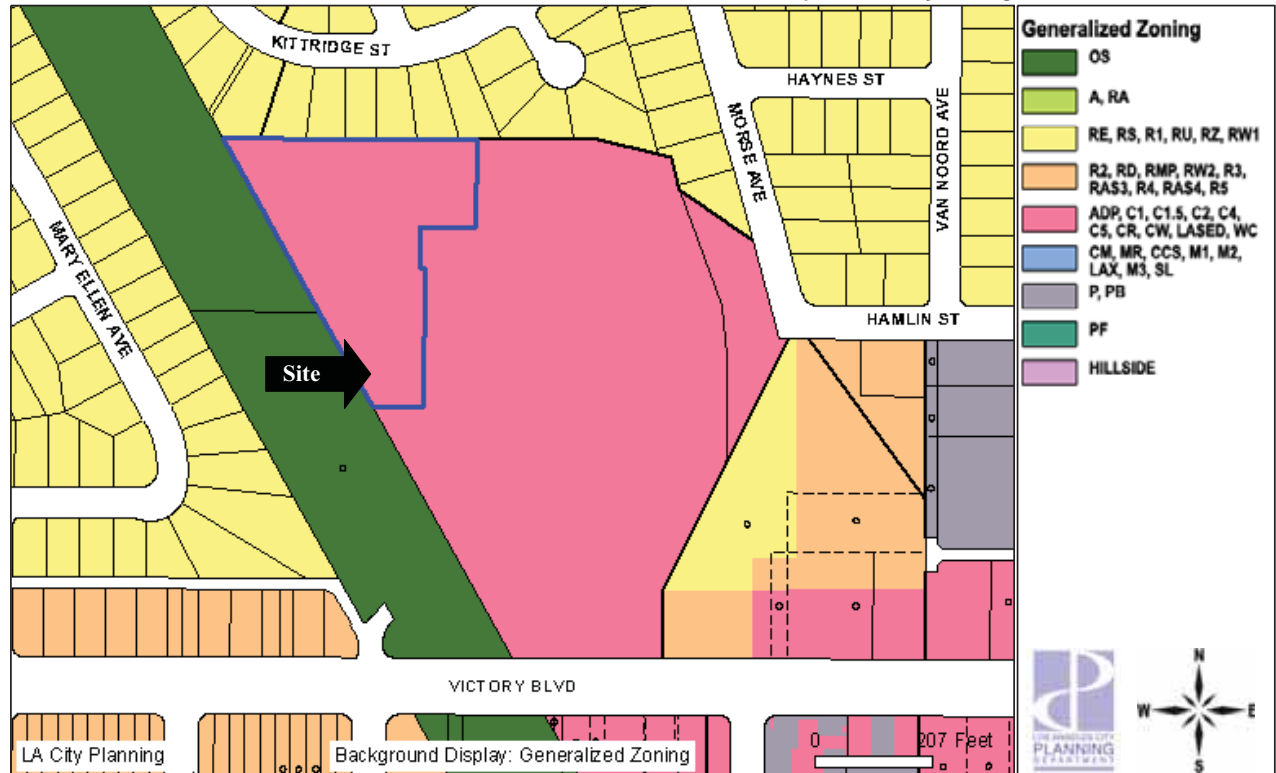


<p>Appendix C National Wetland Inventory Map</p>	<p>↑ N</p>	<p>Victory Plaza 13007-13075 Victory Boulevard North Hollywood, California</p> <p><i>NWI Quadrangle - Van Nuys, California</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
---	-----------------------	--	--

ZIMAS INTERNET

12/13/2006

City of Los Angeles
Department of City Planning



LA City Planning
Address: 13069 W VICTORY BLVD
APN: 2326017002
PIN #: 180B161 789

Tract: P M 3788
Block: None
Lot: A
Arb: None

Zoning: [Q]C2-1VL
General Plan: Neighborhood Office Commercial

Streets Copyright (c) Thomas Brothers Maps, Inc.

Appendix C
Zoning Map



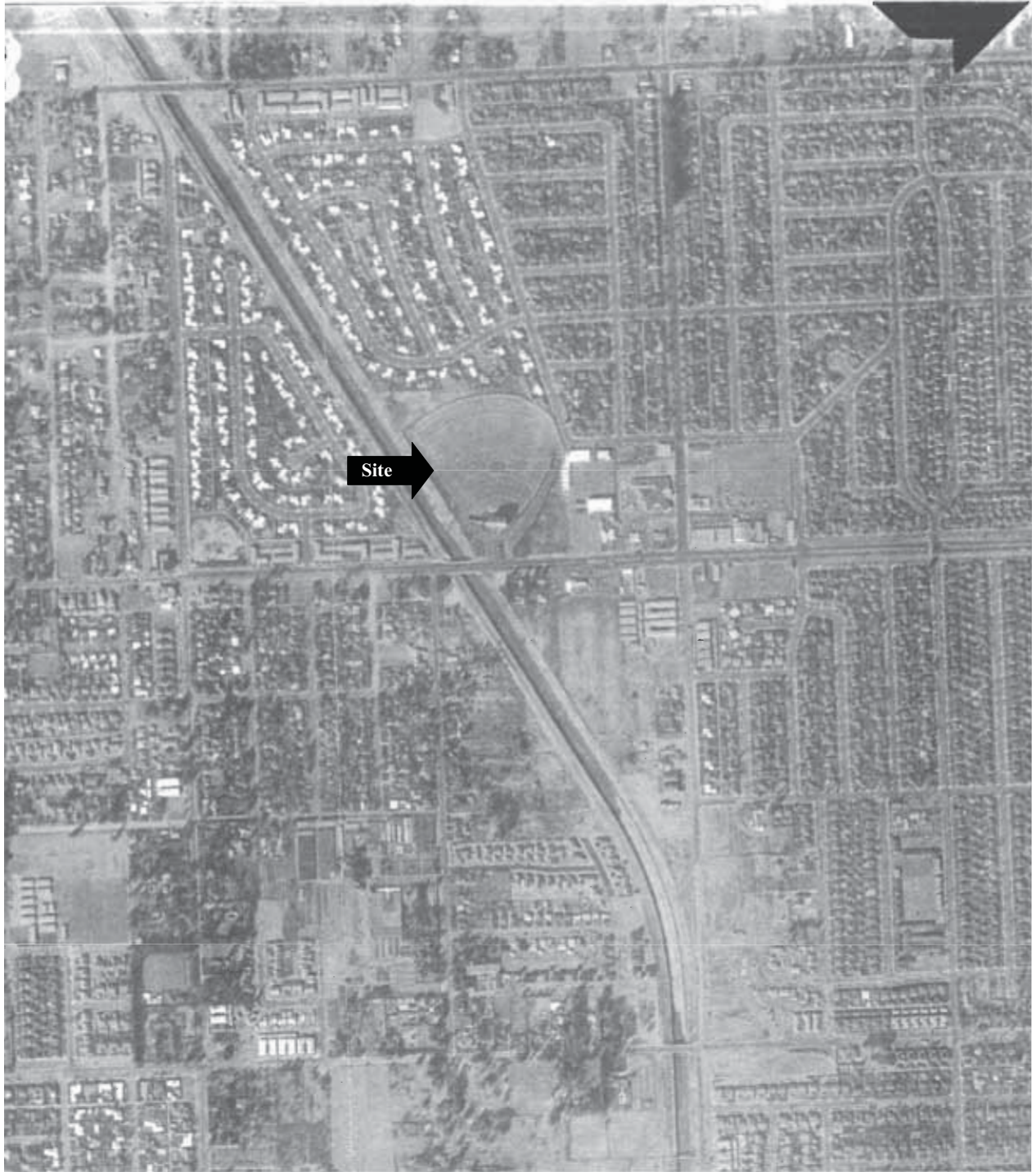
Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, California

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APPENDIX D

Aerial Photographs





Appendix D
Aerial
Photograph



Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, California

Date: 1953

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Appendix D
Aerial
Photograph



Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, California

Date: 1972

**DOMINION
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USGS Los Angeles, California, United States 31 May 1994



0 100M

0 100yd

Image courtesy of the U.S. Geological Survey

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Appendix D
Aerial
Photograph



Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, California

Date: 1994

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Appendix D
Aerial
Photograph



Victory Plaza
13007-13075 Victory Boulevard
North Hollywood, California

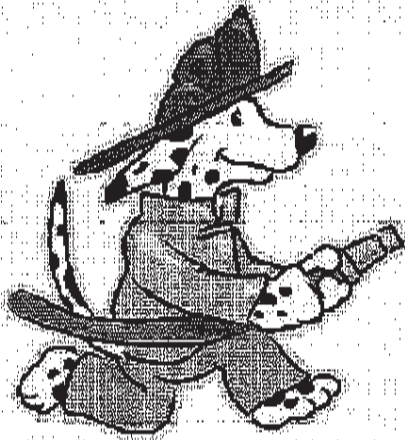
Date: 2005

**DOMINION
DUE DILIGENCE
GROUP**

APPENDIX E

Correspondence with Local Agencies





LAFD – FAX
UNDERGROUND TANK UNIT
221 N. FIGUEROA ST., 15TH FLOOR
SUITE 1500
Los Angeles, CA 90012

TO: Beth	FROM: Katie/Sharon
DATE: 4.17.2007	PAGES: 3 (Plus Cover Sheet)
FAX: 757-257-0154	FAX: 213.482.6511
PHONE:	PHONE: 213.482.7115
<input type="checkbox"/> URGENT <input checked="" type="checkbox"/> FOR REVIEW <input type="checkbox"/> PLEASE CONTACT <input type="checkbox"/> PLEASE REPLY	

REMARKS:

Please use this form to request any file search for **UNDERGROUND TANKS ONLY** (please make copies for future use). If no files are found I will fax this form back to you with a stamp "NO FILE FOUND", if there is a file I will call you to set up an **APPOINTMENT** for you to come in and review that file(s). **PLEASE REMEMBER ONLY 5 REQUESTS PER DAY, PER COMPANY, PER PERSON.**

PLEASE GIVE US 4 TO 5 BUSINESS DAYS TO HONOR YOUR REQUEST.

Thank you,
Katie/Sharon

**LOS ANGELES FIRE DEPARTMENT
 UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
 OFFICE - 213/482-7115 FAX - 213/482-6511
ONE ADDRESS ONLY - PER SHEET**

↓ **COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED** ↓

PHONE NO: (804) 237-1893 FAX NO: (757) 257-0154

NAME OF REQUESTER (PLEASE PRINT): Beth Younger

REPRESENTING (COMPANY NAME): Dominion Due Diligence Group

SIGNATURE: *Beth Younger* DATE: 04 / 18 / 2007

DRIVER LIC NO: _____ EXP: _____

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 13007-13075 W. Victory Blvd.

REASON FOR REQUEST: This is needed for HUD funding purposes.

**BILLING & ACCOUNTS RECEIVABLE
 4th FLOOR, 201 N. Figueroa (REV CODE #3887)**

FOR OFFICE USE ONLY:

- REVIEW ONLY (NO COPIES)
- REQUEST COPIES

NUMBER OF COPIES: _____

X .10 ¢

= _____

+ \$11.00

TOTAL FEE AMOUNT: _____

APPENDIX F

State and Federal Regulatory Records Search



InfoMap
Technologies Incorporated

Environmental FirstSearch™ Report

Target Property:

13007 WEST VICTORY BLVD

LOS ANGELES CA 90066

Job Number: 2007-0359

PREPARED FOR:

Dominion Due Diligence Group

4120 Cox Raod

Glen Allen, VA 23060

04-17-07



Tel: (610) 430-7530

Fax: (610) 430-7535

Environmental FirstSearch Search Summary Report

Target Site: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	03-08-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	2	-	-	0	2
Federal IC / EC	Y	01-24-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	0.15	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	0.25	0	0	0	-	-	0	0
State/Tribal Sites	Y	08-15-06	1.00	0	0	1	0	1	2	4
State Spills 90	Y	01-03-07	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	01-10-07	0.75	0	0	0	0	1	0	1
State/Tribal LUST	Y	01-08-07	0.50	0	0	1	0	-	0	1
State/Tribal UST/AST	Y	01-03-07	0.25	0	0	2	-	-	0	2
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	03-27-06	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	08-15-06	0.50	0	0	1	0	-	0	1
State/Tribal Brownfields	Y	03-27-06	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	7	0	2	2	11

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to InfoMap Technologies, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in InfoMap Technologies's databases. All EPA sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent NPL and state landfill 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 InfoMap Technologies uses its best efforts to research the actual location of each site, InfoMap Technologies does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of InfoMap Technologies's services proceeding are signifying an understanding of InfoMap Technologies'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: 04-17-07
Requestor Name: chad prevatte
Standard: AAI

Search Type: AREA
0.03 sq mile(s)
Job Number: 2007-0359
Filtered Report

Target Site: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

Demographics

Sites: 11	Non-Geocoded: 2	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-118.417842	-118:25:4	Easting: 369347.363
Latitude:	34.18849	34:11:19	Northing: 3783769.13
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0.25 Mile(s)	Services:
---	------------------

ZIP Code	City Name	ST	Dist/Dir	Sel
91606	NORTH HOLLYWOOD	CA	0.00 --	Y
91401	VAN NUYS	CA	0.01 SW	N

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch Sites Summary Report

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

TOTAL: 11 **GEOCODED:** 9 **NON GEOCODED:** 2 **SELECTED:** 11

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	LOUIS LIPPMAN PROPERTY T0603702577/LEAK BEING CONFIRMED	12950 VICTORY BLVD NORTH HOLLYWOO CA 91606	0.13 SE	5
2	RCRAGN	COLDWATER CANYON HOSPITAL CAD982023483/SGN	6421 COLDWATER CANYON AVE NORTH HOLLYWOO CA 91606	0.15 SE	1
3	RCRAGN	PHOTO SHADES CAD981584196/SGN	12904 VICTORY BLVD NORTH HOLLYWOO CA 91606	0.16 SE	2
4	STATE	THE H.E.L.P. GROUP CAL19830001/NO ACTION - FOR CALM	6421 - 55 COLDWATER CANYON NORTH HOLLYWOO CA 91606	0.15 SE	1
5	STATE	KITTRIDGE STREET SCHOOL (LAUSD) CAL19880005/NO ACTION - FOR CALM	13619 KITTRIDGE STREET VAN NUYS CA 91401	0.58 NW	3
9	STATE	NORTH HOLLYWOOD NEW PRIMARY CENTER CAL19880012/NO FURTHER ACTION FO	ARCHWOOD STREET AND BELLINGNON GC LOS ANGELES CA 91606		
11	STATE	EAST VALLEY MIDDLE SCHOOL 1 CAL19750089/VOLUNTARY CLEANUP PR	LAUREL CANYON BOULEVARD/HAM LOS ANGELES CA 91606	NON GC	
6	SWL	OXNARD STREET DUMP-VAN NUYS WMUD4 190114NUR	12800 OXNARD STREET VAN NUYS CA	0.72 SE	4
7	UST	R+S OIL COMPANY LACITY/CERTNO2459	12950 VICTORY BL NORTH HOLLYWOO CA 91606	0.13 SE	5
7	UST	R+S OIL COMPANY TISID-STATE25204/ACTIVE	12950 VICTORY NORTH HOLLYWOO CA 91606	0.13 SE	5
8	VCP	THE H.E.L.P. GROUP CAL19830001/NO ACTION - FOR CALM	6421 - 55 COLDWATER CANYON NORTH HOLLYWOO CA 91606	0.15 SE	1

*Environmental FirstSearch
Site Detail Report*

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

RCRA GENERATOR SITE

SEARCH ID: 1

DIST/DIR: 0.15 SE

MAP ID: 1

NAME: COLDWATER CANYON HOSPITAL
ADDRESS: 6421 COLDWATER CANYON AVE
NORTH HOLLYWOOD CA 91606
LOS ANGELES
CONTACT: ENVIRONMENTAL MANAGER

REV: 6/6/06
ID1: CAD982023483
ID2:
STATUS: SGN
PHONE: 8187691000

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
6421 COLDWATER CANYON AVE
NORTH HOLLYWOOD CA 91606

PHONE: 8187691000

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.16 SE

MAP ID: 2

NAME: PHOTO SHADES
ADDRESS: 12904 VICTORY BLVD
NORTH HOLLYWOOD CA 91606
LOS ANGELES
CONTACT:

REV: 6/6/06
ID1: CAD981584196
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
12904 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

PHONE: 8187624195

UNIVERSE INFORMATION:

NAIC INFORMATION

81292 - PHOTOFINISHING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

STATE

SEARCH ID: 4 **DIST/DIR:** 0.15 SE **MAP ID:** 1

NAME: THE H.E.L.P. GROUP	REV: 07/18/05
ADDRESS: 6421 - 55 COLDWATER CANYON AVENUE	ID1: CAL19830001
NORTH HOLLYWOOD CA 91606	ID2:
LOS ANGELES	STATUS: NO ACTION - FOR CALMORTGAGE ON
CONTACT:	PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

THE H.E.L.P. GROUP

GENERAL SITE INFORMATION

File Name (if different than site name):

Status:	NO ACTION - FOR CALMORTGAGE ONLY
AWP Site Type:	CALMORTGAGE ONLY
NPL Site:	
Fund:	
Status Date:	01161997
Lead:	DEPT OF TOXIC SUBSTANCES CONTROL
Staff:	SKARINEN
DTSC Region and RWQCB :	GLENDALE
Branch:	CALMORTGAGE
RWQCB:	LOS ANGELES
Site Access:	
Groundwater Contamination:	
Number of Sources Contributing to Contamination at the Site:	0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 300646

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity:	PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES
Activity Status:	NO ACTION - FOR CALMORTGAGE ONLY
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	01161997
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date:

: Pursuant to the MOU, DTSC has prepared a Phase I Environmental Assessment for the H.E.L.P. Group facility. The property, a vacant former private hospital, will be renovated for use as a nonresidential youth facility providing classroom, counseling and recreational services. A Phase I Report was prepared by DTSC and concluded that no action was needed for this property; there is no contamination on the property.

**Environmental FirstSearch
Site Detail Report**

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

STATE

SEARCH ID: 3 **DIST/DIR:** 0.58 NW **MAP ID:** 3

NAME: KITTRIDGE STREET SCHOOL (LAUSD) **REV:** 07/18/05
ADDRESS: 13619 KITTRIDGE STREET **ID1:** CAL19880005
VAN NUYS CA 91401 **ID2:**
LOS ANGELES **STATUS:** NO ACTION - FOR CALMORTGAGE ON
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

KITTRIDGE STREET SCHOOL (LAUSD)

KITTRIDGE STREET SCHOOL

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): *KITTRIDGE STREET SCHOOL*

Status: *NO ACTION - FOR CALMORTGAGE ONLY*
AWP Site Type: *SCHOOL SITE PROPERTY*
NPL Site:
Fund:
Status Date: *06072000*
Lead: *N/A*
Staff: *KCHIANG*
DTSC Region and RWQCB : *GLENDALE*
Branch: *SCHOOL EVALUATION*
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304170-11*

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*
Activity Status: *NO ACTION - FOR CALMORTGAGE ONLY*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *06072000*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *06072000*
: *No action is necessary. A determination letter sent.*

**Environmental FirstSearch
Site Detail Report**

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

SOLID WASTE LANDFILL SITE

SEARCH ID: 5	DIST/DIR: 0.72 SE	MAP ID: 4
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NAME: OXNARD STREET DUMP-VAN NUYS	REV: 07/03/00
ADDRESS: 12800 OXNARD STREET	ID1: WMUD4 190114NUR
VAN NUYS CA	ID2:
LOS ANGELES	STATUS:
CONTACT:	PHONE:

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID :
NPDES ID :
Region: 4
Edit Date:
Last Edit:

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

Total WMUS at Facility: 1
Facility Open to the Public: No
Facility Type:
SIC 1 and SIC 2: /

Primary Waste Type:
Secondary Waste Type:
Tons Per Day: 0
Complexity:

LAND OWNER INFORMATION

Land Owner:
Department:
Contact and Phone: ,
Land Owner Address: , , CA

AGENCY INFORMATION

Agency Name:
Department:
Agency Contact and Phone: ,

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID : 4 190114NUR-01
WMU Status: CEASE DISCHARGE
WMU Size in Acres:
Year WMU Will Reach Capacity:
Close Plan: 0
Avg Depth to Groundwater: 0
Primary Liner Present: 0

Environmental FirstSearch Site Detail Report

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 7 **DIST/DIR:** 0.13 SE **MAP ID:** 5

NAME: R+S OIL COMPANY	REV: 05/01/2000
ADDRESS: 12950 VICTORY BL	ID1: LACITY/CERTNO24593
NORTH HOLLYWOOD CA 91606	ID2:
LOS ANGELES	STATUS:
CONTACT:	PHONE:

DETAILS NOT AVAILABLE

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 6 **DIST/DIR:** 0.13 SE **MAP ID:** 5

NAME: R+S OIL COMPANY	REV: 01/01/94
ADDRESS: 12950 VICTORY	ID1: TISID-STATE25204
NORTH HOLLYWOOD CA 91606	ID2:
Los Angeles	STATUS: ACTIVE
CONTACT:	PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

VCP

SEARCH ID: 9

DIST/DIR: 0.15 SE

MAP ID: 1

NAME: THE H.E.L.P. GROUP

ADDRESS: 6421 - 55 COLDWATER CANYON AVENUE
NORTH HOLLYWOOD CA 91606
LOS ANGELES

CONTACT:

REV: 07/18/05

ID1: CAL19830001

ID2:

STATUS: NO ACTION - FOR CALMORTGAGE ON
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

THE H.E.L.P. GROUP

GENERAL SITE INFORMATION

File Name (if different than site name):

Status: NO ACTION - FOR CALMORTGAGE ONLY

AWP Site Type: CALMORTGAGE ONLY

NPL Site:

Fund:

Status Date: 01161997

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: SKARINEN

DTSC Region and RWQCB : GLENDALE

Branch: CALMORTGAGE

RWQCB: LOS ANGELES

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 300646

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES

Activity Status: NO ACTION - FOR CALMORTGAGE ONLY

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 01161997

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date:

: Pursuant to the MOU, DTSC has prepared a Phase I Environmental Assessment for the H.E.L.P. Group facility. The property, a vacant former private hospital, will be renovated for use as a nonresidential youth facility providing classroom, counseling and recreational services. A Phase I Report was prepared by DTSC and concluded that no action was needed for this property; there is no contamination on the property.

**Environmental FirstSearch
Site Detail Report**

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

STATE

SEARCH ID: 11

DIST/DIR: NON GC

MAP ID:

NAME: NORTH HOLLYWOOD NEW PRIMARY CENTER 4
ADDRESS: ARCHWOOD STREET AND BELLINGHAM AVENUE
LOS ANGELES CA 91606
LOS ANGELES

REV: 07/18/05
ID1: CAL19880012
ID2:
STATUS: NO FURTHER ACTION FOR DTSC
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

NORTH HOLLYWOOD NEW PRIMARY CENTER 4

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): NORTH HOLLYWOOD NEW PRIMARY CENTER 4

Status: NO FURTHER ACTION FOR DTSC
AWP Site Type: PROPOSED SCHOOL SITE PROPERTY

NPL Site:

Fund:

Status Date: 02252002

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: JJONES

DTSC Region and RWQCB : GLENDALE

Branch: SCHOOL EVALUATION

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 304345-11

BACKGROUND INFORMATION (blank below = not reported by agency)

Located within TCE plume of San Fernando NPL site. Site has been residential since early 1940s. Auto repair violations of two residential parcels and septic tank in a 3rd parcel. Detected low levels of VOCs in soil but not in soil gas. Detected TVPH in soil gas but not BTEX.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PRELIMINARY ENDANGERMENT ASSESSMENT
Activity Status: NO FURTHER ACTION FOR DTSC

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 02252002

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

Activity: SUPPLEMENTAL SITE INVESTIGATION (SCHOOLS ONLY)
Activity Status: NO FURTHER ACTION FOR DTSC

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 04302003

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

STATE

SEARCH ID: 11

DIST/DIR: NON GC

MAP ID:

NAME: NORTH HOLLYWOOD NEW PRIMARY CENTER 4
ADDRESS: ARCHWOOD STREET AND BELLINGHAM AVENUE
LOS ANGELES CA 91606
LOS ANGELES

REV: 07/18/05
ID1: CAL19880012
ID2:
STATUS: NO FURTHER ACTION FOR DTSC
PHONE:

CONTACT:

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02102000

: *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed North Hollywood New Primary Center No. 4 site. DTSC approved the Preliminary Endangerment Assessment (PEA). Based on the information presented in the PEA, neither an actual or a potential release of hazardous material, nor the presence of naturally occurring hazardous material indicated at the site pose a threat to human health or the environment under any land use. Therefore, DTSC concurred that no further environmental investigation or cleanup was required at this site, and approved the PEA.*

***Environmental FirstSearch
Site Detail Report***

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

STATE

SEARCH ID: 10	DIST/DIR: NON GC	MAP ID:
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NAME: EAST VALLEY MIDDLE SCHOOL 1 ADDRESS: LAUREL CANYON BOULEVARD/HAMLIN STREET LOS ANGELES CA 91606 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19750089 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
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OTHER SITE NAMES (blank below = not reported by agency)

EAST VALLEY MIDDLE SCHOOL 1 (PROPOSED)

LOS ANGELES UNIFIED SCHOOL DISTRICT

EAST VALLEY MIDDLE SCHOOL 1

GENERAL SITE INFORMATION

File Name (if different than site name): *EAST VALLEY MIDDLE SCHOOL 1*

Status: *VOLUNTARY CLEANUP PROGRAM*
AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:
Fund:
Status Date: *05102002*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *JJONES*
DTSC Region and RWQCB : *GLENDALE*
Branch: *SCHOOL EVALUATION*

RWQCB:
Site Access:

Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304332-11*

BACKGROUND INFORMATION (blank below = not reported by agency)

Sears Auto Center on-site since the 1050s. Several underground storage tanks (USTs), hydraulic lifts, clarifiers, battery storage, evidence of leaking of lifts and battery acid. Other commercial businesses in strip mall on-site are of no environmental concern.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PRELIMINARY ENDANGERMENT ASSESSMENT*
Activity Status: *VOLUNTARY CLEANUP PROGRAM*

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *05102002*
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *CEQA INCLUDING NEGATIVE DECS*
Activity Status: *VOLUNTARY CLEANUP PROGRAM*

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *10042002*
Yards of Solids Removed: 0
Yards of Solids Treated: 0

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

STATE

SEARCH ID: 10

DIST/DIR: NON GC

MAP ID:

NAME: EAST VALLEY MIDDLE SCHOOL 1
ADDRESS: LAUREL CANYON BOULEVARD/HAMLIN STREET
LOS ANGELES CA 91606
LOS ANGELES

REV: 07/18/05
ID1: CAL19750089
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *REMOVAL ACTION WORKPLAN*
Activity Status: *VOLUNTARY CLEANUP PROGRAM*

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 03122003

Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02102000

: *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed East Valley Middle School No. 1 site. DTSC issued a Preliminary Endangerment Assessment determination, requiring further action at the proposed school site. Futher Action; Supplemental Site Investigation Field work (step outs) on February 15, 2002. RAW for PAH in one small area.*

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: EPA NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

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.

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of 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.

Federal IC / EC: 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.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. 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.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system 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), also 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. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)

3. Voluntary Cleanup Program Properties (VCP)

4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)

6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup 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. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS).

2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)

3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search 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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search 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. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its 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: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from 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 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), also 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. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

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 Environmental Protection Agency.

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

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

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board

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

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

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:

Updated quarterly/annually/when available

State/Tribal IC: *CA EPA* The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

State/Tribal VCP: *CA EPA* The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

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

Target Property: 13007 WEST VICTORY BLVD
LOS ANGELES CA 90066

JOB: 2007-0359

Street Name	Dist/Dir	Street Name	Dist/Dir
Alcove Ave	0.17 -E		
Ampere Ave	0.01 NE		
Archwood St	0.16 NE		
Atoll Ave	0.01 NE		
Bosworth St	0.09 NE		
Coldwater Canyon Ave	0.12 -E		
Debby St	0.20 SE		
Ethel Ave	0.01 NE		
Friar St	0.25 SE		
Fulton Ave	0.16 -W		
Goodland Ave	0.23 SE		
Hamlin St	0.01 SE		
Haynes St	0.02 NE		
Kittridge St	0.01 NE		
Lemay St	0.14 NE		
Longridge Ave	0.08 SW		
Maryellen Ave	0.05 SW		
Morse Ave	0.01 NE		
Nagle Ave	0.23 NW		
Ortley Pl	0.05 SW		
Sylvan St	0.17 SW		
Van Noord Ave	0.05 SE		
Victory Blvd	0.04 S-		
Welby Way	0.22 NW		



Environmental FirstSearch
 1 Mile Radius from Area
 ASTM Map: NPL, RCACOR, STATE Sites



13007 WEST VICTORY BLVD, LOS ANGELES CA 90066



Source: 2002 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	



Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



13007 WEST VICTORY BLVD, LOS ANGELES CA 90066



Source: 2002 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	



Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRA GEN, ERNS, UST



13007 WEST VICTORY BLVD, LOS ANGELES CA 90066



Source: 2002 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads



Environmental FirstSearch

.25 Mile Radius from Area
Non-ASTM Map: No Sites Found



13007 WEST VICTORY BLVD, LOS ANGELES CA 90066



Source: 2002 U.S. Census TIGER Files

Area Polygon				
Identified Site, Multiple Sites, Receptor				
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste				
Triballand.....				
National Historic Sites and Landmark Sites				
Railroads				

APPENDIX G

Site Photographs



VICTORY PLAZA



Exterior view of the subject property.



Exterior view of the subject property.



View of a pad-mounted transformer.



View of the Golan Restaurant.



View of Citibank.



Exterior view of the tenant spaces.

VICTORY PLAZA

PHOTOGRAPH #7



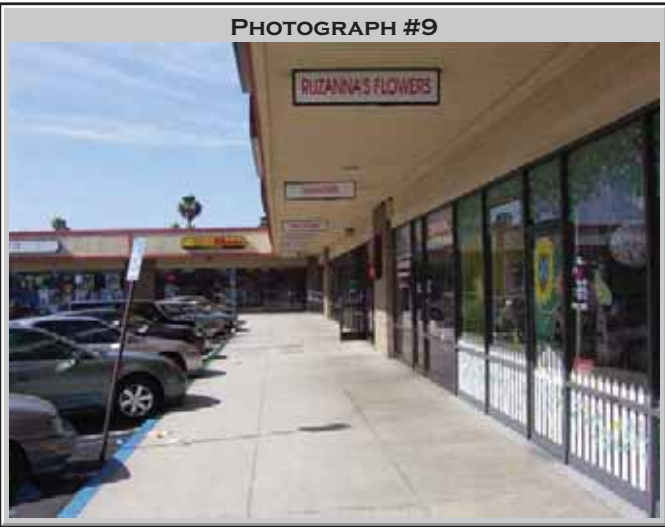
Exterior view of the subject property.

PHOTOGRAPH #8



Exterior view of the subject property.

PHOTOGRAPH #9



Exterior view of the tenant spaces.

PHOTOGRAPH #10



Exterior view of the tenant spaces.

PHOTOGRAPH #11



View of the Vallarta Supermarket.

PHOTOGRAPH #12



Exterior view of the tenant spaces.

VICTORY PLAZA

PHOTOGRAPH #13



View of the Bally's Total Fitness.

PHOTOGRAPH #14



Exterior view of the rear of the subject property building.

PHOTOGRAPH #15



View of a solid waste dumpster.

PHOTOGRAPH #16



View of a pad-mounted transformer.

PHOTOGRAPH #17



Exterior view of the rear of the subject property building.

PHOTOGRAPH #18



View of a solid waste dumpster.

VICTORY PLAZA

PHOTOGRAPH #19



View of the rear door at the Victory Plaza Cleaners.

PHOTOGRAPH #20



View of a solid waste dumpster.

PHOTOGRAPH #21



View of a pad-mounted transformer.

PHOTOGRAPH #22



Exterior view of the rear of the subject property building.

PHOTOGRAPH #23



View of a pad-mounted transformer.

PHOTOGRAPH #24



View of the dry cleaning equipment.

VICTORY PLAZA

PHOTOGRAPH #25



View of the dry cleaning chemical storage.

PHOTOGRAPH #26



View of the dry cleaning equipment.

PHOTOGRAPH #27



View of bulk dry cleaning chemical storage.

PHOTOGRAPH #28



View of bulk dry cleaning chemical storage.

PHOTOGRAPH #29



View of the dry cleaning equipment.

PHOTOGRAPH #30



Interior view of the Vallarta Supermarket storage area.

VICTORY PLAZA

PHOTOGRAPH #31



View of the compactor in the Vallarta Supermarket storage area.

PHOTOGRAPH #32



View of the backup generator at Vallarta Supermarket.

PHOTOGRAPH #33



Interior view of Planet Video.

PHOTOGRAPH #34



Interior view of Fashion Q Shoes.

PHOTOGRAPH #35



Interior view of Trimax Real Estate.

PHOTOGRAPH #36



Interior view of Riviera Sun Tanning Salon.

VICTORY PLAZA

PHOTOGRAPH #37



Interior view of VP Health Food.

PHOTOGRAPH #38



Interior view of Discount Cigarettes.

PHOTOGRAPH #39



Interior view of Golan Restaurant.

PHOTOGRAPH #40



Interior view of Citibank.

PHOTOGRAPH #41



Interior view of Check 'n Go.

PHOTOGRAPH #42



Interior view of Ruzanna's Flowers.

VICTORY PLAZA

PHOTOGRAPH #43



Interior view of Bally's.

PHOTOGRAPH #44



View of the Bally's maintenance area.

PHOTOGRAPH #45



View of the Bally's chemical storage.

PHOTOGRAPH #46



View of the Bally's janitor's closet.

PHOTOGRAPH #47



View of the compactor at the CVS.

PHOTOGRAPH #48



View of drilling interior Boring #1 at the Victory Plaza Cleaners.

VICTORY PLAZA

PHOTOGRAPH #49



View of drilling the rear exterior Boring #2 at the Victory Plaza Cleaners.

PHOTOGRAPH #50



View of drilling the front exterior Boring #3 at the Victory Plaza Cleaners.

APPENDIX H

Staff Resumes



CHAD M. PREVATTE
WESTERN REGIONAL MANAGER
ENVIRONMENTAL PROFESSIONAL

EDUCATION

Pennsylvania State University, B.S. Environmental Resource Management

CERTIFICATIONS/REGISTRATIONS/TRAINING

AHERA Accredited Asbestos Inspector #3303-002940

VA Lead Inspector/Risk Assessor #3356-000728

LPA-1 XRF Lead Paint Detection Device Operator Training/Radiation Safety Training

HUD Multi-Family Accelerate Processing (MAP) Due Diligence Training

ASTM Phase I Environmental Site Assessment Training

40-Hour OSHA Hazwoper Training

8-Hour OSHA Supervisor Certification

Nuclear Density Testing Gauge Operation Certification

EXPERIENCE

Mr. Prevatte is responsible for operations at D3G's western regional office in Denver, Colorado. Mr. Prevatte has over 13 years experience performing investigations of surface and subsurface environmental conditions. Mr. Prevatte has worked on numerous projects involving the identification of hazardous wastes and other site contaminants. In addition, Mr. Prevatte has worked on site characterizations, writing groundwater monitoring plans, quality assurance audits, hazardous waste landfill construction and operation. Specific projects have included:

Phase I Environmental Site Assessments

Conducted environmental assessments in accordance with ASTM E 1527-05 published guidelines, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule of numerous properties ranging from undeveloped land to contaminated sites such as gasoline stations and manufacturing/industrial facilities. Managed 1000's of Phase I Environmental Site Assessments from project procurement to company staffing to report writing and submittal delivery.

Phase II Environmental Site Assessments

Conducted and managed numerous subsurface sampling investigations and site characterization projects. Duties included the installation of borings and monitoring wells and the collection of potentially contaminated media, including soil and groundwater. Produced corrective action plans and initial site characterization reports for submittal to government regulatory authorities.



**CHAD M. PREVATTE
WESTERN REGIONAL MANAGER
ENVIRONMENTAL PROFESSIONAL**

Quality Assurance Auditing

Conducted compliance audits designed to provide assurance that project activities were performed in accordance with plans, specifications, standards, and government regulations at a CERCLA facility, the Rocky Mountain Arsenal. Projects audited included the chemical agent monitoring project, hazardous waste landfill construction project, and the hazardous waste landfill operation.

The following sites are a few examples of multi-family and assisted living HUD MAP projects on which Mr. Prevatte has participated:

<u>HUD 221 (d)(3):</u>	Covenant House, Toledo, Ohio Beacon Light Apartments, Henderson, North Carolina
<u>HUD 221 (d)(4):</u>	Hubbell Building, Des Moines, Iowa Woodbridge Commons, Edgewood, Maryland Savannah Heights Apartments, Washington, DC
<u>HUD 220:</u>	Haynes-Griffith Building, Newark, New Jersey Raymond Commerce Building, Newark, New Jersey
<u>HUD 223 (f):</u>	Peabody House, Peabody, Massachusetts Beth Am Manor, Los Angeles, California Lambert Homes, New Brunswick, New Jersey Fulton Gardens, New Brunswick, New Jersey Williamsburg on the Lake, Elkhart, Indiana Bradford Ridge, Bloomington, Indiana Burnham Oaks, University Park, Indiana
<u>HUD 232/223(f):</u>	Willow Lake, Willow Grove, Pennsylvania Zionsville Meadows, Zionsville, Indiana Rosewood Care Center of Inverness, Inverness, Illinois Kirkwood Corners, Lee, New Hampshire Heritage Place, Bountiful, Utah Burlington House, Cincinnati, Ohio Worcester Skilled Nursing Center, Worcester, Massachusetts Renova Health Center, Lake Park, Florida
<u>HUD 202/223(f):</u>	King's Daughters' Apartments, Frankfort, Kentucky Santa Fe Plaza Apartments, Porterville, California Essex Cooperative, Essex, Maryland Covenant Homes, Rocky Mount, North Carolina Adelaide Walters Apartments, Chapel Hill, North Carolina



KIMBERLY L. DINGLEDINE
DIRECTOR OF ENVIRONMENTAL SERVICES
ENVIRONMENTAL PROFESSIONAL
CERTIFIED INDOOR ENVIRONMENTALIST

EDUCATION

College of William and Mary, Bachelor of Science Degree in Biology
Institute for Building Science Technology, Certified Indoor Environmentalist Course
VCU/MCV University, Environmental Courses
Old Dominion Environmental Services Inc., Environmental Courses

CERTIFICATIONS/REGISTRATIONS/TRAINING

Certified Indoor Environmentalist, CIE Certification Number 01927
Virginia Licensed Asbestos Inspector #3303-002488
Virginia Asbestos Project Designer #3305-001079
Virginia Asbestos Project Monitor #3309-000943
Virginia Asbestos Management Planner #3304-001512
Virginia Licensed Lead-Based Paint Risk Assessor #3356-000615
LPA-1 XRF Lead Paint Detection Device Operator Training/Radiation Safety Training
HUD Multi-Family Accelerated Processing (MAP) Due Diligence In-House Training
Principals of Environmental Site Assessment and Auditing
ASTM Phase 1 Site Assessment and Transaction Screen Assessment Training
"Solving Water and Mold Intrusion Problems in Virginia" – Lorman Education Services
"Mold – Beyond the Surface" – The Richmond Apartment Management Association

EXPERIENCE

Mrs. Dingledine has numerous years of extensive training and experience with regards to environmental issues. She received an undergraduate B.S. degree in Biology from the College of William and Mary and has inspected, managed and designed numerous environmental projects throughout the United States. Mrs. Dingledine has over 8 years experience performing investigations of surface and subsurface environmental conditions and has attended specialized HUD, EPA and IBST classes for environmental inspection and remediation techniques. Mrs. Dingledine's duties as the Director of Environmental Services for Dominion Due Diligence Group include coordinating, conducting, staffing and reviewing the Phase I/II Environmental Site Assessments (HUD, Freddie Mac, Fannie Mae, VHDA, SunAmerica and ASTM E 1527-05) throughout the United States as well as conducting, coordinating, staffing and reviewing comprehensive lead-based paint, asbestos-containing material and indoor air quality investigation/remediation projects. Mrs. Dingledine has additionally performed numerous HUD 8-Step Processes and HUD noise assessments throughout the United States. A sample of the numerous projects in which Mrs. Dingledine has managed include:

HUD 221 (d)(4):

Manitou Townhomes, Hampton, Virginia
American Tobacco, Richmond, Virginia
Governor's House Apartments, University Park, Illinois
Turtle Creek Apartments, Beverly, Massachusetts
Proposed Abberly Apartments, Mooresville, North Carolina



KIMBERLY L. DINGLEDINE
DIRECTOR OF ENVIRONMENTAL SERVICES
ENVIRONMENTAL PROFESSIONAL
CERTIFIED INDOOR ENVIRONMENTALIST

HUD 223 (f):

Forest Park Apartments, Springfield, Tennessee
Beth Am Manor, Los Angeles, California
Park Gardens Apartments, Roxbury, Massachusetts
Harbor Pines Apartments, St. Marys, Georgia
Dynasty Apartments, Honolulu, Hawaii

HUD 232/223(f):

Savannah Court of Lakeland, Lakeland, Florida
Rosewood Care Center, St. Charles, Illinois
Cedar Springs Care Center, New Paris, Ohio
Bradley Royale Healthcare Center, Bradley, Illinois
Suffield House, Suffield, Connecticut

Freddie Mac/Fannie Mae:

Wythe Creek Apartments, Poquoson, Virginia
Oak Ridge Apartments, Riverdale, Maryland
Crooked Creek I, Kansas City, Missouri
Chippenham Village Apartments, Richmond, Virginia
Woods of Castleton, Indianapolis, Indiana

VHDA:

Central City Homes Portfolio, Lynchburg, VA
Church Manor Apartments, Smithfield, Virginia
Jefferson House, Lynchburg, Virginia
Afton Square Apartments, Portsmouth, Virginia
Meadowview Apartments, Pulaski, Virginia

Hazardous Materials Inspections:

Carpenter Center, Richmond, Virginia
John Marshall Hotel, Richmond, Virginia
American Tobacco, Richmond, Virginia
Virginia Museum of Fine Arts, Richmond, Virginia
Goochland High School, Goochland, Virginia
Foxridge Apartments, Blacksburg, Virginia
Chamberlin Hotel, Fort Monroe, Virginia

Indoor Air Quality Investigations:

Brandy Hill Apartments, Mechanicsville, Virginia
Park at Salisbury Apartments, Midlothian, Virginia
Park Crescent Apartments, Norfolk, Virginia
Signature Place Apartments, Greenville, North Carolina
University Village Apartments, Richmond, Virginia
Villages at Stoney Run – Newport News, Virginia
Villas at Oakland Chase – Richmond, Virginia



APPENDIX I

Certificate of Liability Insurance



ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID RT DATE (MM/DD/YYYY)
DOMIN-2 09/01/06

PRODUCER Virginia Commonwealth Corp. 2570-B Gaskins Rd Richmond VA 23233 Phone: 804-282-6723 Fax: 804-282-2286	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.												
INSURED Dominion Environmental Group, Inc dba Dominion Due Diligence 4120 Cox Road Glen Allen VA 23060-3316	<table border="1" style="width: 100%;"> <tr> <th style="width: 70%;">INSURERS AFFORDING COVERAGE</th> <th style="width: 30%;">NAIC #</th> </tr> <tr> <td>INSURER A: Evanston Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B: St Paul Travelers</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </table>	INSURERS AFFORDING COVERAGE	NAIC #	INSURER A: Evanston Insurance Company		INSURER B: St Paul Travelers		INSURER C:		INSURER D:		INSURER E:	
INSURERS AFFORDING COVERAGE	NAIC #												
INSURER A: Evanston Insurance Company													
INSURER B: St Paul Travelers													
INSURER C:													
INSURER D:													
INSURER E:													

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	06PKG01102	09/01/06	09/01/07	EACH OCCURRENCE	\$ 2,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 2,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMFY/OP ACC	\$ 2,000,000
B		AUTOMOBILE LIABILITY	BA-501Y6030-07-SEL	02/03/07	02/03/08	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
		<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
		<input type="checkbox"/> DEDUCTIBLE					\$
		<input type="checkbox"/> RETENTION \$					\$
							\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	IKUB-6588B74-5-07	02/03/07	02/03/08	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$ 100,000
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$ 100,000
						E.L. DISEASE - POLICY LIMIT	\$ 500,000
A		Professional Liab	06PKG01102	09/01/06	09/01/07	Prof Liab	\$ 2,000,000
A		Pollution Liab	06PKG01102	09/01/06	09/01/07	Poll Liab	\$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

FORIN-1

For Information Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL **10** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Raymond K. Taylor

APPENDIX J

EDR-City Directory Abstract





EDR® Environmental
Data Resources Inc

The EDR-City Directory
Abstract

Victory Plaza
13007 Victory Blvd
North Hollywood, CA 91606

Inquiry Number: 1919211.1

Friday, May 04, 2007

**The Standard in
Environmental Risk
Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

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SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2006. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/8th of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius of the subject properties and any such warranty or guarantee is expressly disclaimed. Accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

Date EDR Searched Historical Sources: May 4, 2007

Target Property:

13007 Victory Blvd
North Hollywood, CA 91606

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Address Not Listed in Research Source	Los Angeles Directory Co.
1921	Address Not Listed in Research Source	Los Angeles Directory Co.
1923	Address Not Listed in Research Source	Los Angeles Directory Co.
1924	Address Not Listed in Research Source	Los Angeles Directory Co.
1925	Address Not Listed in Research Source	Los Angeles Directory Co.
1926	Address Not Listed in Research Source	Los Angeles Directory Co.
1927	Address Not Listed in Research Source	Kaasen Directory Company Publishers
1928	Address Not Listed in Research Source	Los Angeles Directory Co.
1929	Address Not Listed in Research Source	Los Angeles Directory Co.
1930	Address Not Listed in Research Source	Los Angeles Directory Co.
1931	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1932	Address Not Listed in Research Source	Los Angeles Directory Co.
1933	Address Not Listed in Research Source	Los Angeles Directory Co.
1934	Address Not Listed in Research Source	Los Angeles Directory Co.
1935	Address Not Listed in Research Source	Los Angeles Directory Co.
1936	Address Not Listed in Research Source	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Address Not Listed in Research Source	Los Angeles Directory Co.
1938	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1939	Address Not Listed in Research Source	Los Angeles Directory Co.
1940	Address Not Listed in Research Source	Los Angeles Directory Co.
1942	Address Not Listed in Research Source	Los Angeles Directory Co.
1944	Address Not Listed in Research Source	R. L. Polk & Co.
1945	Address Not Listed in Research Source	R. L. Polk & Co.
1946	Address Not Listed in Research Source	Los Angeles Directory Co.
1947	Address Not Listed in Research Source	Pacific Directory Co.
1948	Address Not Listed in Research Source	Los Angeles Directory Co.
1949	Address Not Listed in Research Source	Los Angeles Directory Co.
1950	Address Not Listed in Research Source	Pacific Telephone
1951	Address Not Listed in Research Source	Los Angeles Directory Co Publishers
1952	Address Not Listed in Research Source	Los Angeles Directory Co.
1954	Address Not Listed in Research Source	R. L. Polk & Co.
1955	Address Not Listed in Research Source	R. L. Polk & Co.
1956	Address Not Listed in Research Source	Pacific Telephone
1957	Address Not Listed in Research Source	Pacific Telephone
1958	Address Not Listed in Research Source	Pacific Telephone
1960	Address Not Listed in Research Source	Pacific Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Address Not Listed in Research Source	Luskey Brothers & Co
1962	Address Not Listed in Research Source	Pacific Telephone
1963	Address Not Listed in Research Source	Pacific Telephone
1964	Address Not Listed in Research Source	Pacific Telephone
1965	Address Not Listed in Research Source	GTE
1966	Address Not Listed in Research Source	Pacific Telephone
1967	Address Not Listed in Research Source	R. L. Polk & Co.
1969	Address Not Listed in Research Source	Pacific Telephone
1970	Address Not Listed in Research Source	R. L. POLK & CO.
1971	Address Not Listed in Research Source	B&G Publications
1972	Address Not Listed in Research Source	R. L. Polk & Co.
1975	Address Not Listed in Research Source	Pacific Telephone
1976	Address Not Listed in Research Source	R.L. Polk & co Publishers
1980	<u>**VICTORY BLVD**</u> HOOPER CAMERA STORES (13007)	Pacific Telephone
1981	Address Not Listed in Research Source	Pacific Telephone
1985	<u>**VICTORY BLVD**</u> ELLIOTT ALAN K MD (13007) ELLIOTT ANGELA (13007) ELLIOTT ARLYNE (13007) ELLIOTT BL (13007) FROM VAN NUYS TELEPHONES CALL (13007) NUTRITIONAL SCREENING SERVICE (13007) VICTORY PLAZA STORE (13007)	Pacific Bell
1986	Address Not Listed in Research Source	Pacific Bell

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Address Not Listed in Research Source	Pacific Bell
1991	<u>**VICTORY BLVD**</u> CORBIN VILLAGE W HIS (13007) EI CAMINO CENTER W HIS (13007) ELLIOTT AIAN KMD (13007) ELLIOTT ALBIS (13007) ELLIOTT ARLYNE (13007) ELLIOTT B (13007) ELLIOTT B (13007) FROM VAN NUYS TELEPHONES CAT (13007) NUTRITIONAL SCREENING SERVICE (13007) VICTORY PLAZA (13007)	Pacific Bell
1995	<u>**VICTORY BLVD**</u> NORTH HOLLYWOOD NEWSTAND (13007) NUTRITIONAL SCREENING SERVICE (13007)	Pacific Bell Telephone
1996	Address Not Listed in Research Source	GTE
1999	Address Not Listed in Research Source	Haines Company
2000	Address Not Listed in Research Source	Pacific Bell Telephone
2001	Address Not Listed in Research Source	Haines & Company, Inc.
2003	Address Not Listed in Research Source	Haines & Company
2004	Address Not Listed in Research Source	Haines Company
2006	Address Not Listed in Research Source	Haines Company

Adjoining Properties

SURROUNDING

Multiple Addresses
North Hollywood, CA 91606

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Address Not Listed in Research Source	Los Angeles Directory Co.
1921	Address Not Listed in Research Source	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1923	Address Not Listed in Research Source	Los Angeles Directory Co.
1924	Address Not Listed in Research Source	Los Angeles Directory Co.
1925	Address Not Listed in Research Source	Los Angeles Directory Co.
1926	Address Not Listed in Research Source	Los Angeles Directory Co.
1927	Address Not Listed in Research Source	Kaasen Directory Company Publishers
1928	Address Not Listed in Research Source	Los Angeles Directory Co.
1929	Address Not Listed in Research Source	Los Angeles Directory Co.
1930	Address Not Listed in Research Source	Los Angeles Directory Co.
1931	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1932	Address Not Listed in Research Source	Los Angeles Directory Co.
1933	Address Not Listed in Research Source	Los Angeles Directory Co.
1934	Address Not Listed in Research Source	Los Angeles Directory Co.
1935	Address Not Listed in Research Source	Los Angeles Directory Co.
1936	Address Not Listed in Research Source	Los Angeles Directory Co.
1937	Address Not Listed in Research Source	Los Angeles Directory Co.
1938	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1939	Address Not Listed in Research Source	Los Angeles Directory Co.
1940	Address Not Listed in Research Source	Los Angeles Directory Co.
1942	Address Not Listed in Research Source	Los Angeles Directory Co.
1944	Address Not Listed in Research Source	R. L. Polk & Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1945	Address Not Listed in Research Source	R. L. Polk & Co.
1946	Address Not Listed in Research Source	Los Angeles Directory Co.
1947	Address Not Listed in Research Source	Pacific Directory Co.
1948	Address Not Listed in Research Source	Los Angeles Directory Co.
1949	Address Not Listed in Research Source	Los Angeles Directory Co.
1950	<p><u>**VICTORY BLVD**</u></p> <p>SWENSON FRITZ VICTORY GOLF FAIRWAY (12956) VICTORY GOLF FAIRWAY (12956) LUDLOW STEWART RESTAURANT (12958) LAHART THOS REV ST JANE FRANCES DE CHANTAL CATHOLIC CHURCH (13001) SHUTTA JACK R (13016) VICTORY DRIVE-IN THEATRE (13037)</p> <p><u>**VICTORY CT**</u></p> <p>CATHOLIC CHURCHES (13001)</p> <p><u>**VICTORY BLVD**</u></p> <p>SWENSON FRITZ VICTORY GOLF FAIRWAY (12956) VICTORY GOLF FAIRWAY (12956) LUDLOW STEWART RESTAURANT (12958) LAHART THOS REV ST JANE FRANCES DE CHANTAL CATHOLIC CHURCH (13001) SHUTTA JACK R (13016) VICTORY DRIVE-IN THEATRE (13037)</p> <p><u>**VICTORY CT**</u></p> <p>CATHOLIC CHURCHES (13001)</p>	<p>Pacific Telephone</p> <p>Pacific Telephone</p> <p>Pacific Telephone</p> <p>Pacific Telephone</p>
1951	Address Not Listed in Research Source	Los Angeles Directory Co Publishers
1952	Address Not Listed in Research Source	Los Angeles Directory Co.
1954	Address Not Listed in Research Source	R. L. Polk & Co.
1955	Address Not Listed in Research Source	R. L. Polk & Co.
1956	<p><u>**VICTORY BLVD**</u></p> <p>ALLEN CHAS P (12901) TEXACO SERV STATION DLRS (12901)</p>	Pacific Telephone

Year Uses

Source

1956 (continued)

- VICTORY TEXACO SERV (12901)
- PAT & WALT SERV STN (12908)
- DE FRANZOS RESTAURANT (12910)
- CAREFREE LIVING PRODUCTS CO LTD (12916)
- PLASTIC POOLS INC (12916)
- PLASTIC POOLS OF CALIF INC SEE SPARKLING POOLS OF AMERICA IN (12916)
- SPARKLING POOLS OF AMERICA INC (12916)
- SPARKLING POOLS OF AMERICA INC (12916)
- PEAKS SELF SERV DNVE-IN (12919)
- CHRISTENSON CHRIS SWIMMING SCHOOL (12922)
- KRIS KRISTENSON SWIMMING SCHOOL (12922)
- KRISTENSON KRIS SWIM SCHOOL (12922)
- SWENSON FRITZ VICTORY GOLF FAIRWAY (12956)
- VICTORY GOLF FAIRWAY (12956)
- LUDLOW S DRIVE-IN RESTAURANT G (12958)
- CATHOLIC CHURCHES ARCHDIOCESE OF LOS ANGELES (13001)
- LAHART THOS REV ST JANE FRANCES DE CHANTAL CATHOLIC CHURCH (13001)
- FRANCIS N J (13008)
- SCARVELIS GEO (13010)
- SHUTTA JACK M (13016)
- ECKELS DEWITT (13018)
- VICTORY DRIVE IN THEATRE (13037)
- NOBBEN JAS R (13103)
- OBER HELEN E (13103)

1957 Address Not Listed in Research Source

Pacific Telephone

1958 Address Not Listed in Research Source

Pacific Telephone

1960 Address Not Listed in Research Source

Pacific Telephone

1961 Address Not Listed in Research Source

Luskey Brothers & Co

1962 ****MORSE AVE****

Pacific Telephone

THOMPSON STANLEY L (6237)

****VICTORY BLVD****

Pacific Telephone

- B & G TEXACO SERV (12901)
- GIL GROSS TEXACO SERVICE (12901)
- TEXACO SERV STATION DLRS (12901)
- VICTORY TEXACO SERV (12901)
- JOHNSON S FLYING A SERV (12908)

Year Uses

Source

1962 (continued)

- DE FRARZO S RESTASRANT (12910)
- VICTORY ESCROW CO (12916)
- PEAKS SELF SERV DRIVE INNS (12919)
- CHRISTENSON CHRIS SWIMMING SCHOOL (12922)
- KRIS KRISTENSON SWIMMING SCHOOL (12922)
- KRISTENSON KRIS SWIM SCHOOL (12922)
- KRISTENSON KRIS SWIM SCHOOL (12922)
- VICTORY DRIVING RANGE (12956)
- LUDLOWS RESTAURANT (12958)
- CATHOLIC CHURCHES NORTH HOLLYWOOD (13001)
- LAHART THOS REV ST JANE FRANCES DE CHANTAL CATHOLIC CHURCH (13001)
- BRONSON-DELLINS & CO (13016)
- BURTON-HAYNES VALLEY INVESTMENTS (13016)
- COLDWATER LAND CO (13016)
- FERGUSON ISAAC EDW ATTY (13016)
- FUNDING SERVICE CORPORATION VALLEY (13016)
- GINSBERG HYMEAN G ATTY (13016)
- GOLDEN BUSINESS DEVELOPERS (13016)
- GOLDEN OPPORTUNITIES (13016)
- MAJOR PERSONNEL AGCY (13016)
- MASSA G S ASSOCIATES (13016)
- SCHOENBURG STUART M ATTY (13016)
- SOLYN LEISURE PRODUCTS INC (13016)
- SOLYN LEISURE PRODUCTS INC (13016)
- SURETY CREDIT COUNSELORS (13016)
- TIMES LOS ANGELES (13016)
- TIMES LOS ANGELES (13016)
- ECKELS DE WITT (13018)
- VICTORY DRIVE IN THEATRE (13037)
- AVALON ELSIE (13103)
- AVALON RALPH JR (13103)
- MCSHANE MARTIN F (13103)

****VICTORY****

Pacific Telephone

- CIRCLE M MEATS (12927)
- BRONSON DELLINS & CO (13016)
- COLDWATER LAND CORP (13016)
- FUNDING SERVICE CORPORATION VALLEY (13016)
- GINSBERG HYMEN G ATTY (13016)
- MASSA G S ASSOCIATES (13016)

1963 Address Not Listed in Research Source

Pacific Telephone

1964 Address Not Listed in Research Source

Pacific Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Address Not Listed in Research Source	GTE
1966	Address Not Listed in Research Source	Pacific Telephone
1967	**MORSE** ROTH HARRY (6230) CRONROD ROBT T (6302) ROSENTHAL DAVE (6323) NAMSON HENRY N (6339) VIERECK VICTOR N (6339) ABRAMSON EDW (6342)	R. L. Polk & Co.
1969	Address Not Listed in Research Source	Pacific Telephone
1970	**MORSE AVE** LEVY MAURICE DR (6200) BRESNICK ALAN (6206) BRESNICK MARA JOY (6206) BRESNICK MARK BARRY (6206) CALABRASE JAS W (6210) SCHORR BERNARD (6211) RUBEL CHAS M (6212) MORRISON RICHARD T (6213) NAMM STUART B (6214) O CONNOR DANIEL (6215) RECH J J (6217) SPICER BOB (6218) SPICER BOB (6218) OETTE PAUL H (6219) ABDUL LORRAINE (6220) ACKERMAN LAWRENCE R (6222) DICKS BARBARA (6223) BERENBAUM HARRY (6224) LEDERHANDLER ARTHUR (6226) LEDERHANDLER ARTHUR W (6226) BERNSTEIN IVAN G (6227) COOPER EDWIN (6227) COOPER ELAINE (6227) FRIEDMAN SHELDON F (6227) GORDON DAVID (6227) GREENWALD LEONARD (6227) HALPERN SIDNEY (6227)	R. L. POLK & CO.

Year Uses

Source

1970 (continued)

HAUSMAN BERNARD NORTH HOLLYWOOD (6227)
HOFFMAN ABE (6227)
NAINES JULIE (6227)
POLLACK SAML (6227)
SHAFER JUDITH (6227)
SHORR ERWIN A (6227)
SHORR STEVEN P (6227)
SHUTMAN GLORIA (6227)
STRAUSS ARTHUR (6227)
WEBER DE VIDA (6227)
WEINSTEIN LEW A (6227)
WEINSTEIN VERN (6227)
WOLF EDW (6227)
YOUNG RICK B (6227)
DORES MARSHALL (6228)
DORES MICHAEL (6228)
SANDERS HAROLD (6229)
ROTH HARRY (6230)
TRUITT BROOKS (6232)
TRUITT LAURIE (6232)
STEIN A H (6235)
STEIN CINDY (6235)
THALOR GERRY (6236)
FRIEDMAN JOS P (6237)
LODAWER I H (6238)
KWASMAN HYMAN (6239)
PRESBURGER ROGER (6240)
WELLINGTON IVIE (6241)
WELLINGTON JACK (6241)
SPOLIN MARY (6242)
DVORKIN HARRY (6243)
MERRYMAN A G (6244)
JUDSON VIRGIL B (6247)
HUNNICUTT DONALD W (6248)
ABRAHAMSON ARNOLD (6250)
REED HAROLD (6252)
GOULDING H P (6254)
MIDANIK HARRY (6256)
DOBRIN E (6258)
DOBRIN TOBY (6258)
EISENBERG LAWRENCE (6260)
DAVIDSON SHERRY (6264)
ROOSE DOUGLAS (6266)

Year **Uses**

Source

1970 (continued)

OLSHANE SHELDON (6301)
CRONRD ROBT T (6302)
CRONROD ROBT T (6302)
KOHLE R A (6303)
STERN HARRY (6304)
CROLY GEO A (6305)
OLSHANE ARNOLD (6306)
HARTE HAROLD (6307)
FIFE DEBBIE (6308)
SWAIN CLARK E (6309)
KRAM I (6310)
DUKE M B (6311)
LEVIN JACK B (6315)
GREEN MANUEL (6320)
SIMONOWITZ JOS (6321)
ROSENTHAL DAVE (6323)
GOLDBLOOM MILTON (6324)
URETSKY HARRY (6325)
LERMAN MARTIN (6326)
ZELLER HERBERT (6327)
BERMAN JEANETTE (6328)
SIEGEL ROBT (6329)
FISHER ALBERT (6330)
FISHER E MISS (6330)
SCHENK SOL (6331)
COOPER MAURICE (6334)
SHULMAN PHYLLIS (6336)
TARR ALBERT J (6337)
COOPER JAS M (6338)
AITCHISON JOHNY (6339)
ANDERSEN VIGGO F (6339)
BACOS CHRIS G (6339)
COHEN BENJ (6339)
DONALDSON CAROL (6339)
DONALDSON CHAS (6339)
EASTMAN LEONARD L (6339)
HURWITZ BERNARD H (6339)
KASSAN ANDREW (6339)
KASSAN ROBT (6339)
KETTLER CHELIE (6339)
NAMSON HENRY N (6339)
NAMSON HENRY N (6339)
REDMAN RENEE JESSIE (6339)

Year Uses

Source

1970 (continued)

ROSENTHAL SAUL (6339)
STERN HERMAN H (6339)
TARNOW IRVING (6339)
TAXIER EUGENE (6339)
TAXIER LESLIE (6339)
THORNE RICHARD (6339)
THORNE RICHARD (6339)
VIERECK VICTOR N (6339)
VIERLING LAWRENCE B (6339)
BAIM OSCAR (6342)
BORNSTEIN LEWIS (6342)
COOPER SIDNEY (6342)
DUBOVIS JACK (6342)
FELDMAN SAML J (6342)
GLUCKMAN G (6342)
LEVINE SIDNEY R (6342)
LINDBLOM ERIC (6342)
LIPKIN FRANK (6342)
MARKUS EUGENE (6342)
PAGE S M (6342)
ROMAN LOUIS L (6342)
SCHWARTZ HARRY (6342)
SERATA MARTIN (6342)
SIEGEL MEYER S (6342)
SMITH ARDUTH (6342)
SOMMERS MAX (6342)
WOSK MURRAY (6342)

****VICTORY BLVD****

R. L. POLK & CO.

MIKE S TEXACO SERVICE (12901)
TEXACO SERV STN DLRS (12901)
U-HAUL CO DEALERS (12901)
YOUNG FREDDIE SERV STN (12908)
THREE COINS RESTAURANT (12910)
MCDONALD S HAMBURGERS OF NORTH HOLLYWOOD (12919)
CHRISTENSON CHRIS SWIMMING SCHOOL (12922)
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KRISTENSON KRIS SWIM SCHOOL (12922)
PIONEER TAKEOUT NO 8 (12940)
SANTELLIS RICHFIELD (12950)
ALFASSO LENA (13000)
BERNSTEIN LENA (13000)
MILONE ANGELINA (13000)

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RAPHAEL ANNA (13000)
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ST JANE FRANCES CATHOLIC CHURCH (13001)
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(13001)
MATT & TONY'S SUBMARINE SANDWICHES (13032)
VICTORY DRIVE-IN THEATRE (13037)
DE ARMAS MAYDA A (13038)
ROGERS M I (13038)
CARROLL CHAS (13060)
GOULD PHILIP H (13060)
HAMILT HERBERT (13060)
PATTERSON MERLE W (13060)
SKELTON ROBERT L (13060)
VICTORY APTS (13060)
ARAMBURU PAULINE (13100)
CLAWSON J LUCILLE (13100)
CONTE KATHERINE (13100)
GLAZEBROOK A (13100)
HEEBER HENRY J III (13100)
HERTZ EDW (13100)
KRAEMER ARTHUR R (13100)
LUMMUS CLINTON (13100)
MARTIN PIRI (13100)
ROSOVE ROSE (13100)
WINKLER SOL (13100)
ZADANOFF M (13100)
FREDERICK ADRIAN (13103)
MACDONALD JUDITH ANN (13103)
THOMAS ROBT (13103)

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RUDY S VICTORY GARAGE (6417)
SAMMY S VOLKSWAGEN SERVICE (6417)
HABER GEO N MD VICTORY MEDICAL GROUP (6421)
LEONARD ROBT J MD VICTORY MEDICAL GROUP (6421)
PARRIS EDW B MD VICTORY MEDICAL GROUP (6421)
PARRIS RAYMOND MD VICTORY MEDICAL GROUP (6421)
ROGOLSKY EUGENE H M D VICTORY MEDICAL GROUP (6421)
STOPECK MARVIN M MD VICTORY MEDICAL GROUP (6421)
VICTORY MEDICAL GROUP (6421)
VICTORY MEDICAL GROUP (6421)
WEYMAN ARNOLD E MD VICTORY MEDICAL GROUP (6421)

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SCHORR BERNARD (6211)
RUBEL CHAS M (6212)
MORRISON RICHARD T (6213)
O CONNOR DANIEL (6215)
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OETTE PAUL H (6219)
ACKERMAN LAWRENCE R (6222)
BERENBAUM HARRY (6224)
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GORDON DAVID (6227)
HALPERN SIDNEY (6227)
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POLLACK SAML (6227)
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SHUTMAN GLORIA (6227)
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GOULDING H P (6254)
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CRONROD ROBT T (6302)
KOHLE R A (6303)
STERN HARRY (6304)
CROLY GEO A (6305)
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LERMAN MARTIN (6326)
ZELLER HERBERT (6327)
BERMAN JEANETTE (6328)
SIEGEL ROBT (6329)
FISHER ALBERT (6330)
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DONALDSON CHAS (6339)
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KETTLER CHELIE (6339)
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THORNE RICHARD (6339)
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BAIM OSCAR (6342)
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MARKUS EUGENE (6342)
PAGE S M (6342)
ROMAN LOUIS L (6342)
SCHWARTZ HARRY (6342)
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****VAN NOORD AVE****

R. L. POLK & CO.

STINSON HORACE F (6283)
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R. L. POLK & CO.

MIKE S TEXACO SERVICE (12901)
THREE COINS RESTAURANT (12910)
KRIS KRISTENSON SWIMMING SCHOOL (12922)

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	KRISTENSON KRIS SWIM SCHOOL (12922)	
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	MILONE ANGELINA (13000)	
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	CATHOLIC CHURCHES NORTH HOLLYWOOD (13001)	
	ST JANE FRANCES CATHOLIC CHURCH (13001)	
	ST JANE FRANCES CONFRATERNITY SCHOOL OF RELIGION (13001)	
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	HAMILT HERBERT (13060)	
	PATTERSON MERLE W (13060)	
	ARAMBURU PAULINE (13100)	
	GLAZEBROOK A (13100)	
	HERTZ EDW (13100)	
	KRAEMER ARTHUR R (13100)	
	MARTIN PIRI (13100)	
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1971	**MORSE**	B&G Publications
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	ROTH BARBARA J (6230)	
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	BACOS CHRIS G (6339)	
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	KRISTENSON KRIS SWIM SCHOOL (12922)	
	VICTORY CONVALESCENT HOSPITAL (13000)	
	VICTORY DRIVE IN THEATRE (13037)	
1972	Address Not Listed in Research Source	R. L. Polk & Co.
1975	**MORSE AVE**	Pacific Telephone
	RAMIREZ LEANDRO (6202)	
	NEGRON RALPH (6206)	
	KROKOWER MICHAEL (6212)	

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FELIZ M (6213)
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CROWLEY LINDA (6215)
WARDELL R M (6221)
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TERHARDT SYLVIA (6241)
BUSIC YAEKO (6316)
SCHREIBER GEO III (6332)
SCHREIBER GEO III (6332)
COOPER JAS M (6338)

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DELETTO LOIGI (6200)
SNYDER ROBT (6208)
HALLSTROM MELVIN J (6214)
HAYES C MARDELL (6214)
PARSONS KJERSTEN (6216)
LYONS JAS J (6217)
STROZENBERG ABE (6219)
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KATZ DAVID (6223)
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CHATOW SUSAN M (6227)
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COOPER EDWIN (6227)
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GORDON DAVID (6227)
GREENWALD LEONARD (6227)
HALPERN SIDNEY (6227)
HOFFMAN ABE (6227)
KAHN SAMUEL (6227)
PANKOW KENNETH (6227)
POLLACK SAML (6227)
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WEBER DE VIDA (6227)
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MIDANIK HARRY (6256)
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OLSHANE ARNOLD (6306)
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SAIED NOS HI (6317)
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- CASUSKY JAMIE (6339)
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- FINLEY KENNETH Q (6339)
- GOLDFEIN EMIL (6339)
- GOLDFEIN JEROME (6339)
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- KASSAN ROBT (6339)
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- LIPKIN FRANK (6339)
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- NAMSON HENRY N (6339)
- ROSENTHAL S (6339)
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- COHN JUDITH (6340)
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- MARKUS EUGENE (6342)
- PAGE S M (6342)
- ROSENBERG SAM (6342)
- SAMPSON CATHERINE J (6342)
- SCHWARTZ HARRY (6342)
- SERATA MARTIN (6342)
- SIEGEL MEYER S (6342)
- SKAVOLD A C (6342)
- SMITH ARDUTH (6342)
- SOMMERS MAX (6342)
- WOSK MURRAY (6342)

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- RICH STOUT TEXACO SERVICE (12901)
- VICTORY & COLDWATER CANYON (12908)
- THREE COINS RESTAURANT (12910)
- A 1 LIQUOR (12916)
- NORTH HOLLYWOOD (12919)
- CHRISTENSON CHRIS SWIMMING SCHOOL (12922)

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KRISTENSON KRIS SWIM SCHOOL (12922)
KRIS KRISTENSON SWIMMING SCHOOL (12922)
KRISTENSON KRIS SWIM SCHOOL (12922)
SOUTHERN CALIFORNIA SWIM SCHOOLS (12922)
NORTH HOLLYWOOD AREA (12932)
R & S OIL COMPANY (12950)
SHANER MARY (13000)
VICTORY CONVALESCENT HOSPITAL (13000)
NORTH HOLLYWOOD NUTRITION & SERVICES PROGRAM
(13001)
ST JANE FRANCES CATHOLIC CHURCH (13001)
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MATT & TONY'S SUBMARINE SANDWICHES (13032)
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COSTO ROSE MRS (13060)
GOLDSTEIN MORTON (13060)
JOHNSON P (13060)
MC CALL LEO H JR (13060)
POWELL J B (13060)
ROTENBERG JOS (13060)
VICTORY APARTMENTS (13060)
ARAMBURU PAULINE (13100)
BURROWS R (13100)
CAFIERO FRANK J (13100)
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HERTZ EDW (13100)
KESSLER VELVA (13100)
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VIERECK VICTOR N (6303)
LEVIN JACK B (6315)
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SMITHS JIMMY SUPPER CLUB (12910)
KRISTENSON KRIS SWIM SCHOOL (12922)
R & S OIL CO (12950)
PRESTIGE CONVALESCENT CENTER (13000)
VICTORY DRIVE IN THEATRE (13037)

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THRIFTY ANGEL SHOP (6407)
DARING COMPANY (6420)
DARING ELECTRONICS (6420)
EL PROYECTO PUBLIC EMPLOYMENT & EDUCATION CENTER
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COMMUNITY HOSPITAL OF NORTH HOLLYWOOD (6421)
COMMUNITY HOSPITAL PHARMACY (6421)
BROWN PHILIP E DR CHIRPRCTR (6422)
HAUSSER CHAS W REV (6422)
SMITH JEROLD E DR CHIRPRCTR (6422)
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FOSTER CARMEN E (6428)

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KASHPER MARK (6214)
CURRAN M (6215)
PARSONS KJERSTEN (6216)
MOTTER ERNI (6217)
HOUGH R (6219)
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CAMMARANO SALVATORE SR (6227)
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CAINE J E (6238)
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OPSETH DEAN (6246)
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NOSALA ROBT CHAS (6252)
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CHINESE MANDARIN RESTAURANT (12900)
CONROY S FLOWERS NORTH HOLLYWOOD (12901)
SAMYS FISH & CHIP (12902)
A-1 CLEANERS & LAUNDRY NORTH HOLLYWOOD (12902)
ALLRED EDWARD C MD (12903)
CALIFORNIA PREGNANCY COUNSELING SERVICE INC (12903)
FAMILY PLANNING ASSOCIATES MEDICAL GROUP (12903)
ORLEANS LESLIE S MD (12903)
SOHN SOON C MD (12903)
WRIGHT KENNETH L MD (12903)
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TACO HUT (12911)
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MCDONALDS RESTAURANTS (12919)
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SWAINS SWIM SCHOOL (12922)
PIZZA HUT (12932)
PIONEER TAKE OUT (12940)
DRUZ RUDOLPH AUTOMOTIVE REPAIR & SERVICE (12950)
GRAHAMS AUTOMOTIVE REPAIR & SERVICE (12950)
R & S OIL CO (12950)
AMPER VALENTINE (13000)
LIEBERMAN ROSE L (13000)
LUDWIG IONE (13000)
MILLER MAE NORTH HOLLYWOOD (13000)
NEUMEYER ANN (13000)
PRESTIGE CONVALESCENT HOSPITAL NORTH HOLLYWOOD
(13000)
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ROBINSON S (13000)
CATHOLIC CHURCHES CHURCHES (13001)
MEALS TO THE HOMEBOUND (13001)
ST JANE FRANCES CATHOLIC CHURCH (13001)
ST JANE FRANCES CATHOLIC CHURCH (13001)
TRANS WORLD BANK BRANCH OFFICES (13003)
JACOBS WELL NORTH HOLLYWOOD (13007)
SCOTT S HOUSE OF VACUUMS & SEWING MACHINES (13009)
SCOTT S VACUUM & SEWING CENTER (13009)

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BARAK AYTAN INSURANCE AGENCY (13009)
ELITE STATIONERS & OFFICE SUPPLY CO (13009)
VICTORY PLAZA TRAVEL (13011)
LONDONDALE CHICKEN FISH & CHIPS (13013)
PAYLESS CASUAL SHOES (13015)
SAY-ON-DRUGS INC (13021)
V P NUTRITIONAL CENTER (13023)
ALICE S KNITWEAR (13025)
GOGEE S CHILDREN S SHOP & BOOTERY (13027)
GOGEE S OF HOLLYWOOD (13027)
MATT & TONY S SUBMARINE SANDWICHES (13032)
MOSTLY IMPORTS (13033)
TOYS WE LIKE (13035)
FREEDOM FINANCIAL SERVICES CORPORATION (13037)
RADIO SHACK-A DIVISION OF TANDY CORP (13039)
ELLEN S HALLMARK SHOPPE (13041)
CHICKENSHIRT (13047)
LUCKY DISCOUNT CENTERS (13051)
VICTORY PLAZA CLEANERS (13055)
MONTE S HAIR LTD (13057)
DON WARD JEWELERS (13059)
COSTO ROSE MRS (13060)
EDUARDO JOSE L VAN NUYS (13060)
MORRIS BOB (13060)
RACHIELE ROMERO J (13060)
ROSEBERG MORTON (13060)
SHERMAN HARRY (13060)
SONNENSCHNEID C (13060)
BACON LINDA M DDS (13061)
MAYERS JACK D DDS (13061)
BEAUTY WORKS BEAUTY SUPPLY (13063)
SOUND FACTOR (13065)
SOUND FACTOR ENCINO (13065)
COLONY KITCHEN (13075)
CAFIERO FRANK J (13100)
CONTE KATHERINE (13100)
HORNING JOHN F (13100)
KESSLER VELVA (13100)
KNOPF HARVEY F (13100)
LAURENCE J (13100)
MONTGOMERY LOYD T (13100)
PETERS NATHAN (13100)
ROSOVE R (13100)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	(continued) WINKLER SOL (13100) CHAVEZ JESUS (13103) SIFUENTES ANTONIO VAN NUYS (13103)	
1981	**VICTORY BLVD** CALIFORNIA PREGNANCY COUNSELLING SERVICE INC NH (12903) FAMILY PLANNING NH (12903) FAMILY PLANNING ASSOCIATES MEDICAL GROUP NH (12903) KAZ M A OD INC NH (13029) FREEDOM FINANCIAL SERVICES CORPORATION (13037)	Pacific Telephone
1985	**MORSE AVE** ANDELSON L (6200) KLIMA TONY (6212) FLIMAN NELLIE (6212) FLIMBACK WM D (6212) NEWCOMBE ROBT L (6213) PARSONS K J & D A (6216) MOTTER ERNI (6217) HOUGH R (6219) BALDWIN J (6221) ROUNSAVALL RALPH & EVE (6222) COOPER E (6227) COOPER EDWIN (6227) COOPER RICK (6227) FRIEDMAN SHELDON F (6227) GREENWALD LEONARD (6227) GREENWALD LORI & SCOTT (6227) HALPERN SIDNEY (6227) HOFFMAN ABE (6227) KAHN DE VIDA (6227) KARP D (6227) LOSH GEORGE (6227) MEAVE ELSA (6227) WAKEFIELD CLARA (6227) WAKEFIELD CLARA L (6227) WAKEFIELD D (6227) WEINSTEIN VERN & NORMA (6227) ZASLOW CHAS (6227) ZASLOW D & A (6227) GAVRILMAN LEONID (6230) SHALLENBERGER JOHN BL (6231) ROMM E (6233) MEIER ROBT J (6241)	Pacific Bell

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Source

1985 (continued)

DVORKIN HARRY (6243)
MACKENZIE JEAN (6244)
BERKOVITS MICHAEL (6245)
ABRAHAMSON ARNOLD (6250)
ABRAHAMSON C & K (6250)
NOSALA ROBT CHAS (6252)
MIDANIK HARRY (6256)
PINES JACK BL (6258)
HANDLER CHAS S (6264)
SLOVES A L (6266)
SLOVES JAS C (6266)
BERNHARD DONALD R (6305)
BERNHARD J M (6305)
BERNHARD P H (6305)
GABAY MAURICE & ZARY (6307)
BENT M A (6308)
BENT R (6308)
CRESPO DANIEL O (6309)
GALIN GENRIKH (6310)
DUKE M BL (6311)
DUKE MAX (6311)
BRAVERMAN ARKADIY (6313)
BRAVERMAN BARBARA & JEFF (6313)
CORCOS HAKIM IDA (6314)
CORD CHRIS & JOSH (6314)
LEVIN JACK BL (6315)
SIMONOWITZ JOS (6321)
SIMONOWITZ STUART (6321)
SIMONS A J (6321)
SEGUERRA FRANK (6329)
TARR ALBERT J (6337)
COOPER JAS M (6338)
AITCHISON M T (6339)
BATISTE RESELL (6339)
CIRRITO JAS (6339)
CLINGERMAN DAVID (6339)
FIGUEROA HENRY (6339)
FITZGERALD DANIEL (6339)
FROM LOS ANGELES TELEPHONES CALL (6339)
HURWITZ BERNARD H (6339)
KACZOR GABRIEL (6339)
ROSENTHAL S (6339)
VAISMAN ITSIK (6339)

Year Uses

Source

1985 (continued)

VAISMAN SIMON (6339)
WILSON PENELOPE A (6339)
ADAMS N (6342)
AGUIRRE NANCY (6342)
BLOOM M H (6342)
BUSCH ROBT H (6342)
GALLOWAY KEN (6342)
GALLOWAY KENNETH C (6342)
GALLOWAY L IM (6342)
HORN PHILIP (6342)
MARKUS EUGENE (6342)
MATTHEWS LAJUNE V (6342)
MEYER DOROTHY (6342)
PAGE S M (6342)
SIEGEL MEYER S (6342)
SLEGEL MICHAEL (6342)
SOMMERS MAX & ROSE (6342)
TAYLOR JOHN (6342)
WOSK LEONARD J (6342)
WOSK MURRAY (6342)

****VICTORY BLVD****

Pacific Bell

KAO SHENG GARDEN MANDARIN CHINESE RESTAURANT
(12900)
NORTH HOLLYWOOD STORE (12901)
VAN NUYS CALL (12901)
HANG YOUNG CHUL DNTST VICTORY FAMILY DENTAL OFFICE
(12902)
VICTORY FAMILY DENTAL OFFICE (12902)
ABORTION ALTE RN ATIVE S (12903)
ALLRED EDWARD C MD (12903)
FAMILY PLANNING ASSOCIATES MEDICAL GROUP (12903)
NORTH HOLLYWOOD (12903)
NORTH HOLLYWOOD (12903)
ORLEANS LESLIE S MD (12903)
ORLEMANN TAMARA & JEROME (12903)
SOHN SOON C MD (12903)
WRIGHT KENNETH L MD (12903)
FROMEX R P PHOTO (12904)
ONE HOUR PHOTO (12904)
VICTORY FABRICS (12910)
NATURAL CHICKEN PLACE THE (12911)
TWO SISTERS LIQUOR STORE (12916)
FROM VAN NUYS TELEPHONES CALL (12919)

Year Uses

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1985 (continued)

NORTH HOLLYWOOD (12919)
KRISTENSON KRIS SWIM SCHOOL (12922)
SWAINS KRISTENSON SWIM SCHOOL (12922)
NORTH HOLLYWOOD AREA (12932)
NORTHRIDGE (12940)
R & S OIL CO (12950)
LAURELWOOD CONVALESCENT CENTER (13000)
REYNOLDS GEO (13000)
CONFRATERNITY SCHOOL O RELIGION (13001)
ST JANE FRANCES HALL (13001)
ST JANE FRANCES LITURGY OFC (13001)
ST JANE FRANCES DE CHANTEL (13001)
ST JEANA (13001)
NORTH HOLLYWOOD (13003)
PERSONAL STORAGE (13005)
SMEED DOUG (13005)
ELITE STATIONERS & OFFICE SUPPLY CO (13009)
SCOTTS HOUSE OF VACUUMS & SEWING MACHINES (13009)
SCOTTS VACUUM & SEWING CENTER (13009)
FROM LOS ANGELES TELEPHONES CALL (13011)
FROM VAN NUYS TELEPHONES CALL (13011)
ANNS CHINESE RESTAURANT (13013)
GENERAL MERCHANDISE (13021)
OPTICAL (13021)
PHARMMAY (13021)
VICTORY PLAZA DISCOUNT HEALTH FOODS (13023)
ALICES KNITWEAR (13027)
EYESITE THE (13029)
EYESONGS (13029)
KAZ M A OD INC (13029)
MATT & TON YS S UBMARIN E S AN DW ICHE S (13032)
VIDEO SHOWTIME (13033)
VIDEO SOFTWARE DISTRIBUTORS (13033)
MISS WORLD (13035)
FROM LOS ANGELES TELEPHONES CALL (13037)
NORTH HOLLYWOOD OFFICE (13037)
NORTH HOLLYWOOD (13039)
MARILYNS HALLMARK SHOP (13041)
NORTH HOLLYWOOD (13047)
NORTH HOLLYWOOD (13051)
VICTORY PLAZA CLEANERS (13055)
ADVERTISING (13057)
FORUM MENS HAIRSTYLING (13057)

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1985 (continued)

FORUM THE (13057)
FORUM THE CONTD (13057)
FROM VAN NUYS TELEPHONES CALL (13057)
GROUP SALES (13057)
KINGS (13057)
KUBIAS (13057)
KUBIC C (13057)
KUBIC P (13057)
LAKERS (13057)
LAZERS (13057)
MANCHESTER BL & PRAIRIE AV INGIEWOOD (13057)
MANCHESTER BL & PRAIRIE AV INGLEWOOD (13057)
MARISSAS HAIR COMPANY (13057)
PROMOTIONS (13057)
PUBLIC RELATIONS (13057)
SEASON SEAT ACCOUNTING (13057)
STRINGS (13057)
DON WARD JEWELERS (13059)
WARD DON JEWELERS (13059)
WARD DONALD (13059)
DAVIS KYOKO (13060)
DAVIS L (13060)
DAVIS L (13060)
DAVIS L (13060)
DAVIS L MSN HIS (13060)
MORRIS BOB S TE RE O S ALE S (13060)
MORRIS BOB (13060)
PARRA MARIA (13060)
TERZIAN HAMPARTZOUM (13060)
LIVNE JONATHAN & RONDA NOR (13061)
UVN E JON ATHAN DOS (13061)
NORTH HOLLYWOOD (13063)
SOUND FACTOR (13065)
HOLIDAY SPA HEALTH CLUBS (13069)
HOLIDAY T (13069)
MUMMS RESTAURANT (13075)
CAFIERO FRANK J (13100)
CONTE KATHERINE (13100)
CONTE LOU & DOROTHY (13100)
DANIELS DEE DEE (13100)
KESSLER VELVA (13100)
LAURENCE J (13100)
MAZZA LOUIS J (13100)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	(continued)	
	MAZZA M N (13100)	
	MELAMED SIMAN (13100)	
	MONTGOMERY LOYD T (13100)	
	MONTGOMERY M G (13100)	
	MONTGOMERY M PARSHALL (13100)	
	ROSOVE R (13100)	
	ROSOW M (13100)	
	CATALAN G (13103)	
	CERVANTES PEDRO (13103)	
	CHAI YVONNE M (13103)	
	COLDWATER CANYON AVE	Pacific Bell
	NUNEZ ALAN J DR CHIRPRCTR (6422)	
	VICTORY BLVD	Pacific Bell
	NORTH HOLLYWOOD (12903)	
	NORTH HOLLYWOOD (12903)	
	SOHN SOON C (12903)	
1986	**COLDWATER CANYON AVE**	Pacific Bell
	ADOLESCENT SUBSTANCE ABUSE PROGRAM NH (6421)	
	SMITH JEROLD E DR CHIRPRCTR NH (6422)	
	J & L PAINTING NH (6424)	
	MORSE AVE	Pacific Bell
	FIGUEROA HENRY NH (6339)	
	GIVENS CARLETHA NH (6339)	
	VICTORY BLVD	Pacific Bell
	ABORTION AID NORTHRIDGE (12903)	
	CALIFORNIA PREGNANCY COUNSELING SERVICE INC (12903)	
	FAMILY PLANNING ASSOCIATES MEDICAL GROUP (12903)	
	PIZZA HUT (12932)	
	ELLIOTT ALAN K MD NH (13007)	
	VICTORY PLAZA TRAVEL NH (13011)	
	PAYLESS SHOESOURCE (13015)	
	MELLON FINANCIAL SERVICES CORPORATION (13037)	
	ALLSTATE INSURANCE COMPANIES SALES OFFICES (13063)	
1990	**MORSE AVE**	Pacific Bell
	LEVIN JACK B NH (6315)	
	FIGUEROA HENRY NH (6339)	
	VICTORY BLVD	Pacific Bell
	ABORTION AID NH (12903)	
	FAMILY PLANNING ASSOCIATES MEDICAL GROUP (12903)	
	PIZZA HUT (12932)	
	ELLIOTT ALAN K MD NH (13007)	

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	(continued)	
	VICTORY PLAZA TRAVEL NH (13011)	
	PAYLESS SHOESOURCE (13015)	
	RADIO SHACK A DIVISION OF TANDY CORP (13039)	
	TANDY CONSUMER ELECTRONICS STORES (13039)	
	HOLIDAY HEALTH SPAS (13069)	
	HOLIDAY SPA HEALTH CLUBS (13069)	
1991	**MORSE AVE N**	Pacific Bell
	NEWCOMBE ROBT L (6213)	
	NEWCOMER BL & E (6213)	
	MORSE AVE	Pacific Bell
	EUM KWANG (6202)	
	GRNUMAN Z (6208)	
	GRUNIAN ROMAN (6208)	
	SCHWARTZMAN ALEX (6210)	
	SCHWARTZMAN C (6210)	
	BYKOV MARKUS (6212)	
	NEWMAN C (6214)	
	WHITE COREY J (6214)	
	WHITE CROSS PLAN THE CERTIFIED LIFE INS CO OF CALIF DISTRICT (6214)	
	PARSONS K J & D A (6216)	
	PARSONS L (6216)	
	SHENDEROVSKY BORIS (6219)	
	SHENEMAN KIRK & HELEN (6219)	
	ROUNSAVALL RALPH & EVE (6222)	
	ROUNSFUL D (6222)	
	GOLUBCHIK YEFIM (6224)	
	ANCHETA PRISCILLA (6227)	
	BOIVIN MARK & MAR IA (6227)	
	COOPER E (6227)	
	COOPER E B (6227)	
	COOPER EDWIN (6227)	
	FRIEDMAN SHELDON F (6227)	
	FRIEDMAN SHERRI (6227)	
	FRIEDMAN SHIRIN (6227)	
	HOFFMAN ABE (6227)	
	LOSH GEORGE (6227)	
	SHALKEVICH MARK (6227)	
	SHALL T (6227)	
	SHALLENBERGER LISA (6227)	
	SHALLENBERGER ROBERT & ELIZABETH (6227)	
	SHPOLYANSKY RAFAEL (6227)	
	SYRKIN VLADMIR (6227)	

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1991 (continued)

SYRKIN YANA (6227)
SYRON DAVID BRB (6227)
WAKEFIELD CLARA (6227)
WAKEFIELD CLARA L (6227)
WAKEFIELD D (6227)
WEINSTEIN VERN & NORMA (6227)
WEINSTEIN Y (6227)
WEINSTOCK AO (6227)
ZASLOW CHAS (6227)
ZASLOW D (6227)
ZASLOW D & A (6227)
DEORTSIN MARIK (6228)
DVOSOGHI BAHRAM (6228)
ALPER ALLAH (6230)
ROMM E (6233)
ROMM J GHIS (6233)
ROMM JEFF P CTY (6233)
BABUROV EDW (6237)
GUDIS ROMAN (6244)
NEMINOV Y (6245)
NEMIROFF ALBERT M (6245)
KHALESKY ALEXANDER (6246)
SHPERLING ANATOLY (6248)
NOSALA ROBT CHAS (6252)
MIDANIK HARRY (6256)
PINES JACK B (6258)
PINES KAREN (6258)
PINES M (6258)
PINES MICHAEL PH D (6258)
PINETREE MAINTENANCE (6258)
SHERSHER ZINOVY (6260)
SHERTZMAN HOWARD NOR (6260)
SINANIAN MANOUG (6264)
SLOVEA SHAWN S (6266)
SLOVES L (6266)
SLOVICK STEVE J (6266)
VOSICHER EUGENE (6302)
MAMZHI MORITS (6305)
BERENSTEIN MICHAEL (6308)
SHAMPANSKY M (6309)
GALIN GENRIKH (6310)
DUKE MB (6311)
POPOK LUBA (6314)

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1991 (continued)

LEVIN JACK BL (6315)
LEVIN JAMES T (6315)
LEVIN JAS & TERESA MSN HIS (6315)
KOSHKARIAN LEVON (6318)
BAKAL VASILY (6320)
KOTLOV EMIL (6321)
NULMAN V (6324)
NULON (6324)
NULSEN FB (6324)
NULTY D (6324)
PUSTILNIKOV DAVID (6325)
SEGUERRA FRANK (6329)
TEPER ALEXANDER (6330)
AROUND THE CLOCK AIR CONDITIONING SERVICE (6331)
CALIF APPLIANCES (6331)
FROM AGEOURA TELEPHONES CALL (6331)
FROM CANOGA PARKH TELEPHONES CALL (6331)
FROM PAIMDALE TELEPHONES CALL (6331)
FROM PALMDALE TELEPHONES CALL (6331)
FROM RESEDA TELEPHONES CALL (6331)
FROM SANTA CLARITA TELEPHONES CALL (6331)
FROMSANTA CLARITA TELEPHONES CALL (6331)
FROMI SANTA CLAIITA TELEPHONES CALL (6331)
ZAYETS VICTOR (6331)
UCHITEL LLYA (6332)
TAN ANDREW (6337)
TAN CATHERINE (6337)
TARR ALBERT J (6337)
TARR E K (6337)
COOPER AS M (6338)
AITCHISON MT (6339)
EDWARDS VERNON L (6339)
EDWARDS W SEPULVEDA (6339)
FIGUEROA HENRY (6339)
HURWITZ BERNARD H (6339)
KELESHYAN SEROP (6339)
KELFER M MUSN HIS (6339)
KESHISHYAN ANAHIT (6339)
KORSUNSKY BORIS (6339)
MOUTAFIAN ANTRANIK (6339)
VAISMAN ITSIK (6339)
WILSON PENELOPE A (6339)
KOTLOV INNA (6340)

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1991 (continued)

KOTLOWITZ STEVEN (6340)

KOTLYAR A (6340)

KOTLYAR A (6340)

ADAMS N (6342)

DREYZIN SERGEY (6342)

DREZNER C (6342)

GOLDENBERG GANNA (6342)

GROUPMAN YEFEEM (6342)

KHASARDIAN GEORGE (6342)

PAGE S M (6342)

PAGE SCOTT R (6342)

SALAM MAGDY (6342)

SOMMERS MAX & ROSE (6342)

TSUR K (6342)

TSUPRUN TANYA (6342)

TSUR DAPHNA (6342)

TSUR Y NOR (6342)

WOSK MURRAY & CHARLOTTE (6342)

ZADOROZHNY OLEG (6342)

ZADOROZNY STANISLAV (6342)

ZADORYAN ANI (6342)

****VICTORY BLVD N****

Pacific Bell

HENTELEFF STEVEN R DR OPTMTRST (13029)

DE FRANKOS ITALIAN SANDWICHES (13032)

****VICTORY BLVD****

Pacific Bell

KAO SHENG GARDEN CHINESE RESTARURANT (12900)

NORTB HOLLYWOOD STORE (12901)

VAN NUYS CALL (12901)

A I COMMERCIAL RESTAURANT EQUIPMENT SERVICE (12902)

A L CLEANERS& LAUNDRY (12902)

VICTORY FAMILY DENTAL OFFICE (12902)

:ABORTION AID (12903)

FROM PALMDALE TELEPHONES CALL (12903)

NORTH HOLLYWOOD (12903)

ONLEBECK JOHN (12903)

ONLET HEINRICH & SIGRID (12903)

ORLEANS LESLIE S MO (12903)

ORLEMANN J (12903)

SOHN SOON CMD (12903)

WEST COAST MEDICAL GROUP (12903)

WRIGHT KENNETH LMS (12903)

PHOTO SHADES (12904)

VAN NADA ANN SEPULVEDA (12906)

Year Uses

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1991 (continued)

VAN NAME G (12906)
VANNA NAILS (12906)
FINE SHEEPSKINS (12908)
ASSUTA MEDICAL CLINIC (12910)
RAMIN ATA MD (12910)
RAMIN MITCHELL (12910)
CHICKEN NATURAL PLACE THE (12911)
FROM VAN NAYS TELEPHONES CALL (12919)
MC DONALDS RESTAURANTS CONTD NORTHRIDGE (12919)
NORTH HOLLYWOOD (12919)
KRISTENSON KRIS SWIM SCHOOL (12922)
KRISTEVA M P CTY (12922)
SWAINS KRISTENSON SWIM SCHOOL (12922)
DELIVERY DRIVE CARRYOUT (12932)
DINE IN DRIVE CARRYOUT (12932)
NORTH HOLLYWOOD (12940)
PACOIMA (12940)
R&S OIL CO (12950)
DIESTEL ROBERT (13000)
LAURELWOOD CONVALESCENT HOSPITAL (13000)
LAUREN BARBARA (13000)
LAUREN BARBARA (13000)
WOOD JOHN EDWARD JR (13000)
CONFRATERNITY SCHOOL OF RELIGION (13001)
RECTORY OFC (13001)
ST JANE FRANCES HALL (13001)
ST JANE FRANCES DE CHANTEL (13001)
ST JEAN A SYLM (13001)
ST JEAN CAROL (13001)
ST JEAN E (13001)
ST JEAN LEONARD (13001)
ST JEAN MIKE (13001)
ST JEAN RICHARD NOR (13001)
ST JOHN & ASSOCIATES (13001)
ST JOHN A (13001)
NORTH HOLLYWOOD (13003)
PERSONAL STORAGE (13005)
GODS LOVING ACTION MINISTRY (13009)
SUNRISE MEDICAL CLINIC INC (13009)
FROM VAN NUYS TELEPHONES CALL 9 (13011)
FROM TOS ANGELES TELEPHONES CALL (13011)
ANNS CHINESE RESTAURANT (13013)
ANNS CHINESE RESTAURANT (13013)

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1991 (continued)

ANNS DOMESTICS (13013)
GENERAL MERCHANDISE (13021)
NORTH HOLLYWOOD (13021)
PHARMACY (13021)
VICTORY PLAZA TRAVE L (13023)
VICTORY PLAZA DISCOUNT HEALTH FOODS (13023)
RIVIERA SUN (13027)
RIVIERE PAUL L (13027)
RIVIN ANNE (13027)
RIVIN GEORGE NADEL MILLER KAPLAN ARASE & CO CPAS
(13027)
HENTELEFF STEVEN & RONALD DR (13029)
HENTGES K (13029)
VIDEO SHOWTIME (13033)
MISS WORLD (13035)
FLEX APPEAL (13037)
NORTH HOLLYWOOD (13039)
NORTH HOLLYWOOD (13039)
NORTHRIDGE FASHION CENTER NOR (13039)
NORTHRIDGE FASHION CENTER NOR (13039)
PANORAMA CITY MALL P CTY (13039)
PANORAMA CITY MALL P CTY (13039)
RESEDA (13039)
TANDY CON ID CONSUMER ELECTRONICS STORES CANTD
NORTHRIDGE (13039)
AVANTE HAIR MASTERS & PRODUCTS (13047)
NORTH HOLLYWOOD (13051)
VICTORY PLAZA CLEANERS (13055)
LE GOURMET (13057)
CATS JEWELERS (13059)
CATS MEOW VETERINARY HOUSECALL SERVICE PO BOX
18222 ENC .981 (13059)
KATZ JEWELERS (13059)
KATZ JOANNA (13059)
KATZ JOEL (13059)
ACUNA RUBEN (13060)
PERRYMAN K& CO BKKPNGSERV (13060)
PERRYMAN KEN (13060)
PERRYMAN T (13060)
PERRYMAN TIM & PJ (13060)
SMITH STEVEN TRAVISS (13060)
SMITH STORM (13060)
CHICKERING A (13063)
NORTH HOLLYWOOD (13063)

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1991 (continued)

SOUND FACTOR (13065)
NORTH HOLYWOOD (13069)
MUMMS RESTAURANT (13075)
CAFIERO FRANK J (13100)
DANIELS DEE DEE (13100)
KESSLER VELVA (13100)
KESSLER WALTER D (13100)
ROSOVE R (13100)
ROSOW (13100)
CHAIX YVONNE M (13103)
CRESPIN JOSE EULOFIO (13103)

1995

****MORSE AVE N****

Pacific Bell Telephone

TARR ALBERT J (6337)
EDWARDS VERNON L (6339)

****MORSE AVE****

Pacific Bell Telephone

EUM KWANG (6202)
GRUOMAN ROMAN (6208)
SCHWARTZMAN ALEX (6210)
GRAMZUGER SANYA (6211)
NEWCORBE ROBT L (6213)
JEPPESEN K (6216)
PARSONS KJ&DA (6216)
CHUKHLANTSEV VLADIMIR (6218)
SHENDEROVSKY BORIS (6219)
ROUNSAVALL RALPH & EVE (6222)
GOLUBCHIK YEFIM (6224)
COOPER E (6227)
HOFFMAN J (6227)
KORMOCHI OLGA (6227)
LOSH GEORGE (6227)
MALYASHA (6227)
ROSENTHAL MARIA G (6227)
S ALKEVICH MARK (6227)
WAKEFIELD CLARA (6227)
DVORTSIN MARIK (6228)
ALPER ALLAH (6230)
CAINE HOWARD (6238)
MOAWAD HELEN (6239)
MOAWAD JOSEPH (6239)
MEIER ROBT J (6241)
ZOLOTARYOVN G (6246)
I ZOLOTARYOVA LEA (6246)
SHPERLING ANATOLY (6248)

Year Uses

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1995 (continued)

NOSALA ROBT CHAS (6252)
PINES JACK B (6258)
SHERSHER ZINOVY (6260)
SHERSHER ZINOVY (6260)
SINANIAN J SEP (6264)
SINANIAN MANOUG (6264)
SLOVES A L (6266)
UCHITEL ARNOLD (6300)
VOSICHER EUGENE (6302)
BERENSTEIN MICHAEL (6308)
SHAMPANSKY M (6309)
DUKE MB (6311)
PBPOK LUBA (6314)
KOSHKARIAN NORMAN (6318)
BAK YOON SIK (6320)
I BAKAL VASILY (6320)
KOTLOV EMIL (6321)
NULMAN V (6324)
BREYBURG MICHEAL (6330)
CALIFORNIA APPLIANCE (6331)
ZAYETS VICTOR (6331)
ZAYETS VICTOR (6331)
DUDNIK SAVELY (6335)
COOPER JAS M (6338)
AITCHISON M T (6339)
FIGUEROA HENRY (6339)
HURWITZ BERNARD H (6339)
KAGAN STANISLAV (6339)
KESHISHYAN A (6339)
LIKHTENBERG VLADIMIR (6339)
VAISMAN GALINA (6339)
WILSON PENELOPE A (6339)
HISHYAN ANAHIT (6339)
MEDNIKOV INNA (6340)
GOLDENBERG G (6342)
I GOLDENBERG GANNA (6342)
KHASARDIAN GEORGE (6342)
KIGEL ALEXANDER (6342)
PAGE S M (6342)
PANFILOV ALEXANDER (6342)
WOSK MURRAY & CHARLOTTE (6342)
****VICTORY BLVD N****
PATS MOBILE LOCK & KEY (13009)

Pacific Bell Telephone

Year Uses

Source

1995 (continued)

BALLOONS & FLOWERS BY JOSEPH (13029)
AVANTES MAKE UP (13047)
****VICTORY BLVD****
CANOGA PARK (12901)
NORTH HOLLYWOOD STORE (12901)
A I CLEANERS & LAUNDRY (12902)
KAHNG JAMES Y DDS VICTORY FAMILY DENTAL OFFICE
(12902)
VICTORY FAMILY DENTAL OFFICE (12902)
ALLRED EDWARD C MD (12903)
FAMILY PLAN N IN G AS S OCIATE S ME DICAL GROUP (12903)
NORTH HOLLYWOOD (12903)
ORLEANS LESLIE S MD (12903)
SOHN SOON C MD (12903)
FINE SHEEPSKINS (12908)
ASSUTA MEDICAL CLINIC (12910)
RAMIN ATA MD (12910)
CHEERS (12916)
MISSION HILLS (12919)
NORTH HOLLYWOOD (12919)
DINE IN DRIVE CARRYOUT (12932)
PIZZA HUT DELIVERY DINE IN DRIVE CARRYOUT (12932)
NORTH HOLLYWOOD (12940)
PIONEER TAKE OUT (12940)
CALLIES ALMA & WEMER (13000)
DIESTEL ROBERT (13000)
CONVENT (13001)
ST JANE FRANCES DE CSANTEL (13001)
STI JANE FRANCES HALL (13001)
NORTH HOLLYWOOD (13003)
TRAN S W ORLD BANK (13003)
PERSONAL STORAGE (13005)
SMEED DOUG (13005)
CENTRO DE APOYO HISPANO (13009)
VICTORY PLAZA TRAVE L (13011)
ANNS CHINESE RESTAURANT (13013)
ANNS CHINESE RESTAURANT (13013)
PAYLESS SHOESOURCECONTD (13015)
V P DISCOUNT HEALTH FOOD MART (13023)
RIVIERA SUN (13027)
HENTELEFF STEVEN & RONALD DR (13029)
HENTELEFF STEVEN ROROPTMTRST (13029)
CHIKAS BEAUTY SUPPLY (13033)

Pacific Bell Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	(continued)	
	NORTH HOLLYWOOD (13039)	
	RADIO SHACK A DIVISION OF TANDY CORP CONSUMER ELECTRONICS ST (13039)	
	PAMS HALLMARK SHOP (13041)	
	AVANTE HAIR MASTERS & PRODUCTS (13047)	
	VICTORY PLAZA CLEANERS (13055)	
	LE GOURMET (13057)	
	PEREZ TEOFILO (13060)	
	MOIN IDDS (13061)	
	ACTIVE WEAR (13063)	
	BALLYS HOLIDAY SPA HEALTH CLUB (13069)	
	NORTH HOLLYWOOD (13069)	
	TAMARAS FAMILY RESTAURANT (13075)	
	ELLIOTT ALAN KMD (13087)	
	LOZANO ENRIQUE (13100)	
	CHEERS NH (12916)	
	PIZZA HUT DELIVERY OR CARRYOUT (12932)	
	ELLIOTT ALAN K MD NH (13007)	
	VICTORY PLAZA TRAVEL NH (13011)	
	PAYLESS SHOESOURCE (13015)	
	BALLYS HOLIDAY SPA HEALTH CLUBS (13069)	
	MORSE AVE	Pacific Bell Telephone
	LEVIN JACK B NH (6315)	
	FIGUEROA HENRY NH (6339)	
1996	Address Not Listed in Research Source	GTE
1999	Address Not Listed in Research Source	Haines Company
2000	Address Not Listed in Research Source	Pacific Bell Telephone
2001	**MORSE AVE**	Haines & Company, Inc.
	KRUPNIKALEXANDER (6200)	
	LIZARAZOJESUS (6204)	
	OWENSMARGY 00D (6206)	
	GRUZMAN ROMAN (6208)	
	SCHWARTZMANALEX (6210)	
	BYKOVMARKUS (6212)	
	ONEWCOMBER (6213)	
	KARSHGARY (6214)	
	PRESSERALEXANDER (6215)	
	SHENDEROVSKYG 00 I (6217)	
	CHIKHLANTS 8 VVLADIMIR (6218)	

Year Uses

Source

2001 (continued)

NEDELMANJUDH 0 DO (6218)
GUREVICH GOR (6219)
BLACKSTONEJAKE (6220)
STEINGOLDA (6220)
VASSERBBE ILA 00 C (6221)
ROUNSAVALLEVE (6222)
ROUNSAVALLRALPH (6222)
VASSERBELLA DO (6223)
OMELAMEDRAOMAN DO (6224)
FRUKHTMAN SAMUEL (6226)
APARTMENTS (6227)
BEKARYANTAMAM (6227)
COOPERADNANNE (6227)
ERACISM (6227)
DVORTSINMANK 818 506 1 W (6228)
OLITVIN CHESTER (6229)
LEVINOSONLEONARD (6230)
SHCHERBINAYE IENA (6230)
ZADOROZHNYOLEG (6231)
NEMINOVYAKOV 00 I (6232)
XXXX (6233)
ZADOROZHNYOIEG (6234)
CHITWOOD CALHANNE (6235)
IVANIV RINA (6237)
SKAPNER ALEXANDER (6237)
LUTERSTEINCARI (6238)
DEVERAUXENCKA (6239)
DEVERAUXWILLIAM 818 763 4 M (6239)
SURI MANINDAR (6239)
DREYZINAIMA (6240)
MEIERROB IJ (6241)
JEFFREYS KLMA (6242)
HAYRAPETIANJUA ITAA (6243)
GUDIS ROMAN (6244)
OVOSICHER EUGENE (6245)
VOSICHER EUGENE (6245)
CLENARDMONYA (6247)
SPERLING ANATOLY 818 50 B 168 (6248)
ABRAHAMSON AMOLD (6250)
1 BIRKNER THOMAS (6252)
GELLERYEAIM (6252)
WRIGOTTERESA (6254)
MIDANIKOHARY (6256)

Year Uses

Source

2001 (continued)

CHRISTOPHERA (6258)
VERNIKOVYUNY 00 E (6260)
MALYMASHA 00 C (6262)
SINANIANMANOUG 18 9 B (6264)
SLOVESAL (6266)
EUMKWANG (6282)
SHCHORSYE SM (6300)
DEMIDOVAMARA (6301)
NAJARPOURJASON (6301)
VOSICHEREUGEN O (6302)
BUENO EDUARDO 00 S (6303)
VELEZGENRGE E (6304)
KIGELALEKSANDR (6305)
ELIOTVERONICA (6306)
MOISEYEV ELLEN (6307)
BERENSTEINMICHAEL (6308)
SHAMPANSKYM (6309)
GALINTSLYA (6310)
DUKEMB 818 9 S 4 M (6311)
BUXBAUM DONS (6312)
KHALETSKYA (6313)
VAYNTER EMILIA (6313)
VAYNTERANDREY 81 B (6313)
POPOKLYUBOV (6314)
KHOMUTOV FEAX (6315)
LANEJAMES (6316)
OBILENKOLARSA (6317)
KOSHKARIANLVON (6318)
SANDLERSSTELLA (6319)
BAKALYEVGENYA (6320)
KOTLOVEMI (6321)
REHMANGAOR (6322)
ZLATKINNAUM (6323)
ISMAILOVAMEDINA (6324)
NULMANVALERI (6324)
POWELLRICHARD (6326)
ZELLER HERBER 00 C (6327)
WINZELBERGABE 00 S (6328)
ZLATKI N IRENE (6329)
ZAYETS SVELLANA (6330)
EDWARD KARASIK 81F 487 2 EC (6331)
OKARASIK EDWARD (6331)
FRAYMAN VLADIMIR 00 I (6332)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2001	(continued)	
	GALARNEAU FRANCIS (6333)	
	YEH JERRY 00 T (6334)	
	DUDNIKROSS (6335)	
	ARUTYUNOVA (6336)	
	MORSEAV 91606 CONT (6336)	
	OBADEIAN GANE (6336)	
	TARRAIBERT J (6337)	
	APARTMENTS BENMOEHE D (6339)	
	HURWITZBEMARD H (6339)	
	MEDNIKOVIONA (6340)	
	ALPERA 8AH (6342)	
	APARTMENTS (6342)	
	X HAMLIN (6342)	
	X VICTORY BLVD (6342)	
	VICTORY BLVD	Haines & Company, Inc.
	GARCIA DELIAS (13000)	
	XXXX (13044)	
	APARTMENTS (13060)	
	BANUELOSHORACIO R (13060)	
	CONTRERASANSE IMO (13060)	
	ESPINOZAVIS IOR (13060)	
	GONZALEZVALLEJO JOSE (13060)	
	M KOZACHKOIGOR 818 9 B (13060)	
	MOINIRAJDDS (13060)	
	MORDI CHARLES (13060)	
	PALACIOSLUIS (13060)	
	TURCIOSMANANO P (13060)	
	VARGASVYOLETA CONNA (13060)	
	X ETHELAV (13060)	
	YAGHOUBIAN KAREN (13060)	
	WEALTH CODE (13075)	
2003	Address Not Listed in Research Source	Haines & Company
2004	Address Not Listed in Research Source	Haines Company
2006	Address Not Listed in Research Source	Haines Company

APPENDIX K

Soil Sample Analytical Data





A.G.I. GEOTECHNICAL, INC.

7247 Hayvenhurst Avenue, Unit A-2 • Van Nuys, CA 91406 • (818) 785-5244 • FAX (818) 785-6251

December 9, 1997

Project No.: 7-1956-80

Victory Plaza Shopping Center
c/o Smith & Sons Investment Co.
735 Ohms Way
Costa Mesa, CA 92627

Attention: Mr. Clarke A. Smith

Subject: **LIMITED PHASE II SITE ASSESSMENT**
Existing Dry Cleaner Facility at Victory Plaza Shopping Center
13055 Victory Boulevard
North Hollywood, California

Dear Mr. Smith:

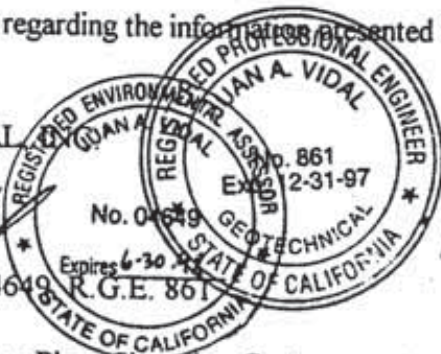
Pursuant to your request, we have conducted a Limited Phase II Site Assessment of the dry cleaning facility at subject site located in the North Hollywood area of the City of Los Angeles, California. The purpose of this assessment is to obtain an indication of whether the property may have been contaminated by Tetrachloroethene (PCE) during operation of the dry cleaning facility. This assessment was performed in August 1997.

This report has been prepared for the sole use of Victory Plaza Shopping Center and their representatives and/or associates to use as an indication of whether soil contamination by Tetrachloroethene (PCE) may be present on the site. This report may not contain sufficient information for other uses.

If you have any questions regarding the information presented in this report, please contact our office.

Respectfully submitted,
A.G.I. GEOTECHNICAL

Juan A. Vidal, R.E.A. 04649



Mark A. Swiatek, C.E.G.

Distribution: (3) Victory Plaza Shopping Center
c/o Smith & Sons Investment Company

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CHEMICAL LABORATORY TESTING	3
CONCLUSIONS	3
LIMITATIONS	3

APPENDIX:

- Legal Description
- Plot Plan
- Logs of Borings
- Chain-of-Custody Form
- Chemical Laboratory Test Results

SCOPE OF WORK

Work performed during this Limited Phase II Site Assessment included the following:

- * A visit on November 25, 1997, conducted at the site for visual observation and program the distribution of boring locations.
- * Excavation of three (3) exploratory borings on December 1 & 2, 1997 at the subject site.
- * Chemical laboratory testing of selected samples collected from the exploratory borings.
- * Evaluation of data gathered and preparation of this report presenting findings and conclusions.

SITE DESCRIPTION

The site is located along the north side of Victory Boulevard, west of Coldwater Canyon Avenue, at 13055 Victory Boulevard in the North Hollywood area of the City of Los Angeles, Los Angeles County, California. The legal description of the site is enclosed. The subject site is part of the Victory Plaza Shopping Center that consists of retail shops with adjacent asphaltic concrete parking areas. The area covered by this limited phase II site assessment is within the Victory Plaza Cleaners. The subject site is situated in a residential/commercial neighborhood, bordered by residential development along the north, a church and commercial development along the east and by the Tujunga Wash along the west.

FIELD EXPLORATION

Subsurface conditions were explored by drilling three (3) exploratory borings at the locations shown on the attached Plot Plan. Boring B-1 was drilled in the area of the dry cleaning machines, boring B-2 was drilled in the chemical storage area and boring B-3 was drilled in the area of the floor drain. The borings were drilled to a maximum depth of about 15 feet, using a hand auger.

The drilling of the exploratory borings was supervised by our field engineer who logged the materials brought up from the borings. Soil samples were collected using a sampler lined with 2-inch I.D., 6 inch long brass tubes.

The augers used were cleaned between the borings and the samplers were washed with a mixture of TSP and tap water, then rinsed with clean tap water between each sample interval so as to prevent any cross contamination. The samples collected were immediately wrapped with foil, taped, labelled and placed in a chilled container until transported to the chemical laboratory.

To determine the presence of volatile organic vapors, a Photovac Tip I Photoionization Detector (P.I.D.) was utilized during the field exploration. All of the borings, as well as the samples collected from the borings, were tested with the P.I.D. The readings of the P.I.D. ranged from 0.1 ppmv to 1.0 ppmv. The readings are indicated on the attached Logs of Borings.

SOILS CONDITIONS

The on-site soils to the depth explored (15 feet) consist of medium brown medium to coarse sand. For a complete description of the soils explored, please refer to the Logs of Borings attached to this report. Ground water was not encountered in any of the exploratory borings drilled at the site. Ground water is expected to be at about 150 feet below existing grade.

CHEMICAL LABORATORY TESTING

Selected samples taken from the exploratory borings were sent to the chemical laboratory for testing. Chemical testing was performed for detection of Halogenated Volatile Organics by EPA method 5030/8010. Chemical tests performed were based on the operations at the facilities and chemicals that may have been used and stored at the site. The chemical testing results and the chain-of-custody form are attached to this report.

CONCLUSIONS

The results of the chemical testing for Halogenated Volatile Organics was negative. Based on the scope of work described above and the data in hand, it appears that at the present time the site does not exhibit any areas of environmental concern with regard to soil contamination by Tetrachloroethene (PCE) that would trigger a regulatory agency mandated clean-up at this time. Further action toward the determination of the presence of hazardous materials on the site does not appear necessary at this time.

LIMITATIONS

This Environment Investigation and Site Assessment was completed in accordance with generally accepted industry practice for determining the likelihood of the presence of hazardous substances at or beneath the site. Information presented in this report is based on visual review, limited research, review of maps, samples taken from exploratory borings, chemical test results, experience, and professional judgement. This assessment is not, and should not be construed as, a warranty or guarantee concerning the presence or not of hazardous substances which may affect the property. All discovered information has been disclosed and a good faith effort has been made to consult pertinent sources.

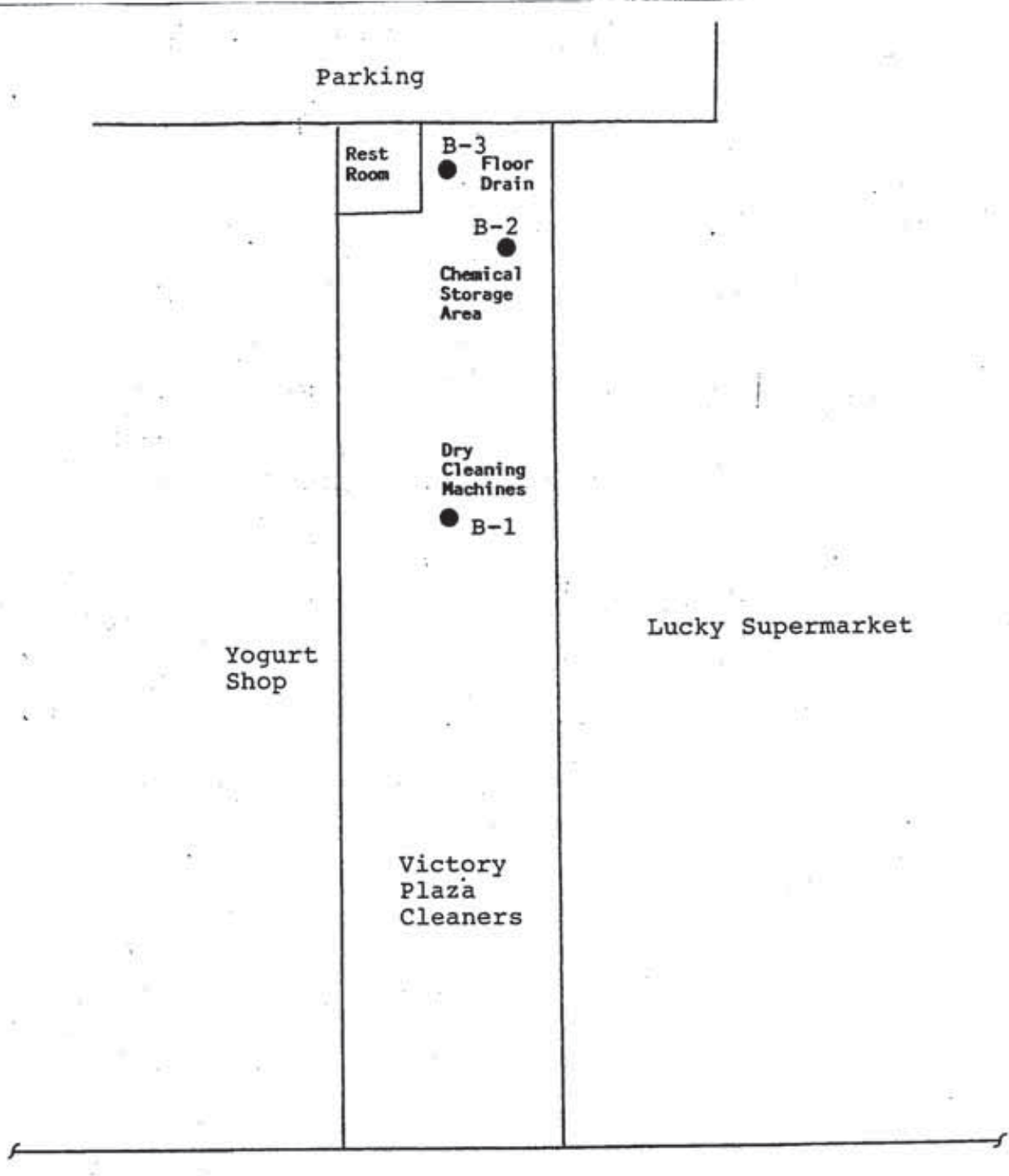
This study and report have been prepared on behalf and for the exclusive use of Victory Plaza Shopping Center and solely for use in an environmental evaluation of the site. This report and its findings shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without prior written consent of A.G.I. Geotechnical, Inc., However, A.G.I. Geotechnical, Inc., acknowledges and agrees that the report may be conveyed to the Buyer, Seller and Lender associated with the financing of the site.

This report has been prepared in accordance with the signed contract between A.G.I. Geotechnical, Inc., and Victory Plaza Shopping Center, dated November 18, 1997. No other warranty, expressed or implied, is made.

LEGAL DESCRIPTION

Parcel 2

BEGINNING at a point in the Southerly line of said Lot 7, distant South $89^{\circ} 59' 08''$ West thereon 578.27 feet from the intersection of said Southerly line with the Westerly line of Tract No. 14085, as per map recorded in Book 297 page 44, et seq., of Maps, records of said County; thence North $0^{\circ} 00' 52''$ West 145 feet; thence North $26^{\circ} 21' 50''$ East 529.29 feet to the intersection of the Southwesterly line of said Tract No. 14085, with the centerline of Hamlin Street, as shown on map of said last mentioned tract; thence North $36^{\circ} 11' 55''$ West along said Southwesterly line, 19.61 feet to an angle point therein; thence North $15^{\circ} 35' 55''$ West, along the Westerly line of said last mentioned tract, 141.47 feet; thence South $74^{\circ} 24' 05''$ West 30 feet; thence North $55^{\circ} 24' 15''$ West 156.20 feet; thence North $15^{\circ} 35' 55''$ West 60.00 feet; thence North $76^{\circ} 41' 32''$ West 131.37 feet to a line parallel with and distant Northerly 940 feet, measured at right angles, from the Southerly line of said Lot 7; thence South $89^{\circ} 59' 08''$ West along said parallel line 214.91 feet, thence South $0^{\circ} 00' 52''$ East 157.00 feet; thence South $90^{\circ} 59' 08''$ West 100.17 feet; thence South $0^{\circ} 00' 52''$ East 70.00 feet; thence North $89^{\circ} 59' 08''$ East 9.42 feet; thence South $0^{\circ} 00' 52''$ East 247.00 feet; thence South $89^{\circ} 59' 08''$ West 90.29 feet to a point in the Northeasterly line of the 200 foot strip of land described in Notice of Action filed in Case No. 506407 of the Superior Court, a certified copy thereof being recorded as Instrument No. 2100 on October 16, 1945, in Book 22261 page 431, Official Record of said County; thence South $29^{\circ} 20' 21''$ East along said Northeasterly line 534.50 feet to a point in said Southerly line of said Lot 7; thence North $89^{\circ} 59' 08''$ East along said Southerly line 250.01 feet to the Point of Beginning.



EXPLANATION

● B-1 Approximate location of exploratory boring.

PLOT PLAN



Project No. 7-1956-80	Date: 12/9/97
Scale: 1" = 10' ±	Revised:
Approved by: J.V.	Drawn by: JCV

LOG OF BORING

PROJECT NO. 7-1956-8u

LOG NO. B-1

Project Victory Plaza Cleaners, 13055 Victory Boulevard, North Hollywood, California

Method of Drilling Hand Auger

Ground Elevation _____

Location See Plot Plan

Logged by VE

Date Observed 12/1/97

Depth (Ft.)	Classification	Blow Count	Undisturbed Sample	Bulk Sample	Moisture Content %	Dry Density (lbs/cu.ft.)	Description	Symbol	Remarks PID READING
0							4" Concrete		
1									
2							<u>4" - 10 1/2'</u>		
3							Medium brown medium to coarse SAND (slightly moist, moderately dense)		
4									
5									@ 5' 0.5 PPM
6									
7									
8									
9									
10									@ 10' 1.0 PPM
11							Total Depth 10 1/2 Feet No Water		
12									
13									
14									
15									
16									
17									
18									
19									
20									

LOG OF BORING

PROJECT NO. 7-1956-8v

LOG NO. B-2

Project Victory Plaza Cleaners, 13055 Victory Boulevard, North Hollywood, California

Method of Drilling Hand Auger

Ground Elevation _____

Location See Plot Plan

Logged by VE

Date Observed 12/1/97

Depth (Ft.)	Classification	Blow Count	Undisturbed Sample	Bulk Sample	Moisture Content %	Dry Density (lbs/cu. ft.)	Description	Symbol	Remarks PID READING
0							4" Concrete		
1									
2							<u>4" - 8 1/2'</u>		
3							Medium brown medium to coarse SAND (slightly moist, moderately dense)		
4									
5									@ 5' 1.0 PPM
6									
7									
8							@ 9.3' refusal due to large rocks		@ 8' 1.0 PPM
9									
10							Total Depth 9 Feet No Water		
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

LOG OF BORING

PROJECT NO. 7-1956-bv LOG NO. B-3
 Project Victory Plaza Cleaners, 13055 Victory Boulevard, North Hollywood, California
 Method of Drilling Hand Auger Ground Elevation _____
 Location See Plot Plan Logged by VE Date Observed 12/1/97

Depth (Ft.)	Classification	Blow Count	Undisturbed Sample	Bulk Sample	Moisture Content %	Dry Density (lbs/cu. ft.)	Description	Symbol	Remarks PID READING
0							4" Concrete		
1									
2							<u>4" - 15 1/2'</u>		
3							Medium brown medium to coarse SAND (slightly moist, moderately dense)		
4									
5		█							@ 5' 0.2 PPM
6									
7									
8									
9									
10		█							@ 10' 0.5 PPM
11									
12									
13									
14									
15		█							@ 15' 0.1 PPM
16							Total Depth 15 1/2 Feet No Water		
17									
18									
19									
20									



Del Mar Analytical
 2651 Argonaut Drive, CA 92014 (714) 261-1210
 1814 E. Camelot Dr., Torrey Pines, CA 92034 (949) 376-4867 FAX (949) 376-1046
 16325 Sherrill Way, Suite C11, Vista, CA 92081 (619) 719-1844 FAX (619) 719-1843
 2146 W. 12th St., Suite 1, San Jose, AZ 85781 (602) 488-8277 FAX (602) 968-1336

CHAIN OF CUSTODY FORM

Client Name/Address		Project/PO Number		Analysis Required		Special Instructions
Project Manager/Phone Number <td colspan="2">Sampler <td colspan="2"></td> </td>		Sampler <td colspan="2"></td>				
Sample Description	Sample Matrix	Container Type	# of Cont	Sampling Date/Time	Preservatives	
B1/15	Sand	Bags	1	0946	ICE	
B1/10'				1020		
B2/15'				1130		
B2/10'				1240		
B3/16'				1130		
B3/10'				1207		
B3/15'				1250		

(Total) 0.087 X

Relinquished By:	Date / Time:	Received by:	Date / Time:
	11:30	[Signature]	12/24/24
Relinquished By:	Date / Time:	Received by:	Date / Time:
Relinquished By:	Date / Time:	Received in Lab by:	Date / Time:

Turnaround Time: (check)	72 hours	Sample Integrity: (Check)	on ice <input checked="" type="checkbox"/>
same day	5 days	intact <input checked="" type="checkbox"/>	
24 hours	normal		
48 hours			



2852 N. Irvine, CA 92606 (714) 261-1022 FAX (714) 261-1228
 1014 E. Colby Dr., Suite A, Culver, CA 92524 (909) 570-4667 FAX (909) 570-1066
 16525 Sherman Way, Suite C-11, Van Nuys, CA 91406 (818) 773-1844 FAX (818) 770-1842
 7465 W. 121st St., Suite 1, Tempe, AZ 85281 (602) 968-8772 FAX (602) 968-5401

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1956-80
 Sample Descript: Soil, B1/5'
 Lab Number: V7120043

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit µg/Kg (ppb)	Sample Result µg/Kg (ppb)
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	10	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	10	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)

Juan Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	103%

Results pertain only to samples tested in the laboratory. This report shall not be reproduced, stored in full, without written permission from Del Mar Analytical.



2852 A Irvine, CA 92618 (714) 261-0222 FAX (714) 261-1228
 1016 F. CROWLEY DR., SUITE A, LORAIN, CA 94772 (925) 570-4462 FAX (925) 570-1046
 15525 Sherman Way, Suite L, Van Nuys, CA 91406 (818) 772-1844 FAX (818) 779-1063
 746 W 12th St, Suite 1, Tempe, AZ 85281 (602) 968-8777 FAX (602) 968-5401

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1956-80
 Sample Descript: Soil, B1/10'
 Lab Number: V7120044

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit	Sample Result
	µg/Kg (ppb)	
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	10	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	10	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)


 Van Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	98%

Results pertain only to samples tested in the laboratory. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical.



2872 A. Irvine, CA 92606 (714) 261-1077 FAX (714) 261-1228
 1014 F. Crankley Dr., Suite A, Lodi, CA 95240 (909) 370-6667 FAX (909) 370-1046
 14925 Sherman Way, Suite C 11, Van Nuys, CA 91406 (818) 772-1145 FAX (818) 779-1845
 7465 W 17th St., Suite 1, Tempe, AZ 85281 (602) 966-8777 FAX (602) 968-5401

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1956-80
 Sample Descript: Soil, B2/5'
 Lab Number: V7120045

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit µg/Kg (ppb)	Sample Result µg/Kg (ppb)
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	10	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	10	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)

Van Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	97%

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V7120045.AGI <3 of 8>



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 10151 Canyon Dr., Suite A, Culver, CA 92324 (909) 570-4667 FAX (909) 570-1066
 16575 Sherman Way, Suite C-11, Van Nuys, CA 91406 (818) 779-1844 FAX (818) 779-1844
 7442 W 12th St., Suite 1, Tempe, AZ 85281 (602) 968-8772 FAX (602) 968-8401

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1958-80
 Sample Descript: Soil, B2/B'
 Lab Number: V7120046

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit		Sample Result
	µg/Kg (ppb)		
Bromodichloromethane.....	5.0	.....	N.D.
Bromoform.....	5.0	.....	N.D.
Bromomethane.....	5.0	.....	N.D.
Carbon tetrachloride.....	5.0	.....	N.D.
Chlorobenzene.....	5.0	.....	N.D.
Chloroethane.....	25	.....	N.D.
Chloroform.....	5.0	.....	N.D.
Chloromethane.....	5.0	.....	N.D.
Dibromochloromethane.....	5.0	.....	N.D.
1,2-Dichlorobenzene.....	10	.....	N.D.
1,3-Dichlorobenzene.....	10	.....	N.D.
1,4-Dichlorobenzene.....	10	.....	N.D.
Dichlorodifluoromethane.....	10	.....	N.D.
1,1-Dichloroethane.....	5.0	.....	N.D.
1,2-Dichloroethane.....	5.0	.....	N.D.
1,1-Dichloroethene.....	5.0	.....	N.D.
cis-1,2-Dichloroethene.....	5.0	.....	N.D.
trans-1,2-Dichloroethene.....	5.0	.....	N.D.
1,2-Dichloropropane.....	5.0	.....	N.D.
cis-1,3-Dichloropropene.....	5.0	.....	N.D.
trans-1,3-Dichloropropene.....	5.0	.....	N.D.
Methylene chloride.....	20	.....	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	.....	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	.....	N.D.
Tetrachloroethene.....	5.0	.....	N.D.
1,1,1-Trichloroethane.....	5.0	.....	N.D.
1,1,2-Trichloroethane.....	5.0	.....	N.D.
Trichloroethene.....	5.0	.....	N.D.
Trichlorofluoromethane.....	10	.....	N.D.
Vinyl chloride.....	5.0	.....	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)

Van Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	96%

Results pertain only to samples tested in the laboratory. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical.

V7120043.AGI <4 of 8>



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 16725 Sherman Way, Suite C, Van Nuys, CA 91406 (818) 772-1855 FAX (818) 772-1845
 2465 W. 12th St., Suite 1, Tempe, AZ 85281 (602) 268-8277 FAX (602) 268-1401

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1956-80
 Sample Descript: Soil, B3/5'
 Lab Number: V7120047

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit µg/Kg (ppb)	Sample Result µg/Kg (ppb)
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	10	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	10	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)

Van Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	99%

Results pertain only to samples tested in the laboratory. This report shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without written permission from Del Mar Analytical.

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1956-80
 Sample Descript: Soil, B3/10'
 Lab Number: V7120048

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit µg/Kg (ppb)	Sample Result µg/Kg (ppb)
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	10	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	10	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)


 Van Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	97%

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Del Mar Analytical

2100 J Irvine, CA 92606 (714) 261-1077 FAX (714) 261-1228
 1014 E. Linsley Ln., Suite A, Fullerton, CA 92624 (909) 570-5667 FAX (909) 570-1046
 16575 Sherman Way, Suite C 11, Van Nuys, CA 91406 (818) 779-1855 FAX (818) 779-1855
 2405 W 17th St., Suite 1, Tempe, AZ 85281 (602) 968-8272 FAX (602) 268-5501

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Client Project ID: Smith
 7-1958-80
 Sample Descript: Soil, B3/15'
 Lab Number: V7120049

Sampled: Dec 1, 1997
 Received: Dec 2, 1997
 Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit µg/Kg (ppb)	Sample Result µg/Kg (ppb)
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	10	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	10	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)


 Van Quach
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	100%

Results pertain only to samples tested in the laboratory. The report shall not be reproduced, except in full, without written permission from Del Mar Analytical.



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 1014 F. Cooley Dr. Suite A, Milton, CA 94574 (909) 570-4447 FAX (909) 570-1046
 16529 Sherman Way, Suite C 11, Van Nuys, CA 91406 (818) 779-1844 FAX (818) 779-1845
 250 G.W. 12th St. Suite 1, Tempe, AZ 85281 (602) 968-8272 FAX (602) 968-4401

A.G.I. Geotechnical
 7247 Hayvenhurst Ave. A-2
 Van Nuys, CA 91406
 Attention: Juan C. Vidal

Method Blank

Extracted: Dec 5, 1997
 Analyzed: Dec 5, 1997
 Reported: Dec 8, 1997

HALOGENATED VOLATILE ORGANICS by GC (EPA 5030/8010)

Analyte	Reporting Limit µg/Kg (ppb)	Sample Result µg/Kg (ppb)
Bromodichloromethane.....	5.0	N.D.
Bromoform.....	5.0	N.D.
Bromomethane.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	5.0	N.D.
Chloroethane.....	25	N.D.
Chloroform.....	5.0	N.D.
Chloromethane.....	5.0	N.D.
Dibromochloromethane.....	5.0	N.D.
1,2-Dichlorobenzene.....	5.0	N.D.
1,3-Dichlorobenzene.....	10	N.D.
1,4-Dichlorobenzene.....	10	N.D.
Dichlorodifluoromethane.....	10	N.D.
1,1-Dichloroethane.....	5.0	N.D.
1,2-Dichloroethane.....	5.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	5.0	N.D.
trans-1,2-Dichloroethene.....	5.0	N.D.
1,2-Dichloropropane.....	5.0	N.D.
cis-1,3-Dichloropropene.....	5.0	N.D.
trans-1,3-Dichloropropene.....	5.0	N.D.
Methylene chloride.....	20	N.D.
1,1,1,2-Tetrachloroethane.....	5.0	N.D.
1,1,2,2-Tetrachloroethane.....	5.0	N.D.
Tetrachloroethene.....	5.0	N.D.
1,1,1-Trichloroethane.....	5.0	N.D.
1,1,2-Trichloroethane.....	5.0	N.D.
Trichloroethene.....	5.0	N.D.
Trichlorofluoromethane.....	5.0	N.D.
Vinyl chloride.....	5.0	N.D.

This analysis was subcontracted to and performed by Del Mar Analytical, Irvine - ELAP #1197.
 Analytes reported as N.D. were not present at or above the reporting limit.

DEL MAR ANALYTICAL, VAN NUYS (ELAP #1855)

Van Quilch
 Laboratory Manager

Surrogate Standard Recovery:	
1-Chloro-3-fluorobenzene.....	110%

Results pertain only to samples tested in the laboratory. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name: ASTECH Environmental
 Project Manager: Andy Schmitt
 Project Name: Victory Center
 Sample Matrix: Soil

Date Sampled: 05/07/07
 Date Analyzed: 05/07/07
 Date Reported: 05/09/07
 Unit Reported: µg/kg or ppb

C&E LAB ID	70507A-1	70507A-2	70507A-3		
SAMPLE ID	B-1	B-2	B-3		
DF	1	1	1		

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	5	ND	5	ND	5				
Benzene	ND	1	ND	1	ND	1				
Bromodichloromethane	ND	2	ND	2	ND	2				
Bromoform	ND	5	ND	5	ND	5				
Bromomethane	ND	2	ND	2	ND	2				
2-Butanone (MEK)	ND	2	ND	2	ND	2				
Carbon Disulfide	ND	2	ND	2	ND	2				
Carbon Tetrachloride	ND	2	ND	2	ND	2				
Chlorobenzene	ND	2	ND	2	ND	2				
Chloroethane	ND	2	ND	2	ND	2				
Chloroform	ND	2	ND	2	ND	2				
Chloromethane	ND	5	ND	5	ND	5				
Cyclohexane	ND	2	ND	2	ND	2				
Dibromochloromethane	ND	5	ND	5	ND	5				
1,2-Dibromo-3-Chloropropane	ND	2	ND	2	ND	2				
1,2-Dibromoethane	ND	2	ND	2	ND	2				
1,2-Dichlorobenzene	ND	2	ND	2	ND	2				
1,3-Dichlorobenzene	ND	2	ND	2	ND	2				
1,4-Dichlorobenzene	ND	2	ND	2	ND	2				
Dichlorodifluoromethane	ND	5	ND	5	ND	5				
1,1-Dichloroethane	ND	2	ND	2	ND	2				
1,2-Dichloroethane	ND	2	ND	2	ND	2				
1,1-Dichloroethene	ND	2	ND	2	ND	2				
cis-1,2-Dichloroethene	ND	2	ND	2	ND	2				
trans-1,2-Dichloroethene	ND	2	ND	2	ND	2				
1,2-Dichloropropane	ND	2	ND	2	ND	2				

To be continued on page 2

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name: ASTECH Environmental
 Project Manager: Andy Schmitt
 Project Name: Victory Center
 Sample Matrix: Soil

Date Sampled: 05/07/07
 Date Analyzed: 05/07/07
 Date Reported: 05/09/07
 Unit Reported: µg/kg or ppb

C&E LAB ID	70507A-1	70507A-2	70507A-3		
SAMPLE ID	B-1	B-2	B-3		
DF	1	1	1		

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	2	ND	2	ND	2				
cis-1,3-Dichloropropene	ND	2	ND	2	ND	2				
Ethylbenzene	ND	1	ND	1	ND	1				
2-Hexanone	ND	2	ND	2	ND	2				
Methyl Acetate	ND	2	ND	2	ND	2				
Methylcyclohexane	ND	2	ND	2	ND	2				
Methylene Chloride	ND	2	ND	2	ND	2				
4-Methyl-2-Pentanone	ND	2	ND	2	ND	2				
Styrene	ND	2	ND	2	ND	2				
Isopropylbenzene	ND	2	ND	2	ND	2				
4-Isopropyltoluene	ND	2	ND	2	ND	2				
1,1,2-Tetrachloroethane	ND	2	ND	2	ND	2				
Tetrachloroethene	ND	2	ND	2	ND	2				
Toluene	ND	1	ND	1	ND	1				
1,2,4-Trichlorobenzene	ND	2	ND	2	ND	2				
1,1,1-Trichloroethane	ND	2	ND	2	ND	2				
1,1,2-Trichloroethane	ND	2	ND	2	ND	2				
Trichloroethene	ND	2	ND	2	ND	2				
Trichlorofluoromethane	ND	2	ND	2	ND	2				
1,1,2-Trichlorotrifluoroethane	ND	2	ND	2	ND	2				
Vinyl Chloride	ND	5	ND	5	ND	5				
Total Xylenes	ND	1	ND	1	ND	1				

Surrogate Compounds	% Surrogate Recovery (70-130)			
Dibromofluoromethane	105	106	105	
1,2-Dichloroethane-d4	103	104	97	
Toluene-D8	96	96	95	
4-Bromofluorobenzene	97	98	96	

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
 MI = Matrix Interference; unquantifiable due to coeluting organics in sample.