



*First American*  
*Natural Hazard Disclosures™*

# Commercial Resale Disclosure Phase Zero Report

## NHD + Tax + Environmental

**Property Address:** 1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY

**APN:** 7432-003-018

**Report Date:** 11/11/2025

**Report Number:** 3524510

See [TERMS & CONDITIONS](#) on page 60

## Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency  
Yes  No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**AN AREA OF POTENTIAL FLOODING** shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.  
Yes  No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes \_\_\_ No

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes \_\_\_ No

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code.  
Yes \_\_\_ No

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code.  
Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone)   
No \_\_\_ Map not yet released by state \_\_\_

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

_____ Signature of Transferor(s)	_____ Date	_____ Signature of Transferor(s)	_____ Date
_____ Signature of Agent	_____ Date	_____ Signature of Agent	_____ Date

- Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).
- Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS FANHD DIVISION.  
Date 11 November 2025.

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

_____ Signature of Transferee(s)	_____ Date	_____ Signature of Transferee(s)	_____ Date
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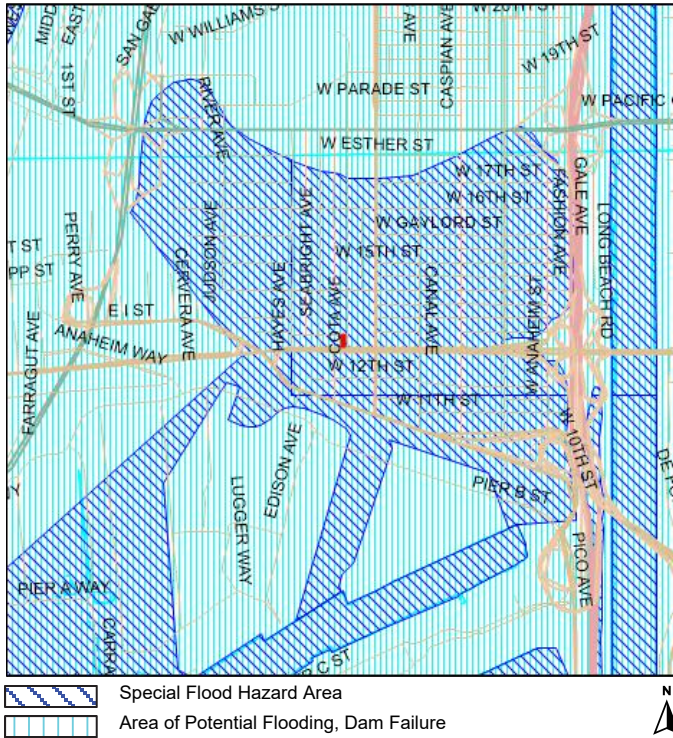
**TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:**

- A. Commercial Natural Hazard Disclosure Report, Commercial Tax Report, Commercial Environmental Screening Report.
- B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
- C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use. Enclosed if applicable: Local Addenda.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at [https://orderform.fanhd.com/resources/electronic\\_bookshelf/regulatory\\_pamphlets](https://orderform.fanhd.com/resources/electronic_bookshelf/regulatory_pamphlets).

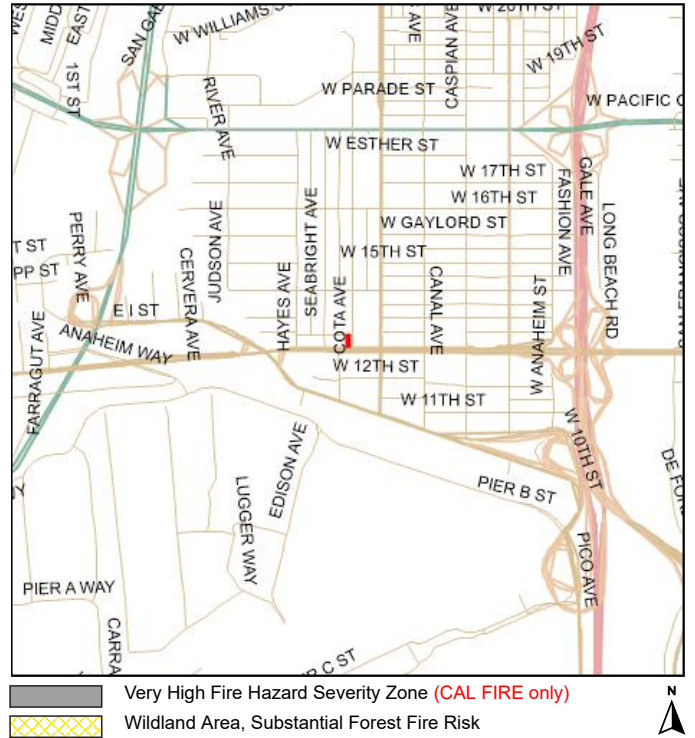
## Hazard Maps

These maps are for convenience only to show the approximate Property location and are not based on a field survey.

### FLOOD



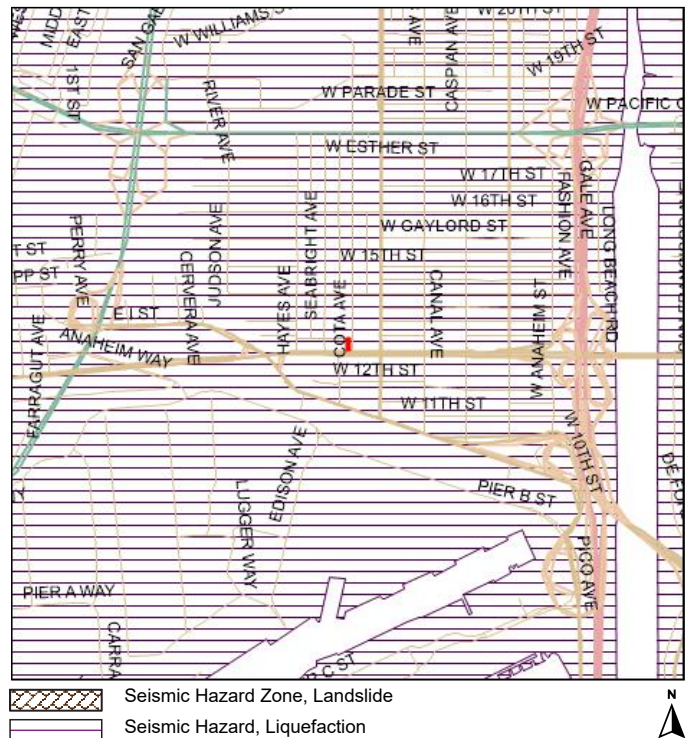
### FIRE



### FAULT

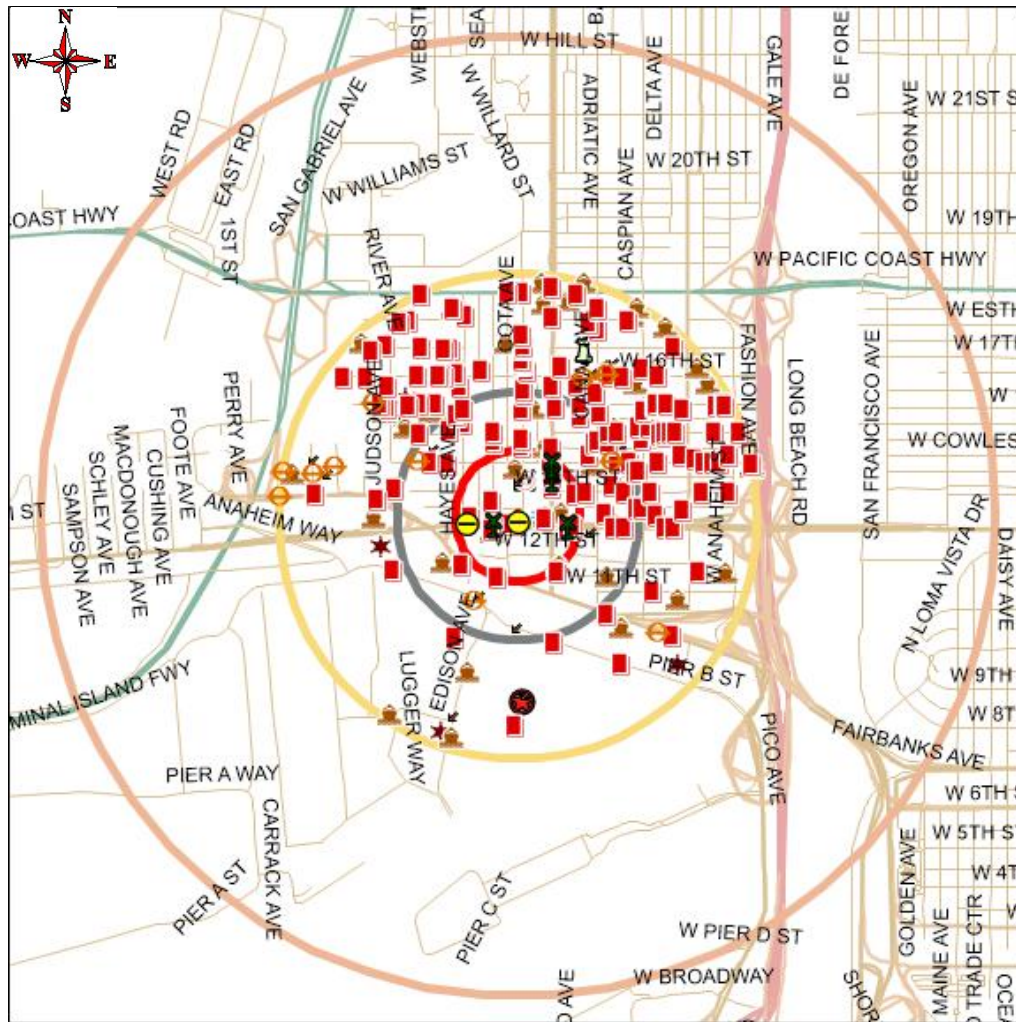


### SEISMIC














## Environmental Map

*This map is for convenience only to show the approximate property location and is not based on a field survey.*



Subject Property
  1/8 Mile
  Quarter Mile
  Half Mile
  One Mile

NOTE: This map may show more sites than are listed as found in the databases searched. The list reports only those sites found within the circular AAI standard search distance for that database, which covers a smaller area. Outside of that standard search distance the list reports "NA" (not applicable). The AAI standard search distance differs between database categories, depending upon degree of potential hazard. See the selection called "Description of Databases Searched" for the actual AAI standard search distance used for each database category.

 (SEMS NPL) Federal National Priorities List or "Superfund" sites	 (LUST) Leaking Underground Storage Tanks
 (SEMS) Fed. Sites investigated for poss. inclusion in the NPL	 (UST) Underground Storage Tanks
 (RCRA TSD) Treatment, Storage & Disposal Sites for Haz. Materials	 (RCRA GEN) Potential Generator of hazardous materials Sites
 (RCRA COR) Corrective Action Sites	 (SWIS) Solid Waste Landfill Facilities
 (SEMS ARCHIVED) SEMS-Archived	 (SLIC) Spills, Leaks, Investig. & Cleanup
 Tribal LUST	 (ENVIROSTOR) State EnviroStor Cleanup Sites Database
 Tribal UST	 (CONTROLS) Deed Restriction Or Other Controls
 (ERNS) Emergency Response Notification System	 (Hist-UST) Historical Underground Storage Tanks
 (HWIS) Hazardous Waste Information Summary	 (AST) Aboveground Storage Tanks



## Property Disclosure Summary

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six “statutory” hazard zones are disclosed on the Natural Hazard Disclosure (“NHD”) Statement (“NHDS”) on the preceding page. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones; therefore, a FEMA flood certificate is included if any portion of the parcel is within a Special Flood Hazard Area. This Report also discloses hazards identified by county and/or city officials in the Safety Element of their jurisdiction’s General Plan.

Below is a summary of the property disclosures in this Report. Farther below, discussion sections explain each disclosure, place the determination in perspective, and give buyers additional information they may need in the decision-making process. The disclosures are grouped according to hazard category. In each category, the hazard identifies the government authority responsible for the disclosure requirement, statutory map, or relevant hazard data (state, county or city). Disclosure determinations (e.g., IN or NOT IN) are parcel specific. Where a governing agency describes a hazard but has not evaluated or mapped a hazard zone in the Public Record, a usable map is not available and “Map N/A” is reported. Often, a hazard zone mapped in a city (or county) General Plan is identical to county (or state) hazard zones disclosed elsewhere in the Report; those redundant local disclosures are cited in the *Public Records Searched* at end of Report (see “Public Records not Repeated or Reported”), as is the data source for each disclosure.

Property Hazard Disclosures						
Flood		IN	NOT IN	MAP N/A	Description	Pg.
State	Flood	•			IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone(s) A.	<a href="#">10</a>
	Dam	•			IN an area of potential dam inundation.	<a href="#">10</a>
County	Tsunami	•			IN a mapped Tsunami Hazard Area.	<a href="#">11</a>
	Flood			•	Details in hazard explanation.	<a href="#">11</a>
	Dam Inundation			•	Details in hazard explanation.	<a href="#">11</a>
	Awareness Floodplain			•	Details in hazard explanation.	<a href="#">12</a>
Fire		IN	NOT IN	MAP N/A	Description	Pg.
State	Very High Fire Hazard Severity		•		NOT IN a very high fire hazard severity zone.	<a href="#">13</a>
	Wildland Fire Area		•		NOT IN a Wildland-State Responsibility Area.	<a href="#">13</a>
	Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction		•		NOT IN a very high, high, or moderate fire hazard severity zone identified by CAL FIRE in the local responsibility area.	<a href="#">13</a>
County	Fire Hazard Zone		•		NOT IN a County-designated Very High, High, or Moderate Fire Hazard Severity Zone.	<a href="#">14</a>
Earthquake		IN	NOT IN	MAP N/A	Description	Pg.
State	Fault		•		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	<a href="#">15</a>
	Landslide		•		NOT IN an area of earthquake-induced land sliding designated pursuant to the Seismic Hazard Mapping Act.	<a href="#">15</a>
	Liquefaction	•			IN an area of potential liquefaction designated pursuant to the Seismic Hazard Mapping Act.	<a href="#">15</a>



Earthquake (continued)		IN	NOT IN	MAP N/A	Description	Pg.
County	Fault		•		NOT WITHIN one-eighth of one mile (660 feet) of an unzoned "Active Fault Trace".	<a href="#">16</a>
	Geologic Hazard			•	Details in hazard explanation.	<a href="#">16</a>
City	Fault		•		NOT WITHIN A Fault Special Study or Fault Caution Zone mapped by the City.	<a href="#">16</a>
	Ground Shaking	•			IN Ground Shaking Zone 1. See City Geologic Discussion for more information.	<a href="#">17</a>
	Liquefaction	•			IN an Area of Significant Liquefaction Potential.	<a href="#">17</a>
Landslide		IN	NOT IN	MAP N/A	Description	Pg.
City	Slope		•		NOT IN an Area of Relatively Steep Slopes.	<a href="#">18</a>
Soils		IN	NOT IN	MAP N/A	Description	Pg.
City	Subsidence			•	Details in hazard explanation.	<a href="#">19</a>
Climate Change		IN	NOT IN	MAP N/A	Description	Pg.
County	Sea Level Rise	•			IN a mapped Sea Level Rise Impact Area.	<a href="#">20</a>
	Climate Change			•	Details in hazard explanation.	<a href="#">20</a>
Neighborhood		IN	NOT IN	MAP N/A	Description	Pg.
State	Former Military Ordnance	•			WITHIN one mile of a formerly used ordnance site.: Wilmington Class & Hold Yard.	<a href="#">22</a>
	Airport Influence Area		•		NOT IN an airport influence area.	<a href="#">22</a>
	Airport Noise Area for 65 Decibel		•		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	<a href="#">22</a>

General Advisories		Description	Pg.
Methamphetamine Contamination		Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	<a href="#">24</a>
Mold		Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	<a href="#">24</a>
Radon		Provides an advisory on the risk associated with Radon gas concentrations.	<a href="#">24</a>
Endangered Species		Provides an advisory on resources to educate the public on locales of endangered or threatened species.	<a href="#">25</a>
Abandoned Mines		Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	<a href="#">25</a>
Oil and Gas Wells		Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	<a href="#">25</a>

General Advisories (continued)	Description	Pg.
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	<a href="#">26</a>
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	<a href="#">26</a>

## Property Tax Disclosures

Tax Disclosures	IS	IS NOT	Description	Pg.
Mello-Roos Community Facilities District		•	NOT SUBJECT TO one or more Mello-Roos Community Facilities Districts.	<a href="#">29</a>
1915 Bond Act Assessment Districts		•	NOT SUBJECT TO one or more 1915 Bond Act Assessment Districts.	<a href="#">29</a>
Property Assessed Clean Energy (PACE) Contract		•	NOT SUBJECT TO a PACE Contract.	<a href="#">30</a>
Other Direct Assessments	•		SUBJECT TO one or more other direct assessments.	<a href="#">31</a>
SRA Fire Prevention Fee		•	NOT SUBJECT TO SRA Fire Prevention Fee (Fee suspended until 2031 by Assembly Bill 398 of 2017).	<a href="#">36</a>

Additional Tax Information	Description	Pg.
Current Property Tax Bill Summary	Provides a breakdown of the property tax bill for the current year, including General Ad Valorem taxes and Direct and/or Special Assessments.	<a href="#">31</a>
Ad Valorem Tax Exemptions & Exclusions	Provides a list of exemptions and exclusions to Ad Valorem Taxes that California law makes available to qualified property owners, including 'Prop 19' tax-base transfers and senior citizens exemptions in applicable districts.	<a href="#">31</a>
Estimating Property Taxes After the Sale	Provides a utility for automatically calculating estimated property taxes after the sale.	<a href="#">33</a>
Notice of Supplemental Property Tax Bill	Notifies the buyer about "Supplemental" Property Tax Bill(s) that may be due once the property is revalued after the change of ownership.	<a href="#">34</a>
Supplemental Property Tax Estimator	Provides a utility for automatically calculating estimated Supplemental Taxes.	<a href="#">35</a>
Private Transfer Fee	Notifies buyer to review Preliminary (Title) Report to determine if a fee is imposed by a private entity when a property within a certain type of subdivision is sold or transferred.	<a href="#">36</a>

Environmental Screening	IS	IS NOT	Description	Pg.
Subject Property listed in a Disclosed Database?		•	NOT LISTED in any of the databases searched for this Report.	<a href="#">38</a>
Federal National Priorities List or "Superfund" sites (NPL)		•	NOT WITHIN one mile of a NPL site.	<a href="#">52</a>
Corrective Action Sites (RCRA COR)	•		WITHIN one mile of a RCRA COR site.	<a href="#">52</a>
Federal Sites investigated for possible inclusion in the NPL (SEMS)		•	NOT WITHIN one-half mile of a SEMS site.	<a href="#">52</a>



Environmental Screening (continued)	IS	IS NOT	Description	Pg.
SEMS Sites That Have Been Archived (SEMS-Archived)	•		WITHIN one-half mile of a SEMS-Archived site.	<a href="#">52</a>
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	•		WITHIN one-half mile of a RCRA TSD site.	<a href="#">53</a>
Tribal UST And/Or Tribal LUST		•	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	<a href="#">53</a>
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	•		WITHIN one-half mile of a ENVIROSTOR site.	<a href="#">53</a>
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	•		WITHIN one-half mile of a SLIC site.	<a href="#">53</a>
State List of Solid Waste Landfill Facilities (SWIS)		•	NOT WITHIN one-half mile of a SWIS site.	<a href="#">54</a>
State List of Leaking Underground Storage Tanks (LUST)	•		WITHIN one-half mile of a LUST site.	<a href="#">54</a>
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	•		WITHIN one-half mile of a CONTROLS site.	<a href="#">54</a>
Potential Generator of hazardous materials Sites (RCRA GEN)	•		WITHIN one-eighth mile of a RCRA GEN site.	<a href="#">54</a>
Emergency Response Notification System (ERNS, National Response Center)		•	NOT WITHIN one-eighth mile of a ERNS site.	<a href="#">54</a>
State List of Underground Storage Tanks (UST)	•		WITHIN one-eighth mile of a UST site.	<a href="#">55</a>
State List of Historical Underground Storage Tanks (Hist-UST)	•		WITHIN one-eighth mile of a Hist-UST site.	<a href="#">55</a>
State Hazardous Waste Information Summary (HWIS)	•		WITHIN one-eighth mile of a HWIS site.	<a href="#">55</a>
State List of Aboveground Storage Tanks (AST)	•		WITHIN one-eighth mile of a Hist-AST site.	<a href="#">55</a>

Local Addenda	Description	Pg.
Properties Delineated by "Dashed Lines" Advisory	Provides an advisory on requirement for a certificate of compliance on so-called "dashed line" properties prior to new construction or improvement.	<a href="#">A-1</a>

Determined by First American Real Estate Disclosures Corporation

For more detailed information as to the foregoing determinations, please read this entire Report.





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# Natural Hazard Determinations

Property Address: **1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY**

APN: **7432-003-018**

Report Date: **11/11/2025**

Report Number: **3524510**

## Flood Zones

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six “statutory” hazard zones and their parcel-specific determinations are disclosed on the Natural Hazard Disclosure (NHD) Statement and in the Property Disclosure Summary at the beginning of this Report. Note that the NHD Statement does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional hazard zone information which could be very important to the process. Here we explain those state-level hazards—and related hazards mapped or identified by county and/or city officials in the Safety Element of their jurisdiction’s General Plan—in order to give buyers additional information they may need in the decision-making process and to place the information in perspective. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)



### State: FEMA Special Flood Hazard Area

Property in a Special Flood Hazard Area (any type of Zone “A” or “V”) as designated by the Federal Emergency Management Agency (“FEMA”) is subject to flooding in a “100-year rainstorm.” Federally connected lenders require homeowners to maintain flood insurance for buildings in these zones. A 100-year flood occurs on average once every 100 years, but may not occur in 1,000 years or may occur in successive years. According to FEMA, a home located within a SFHA has a 26% chance of suffering flood damage during the term of a 30-year mortgage. Other types of flooding, such as dam failure, are not considered in developing these zones. Flood insurance for properties in Zones B, C, D, X, X500, and X500\_Levee is available but is not required.

#### Special Flood Hazard Area (SFHA) designations:

**Zones A, AO, AE, AH, AR, A1-A30:** Area of “100-year” flooding.

**Zone A99** An “adequate progress” determination for flood control system construction projects that, once completed, may significantly limit the area of a community that will be included in the Special Flood Hazard Area (SFHA). Such projects reduce, but do not eliminate, the risk of flooding to people and structures in “levee-impacted” areas and allow mandatory flood insurance to be available at a lower cost.

**Zones V, V1-V30:** Area of “100-year” flooding in coastal (shore front) areas subject to wave action.

#### NON-SFHA designations:

**Zone X500:** An area of moderate flood risk. These are areas between the “100” and “500” year flood-risk levels.

**Zone X500\_LEVEE:** An area of moderate flood risk that is protected from “100-year flood” by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

**Zone B:** Area of moderate flood risk. These are areas between the “100” and “500” year flood-risk levels.

**Zones C, D:** NOT IN an area of “100-year” flooding. Area of minimal (Zone C) or undetermined (Zone D) flood hazard.

**Zones X:** An area of minimal flood risk. These are areas outside the “500” year flood-risk level.

**Zone N:** Area Not Included, no flood zone designation has been assigned or not participating in the National Flood Insurance Program.

**NOTICE:** The Company is not always able to determine if the Property is subject to a FEMA Letter of Map Revision (“LOMR”) or other FEMA letters of map change. If Seller is aware that the Property is subject to a LOMR or other letters of map change, the Seller shall disclose the map change and attach a copy of the FEMA letter(s) to the Report. Contact FEMA at <https://msc.fema.gov/portal/home> for additional information.

For more information about flood zones, visit: [https://efotg.sc.egov.usda.gov/references/public/NM/FEMA\\_FLD\\_HAZ\\_guide.pdf](https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf)

**REPORTING STANDARDS:** “IN” shall be reported if any portion of the Property is located within the FEMA Special Flood Hazard Area, as delineated in the Public Record. “NOT IN” shall be reported, as will the FEMA flood zone designation, if no portion of the Property is located within the FEMA Special Flood Hazard Area, as delineated in the Public Record.



### State: Area of Potential Flooding (Dam Failure)

Since 1998 California law has required seller disclosure of areas of potential inundation due to sudden or total dam failure as delineated on inundation maps submitted by dam owners to the California Office of Emergency Services (“OES”) for review and approval; however, as of June 27, 2017, the date on which Senate Bill 92 (SB 92) became operative, the review and approval of inundation maps prepared by licensed civil engineers and submitted by dam owners became the statutory responsibility of the California Department of Water Resources (“DWR”) Division of Safety of Dams (“DSOD”) as required by California Water Code Section 6161. These inundation maps are a component of emergency action plans submitted by dam owners to comply with statutory requirements set forth under



the California Water Code for extremely high, high, and significant hazard dams and their critical appurtenant structures. Inundation maps are not required by the California Water Code for low hazard dams. SB 92 further requires dam owners to update the emergency action plan, including an inundation map, no less frequently than every 10 years or sooner.

To date, DWR has yet to review, approve, and make publicly available inundation maps and data for many facilities with inundation areas that are subject to disclosure requirements. Inundation maps will continue to be posted and updated maps will replace outdated maps as they are approved by Division of Safety of Dams (DSOD). In the absence of DSOD-approved data, inundation maps previously approved by the OES will be used by the Company to facilitate compliance with specified statutory real estate transfer disclosure requirements.

These include inundation maps for federally owned dams over which DSOD has no jurisdictional authority and for which inundation maps are not available from DSOD. These dams include, among others, Folsom Dam, Isabella Dam, Hansen Dam, Prado Dam, and Seven Oaks Reservoir (owned by the U.S. Army Corps of Engineers) as well as Monticello Dam, New Melones Dam, and Shasta Dam (owned by the U.S. Bureau of Reclamation).

The Company may also use OES-approved maps should the mapped inundation area for a given facility be greater than that depicted on a DSOD-approved map.

**REPORTING STANDARDS:** Boundaries of these non-regulatory flood zones are no longer viewable on the Cal DWR Best Available Map ("BAM") portal at <https://gis.bam.water.ca.gov/bam/> under 100-Year Floodplains; however, the reader can input an address or location on this web site to determine if that point is located in a mapped Awareness Floodplain.



## County: Tsunami

Coastal areas are vulnerable to tsunamis. Tsunamis are a series of powerful waves that originate from geologic disturbances in the ocean. Generated by large earthquakes below the ocean floor, underwater landslides, volcanic activity, and meteor strikes, tsunamis grow significantly in mass and height as they approach land and have the potential to cause injury and damage along adjacent coastal areas in Southern California. The travel time for a locally generated tsunami, from initiation at the source to arrival at coastal communities, can be 5 to 30 minutes. Tsunamis can last for hours and resemble a flood or surge. The likelihood for the catastrophic inundation of low-lying coastal areas from tsunamis in Los Angeles County is low. However, the risk of losing vital commerce associated with the ports of Los Angeles and Long Beach warrants adequate risk reduction measures from tsunamis. The ports of Los Angeles and Long Beach have completed a Tsunami Hazard Assessment to guide disaster planning and

mitigate damage from a potential tsunami at their facilities. In addition, the County All-Hazard Mitigation Plan includes risk reduction measures for the coastal areas. The Public Record identifies Tsunami Hazard Areas in Los Angeles County. NOTE: The Public Record is based largely upon "Tsunami Hazard Area Map, Los Angeles County", produced by the California Geological Survey ("CGS") and the California Governor's Office of Emergency Services, 2021. The cited source explicitly states, "This map, and the information presented herein, is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose."

**REPORTING STANDARDS:** "IN" shall be reported if any portion of the Property is within a mapped "Tsunami Hazard Area" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is within the "Tsunami Hazard Area" as delineated in the Public Record.

MAP N/A



## County: Flood

In 1980, the County identified flood hazard areas associated with the County Capital Flood, which are shown on County Floodway Maps that were adopted into the County Code (Title 11, Chapter 11.60). The County Floodway Maps are used in conjunction with the FEMA Flood Insurance Rate Maps to regulate development in flood hazard areas to meet or exceed NFIP standards. The Public Record shows mapped floodways and floodplains associated with the County Capital Flood floodplains, which are undeveloped areas that may flood based on a 50-year (2% annual chance) rainfall frequency falling on a watershed that has undergone a burn and four years of post-fire recovery.

**REPORTING STANDARDS:** Official digital data of County Floodplain and Floodway boundaries are not publicly available but those boundaries may be viewed online at the Los Angeles County Flood Zone Determination Website at <https://apps.gis.lacounty.gov/dpw/m/?viewer=floodzone> -- by clicking the boxes for "Floodplain" and "Floodway" under "County Floodway Map" in the "Show Layers" column.

MAP N/A



## County: Dam Inundation

Catastrophic dam or aqueduct failure can devastate large areas and threaten residences and businesses. There are 85 dams in Los Angeles County that hold billions of gallons of water in reservoirs, and seismic activity can compromise dam structures and result in catastrophic flooding. The Division of Safety of Dams of the



California Department of Water Resources has jurisdiction over large dams throughout the State and enforces strict safety requirements and annual inspections. Additionally, dam inundation areas have been mapped by dam owners and submitted to the California Office of Emergency Services (Cal/OES) and the California Department of Water Resources (DWR) to ensure effective emergency planning and adequate preparations in the event of a catastrophic event.

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**REPORTING STANDARDS:** No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the County Planning Area.

MAP N/A



### County: Awareness Floodplains

According to the California Department of Water Resources (“DWR”), the intent of Awareness Floodplain Maps is to identify all pertinent flood hazard areas that are not mapped under the Federal Emergency Management Agency’s (FEMA) National Flood Insurance Program (NFIP) and to provide the community and residents an additional tool in understanding potential flood hazards currently not mapped as a regulated floodplain. Awareness maps identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains are shown simply as flood prone areas without specific depths and other flood hazard data. These maps are not FEMA regulatory floodplain maps; however, at the request of the community FEMA would include this data on their maps. Most of these flood areas are located in unincorporated portions of the County.

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**REPORTING STANDARDS:** To view the location and boundaries of these non-regulatory Awareness Floodplains please visit the California Department of Water Resources Best Available Map (“BAM”) portal at <http://gis.bam.water.ca.gov/bam/> and check the “DWR Awareness” box under 100-Year Floodplains.



## Fire Hazard Zones

Fire hazard zones disclosed on the statutory NHD Statement often differ from fire zones identified and designated by county and city officials. Parcel-specific determinations of the state-level fire zones, along with fire zones defined by county and/or city jurisdictions, are provided on the statutory Natural Hazard Disclosure Statement and/or in the Property Disclosure Summary at the beginning of this Report. Here we explain those state-level fire hazard zones—and associated hazards mapped or identified in the local General Plan Safety Element. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN



### State: Very High Fire Hazard Severity

A very high fire hazard severity zone can be identified by the California Department of Forestry and Fire Protection ("CAL FIRE") as well as by a local fire authority within a "Local Responsibility Area" where fire suppression is the responsibility of a local fire department. Properties located within a very high fire hazard severity zone may have a higher risk for fire damage and, therefore, may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices. Contact the local fire department for a complete list of requirements and exceptions.

**REPORTING STANDARDS:** "IN" shall be reported if any portion of the Property is located within a very high fire hazard severity zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a very high fire hazard severity zone as delineated in the Public Record.

NOT IN



### State: Wildland Fire Area

The State Board of Forestry classifies all lands within the State of California based on various factors such as ground cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks. Fire prevention and suppression in all areas which are not within a Wildland - State Responsibility Area ("WSRA") is primarily the responsibility of the local or federal agencies, as applicable. For property located within a WSRA, please note that (1) there may be substantial forest fire risks and hazards; (2) except for property located within a county which has assumed responsibility for prevention and suppression of all fires, it is NOT the state's responsibility to provide fire protection services to any building or structure located within a WSRA unless the Department has entered into a cooperative agreement with a local agency; and (3) the property owner may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance

responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices.

The existence of local agreements for fire service is not available in the Public Record and, therefore, is not included in this disclosure. For very isolated properties with no local fire services or only seasonal fire services there may be significant fire risk. If the Property is located within a WSRA, please contact the local fire department for more detailed information.

**REPORTING STANDARDS:** "IN" shall be reported if any portion of the Property is located within WSRA as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within A WSRA as delineated in the Public Record.

NOT IN



### State: Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction

In February 2025, the State of California adopted the 2024 International Wildland-Urban Interface Code (IWUIC) as the basis for Title 24, Part 7, 2025 California Wildland-Urban Interface Code (formerly titled "Chapter 7A"). The IWUIC regulates new construction in a wildland area. Specifically, the IWUIC establishes minimum standards for the protection of life and property by increasing the ability of a building, including residential and commercial occupancy types, to resist the intrusion of flames or burning embers projected by a vegetation fire.

The fire protection building standards under the IWUIC, as adopted, apply to unincorporated lands in a State Responsibility Area ("SRA"). In a Local Responsibility Area ("LRA"), those fire protection building standards currently apply to land within a Very High Fire Hazard Severity Zone or a Wildland Urban Interface ("WUI") Fire Area as designated by cities and other local agencies.

Beginning February 10, 2025, pursuant to California Senate Bill 63, approved in 2021 (Government Code §51178 as amended), the Director of the Department of Forestry and Fire Protection ("Director") is releasing maps of Fire Hazard Severity Zones ("FHSZ") in the LRA, in phases by California region. Those maps include Moderate and High FHSZ, in addition to Very High FHSZ already designated in LRA. The SB 63 law ("SB 63") requires the State Fire Marshal, in consultation with the Director and other state agencies, to propose, and the State Building Standards Commission



to adopt, expanded application of specified building standards to the High FHSZ in the LRA—and to consider, if it is appropriate, expanding application of these building standards to the Moderate FHSZ in the LRA.

**Affected Disclosures:** SB 63 does not itself create a new real estate disclosure. However, expansion of fire protection building standards to High and Moderate FHSZ in the LRA may affect the cost of new construction or modifications to existing structures on properties in those fire zones and, therefore, may be a material fact in a real property transaction. This Report provides that disclosure, if applicable, in the Property Disclosure Summary, in the “Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction” determination.

In addition, a prior law that still controls, Assembly Bill 38 (“AB 38”), created certain disclosure and vegetation management (defensible space) obligations for property subject to AB 38 that is located in a High or a Very High FHSZ as identified by the Director, or as required by a local vegetation management ordinance. The recently released SB 63 maps extend the area subject to AB 38 by adding a High FHSZ in the LRA—in addition to the Very High FHSZ that already may exist. Therefore, disclosure of a High or a Very High FHSZ in the LRA is now required under AB 38. This Report provides that disclosure, if applicable, in the Property Disclosure Summary, in the “Fire Hazard Severity Zone (AB 38)” determination.

A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as Very High Fire Hazard Severity Zones by the State Fire Marshal, as Very High Fire Hazard Severity Zones. Likewise, a local agency may include areas not identified as Moderate and High Fire Hazard Severity Zones by the State Fire Marshal, as Moderate and High Fire Hazard Severity Zones, respectively. Where a local agency has designated, by ordinance, such an expanded FHSZ, this Report will include that disclosure in the “Very High Fire Severity” disclosure in the Property Disclosure Summary, or in a separate disclosure of the “Fire Hazard Severity Zone pursuant to Gov. Code §51179.” Please note that any mapped FHSZ boundary modifications submitted by the local agency to CAL FIRE may not be reflected in CAL FIRE data and will have to be obtained from the local agency directly.

FANHD Reports will continue to include the current “NHD Statement” (the one-page statutory form at the front of the report) as specified under California Civil Code 1103.2, until such time that the Legislature officially amends that form with respect to the “Very High Fire Hazard Severity Zone” or any other listed disclosure.

**REPORTING STANDARDS:** “IN” shall be reported as will any mapped Fire Hazard Severity Zone (“Very High”, “High”, or “Moderate”) in the local responsibility area affecting any portion of the Property as identified by the State Fire Marshal in the Public Record. “NOT IN” shall be reported if no portion of the Property is located within a Fire Hazard Severity Zone in the local responsibility area as identified by the State Fire Marshal in the Public Record. “Map Not Available” shall be reported if Fire Hazard Severity Zones in the local responsibility area as identified by the State Fire Marshal in the Public Record are not timely available as of the Report Date.

NOT IN



## County: Fire Hazard Overlay

While all of California is subject to some degree of fire hazard, there are specific features that make some areas more hazardous. The California Department of Forestry and Fire Protection (“CAL FIRE”) is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (“FHSZ”), influence how people construct buildings and protect property to reduce risk associated with wildland fires. Los Angeles County faces wildland fire threats due to its topography, rainfall patterns and fire-adapted vegetation. The at-risk areas are designated as FHSZs per Government Code Sections 51175 through 51189. FHSZs in the unincorporated areas are classified as Very High, High, and Moderate in State Responsibility Areas (“SRA”) and Very High in Local and Federal Responsibility Areas (“LRA” and FRA”, respectively). The Forestry Division of the County of Los Angeles Fire Department (“LACFD”) provides the wildfire protection in LRAs within unincorporated Los Angeles County. To reduce the threats to lives and property, LACFD has instituted a variety of regulatory programs and standards. These include vegetation management, pre-fire management and planning, the fuel modification Plan Review Program, and brush clearance inspection program. In addition to these programs, LACFD and DPW enforce fire and building codes related to development in FHSZs. LACFD implements Title 32 (Fire Code) requirements in FHSZs. The Public Record identifies the FHSZs in Los Angeles County. For more information on the County’s fire prevention and safety programs, please visit the Los Angeles County Fire Department’s web site at <http://www.fire.lacounty.gov>

**REPORTING STANDARDS:** “IN” shall be reported as will the highest Fire Hazard Severity Zone (“Very High”, “High”, or “Moderate”) affecting any portion of the Property as delineated in the Public Record. “NOT IN” shall be reported if no portion of the Property is located within a mapped Fire Hazard Severity Zone as delineated in the Public Record. **Important Note** : Current statutory SRA boundaries may differ from those identified in the 2007 CAL FIRE FHSZ base data as mapped in the Public Record. Furthermore, these FHSZ boundaries may be subject to modification by CAL FIRE. For more information please refer to the state-level discussion and disclosure of State Responsibility Area in this Report.



## Earthquake Zones

Seismic hazard zones disclosed on the statutory NHD Statement often differ from seismic hazard zones identified and designated by county and city officials. Parcel-specific determinations of the state-level hazard zones, along with related zones defined by county and/or city jurisdictions, are provided on the statutory NHD Statement and/or in the Property Disclosure Summary at the beginning of this Report. Here we explain those state-level seismic hazard zones—and associated hazards mapped or identified in the local General Plan Safety Element. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN



### State: Fault

Earthquake Fault Zones are delineated and adopted by California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972. Property in an Earthquake Fault Zone (“EF Zone”) does not necessarily have a fault trace existing on the site. EF Zones are areas or bands delineated on both sides of known active earthquake faults. EF Zones vary in width but average one-quarter (1/4) mile in width with the “typical” zone boundaries set back approximately 660 feet on either side of the fault trace. The potential for “fault rupture” damage (ground cracking along the fault trace) is relatively high only if a structure is located directly on a fault trace. If a structure is not on a fault trace, shaking will be the primary effect of an earthquake. During a major earthquake, shaking will be strong in the vicinity of the fault and may be strong at some distance from the fault depending on soil and bedrock conditions. It is generally accepted that properly constructed wood-frame houses are resistant to shaking damage.

**REPORTING STANDARDS:** “IN” shall be reported if any portion of the Property is located within the above zone as delineated in the Public Record. “NOT IN” shall be reported if no portion of the Property is located within any of the above zones as delineated in the Public Record. Map Not Available shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that “MAP NOT AVAILABLE” will be applicable to most portions of the state.

NOT IN



### State: SHMA Earthquake-induced Landslide

The State of California’s Seismic Hazards Mapping Act (1990) (“SHMA”) directs the State Geologist to delineate regulatory “Zones of Required Investigation” to reduce the threat to public health and safety and to minimize the loss of life and property posed by earthquake-triggered ground failures and other hazards. Counties and cities affected by the zones must regulate certain development projects within them. This Act also requires sellers of real property (and their agents)—where the property lies partially or entirely within a designated SHMA zone—to disclose at the time of sale that the property lies within such a zone.

An “SHMA Earthquake-induced Landslide” hazard zone is an area where the potential for earthquake-triggered landslides is relatively high. Areas most susceptible to these landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The California Geological Survey cautions that these maps do not capture all potential earthquake-induced landslide hazards and that earthquake-induced ground failures are not addressed by these maps. Furthermore, no effort has been made to map potential run-out areas of triggered landslides. It is possible that such run-out areas may extend beyond the zone boundaries. An earthquake capable of triggering a landslide may not uniformly affect all areas within an SHMA Zone.

**REPORTING STANDARDS:** “IN” shall be reported if any portion of the Property is located within an SHMA Earthquake-induced Landslide hazard zone as delineated in the Public Record. “NOT IN” shall be reported if no portion of the Property is located within an SHMA Earthquake-induced Landslide hazard zone as delineated in the Public Record. Map Not Available (or “Map N/A”) shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that “Map Not Available” will be applicable to most portions of the state.

IN



### State: SHMA Liquefaction Potential

The State of California’s Seismic Hazards Mapping Act (1990) (“SHMA”) directs the State Geologist to delineate regulatory “Zones of Required Investigation” to reduce the threat to public health and safety and to minimize the loss of life and property posed by earthquake-triggered ground failures and other hazards. Cities and counties affected by the zones must regulate certain development projects within them. This Act also requires sellers of real property (and their agents)—where the property lies partially or entirely within a designated SHMA zone—to disclose at the time of sale that the property lies within such a zone.

An “SHMA Liquefaction Potential” hazard zone is an area where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a soil phenomenon that can occur when loose, water-saturated granular sediment within 40 feet of the ground surface, is shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The Public Record is intended to identify areas with a relatively high potential for liquefaction but not to predict the amount or direction of liquefaction-related ground displacement, nor the amount of damage



caused by liquefaction. The many factors that control ground failure resulting from liquefaction must be evaluated on a site-specific basis.

**REPORTING STANDARDS:** "IN" shall be reported if any portion of the Property is located within an SHMA Liquefaction Potential hazard zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within an SHMA Liquefaction Potential hazard zone as delineated in the Public Record. Map Not Available (or "Map N/A") shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "Map Not Available" will be applicable to most portions of the state.

NOT IN



### County: Fault

Since 1700, over 78 significant earthquakes with a magnitude 6.5 or greater have occurred in California. In the Los Angeles region there are over 50 active and potentially active fault segments, an undetermined number of buried faults, and at least four blind thrust faults capable of producing damaging earthquakes in Los Angeles County. The California Alquist-Priolo Earthquake Fault Zoning Act of 1972 and Section 113 of the County Building Code prohibits the location of most structures for human occupancy across the traces of active faults and lessens the impacts of fault rupture. In addition, the California Seismic Hazards Mapping Act of 1990 regulates developments as defined by the Act. Seismic Hazard Zone maps depict areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. In addition to depicting faults within Alquist-Priolo Earthquake Fault Zones, the Public Record also depicts faults that are considered active based on published information.

**REPORTING STANDARDS:** California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone -- one-eighth of one mile on both sides of an active fault trace. For county-level reporting purposes, "WITHIN" shall be reported if any portion of the Property is located within one-eighth of one mile (660 feet) of an unzoned "Active Fault Trace" as delineated in the Public Record. "NOT WITHIN" shall be reported if no portion of the Property is located within one-eighth of one mile of an unzoned Active Fault Trace as delineated in the Public Record. Note : The Public Record states "USGS (United States Geological Survey) GIS data was used for refinement of mapped faults" depicted on the cited "Los Angeles County General Plan, Fault Rupture Hazards and Historic Seismicity Map, 1990"; however, the Public Record does not specify which "USGS GIS data" was used for this purpose. For additional information on some of the many faults currently mapped by USGS, please visit the USGS Interactive Fault Map at

<https://www.usgs.gov/programs/earthquake-hazards/faults> . Alquist-Priolo Earthquake Fault Zones, defined by the State Geologist, which are subject to statutory disclosure but redundant of certain faults mapped in the Public Record, are disclosed under Earthquake Fault Zones in this Report .

MAP N/A



### County: Geologic Hazard

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. Most hillside hazards include mud and debris flows, active deep-seated landslides, hillside erosion, and man-induced slope instability. These geotechnical hazards include artificially-saturated or rainfall-saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The County's Hillside Management Area Ordinance regulates development in hillsides that have natural slope gradients of 25 percent or steeper, and these potential hazards are analyzed as part of the permitting process.

**REPORTING STANDARDS:** No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the County Planning Area.

NOT IN



### City: Fault

Active or potentially active faults of the Newport-Inglewood Fault Zone within the City include the Cherry Hill Fault, the Northeast Flank Fault, and the Reservoir Hill Fault. A possible fault may exist in the area of the marine stadium. A topographic scarp suggestive of faulting exists along the western end of the marine stadium, roughly paralleling the old Pacific Electric right-of-way. Subsurface movement on the Newport-Inglewood Zone produced the 1933 Long Beach Earthquake (magnitude 6.3) that caused severe damage, as well as the 1920 Inglewood Earthquake (magnitude 4.9) that resulted in notable damage in the City of Inglewood. Another source of potentially significant seismic activity is the Palos Verdes Fault Zone, just off shore of the City of Long Beach.

**REPORTING STANDARDS:** If any portion of the Property is located within either an "Alquist-Priolo Special Studies Zone" or a "Caution Zone for Essential and Hazardous Facilities, "WITHIN" shall be reported.





## City: Ground Shaking

There are three areas of ground shaking within the City based upon the type of soil present and its proximity to the Newport- Inglewood Fault Zone. Ground Shaking "Zone 1", characterized by deep soil conditions (with deep alluvium in the vicinity of Dominquez Gap), includes the southeastern and southwestern portions of the City. These areas also have the high liquefaction potential. "Zone 2" is characterized by deep-stiff soil conditions south of the Newport- Inglewood Fault Zone. "Zone 3" is also characterized by deep-stiff soil conditions but located north of the Newport-Inglewood Fault Zone.

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**REPORTING STANDARDS:** "IN" shall be reported if the Property is located within a "Ground Shaking Area". In addition, the hazard level (Zone 1, 2 or 3) shall be reported; if the Property is located within more than one Ground Shaking Area, only the more/most severe will be reported.



## City: Liquefaction

Liquefaction potential in the Long Beach depends on ground shaking, ground water levels, and subsurface soil conditions. Consequences for liquefaction in areas designated as "significant" include possible horizontal failure by lateral spreading and instability of containment dikes, sand boils, and differential settlements on the order of several inches to a foot or more. In areas where liquefaction is rated "moderate," the consequences would more likely be more subtly characterized by settlements of a few inches and possible sand boils.

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**REPORTING STANDARDS:** "IN" shall be reported if the Property is located within a Liquefaction Potential Area. In addition, the hazard level (Significant, Moderate, Low, Minimal) shall be reported; if the Property is located within more than one Liquefaction Potential Area, only the more/most severe will be reported.



## Landslide

Landslides are a common hazard on sloping terrain. They can range from slow, downslope creeping of soil, to rapid and dangerous movements of unstable bedrock and water-saturated soil (debris flows) as may be triggered by torrential rainfall. New or existing landslides can also be influenced by construction activity, unusual natural or artificial wetting (such as irrigation), or erosion. Parcel-specific landslide hazard determinations are provided on the Property Disclosure Summary at the beginning of this report. Here we explain such landslide zones as defined by local jurisdictions in their General Plan Safety Element or by the state. Note that landslide hazards recognized by county and city officials often differ from earthquake-triggered landslide zones defined under California statutes; therefore, please also refer to the state-level discussion and disclosure of Seismic Hazard Mapping Act in the preceding section of this Report. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN



### City: Slope

Slope instability during earthquakes can be an important aspect of seismic ground failure. Most susceptible are areas where slopes are steep, soils are weak or cohesionless, bedding dips out of the slope, and ground water is present. It can also be induced by liquefaction of a supporting stratum, in which cases very flat slopes of even a few degrees can fail. In general, slopes within the City are not high or steep and do not pose a significant problem; however, certain areas have been identified where slope instability should be considered for development and slope stabilization measures recommended.

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**REPORTING STANDARDS:** If any portion of the Property is located within an "Area of Relatively Steep Slopes", "IN" shall be reported.



## Soils

Counties and cities often regulate land use in areas where development is constrained by hazardous ground conditions, including soil chemistry, mineralogy, drainage, bedrock, gas or fluid content, or other geologic or geotechnical issues. Local officials may consider such geologic hazards to be a factor in approving a building-permit application, and may require appropriate steps to mitigate such hazards prior to development—which could affect project cost or feasibility. Parcel-specific soil hazard determinations are provided on the Property Disclosure Summary at the beginning of this report. Here we explain local hazards related to soils that are addressed in the county or city General Plan Safety Element or by the state. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

MAP N/A



### City: Subsidence

Large scale subsidence, mostly related to petroleum production from the Wilmington Oil Field, has taken place in the Long Beach Harbor area. As historic oil production increased into the early 1950's, so did subsidence in the area. Full scale injection since the late 1950's has stabilized the area, which along with substantial remedial landfill operations, has allowed continued use of the port, petroleum production, and commercial facilities. Even so, this rebound and stabilization may be subjective to rapid subsidence if injection is discontinued.

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**REPORTING STANDARDS:** No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the City Planning Area.



## Climate Change

In 2015, the Governor approved Senate Bill 379. It forced every California county and city to identify natural hazards within its jurisdictional boundaries that are caused by, or worsened by, climate change – such as sea level rise and tidal flooding, widening floodplains and increased storm damage, and wildfire threat and extreme heat – and then update its General Plan Safety Element to focus public attention on those hazards and how the jurisdiction plans to adapt to them. Effective in 2017, this law gave local jurisdictions about five years to complete their climate vulnerability assessments and update their planning documents. As a result, hazards related to a changing climate are a matter of public record in a growing number of county and city Safety Elements. Here we disclose hazards related to climate change addressed in the local General Plan or by the state that may be material to a real estate transaction. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)



### County: Sea Level Rise

Sea level rise can affect and alter the impacts of flood inundation of low-lying coastal areas. While these impacts are likely to occur over a long period of time, impacts related to sea level rise include the flooding of septic systems and the intrusion of salt water into the fresh water supply. Coastal habitats can adapt to gradual changes in sea level; however, an accelerated rise in sea level will negatively impact coastal habitats. Wetlands, in particular, are at risk of being inundated. The Public Record identifies the areas along the coastline that can potentially be impacted due to coastal flooding. Specifically, these “Sea Level Rise Impact Areas” represent areas inundated by unimpeded Pacific coastal flooding under a 0.75 meter sea-level rise and a 100 year flood storm projection .

**REPORTING STANDARDS:** “IN” shall be reported if any portion of the Property is located within a “Sea Level Rise Impact Area” as delineated in the Public Record. “NOT IN” shall be reported if no portion of the Property is located within a “Sea Level Rise Impact Area” as delineated in the Public Record. Source digital data of these Impact Areas is used as the basis for this disclosure. Source: Barnard, P.L., Erikson, L.H., Foxgrover, A.C., Limber, P.W., O’Neill, A.C., and Vitousek, S., 2018, Coastal Storm Modeling System (CoSMoS) for Southern California, v3.0, Phase 2 (ver. 1g, May 2018); U.S. Geological Survey (“USGS”) data release, <https://doi.org/10.5066/F7T151Q4> .

MAP N/A



### County: Climate Change

Climate change has exacerbated existing hazards and introduced new hazards, such as extreme heat, extreme precipitation, and drought in Los Angeles County. Adaptation and resilience strategies are adjustments in natural or human systems in response to existing or expected climate impacts to reduce harm.

**Greater and More Frequent Flooding:** Climate change is expected to produce greater and more frequent floods. The water systems in Los Angeles County are designed to balance flood protection during the winter and spring months with water storage during the dry months. While the average amount of annual precipitation in California is not projected to change, a greater frequency of wet and dry extremes is expected to occur. With increased rainfall, facilities that handle stormwater can become overburdened and lose the capacity to protect communities from inland flooding. This can result in greater and more frequent floods in areas within river floodplains or adjacent to drainage systems, low-lying areas, where heavy rainfall can collect, and areas with inadequate storm drain infrastructure. Infrastructure at risk include bridges, tunnels, and coastal highways. In particular, the ports of Los Angeles and Long Beach are vulnerable to coastal flooding, and if impacted, could result in economic repercussions across the region.

**Longer Lasting and More Frequent Wildland Fires:** Climate change has resulted in wildland fires that last longer and occur more frequently due to higher temperatures and extended drought. In 2007 and 2008, wildland fires burned over 147,000 acres, destroyed 570 residences, and damaged an additional 42 residences in the unincorporated areas. In 2009, the Station Fire broke out in the Angeles National Forest, which burned nearly 160,000 acres and destroyed approximately 76 residences. This fire, the largest in recorded history for Los Angeles County, occurred months before low-moisture and strong Santa Ana winds, which often exacerbate wildland fires in the fall and spring months. In more recent years, fire season has become longer, affecting all jurisdictions in the state. Wildfires from neighboring jurisdictions pose new challenges for Los Angeles County. In 2018, the Woolsey Fire began in Ventura County and crossed into Los Angeles County, burning nearly 97,000 acres of the Santa Monica Mountains, and destroying 1,643 structures. In 2020, California endured the 2020 Fire Siege that saw multiple fires burning up and down the state at the same time. During this unprecedented year, the Bobcat Fire, which started in the San Gabriel Mountains, burned over 115,000 acres, destroying over 170 structures, and becoming the second largest in recorded history for Los Angeles County. As wildfires have become intense, all-year phenomena due to climate change, the risk of injury to residents and damage to property and infrastructure have increased. Secondary impacts, such as smoke from wildfires, have also significantly impacted the health of Los Angeles County residents. As these risks are projected to increase, there is a need to develop adaptation strategies, such as emergency and evacuation planning for communities located in high fire risk areas, retrofitting older homes



to current fire code standards, and updating communications and energy infrastructure.

**More Severe and More Frequent Extreme Heat:** Climate change exacerbates conditions to produce extreme heat days. Extreme heat is projected to increase in frequency and severity and have widespread effects on people and infrastructure. Extreme heat can result when heat collects in urban areas without the cooling qualities of parks, overhead tree canopies, and other vegetated areas. Heat collects in inland valleys, and in the arid valleys on the eastern side of the San Gabriel Mountains. The areas that already experience heat will continue to see rising temperatures. Populations, such as seniors, people living in poverty, those with chronic conditions, and outdoor workers are more susceptible to heat-related illnesses. In addition, energy infrastructure, and parks and open space, which are also critical for helping people cope with heat, are vulnerable to extreme heat. Extreme heat is projected to increase in frequency, severity, and duration, with the largest increases occurring in the Santa Clarita and San Fernando Valleys. Seasonal temperatures can be most extreme in the northern areas of LA County, where 95th-percentile daily maximum temperatures of over 100 F are common during the summer months (or the temperature threshold at which 95 percent of all days in a year have cooler maximum temperatures). Extreme heat is a public health concern as it negatively affects sensitive populations. Extreme heat days also place a strain on the electrical grid and may lead to rolling blackouts and brownouts. Interruptions in the electrical system may prevent people to run cooling mechanisms and life-sustaining equipment.

**Drier Springs and Summers:** Drier springs and summers are projected for Los Angeles County as low precipitation years are expected to coincide with warm years. Together with lower snowpack in California, the risk and severity of drought is expected to increase. Drought reduces the availability of water from wells, increases water prices, decreases water quality, and reduces power generation from hydropower. Although the groundwater basins of Los Angeles County are regulated to prevent the permanent lowering of groundwater tables, a state or region-wide drought can make it difficult to replenish the local groundwater basins to maintain or increase groundwater levels during and after a drought. Prolonged periods of drought coupled with rising temperatures can also weaken the health of forests, rendering them susceptible to insect outbreaks and increasing their likelihood to ignite, while reductions in the irrigation of landscapes can produce harmful dust.

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**REPORTING STANDARDS:** No determination is reported because the Public Record does not include a map which delineates the boundaries for these Climate Change impacts within the County Planning Area.



## Neighborhood

The State Legislature has recognized other kinds of hazards in the vicinity of residential developments that may affect the potential use, enjoyment or value of real property. Those hazards are defined the California Civil Code (primarily Sections 1102 and 1103) and are required (“statutory”) disclosures in a real estate transaction. This Report provides parcel-specific determinations of those hazards in the Property Disclosure Summary at the front of this document and describes them below as “Neighborhood” disclosures. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)



### State: Former Military Ordnance Site

Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code Section 1102 requires disclosure of those sites containing unexploded ordnance. “Military ordnance” is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate.

**NOTE:** *MOST FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this Report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.*

**REPORTING STANDARDS:** If one or more facility identified in the Public Record is situated within a one (1) mile radius of the Property, “WITHIN” shall be reported. The name of that facility or facilities shall also be reported.



### State: Airport Influence Area

Certain airports are not disclosed in this Report. FANHD has made a good faith effort to identify the airports covered under Section 1102.6a. Sources consulted include official land use maps and/or digital data made available by a governing Airport Land Use Commission (ALUC) or other designated government body. Most facilities for which an Airport Influence Area has been designated are included on the “California Airports List” maintained by the California Department of Transportation’s Division of Aeronautics. Not disclosed in this Report are public airports that are not in the “California Airports List,” airports that are physically located outside California, heliports and seaplane bases that do not have regularly scheduled commercial service, and private airports or military air facilities unless specifically identified in the “California Airports List.” If the seller has actual knowledge of an airport in the vicinity of the subject property that is not disclosed in this Report, and that is

material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.

Most facilities for which an Airport Influence Area has been designated are included on the “California Airports List” maintained by the California Department of Transportation’s Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included; therefore, airports in these categories may or may not be included in this disclosure.

**NOTE:** *Proximity to an airport does not necessarily mean that the property is exposed to significant aviation noise levels. Alternatively, there may be properties exposed to aviation noise that are greater than two miles from an airport. Factors that affect the level of aviation noise include weather, aircraft type and size, frequency of aircraft operations, airport layout, flight patterns or nighttime operations. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.*

**REPORTING STANDARDS:** “IN” shall be reported along with the facility name(s) and the “Notice of Airport in Vicinity” if any portion of the Property is situated within either (a) an Airport Influence Area as designated on officially adopted maps or digital data or (b) a two (2) mile radius of a qualifying facility for which an official Airport Influence Area map or digital data has not been made publicly available by the ALUC or other designated governing body. “NOT IN” shall be reported if no portion of the Property is within either area.



### State: Airport Noise

California Civil Code §1102.17 requires the seller(s) of residential real property who has/have actual knowledge that the property in the transaction is affected by airport use must give written notice of that knowledge, as soon as practicable, before transfer of title.

Under the Federal Aviation Administration’s Airport Noise Compatibility Planning Program Part 150, certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps have been produced for some airports. Not all airports have produced noise exposure maps. A property may be near or at some distance from an airport and not be within a delineated noise exposure area, but still experience aviation noise. Unless 65dB CNEL contour maps are published, helipads and military sites are not included in this section of the Report.



The Airport Noise Compatibility Planning Program is voluntary and not all airports have elected to participate. Furthermore, not all property in the vicinity of an airport is exposed to 65dB CNEL or greater average aviation noise levels. Conversely a property may be at some distance from an airport and still experience aviation noise. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes after a map is published or after the Report Date. FANHD uses the most seasonally conservative noise exposures provided.

Federal funding may be available to help airports implement noise reduction programs. Such programs vary and may include purchasing properties, rezoning, and insulating homes for sound within 65dB areas delineated on CNEL maps. Airport owners have also cooperated by imposing airport use restrictions that include curfews, modifying flight paths, and aircraft limitations.

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**REPORTING STANDARDS:** "IN" shall be reported if any portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record. "NOT IN" shall be reported if no portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record.



## General Advisories

Unlike hazard-zone determinations that are tied to a property address, an advisory provides general information about a hazard and guides the consumer to a resource(s) that describes the hazard in more detail. Below are general advisories about natural hazards that may affect California real estate. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

### Methamphetamine Contaminated Property Disclosure Advisory

According to the "Methamphetamine Contaminated Property Cleanup Act of 2005," a property owner must disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by meth lab activity.

The owner must also give a copy of the pending order to the buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000. Aside from disclosure requirements, this new law also sets forth procedures for local authorities to deal with meth-contaminated properties, including the filing of a lien against a property until the owner cleans up the contamination or pays for the cleanup costs.

### Mold Advisory

The Buyer is hereby advised that naturally occurring molds may exist both inside and outside of any home and may not be visible to casual inspection. Persons exposed to extensive mold levels can become sensitized and develop allergies to the mold or other health problems. Extensive mold growth can damage a structure and its contents. All prospective purchasers of residential and commercial property are advised to thoroughly inspect the Property for mold. Be sure to inspect the Property inside and out for sources of excess moisture, current water leaks and evidence of past water damage.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. **This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company.** Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at:

[https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/CDPH\\_Document\\_Library/MMIMH\\_050619\\_ADA.pdf](https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/CDPH_Document_Library/MMIMH_050619_ADA.pdf) or by calling (510) 620-3620.

The Toxic Mold Protection Act of 2001 requires that information be developed regarding the potential issues surrounding naturally occurring molds within a home. Information was written by environmental authorities for inclusion in the Residential Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants booklet developed by the California

Environmental Protection Agency and the Department of Health Services. It is found in Chapter VII of that booklet, and includes references to sources for additional information.

**For local assistance, contact your county or city Department of Health, Housing, or Environmental Health.**

### Radon Advisory

For its Radon Advisory, FANHD uses the updated assessment of radon exposure published in 1999 by the Lawrence Berkeley National Laboratory (LBNL) and Columbia University, under support from the U.S. Environmental Protection Agency (EPA), the National Science Foundation, and the US Department of Energy published online at:

<https://eta.lbl.gov/news/11787/new-web-site-helps-homeowners-reduce-cancer-risk-posed-by-radon-gas>

Based on this recent assessment, FANHD advises as follows:

**All of California's 58 counties have a predicted median annual-average living-area concentration of radon below 2.0 pCi/L (picocuries per liter of indoor air) -- which is well below the EPA's guideline level of 4 pCi/L and equivalent to the lowest hazard zone (Zone 3) on the 1993 EPA Map of Radon Zones.**

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.**

**NOTE:** FANHD does not use the EPA's 1993 map for advisory purposes because that map shows "short-term" radon exposure averaged by county. It was based on "screening measurements" that were intentionally designed to sample the worst-case conditions for indoor air in US homes--using spot checks (sampling for just a few days), in the poorest air quality (with sealed doors and windows), at the worst time of the year (winter), in the worst part of the house (the basement, if one was available).

These short-term, winter, basement measurements are both biased and variable compared to long-term radon concentrations (averaged over a year) in the living area of a house. Long-term concentrations are a more accurate way to judge the long-term health risk from radon. For the above reasons, the EPA expressly disclaims the use of its 1993 map for determining whether any house should be tested for radon, and authorizes no other use of its map for property-specific purposes. For additional information about EPA guidelines and radon testing, see "Chapter VII-- Radon, in the California Department of Real Estate's Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants."



## Endangered Species Act Advisory

The Federal Endangered Species Act of 1973 (“ESA”), as amended, requires that plant and animal species identified and classified (“listed”) by the Federal government as “threatened” or “endangered” be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as “critical habitat” and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller. No federal or state law or regulation requires a seller or seller’s agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, Buyer is advised that, prior to purchasing a vacant land parcel or other real property, Buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development.

FOR MORE INFORMATION: Complete and current information about the threatened and endangered species in California that are Federally listed in each county -- including all critical habitats designated there -- is available on the website of the U.S. Fish & Wildlife Service, the Federal authority which has enforcement responsibility for the ESA.

**U.S. Fish & Wildlife Service Endangered Species Database (TESS):** <https://ecos.fws.gov/ecp/species-reports>.

## Abandoned Mines Advisory

According to the California Department of Conservation, Office of Mine Reclamation, since the Gold Rush of 1849, tens of thousands of mines have been dug in California. Many were abandoned when they became unproductive or unprofitable. The result is that California’s landscape contains many thousands of abandoned mines, which can pose health, safety, or environmental hazards on and around the mine property. Mines can present serious physical safety hazards, such as open shafts or adits (mine tunnel), and they may create the potential to contaminate surface water, groundwater, or air quality. Some abandoned mines are such massive problems as to earn a spot on the Federal Superfund environmental hazard list.

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction.

The Division of Mine Reclamation (DMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is

known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The DMR warns that, **“Many old and abandoned mines are not recorded in electronic databases, and when they are, the information may not be detailed enough to accurately define, differentiate or locate the mine feature, such as a potentially hazardous vertical shaft or horizontal adit or mine waste.” (See reference below.)**

**Accordingly, this Report does not contain an abandoned mines disclosure from any government database or map or any other source, in order to protect the seller from liability for non-disclosure of unrecorded abandoned mines.**

Parties concerned about the possible existence or impact of abandoned mines in the vicinity of the Property are advised to retain a State-licensed geotechnical consultant to study the site and issue a report. Other sources of information include, but are not limited to, the State Division of Mine Reclamation at (916) 323-9198 (website: <https://www.conservation.ca.gov/dmr>), and the Engineering, Planning or Building Departments in the subject county and city.

FOR MORE INFORMATION: Visit the State Division of Mine Reclamation’s website at:

[https://www.conservation.ca.gov/dmr/abandoned\\_mine\\_lands/Documents/Abandoned\\_Mine\\_Lands\\_FAQs.pdf](https://www.conservation.ca.gov/dmr/abandoned_mine_lands/Documents/Abandoned_Mine_Lands_FAQs.pdf).

## Oil and Gas Well Advisory

California is currently ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in the Los Angeles Basin and Kern County, and in districts elsewhere in the state. In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state’s oil production has been in decline since the 1980’s, thousands of oil and gas wells have been shut down or abandoned, and many are in areas where residential neighborhoods now exist.

According to the California Department of Conservation (“DOC”), to date, about 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed (“capped”) under the supervision of the DOC’s Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called “orphan” wells. The state has a special fund that pays the cost of safely capping orphan wells; however, that program is limited in its scope and progress.

**Buyer should be aware that, while the DOC database is the most comprehensive source available for California oil and gas well information, the DOC makes no warranties that the database is absolutely complete, or that reported well locations are known with absolute accuracy.**

FOR MORE INFORMATION: To obtain a search of the state’s databases of oil and gas wells and sites of known environmental contamination on or near the Property, please order the FANHD Residential Environmental Report. For general information, visit the California Department of Conservation, Geologic Energy Management Division (CalGEM) at:

<https://www.conservation.ca.gov/CalGEM/>.



## Electromagnetic Fields Advisory

According to the National Cancer Institute (“NCI”) a 1979 study pointed to a possible association between living near electric power lines and childhood leukemia. More recent studies have not found an association or have found one only for those children who lived in homes with very high levels of magnetic fields present in few residences. The NCI also notes that a majority of epidemiological studies have also shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs (“ELF-EMF”)s in the home, although a few individual studies have suggested an association; only one reported results that were statistically significant. Sources of extremely low frequency ELF-EMF include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets.

FOR MORE INFORMATION: Visit the NCI Electromagnetic Fields and Cancer portal at:

<https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet>

Weighing in on the same matter, The World Health Organization (“WHO”) states, “Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields.

However, some gaps in knowledge about biological effects exist and need further research.” WHO also asserts, “Despite many studies, the evidence for any effect remains highly controversial. However, it is clear that if electromagnetic fields do have an effect on cancer, then any increase in risk will be extremely small. The results to date contain many inconsistencies, but no large increases in risk have been found for any cancer in children or adults.” For more information please visit WHO’s EMF Q&A website at:

<https://www.who.int/news-room/questions-and-answers/item/radiation-electromagnetic-fields>.

The National Institute of Environmental Health Science (“NIEHS”) Electric & Magnetic Fields web page at:

<https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm>.

According to the above: “If you are concerned about EMFs emitted by a power line or substation in your area, you can contact your local power company to schedule an on-site reading. You can also measure EMFs yourself with the use of a gaussmeter, which is available for purchase online through a number of retailers.”

For further information and additional reading please visit:

United States Environmental Protection Agency (“U.S. EPA”) website at:

<https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines>.

The National Institute of Environmental Health Sciences (“NIEHS”) & National Institutes of Health (“NIH”) booklet:

[https://www.niehs.nih.gov/health/materials/electric\\_and\\_magnetic\\_fields\\_associated\\_with\\_the\\_use\\_of\\_electric\\_power\\_questions\\_and\\_answers\\_english\\_508.pdf](https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf).

## Tsunami Map Advisory

The California Emergency Management Agency (CalEMA), the University of Southern California Tsunami Research Center (USC), and the California Geological Survey (CGS) have prepared maps that depict areas of maximum tsunami inundation for all populated areas at risk to tsunamis in California (20 coastal counties). The maps were publicly released in December 2009 with the stated purpose that the maps are to assist cities and counties in identifying their tsunami hazard and developing their coastal evacuation routes and emergency response plans only.

**These maps specifically contain the following disclaimer:**

**Map Disclaimer:** This tsunami inundation map was prepared to assist cities and counties in identifying their tsunami hazard. It is intended for local jurisdictional, coastal evacuation planning uses only. This map, and the information presented herein, **is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose.** The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

A tsunami is a series of ocean waves or surges most commonly caused by an earthquake beneath the sea floor. These maps show the maximum tsunami inundation line for each area expected from tsunamis generated by undersea earthquakes and landslides in the Pacific Ocean. Because tsunamis are rare events in the historical record, the maps provide no information about the probability of any tsunami affecting any area within a specific period of time.

Although these maps may not be used as a legal basis for real estate disclosure or any other regulatory purpose, the CGS has, however, provided diagrams of the maps online which the public can view. To see a maximum tsunami inundation map for a specific coastal community, or for additional information about the construction and/or intended use of the tsunami inundation maps, visit the websites below:

State of California Emergency Management Agency,  
Earthquake and Tsunami Program:

<https://www.conservation.ca.gov/cgs/tsunami/maps>

University of Southern California – Tsunami Research Center:

<https://tsunamiresearchcenter.com/category/tsunami-archive/>

National Oceanic and Atmospheric Administration (NOAA) /

National Weather Service, U.S. Tsunami Warning System:

<https://www.tsunami.gov/>

NOAA, Center for Tsunami Research (MOST model):

<https://nctr.pmel.noaa.gov/time/background/models.html>





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# Property Tax Determinations

Property Address: **1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY**

APN: **7432-003-018**

Report Date: **11/11/2025**

Report Number: **3524510**

## Tax Summary

The parties for whom this Report was prepared are the owner or transferor ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer or transferee ("Buyer") of the Commercial Property from Seller as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

This Tax Report section discusses the results of an electronic search of specified government lists containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2024-2025 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

The Commercial Property:	IS	IS NOT	Description	Pg.
A.		•	NOT SUBJECT TO one or more Mello-Roos Community Facilities Districts.	<a href="#">29</a>
B.		•	NOT SUBJECT TO one or more 1915 Bond Act Districts.	<a href="#">29</a>
C.		•	NOT SUBJECT TO a PACE Contract.	<a href="#">30</a>
D.	•		SUBJECT TO one or more other direct assessments.	<a href="#">31</a>
E.		•	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	<a href="#">36</a>

### Determined by First American Real Estate Disclosures Corporation (FAREDC)

**THIS IS A DATABASE REPORT ONLY:** The tax information in this Report provides data derived only from the County Tax Assessor's and Treasure's/Collector's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While FAREDC has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency ("Database Date") of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read the Notice of Special Tax/Assessment section (below). By use of this Report, Buyer agrees this is a Report product and not an insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.

**This Report satisfies Seller's obligations to disclose (a) Mello-Roos and 1915 Act Bond Assessments applicable to the Commercial Property as required by California Civil Code Section 1102.6b, and (b) Supplemental Taxes as required by California Civil Code Section 1102.6c**

**To understand the information provided, please read this entire Report.**



## Notice of Special Tax/Assessment

Special assessments, also referred to as direct or fixed assessments, are charges that are not based on the value of the property. These charges are levied to provide funding for services or improvements that directly benefit the property. Mello-Roos Community Facility Districts and 1915 Bond Districts are also classified as special assessments. PACE contract agreements are typically created pursuant to the Mello-Roos Act or the 1915 Bond Act. Certain special assessments may be subject to accelerated foreclosure if allowed to go delinquent. This information is based on the LOS ANGELES County Secured Property Tax Roll ("Database") for Tax Year 2024-2025 ("Database Date") unless otherwise specified in the section below.

**TO THE PROSPECTIVE PURCHASER OF THE COMMERCIAL PROPERTY AT THE ADDRESS REFERENCED ABOVE: THIS IS A NOTIFICATION TO THE BUYER PRIOR TO PURCHASING THE COMMERCIAL PROPERTY.**

NOT IN



### Mello-Roos Community Facilities Districts

If the Commercial Property is within a Mello-Roos Community Facilities District (CFD), it is subject to a special tax that will appear on the property tax bill. This special tax is in addition to the ad valorem property taxes and any other charges and benefit assessments that will be itemized on the property tax bill and the proceeds of this tax or assessment are used to provide public facilities or services that are likely to particularly benefit the real property. This special tax may not be imposed on all parcels within the city or county where the property is located.

The current tax levy, maximum tax levy, the maximum tax escalator, and the authorized facilities and/or services which are being paid for by the special taxes are indicated below.

THE BUYER SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE COMMERCIAL PROPERTY.

**The Commercial Property is NOT SUBJECT to Mello-Roos Community Facilities Districts.**

NOT IN



### 1915 Bond Act Assessment Districts

If the Commercial Property is within a 1915 Bond Act Assessment District, this assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to all real property within the assessment district. The bonds will be repaid from annual assessment installments against the property within the assessment district.

Annual assessment installments of such an assessment district will appear on the real property tax bills and are in addition to the ad valorem property taxes and any other charges and levies that will be itemized on the property tax bill. If the assessment installments are not paid when due each year, the Commercial Property may be foreclosed upon and sold.

The annual assessment installment against the Commercial Property and the public facilities that are being financed by the proceeds from the sale of bonds that are being repaid by the assessments are indicated below.

THE BUYER SHOULD TAKE ANY ASSESSMENT(S) AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE COMMERCIAL PROPERTY.

**The Commercial Property is NOT SUBJECT to 1915 Bond Act Assessment District(s).**



NOT IN



## Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow owners to finance energy and water efficiency and renewable energy projects, and qualifying seismic and wildfire safety improvements, on residential and commercial structures through a voluntary assessment on the property. PACE programs are offered by many city, county and regional agencies, with repayment periods from 5 to 20 years or more. **PACE liens are authorized pursuant to Section 53328 of the California Government Code, (the "Mello-Roos Community Facilities Act of 1982") or California Streets & Highways Code Section 8500 (the "1915 Act") and are disclosed pursuant to Section 1102.6b of the California Civil Code.**

**WHAT THIS MEANS:** If a property owner voluntarily enters into a PACE program, a contractual assessment lien is placed on the property. The lien is repaid through installments collected on the property owner's secured county property tax bill. In certain situations the program administrator may bill the property owner directly. If the property is sold and the contractual assessment is not repaid in full, the new owner may be responsible for future assessments contributing towards repayment of the PACE contract.

**DISCLOSURES AT RESALE:** A PACE lien runs with the land. This means that the responsibility to repay the PACE lien may fall to the new owner upon transfer of the property unless the lien is paid off before closing. This fact may be material to a buyer's decision to purchase or price offered for the property. In addition, the buyer's lender may require the lien to be paid in full before closing (for certain federally backed mortgages, for example). Therefore, the property seller and his or her real estate agent may have a duty to disclose the existence of a PACE lien on the sale property.

**The Property IS NOT SUBJECT to a PACE lien documented in the county's Fiscal Year 2024-2025 Secured Property Tax Roll. Note: Buyer should read the preliminary title report and obtain and read all exceptions listed therein to investigate any PACE lien executed more recently. In the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.**

## Accelerated Foreclosure Information

Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent the accelerated foreclosure.**

## Approved Districts Which Have Been Formed and Authorized But Are Not Yet Levied

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet to be levied. These Districts may not appear in this Report. However, the information regarding such districts may appear on your preliminary report issued by a title company. The district may levy a special tax on future property tax bills for the Property.



## Current Property Tax Bill Summary

The following is a summary of Database information obtained from the LOS ANGELES County Secured Property Tax Roll ("Database") for Tax Year 2024-2025 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes, which are based on the Property's Assessed Value, as well as other Non-Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed.

Please see the subsequent sections of this Report for information about "Available Senior Citizens Exemptions," to estimate property taxes after the sale and supplemental taxes, and to review other tax-related exemptions and exclusions that California law provides.

<b>Total Assessed Value</b>	<b>\$2,361,708.00</b>	<b>Total Annual Tax Liability</b>	<b>\$30,382.30</b>
<b>1st Installment Due 11/01/2024</b>	<b>\$15,191.15</b>	<b>2nd Installment Due 02/01/2025</b>	<b>\$15,191.15</b>

### General Ad Valorem Taxes

Agency	Description	Contact Phone	Amount
LOS ANGELES COUNTY TREASURER	COUNTY TAX RATE	(213) 974-2111	\$23,617.08
LOS ANGELES COUNTY TREASURER	WATER BOND DEBT SVC	(213) 974-2111	\$165.32
LOS ANGELES COUNTY TREASURER	SCHOOL BOND D/S	(213) 974-2111	\$4,161.02
LOS ANGELES COUNTY TREASURER	COLLEGE BOND D/S	(213) 974-2111	\$1,346.67
<b>TOTAL AD VALOREM TAXES</b>			<b>\$29,290.09</b>

### Direct and/or Special Assessments

Agency	Description	Contact Phone	Amount
LOS ANGELES COUNTY	TRAUMA/EMERGENCY SVC	(866) 587-2862	\$300.00
LA DEPT OF PUBLIC WORKS	SAFE CLEAN WATER MEASURE W	(626) 458-5100	\$152.32
DEPT OF PUBLIC WORKS	COUNTY FLOOD CONTROL	(626) 458-5165	\$58.57
REGIONAL PARK AND OPEN SPACE DISTRICT	MEASURE A PARCEL TAX	(213) 738-2983	\$108.60
LA COUNTY SANITATION DISTRICT	SANITATION DISTRICT #3	(855) 240-9506	\$460.56
METROPOLITAN WATER DISTRICT	WATER STANDBY CHARGE #8	(866) 807-6864	\$12.16
<b>TOTAL DIRECT ASSESSMENTS</b>			<b>\$1,092.21</b>

### Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions from reassessments. The following is a list of common exemptions which may be available:

- Homeowner exemption (Calif. Const. Art XIII §3, Art. XIII A §2.1, & R&T Code §218)
- Honorably discharged veterans (Calif. Const. Art XIII §3, Art. XIII A §2.1, & R&T Code §205)
- Disabled veterans (Calif. Const. Art XIII §4, Art. XIII A §2.1, & R&T Code §205)

California law also provides certain exclusions from reassessment. The following is a list of common exclusions which may be available:

- Persons over 55 years of age (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5)
- Severely and permanently disabled persons (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5(a))
- Transfers between parents and children and grandparents and grandchildren (Calif. Const. Art. XIII A §2.1 & R&T Code §63.1)
- Transfers into revocable trusts (Calif. Const. Art. XIII A §2 & R&T Code §62)
- Interspousal transfers (Calif. Const. Art. XIII A §2 & R&T Code §63)
- Improvements for seismic retrofitting (Calif. Const. Art. XIII A §2 & R&T Code §74.5)



- Improvements for disabled access (Calif. Const. Art. XIII A §2.1 & R&T Code §74.3)
- Replacement of property damaged or destroyed by disaster (Calif. Const. Art. XIII A §2.1 & R&T Code § 69)

In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the county tax assessor's office ((530) 889-4300) or visit the county website at <https://www.sanbernardino.ca.gov/5800/Assessor>. Additional information is also available on the website for the California Board of Equalization at [www.boe.ca.gov](http://www.boe.ca.gov).



## Calculating Property Taxes After Sale (Estimate Only)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=6SfsPETxd76e8tJUybN4lRvm9HF5fFSqIDacrHhNRWD4alc0ncqWrFe77J%2bRvEeV1yPLJrofCAOjoNiWbtgiwtdV22sbP0wl3nrdo9l%2fZY%3d>

### PROPERTY TAX ESTIMATOR

The following calculation method ("ESTIMATOR") is provided to assist Buyer in estimating the approximate amount of property tax charges that the Commercial Property may be subject to for the upcoming tax year based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for future tax years if applicable to the Property.

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Ad Valorem Tax Rate.....	• 2		<u>0.0124</u>
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	_____
4	Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable.....	• 4	\$	<u>1,092.21</u>
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	_____

The information in the above form is an estimate only. The purpose of this ESTIMATOR is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This ESTIMATOR requires the Buyer's projection of the purchase price of the Commercial Property. Please note that potential exemptions and exclusions are not reflected in this estimate.

**Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.**



## Supplemental Property Tax Information

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owners prior to the issuance of the supplemental tax bill or refund if the value is reduced. The taxes or refund based on the supplemental assessment are in addition to the regular annual tax bill.

The supplemental tax will be due from the current owner in addition to the regular tax assessment. Accordingly for the first year of ownership, Buyer should plan for this additional payment.

## Supplemental Property Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

### NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Assessor or Collector's Office."

LOS ANGELES County Assessor

Phone: 888-807-2111

Website: <https://assessor.lacounty.gov/>

(See calculator below to estimate Supplemental Property Taxes after sale.)



## Calculating Supplemental Taxes After Sale (Estimate Only)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=6SfsPETxd76e8tJUybN4lrVm9HF5fFSqIDacrHhNRWD4alc0ncqWrFe77J%2bRvEeV1yPLJrofCAOjoNiWbtgiwtdV22sbP0wl3nrdo9l%2fZY%3d>

### SUPPLEMENTAL TAX ESTIMATOR

The following calculation method ("ESTIMATOR") is provided to estimate the potential amount of the supplemental taxes on a given property and does NOT include the amount of the regular annual ad valorem property tax. The following calculation provides an estimate of the supplemental property taxes that can be expected during the first year of ownership, and should be used for planning purposes only.

1 Estimated Sales Price.....	• 1	\$	
2 Estimated Current Assessed Value.....	• 2	\$	2,361,708.00
3 Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	
4 Multiply line 3 by 0.01240000 (the Estimated Ad Valorem Tax Rate for the Commercial Property). Estimated Full-Year <b>Supplemental</b> Tax Obligation.....	• 4	\$	

**If the Sale Date for the Commercial Property falls during the months of January through May, Buyer will receive TWO supplemental tax bills: (a) one for the current partial tax year; and (b) one for the next full tax year. The supplemental taxes can be estimated by completing lines 5 through 8 below:**

5 Enter the Month-of-Sale Factor from <b>TABLE 1</b> below.....	• 5		
6 Multiply line 4 by line 5. Estimated Supplemental Tax Bill # 1.....	• 6	\$	
7 Enter the amount on line 4. Estimated Supplemental Tax Bill # 2.....	• 7	\$	
8 Add lines 6 and 7. Total estimated Supplemental Tax Bill.....	• 8	\$	

**If the Sale Date for the Commercial Property falls during the months of June through December, Buyer will receive ONE supplemental tax bill. The supplemental tax can be estimated by completing lines 9 and 10 below:**

9 Enter the Month-of-Sale Factor from <b>TABLE 2</b> below.....	• 9		
10 Multiply line 4 by line 9. Total estimated Supplemental Tax Bill.....	• 10	\$	

**TABLE 1. Month-of-Sale Factor**

<b>Jan</b>	0.4167
<b>Feb</b>	0.3333
<b>Mar</b>	0.2500
<b>Apr</b>	0.1667
<b>May</b>	0.0833

**TABLE 2. Month-of-Sale Factor**

<b>Jun</b>	1.0000
<b>Jul</b>	0.9167
<b>Aug</b>	0.8333
<b>Sept</b>	0.7500
<b>Oct</b>	0.6667
<b>Nov</b>	0.5833
<b>Dec</b>	0.5000

The information in the above form is an estimate only. The purpose of this ESTIMATOR is to assist Buyer in planning for the supplemental taxes. The estimated supplemental tax is not a substitute for the supplemental bill and may not be relied upon as such. This ESTIMATOR requires the Buyer's projection of the purchase price of the Commercial Property as well as month in which the transaction will be consummated. Please note that potential exemptions and exclusions are not reflected in these estimations. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.



## Other Fees and Taxes

Additional fees or taxes may apply now or in the future to commercial property transfers in certain situations.

### State Responsibility Area Fire Prevention Fee

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

**Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.**

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:

[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201720180AB398](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398)

### Private Transfer Fee Advisory

**Private Transfer Fee.** This is a fee imposed by a private entity such as a property developer, home builder, or homeowner association, when a property within a certain type of subdivision is sold or transferred. (It is commonly known as a "Private Transfer Tax".) It is NOT the same as a city or county Documentary Transfer Tax. A Private Transfer Fee may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the Property.

**Transfer Fee Defined.** California Civil Code Section 1098 defines a "Transfer Fee."

**Effective January 1, 2008, if the payment of any Transfer Fee is required in the sale or transfer of the Property, Civil Code Section 1102.6e requires Seller to notify Buyer of the existence of the fee and to disclose certain specific information about the fee.**

**How to Determine the Existence of a Transfer Fee.** If a Transfer Fee does exist affecting the Property, the document creating the fee may be on file with the County Recorder as a notice recorded against the Property and should be disclosed in the preliminary (title) report on the Property. However, the preliminary (title) report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a Transfer Fee is included in its terms. Accordingly, Seller should (a) request the title company which issued the preliminary (title) report to provide copies of the documents shown as "exceptions," and (b) review each document to determine if it contains a Transfer Fee.

Parties are advised that documents regarding any Transfer Fee should be obtained early in the sale process in order to avoid delays in the transaction process and to ensure full disclosure as required by law.

**To determine if the Property is subject to a Transfer Fee, OBTAIN COPIES OF ALL OF THE EXCEPTIONS LISTED ON THE PRELIMINARY (TITLE) REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE.**





*First American*  
*Natural Hazard Disclosures™*

# Environmental Determinations

Property Address: **1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY**

APN: **7432-003-018**

Report Date: **11/11/2025**

Report Number: **3524510**

## Environmental Zones

The parties to the Transaction to which this Report applies ("Parties") are the owner ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer ("Buyer") of the Commercial Property under contract of sale as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties." FANHD and the Parties are the parties to the contract that is entered into by the purchase of this Report.

**This Report discloses the results of an electronic search of specified federal- and state-level environmental-hazard record systems ("Databases") that are known to include contamination sites ("Sites").**

The Databases are searched for hazard Sites at standard distances from the Property. The standard search distance is not the same for all Databases, but depends upon the nature of the environmental hazard represented in the Database. FANHD uses search distances that comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

### Is Property Listed in a Disclosed Database?

- YES  The determination here indicates whether the exact property address as listed above was found in any of the databases searched for this Report. Please note that there may be errors or omissions in the addresses contained in the Local, State and Federal databases that prevent an exact match in this search. Refer to the lists beginning in the section titled "Sites Missing Key Location Information" for site addresses that may be similar to the subject property address or that do not include sufficient address information to precisely locate the site on a map
- NO

### Summary of Environmental Sites Searched

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	1	0
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	0	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	11	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		18	155	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	1	14	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	6	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	5	38	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	1	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		4	N/A	N/A
Emergency Response Notification System (ERNS, National Response Center)	MAYBE	0	N/A	N/A
State List of Underground Storage Tanks (UST)		1	N/A	N/A
State List of Historical Underground Storage Tanks (Hist-UST)		2	N/A	N/A
State Hazardous Waste Information Summary (HWIS)	YES	2	N/A	N/A
State List of Aboveground Storage Tanks (AST)		1	N/A	N/A
N/A = Not Applicable Under Required AAI Search Standard. MAYBE = Contamination is possible; for example, the database searched includes a mix of contaminated and non-contaminated sites that are not distinguished, or landfill sites where contamination is common although not certainly identified, or sites currently being investigated for contamination by the responsible agency.	AAI TOTALS	34	226	0
	CONTAMINATED SITE TOTALS	7	45	0
	TOTAL OF SITES FOUND	260		





## Sites Found on the Databases Searched

UST sites are selected from the list maintained by the State Water Resources Control Board. Information regarding the contents of the tank, and any inspections or testing can be found on the web page <http://geotracker.waterboards.ca.gov/>. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at <https://osfm.fire.ca.gov/what-we-do/pipeline-safety-and-cupa/certified-unified-program-agency>. Sites that have been identified as having a leak may also appear on one or more of the other lists reported above. Sites listed on LUST or RCRACOR may not appear on the UST or AST lists if the tank has been removed and the case has been closed. Sites listed on the SWIS list may contain hazardous materials. Information is available at <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>. NPL sites are listed by the U.S. EPA as contaminated sites that have received Federal funding to assist in cleanup. Information is available from the State at [www.dtsc.ca.gov](http://www.dtsc.ca.gov) or from [www.epa.gov](http://www.epa.gov) and by calling (916) 323-3399. The SEMS (formerly CERCLIS) list includes sites the Federal EPA is investigating for possible inclusion on the NPL.

For information on the lists searched for this Report see the "Description of Databases Searched" Section that follows.

A Site must have a complete address in order for its location to be known and its distance from the Property measured. Only Sites having a complete address in the Database searched are included in this section. Site "Distance" is the straight line distance in miles between the geocoded address (latitude and longitude) of the Site and the geocoded address of the Property. If the Public Record includes a Site that is within the standard distance searched for that Database category, then (1) that Site is shown on the "Map of Sites Found", and (2) that Database category is marked as "YES" in the "Summary of Environmental Sites Searched" above. FANHD recommends further investigation of any Site(s) listed below.

### Codes in the search results that indicate the status of a site are explained as follows:

- Open** Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.
- Closed** Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.
- Active (or Inactive)** Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.
- Deed** Site listed as completed or closed with a deed restriction.
- N/A** Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.
- N/P** Not Provided - site status not supplied on agency list used.

**CLOSED SITES REMAIN OFFICIALLY LISTED:** All Sites listed on the State's Leaking Underground Storage Tank Information System (LUSTIS) have been identified to have had a leaking storage tank. Many LUST Sites have been cleaned up and their cases "Closed", and this is noted above if applicable. Parties should be aware that LUST Sites remain in the LUSTIS database even after they have been closed, and are included in this Report if found by our search. Leaking underground storage tanks are the most common type of contamination.

Storage tank leaks are often less extensive than other types of contamination releases and usually do not extend beyond the real property on which the tank is located. **For specific information about a Site listed above, please see Environmental Site Databases below and contact the agency responsible for maintaining that Database.**

Site Name	Address	Case No.	Status	Database
ROCKET OIL #4	1701 W. ANAHEIM ST, LONG BEACH, CA	N/P	N/P	CA_HIST_UST
QUALITY ALUMINUM FORGE DIV.	1410 COTA AVE, LONG BEACH, CA 90813	N/P	N/P	CA_HIST_UST
QUALITY ALUMINUM FORGE DIV.	1410 COTA AVE., LONG BEACH, CA 90813	N/P	N/p	CA_AST
ANDO ELECTRIC MOTORS INC	1999 W ANAHEIM ST, LONG BEACH, CA 90813	CAD982360323	N/P	CA_HWIS
AAH WELDING	1807 W ANAHEIM, LONG BEACH, CA 90813	CAL000179917	N/P	CA_HWIS
SNYDER MFG CORP	1541 W COWLES ST, LONG BEACH, CA 90813	CAD008277501	Closed	FED_SEMS_ARCHIVE
HUGH J RESINS CO	2267 W GAYLORD, LONG BEACH, CA 90813	CAD008316218	Closed	FED_SEMS_ARCHIVE
J.H. BAXTER & CO.	1710 W. 8TH ST., LONG BEACH, CA 90813	CAD008480204	Closed	FED_SEMS_ARCHIVE
CROSBY & OVERTON	1620 W 16TH ST, LONG BEACH, CA 90813	CAD028409019	Open	FED_SEMS_ARCHIVE
DION M O & SONS	1515 & 1569 W 16TH ST, LONG BEACH, CA 90813	CAD046434676	Closed	FED_SEMS_ARCHIVE
BKK CORP WILMINGTON TRANSFER STA	3031 E 'I' ST, WILMINGTON, CA 90744	CAD048498463	Closed	FED_SEMS_ARCHIVE
BASIN BY-PRODUCTS	930 LAWRENCE AVE, WILMINGTON, CA 90744	CAD980636484	Closed	FED_SEMS_ARCHIVE
BEAR STATE ELECTRICAL CO INC	2105 W COWLES ST, LONG BEACH, CA 90813	CAD980888952	Closed	FED_SEMS_ARCHIVE
R&T IMPORTS	903 CERVERA AVE, WILMINGTON, CA 90744	CAD981170301	Closed	FED_SEMS_ARCHIVE
SULLIVAN CHEM CO INC	1470 W 9TH ST, LONG BEACH, CA 90813	CAD981170368	Closed	FED_SEMS_ARCHIVE



Site Name	Address	Case No.	Status	Database
PACIFIC OCEAN DISPOSAL CO	914 PAUL JONES AVE, WILMINGTON, CA 90744	CAD981423387	Closed	FED_SEMS_ARCHIVE
BAKER COLD STORAGE, INC. (FORMER JH BAXTER SITE)	1710 PIER B STREET, LONG BEACH, CA 90802	19290290	Open	CA_DTSC_DEED
TRANS WORLD OIL CORPORATION	1532 ANAHEIM ST W, LONG BEACH, CA 90813	T0603701837	Closed	CA_LUST
EXPRESS MINI MART TRUCKING STOP	1603 PACIFIC COAST HWY W, LONG BEACH, CA 90810	T0603701915	Closed	CA_LUST
TRANS HARBOR	1130 SANTA FE AVE, LONG BEACH, CA 90813	T0603701920	Closed	CA_LUST
CHEVRON #9-5030 (FORMER)	1705 PACIFIC COAST HWY W, LONG BEACH, CA 90810	T0603701904	Closed	CA_LUST
2141 Gaylord St Property	2141 Gaylord St, Long Beach, CA 90813	T10000023108	Open	CA_SLIC
MOBIL	1669 ANAHEIM ST W, LONG BEACH, CA 90813	T0603701918	Open	CA_LUST
15th St. Warehouse and Properties	2144 Gaylord St, Long Beach, CA 90813	T10000020690	Open	CA_SLIC
VEHICLE PROCESSORS, INC.	785 EDISON WY W, LONG BEACH, CA 90813	T0603701916	Closed	CA_LUST
TIRE CHEMICALS, INC. FORMER	2100 GAYLORD ST W, LONG BEACH, CA 90813	T0603701948	Closed	CA_LUST
ROCKET #4	1701 W. Anaheim Street, LONG BEACH, CA 90813	T0603701937	Closed	CA_LUST
HARTLEY & NIXON RENTALS	1900 ANAHEIM ST W, LONG BEACH, CA 90813	T0603701932	Closed	CA_LUST
PORT OF LONG BEACH	1540 W 9TH ST, LONG BEACH, CA	T0603760763	Closed	CA_LUST
OSCAR MAIER'S PROPERTY	1451 SANTA FE AVE, LONG BEACH, CA 90813	T0603701925	Closed	CA_LUST
THRIFTY #269	1720 PACIFIC COAST HWY W, LONG BEACH, CA 90810	T0603701905	Closed	CA_LUST
LONG BEACH IRON WORKS INC	2100 ANAHEIM ST W, LONG BEACH, CA 90813	T0603701944	Closed	CA_LUST
UNITED RENTAL	2020 PACIFIC COAST HWY W, LONG BEACH, CA 90810	T0603701667	Open	CA_LUST
PRINT L.A. INC.	1520 016TH ST W, LONG BEACH, CA 90813	T0603701959	Closed	CA_LUST
Line 79 Release	Pier B Street and Harbor Avenue, Port of Long Beach, CA 90744	T10000011745	Open	CA_SLIC
CARGOMATIC	1711 HARBOR AVE, LONG BEACH, CA 90813	T10000021487	Closed	CA_LUST
BRANNEN PIPE & SUPPLY	1650 HARBOR BLVD, LONG BEACH, CA 90813	T0603701955	Closed	CA_LUST
NEILL AIRCRAFT	1260 15TH ST W, LONG BEACH, CA 90813	T0603701965	Closed	CA_LUST
CROSBY & OVERTON, INC. EQUIPMENT	1640 016TH ST W, LONG BEACH, CA 90813	T0603701949	Closed	CA_LUST
PETRO DIAMOND TERMINAL COMPANY	1920 LUGGER WY, LONG BEACH, CA 90813	T0603701940	Open	CA_SLIC
Clean Energy Natural Gas Facility	3400 East I ST, WILMINGTON, CA 90744	T10000023370	Open	CA_LUST
Irving & Phyllis Kern Trust	2144 GAYLORD ST W, LONG BEACH, CA 90813	T0603701941	Closed	CA_LUST
CAL STATE OIL CO	1571 15TH ST W, LONG BEACH, CA 90813	T0603791302	Open	CA_LUST
TOYOTA LOGISTICS SERVICES, INC.	785 EDISON AVE., LONG BEACH, CA 90813	T0603752487	Closed	CA_LUST
RUSSELL TRUCK COMPANY	1430 011TH ST W, LONG BEACH, CA 90813	T0603701924	Closed	CA_LUST
TOYOTA TERMINAL/FORMER PASHA	756 EDISON AVE, LONG BEACH, CA 90813	T0603701917	Closed	CA_LUST
CASTLE CAR WASH	1500 PACIFIC COAST HWY W, LONG BEACH, CA 90813	T0603701908	Closed	CA_LUST
LONG BEACH TRAVEL CENTER	1670 PACIFIC COAST HIGHWAY W, LONG BEACH, CA 90813	T10000010192	Closed	CA_LUST
MASTERSON'S PROPERTY	1697 SEABRIGHT AVE, LONG BEACH, CA 90813	T0603701956	Closed	CA_LUST
TELL STEEL, INC.	2345 017TH ST W, LONG BEACH, CA 90813	T0603701961	Closed	CA_LUST
FORMER COMMERCIAL TRUCK BODIES	1468 14TH ST W, LONG BEACH, CA 90813	T0603701923	Closed	CA_LUST
DION & SONS INC	1569 016TH ST W, LONG BEACH, CA 90813	T0603701933	Closed	CA_LUST
FALCON REFUSE CENTER	3031 I ST E, WILMINGTON, CA 90744	T0603701671	Closed	CA_LUST
Speedy Fuel, Inc.	1234 COWLES ST W, LONG BEACH, CA 90813	T0603701973	Closed	CA_LUST
WESTERN MARINE EXPRESS TRUCKIN	1550 COTA AVE, LONG BEACH, CA 90813	T0603701929	Closed	CA_LUST
CROSBY & OVERTON/EMI DIV	1617 GAYLORD AVE, LONG BEACH, CA 90813	T0603701953	Closed	CA_LUST
REDEVELOPMENT AGENCY	2210 GAYLORD ST, LONG BEACH, CA 90813	T0603701950	Closed	CA_LUST
HARRISON PROPERTY	1326 12TH ST W, LONG BEACH, CA 90813	T0603701919	Open	CA_LUST
DION & SONS, INCORPORATED	1569 West 16TH Street, LONG BEACH, CA 90813	T0603701934	Closed	CA_LUST
SEASIDE PAINT & LACQUER CO	1439 COTA AVE, LONG BEACH, CA 90813	T0603701922	Closed	CA_LUST
NATIONAL PLANT SERVICES, INC.	1364 016TH ST W, LONG BEACH, CA 90813	T0603701928	Closed	CA_LUST
ACTA PARCEL LBX-878	not available Anaheim Street, WILMINGTON, CA 90744	SL0603799731	Open	CA_SLIC
EAGLE INDUSTRIES (FORMER)	1517 ESTHER ST W, LONG BEACH, CA 90813	T0603792998	Closed	CA_LUST
US CHROME	1480 CANAL AVE, LONG BEACH, CA 90813	SL2047D1672	Closed	CA_SLIC
MARINE AND INDUSTRIAL REPAIR	1614 COWLES ST W, LONG BEACH, CA 90813	T0603701966	Closed	CA_LUST
I-CHEM INTERNATIONAL (FORMER)	1455 16TH ST. W., LONG BEACH, CA 90813-1325	T0603743664	Closed	CA_LUST
CALBLASCO INC	1620 WEST 16TH STREET, LONG BEACH, CA 90813	19350398	Open	CA_ENVIROSTOR_CLEANUP
SNYDER MFG CORPORATION	1541 W COWLES STREET, LONG BEACH, CA 90813	19280503	Open	CA_ENVIROSTOR_CLEANUP
M O DION & SONS	1569 WEST 16TH STREET, LONG BEACH, CA 90813	19290263	Open	CA_ENVIROSTOR_CLEANUP



Site Name	Address	Case No.	Status	Database
GRANT STREET LIQUID DISPOSAL COMPANY	CORNER OF PAUL JONES & GRANT AVENUE, WILMINGTON, CA 90744	19490200	Closed	CA_ENVIROSTOR_CLEANUP
BEAR STATE ELECTRICAL CO INC	2105 WEST COWLES STREET, LONG BEACH, CA 90813	19360096	Open	CA_ENVIROSTOR_CLEANUP
HUGH J-RESINS COMPANY	2267 W GAYLORD, LONG BEACH, CA 908130000	80001551	Open	CA_ENVIROSTOR_CLEANUP
PACIFIC OCEAN DISPOSAL CO (PODCO)	914 PAUL JONES AVENUE, WILMINGTON, CA 90744	19490109	Closed	CA_ENVIROSTOR_CLEANUP
CROSBY & OVERTON - PLANT #1	1630 W 17TH ST, LONG BEACH, CA 908130000	80001355	Closed	CA_ENVIROSTOR_CLEANUP
Quality Aluminum Forge	1411 Cota Ave., Long Beach, CA 92807	71002791	Open	CA_ENVIROSTOR_CLEANUP
EDISON/LONG BEACH III MGP	LG BCH HARBOR AREA, 8TH ST INT.W/EDISON, LONG BEACH, CA 90802	19490233	Open	CA_ENVIROSTOR_CLEANUP
Long Beach Plating Co., Inc.	1620 West Anaheim Street, Long Beach, CA 90013	71002202	Open	CA_ENVIROSTOR_CLEANUP
Cal Bumper Co., Inc.	1555 W. Anaheim Street, Long Beach, CA 90813	71002353	Open	CA_ENVIROSTOR_CLEANUP
Petro-Diamond Terminal Co.	1920 Lugger Way, Long Beach, CA 90813	71002369	Open	CA_ENVIROSTOR_CLEANUP
Baker Cold Storage, Inc. (Former JH Baxter Site)	1710 PIER B STREET, LONG BEACH, CA 90802	19290290	Open	CA_ENVIROSTOR_CLEANUP
Pier B Street - Baker	Section of Pier B Street at 1710 Pier B Street, Long Beach, CA 90813	60003813	Open	CA_ENVIROSTOR_CLEANUP
ACE 1-OIL WELL	ANAHEIM ST BTWN COTA & SEABRIGH, LONG BEACH, CA 90807	CAD981385982	Active	FED_RCRA_GEN
RONNIES FACELIFT INC	1749 SANTA FE AVE, LONG BEACH, CA 90813	CAD056438468	Active	FED_RCRA_GEN
CALIGRAPHICS PRINTING	1419 SANTA FE AVE, LONG BEACH, CA 90813	CAD983663584	Active	FED_RCRA_GEN
SON'S MOBIL SERVICE	1669 WEST ANAHEIM ST, LONG BEACH, CA 90813	CAD103871240	Active	FED_RCRA_GEN
ROBERT MICHAEL FURNISHINGS	1355 COWLES ST, LONG BEACH, CA 90813	CAR000055616	Active	FED_RCRA_TSD
UNISERV INC DBA CLEAN FUELS	1445-A SANTA FE, LONG BEACH, CA 90813	CAD982028813	Active	FED_RCRA_TSD
COMMERCIAL SIGN SUPPLIES	1309 COWLES ST, LONG BEACH, CA 90813	CAD983613670	Active	FED_RCRA_TSD
PARAMOUNT PRODUCTS INC	2024 W 15TH ST, LONG BEACH, CA 90813	CAD982368730	Active	FED_RCRA_TSD
NEILL AIRCRAFT COMPANY	1260 W 15TH STREET, LONG BEACH, CA 90813	CAD982462657	Active	FED_RCRA_TSD
GAUNT TRUCKING	3031 EAST I ST GAUNT TRUCKING, WILMINGTON, CA 90744	CAD983644006	Active	FED_RCRA_TSD
OIL DYNAMICS INC	1540 SANTA FE, LONG BEACH, CA 90813	CAD980695290	Active	FED_RCRA_TSD
TETRA TOOL MFT INC	2124 W GAYLORD ST, LONG BEACH, CA 90813	CAD981969645	Active	FED_RCRA_TSD
TRANS HARBOR TERMINAL SERVICES INC	1130 SANTA FE AVENUE, LONG BEACH, CA 90813	CAD095149225	Active	FED_RCRA_TSD
ACE MACHINE SHOP	1438 W 15TH ST, LONG BEACH, CA 90813	CAD982049678	Active	FED_RCRA_TSD
UNIVERSAL PUMP & VALVE RPR CORP	1300 W 14TH ST, LONG BEACH, CA 90813	CAD982476657	Active	FED_RCRA_TSD
ACE 1-OIL WELL	ANAHEIM ST BTWN COTA & SEABRIGH, LONG BEACH, CA 90807	CAD981385982	Active	FED_RCRA_TSD
RONNIES FACELIFT INC	1749 SANTA FE AVE, LONG BEACH, CA 90813	CAD056438468	Active	FED_RCRA_TSD
PATRICIA LYNN ELLISON TRUST	1324 W GAYLORD ST, LONG BEACH, CA 90813	CAP000114918	Active	FED_RCRA_TSD
SUPER CARBURETOR	1737 W 16TH ST, LONG BEACH, CA 90813	CAR000099291	Active	FED_RCRA_TSD
MURPHY INDUSTRIAL COATINGS INC	INTERSECTIONS OF HWY 1 103 110, LONG BEACH, CA 90810	CAR000007427	Active	FED_RCRA_TSD
MO DION & SONS INC	1569 W 16TH ST, LONG BEACH, CA 90813	CAD046434676	Active	FED_RCRA_TSD
INDUSTRIAL EQUIPMENT SERVICE	1661 COTA AVE, LONG BEACH, CA 90813	CAD981978638	Active	FED_RCRA_TSD
AKAAL ORGANICS	1730 CANAL AVE, LONG BEACH, CA 90813-1223	CAR000063255	Active	FED_RCRA_TSD
ALPHA TRANSFORM INC	2105 COWLES, LONG BEACH, CA 90813	CAR000076836	Active	FED_RCRA_TSD
DYNATRON ELECTRIC CO INC	2001 WEST 16TH ST, LONG BEACH, CA 90813	CAD981390800	Active	FED_RCRA_TSD
JNC TRANSPORTATION	1319 W GAYLORD STREET, LONG BEACH, CA 90813	CAD982478596	Active	FED_RCRA_TSD
JERREN MARINE	3030 E I ST, WILMINGTON, CA 90744	CAD982476558	Active	FED_RCRA_TSD
CAL BUMPER CO	2037 W 16TH ST, LONG BEACH, CA 90813	CAT080032493	Active	FED_RCRA_TSD
MAC PRODUCTS INC	1422 GAYLORD ST, LONG BEACH, CA 90813	CAD982050171	Active	FED_RCRA_TSD
HI STANDARD MFG	1510 W COWLES ST, LONG BEACH, CA 90813	CAD981992043	Active	FED_RCRA_TSD
LONG BEACH TRUCK PAINTING	2000 W 16TH ST, LONG BEACH, CA 90813	CAD981579535	Active	FED_RCRA_TSD
DOMINGUEZ AUTO BODY	1485 CASPIAN AVE, LONG BEACH, CA 90813	CAD981965577	Active	FED_RCRA_TSD
APPROPRIATE TECHNOLOGIES I	3201 E I ST, WILMINGTON, CA 90744	CAD980585327	Active	FED_RCRA_TSD
C S U L B RESEARCH AND TRAINING CTR	HWY 1 AND COTA, LONG BEACH, CA 90810	CAR000039719	Active	FED_RCRA_TSD
J & J AUTO REPAIR INC	1401 W ANAHEIM ST, LONG BEACH, CA 90813-2744	CAL000290009	Active	FED_RCRA_TSD
ATLAS MARINE INC	1570 COTA AVE, LONG BEACH, CA 90813	CAL000290259	Active	FED_RCRA_TSD



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CALIGRAPHICS PRINTING	1419 SANTA FE AVE, LONG BEACH, CA 90813	CAD983663584	Active	FED_RCRA_TSD
SATURN PLATING	1705 HAYES AVE, LONG BEACH, CA 90813	CAD042223545	Active	FED_RCRA_TSD
B&S AUTO RPR	1441 W ANAHEIM, LONG BEACH, CA 90813	CAD982049777	Active	FED_RCRA_TSD
DEL MAR SEAFOOD	1532 WEST ESTHER STREET, LONG BEACH, CA 90813-1229	CAP000146431	Active	FED_RCRA_TSD
CROSBY AND OVERTON	1573 CANAL AVE, LONG BEACH, CA 90813	CAR000226506	Active	FED_RCRA_TSD
BAKER COLD STORAGE FAC	1710 PIER B STREET, LONG BEACH, CA 90813	CAD008480204	Active	FED_RCRA_TSD
CAL BUMPER COMPANY, INC.	1555 WEST ANAHEIM STREET, LONG BEACH, CA 90813	CAD030862742	Active	FED_RCRA_TSD
INDUSTRIAL GOLD RECOVERY	1329 W 15TH ST, LONG BEACH, CA 90810	CAD982407736	Active	FED_RCRA_TSD
UNICHEM INTERNATIONAL INC	1455 W 16TH ST, LONG BEACH, CA 90813	CAD040952368	Active	FED_RCRA_TSD
CROSBY & OVERTON	1630 W. 17TH STREET, LONG BEACH, CA 90813-0000	CAD028409019	Active	FED_RCRA_TSD
LACE SEARCH CORPORATION THE	1411 WEST 15TH ST, LONG BEACH, CA 90813	CAD982481111	Active	FED_RCRA_TSD
CHEVRON STATION 9 5030	1705 W PACIFIC COAST HWY, LONG BEACH, CA 90810	CA0000671503	Active	FED_RCRA_TSD
BKK CORP WILMINGTON TRANSFER STATION	3031 EAST I STREET, WILMINGTON, CA 90744	CAD048498463	Active	FED_RCRA_TSD
AMERICAN OIL TOOL CO	1500 WEST COWLES ST, LONG BEACH, CA 90813	CAD053862553	Active	FED_RCRA_TSD
MILLER MAGNETICS	1730 CANAL ST, LONG BEACH, CA 90813	CAP000045237	Active	FED_RCRA_TSD
ELECTRO-NITE CO	2000 W GAYLORD ST, LONG BEACH, CA 90813	CAD981426091	Active	FED_RCRA_TSD
J-GEM TRANSPORTATION INC	1418 W 17TH ST, LONG BEACH, CA 90813	CAD055899173	Active	FED_RCRA_TSD
SON'S MOBIL SERVICE	1669 WEST ANAHEIM ST, LONG BEACH, CA 90813	CAD103871240	Active	FED_RCRA_TSD
JACK STONE DRAINAGE OIL SERVICE	2200 W 16TH ST, LONG BEACH, CA 90813	CAD080075096	Active	FED_RCRA_TSD
RAMSEYS AUTO SALES & BODY SHOP	1455 W 16TH ST, LONG BEACH, CA 90813-0000	CAL000207320	Active	FED_RCRA_TSD
A J EDMOND CO	1530 WEST 16TH ST, LONG BEACH, CA 90813	CAR000155341	Active	FED_RCRA_TSD
BARTON MACHINE WORKS	2015 WEST GAYLORD STREET, LONG BEACH, CA 90813	CAD982520835	Active	FED_RCRA_TSD
SEASIDE INC	1439 COTA AVE, LONG BEACH, CA 90813	CAD982348328	Active	FED_RCRA_TSD
TRANS WORLD OIL CORP	1576 COTA AVE, LONG BEACH, CA 90813	CAD094014941	Active	FED_RCRA_TSD
KM INDUSTRIAL, INC	1422 W. GAYLORD STREET, LONG BEACH, CA 90813	CAC002648902	Active	FED_RCRA_TSD
AVIATION REPAIR SOLUTIONS INC	1480 CANAL AVE, LONG BEACH, CA 90813	CAR000171918	Active	FED_RCRA_TSD
AMBERWICK CORPORATION	2304 W 16TH STREET, LONG BEACH, CA 90813	CAR000172189	Active	FED_RCRA_TSD
CRAWFORD COMPRESSOR SVC	1462 HARBOR, LONG BEACH, CA 90813	CAD982049926	Active	FED_RCRA_TSD
NAGSCO OF LONG BEACH	2029 W 16TH ST, LONG BEACH, CA 90813	CAD981618986	Active	FED_RCRA_TSD
TRANS HARBOR SERVICES INC	1130 SANTA FE AVE, LONG BEACH, CA 90813	CAD009870940	Active	FED_RCRA_TSD
MARROQUIN BROTHERS CORP	1564_W_9TH ST, LONG BEACH, CA 90813	CAR000032417	Active	FED_RCRA_TSD
KM INDUSTRIAL INC	1411 W GAYLORD ST, LONG BEACH, CA 90813	CAR000076455	Active	FED_RCRA_TSD
US CHROME CORPORATION OF CALIFORNIA	1480 CANAL AVE., LONG BEACH, CA 90813	CAD045550464	Active	FED_RCRA_TSD
CAVANAUGH MACHINE WORKS INC	1540 SANTA FE AVE, LONG BEACH, CA 90813-0000	CAL000189104	Active	FED_RCRA_TSD
PATRIOT ENVIRONMENTAL SERVICES	508 EAST E ST, WILMINGTON, CA 90744	CAD053866794	Active	FED_RCRA_TSD
MARINE TERMINAL T-2	1350 PIER B STREET, LONG BEACH, CA 90813-0000	CAD075332882	Active	FED_RCRA_TSD
MBS TRUCK REPAIR	1540 CANAL AVE, LONG BEACH, CA 90813-1251	CAL000125256	Active	FED_RCRA_TSD
TAURUS CONTROL CORP	2000 W COWLES ST, LONG BEACH, CA 90813-0000	CAL000223126	Active	FED_RCRA_TSD
ADVANCE ELEVATOR INC	1451 SANTA FE AVE, LONG BEACH, CA 90813-0000	CAL000206207	Active	FED_RCRA_TSD
SANTA FE GARAGE	1581 SANTA FE AVE, LONG BEACH, CA 90813-0000	CAL000231309	Active	FED_RCRA_TSD
FUNKY BUDDHA	2257 W GAYLORD ST, LONG BEACH, CA 90813	CAL000439414	Active	FED_RCRA_TSD
NATIONAL PLANT SVC INC	1461 HARBOR AVE, LONG BEACH, CA 90813-0000	CAL000084101	Active	FED_RCRA_TSD
CALIFORNIA MARINE DIESEL	1501 W 15TH ST, LONG BEACH, CA 90813-1206	CAL000122856	Active	FED_RCRA_TSD
HI-STANDARD	1510 W COWLES ST, LONG BEACH, CA 90813-0000	CAL000125500	Active	FED_RCRA_TSD
FIBERGLASS ARTS BODY SHOP	1540 CANAL AVE, LONG BEACH, CA 90813-0000	CAL000021488	Active	FED_RCRA_TSD
TSM RECOVERY & RECYCLING CO INC	1627 W 14TH STREET, LONG BEACH, CA 90813	CAR000288415	Active	FED_RCRA_TSD
SHERRILL'S REPOWER SOLUTIONS, INC	1529 W 14TH STREET, LONG BEACH, CA 90813	CAC002968532	Active	FED_RCRA_TSD
CITY PAPER AND METAL CO., INC.	1452 W 11TH ST, LONG BEACH, CA 90813-0000	CAD982034993	Active	FED_RCRA_TSD
LACDPW - WEST LONG BEACH PP	1450 W 9TH ST, LONG BEACH, CA 90813-0000	CAL000005008	Active	FED_RCRA_TSD
OROZCO MACHINE CO	1337&1339 W COWLES ST, LONG BEACH, CA 90813	CAL000257077	Active	FED_RCRA_TSD
FRICTION MATERIALS OF LONG BEACH	1425 SANTA FE AVE, LONG BEACH, CA 90813-0000	CAD098991730	Active	FED_RCRA_TSD
LONG BEACH POLICE DEPT/CRIME LAB	1400 CANAL AVE, LONG BEACH, CA 90813	CAL000251251	Active	FED_RCRA_TSD
LONG BEACH TRAVEL CENTER	1670 W PACIFIC COAST HWY, LONG BEACH, CA 90810-0000	CAL000256914	Active	FED_RCRA_TSD



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SUPERIOR METAL COMPANY LLC	1666 COTA AVE, LONG BEACH, CA 90813-0000	CAL000100245	Active	FED_RCRA_TSD
TRES ESTRELLAS TIRE & LUBE	1475 W ANAHEIM ST, LONG BEACH, CA 90813-0000	CAL000117804	Active	FED_RCRA_TSD
CMAC CONSTRUCTION	1461 CANAL AVE, LONG BEACH, CA 90813-0000	CAL000163653	Active	FED_RCRA_TSD
NICKELL METAL SPRAY INC	1429 W 15TH STREET, LONG BEACH, CA 90813-0000	CAL000012239	Active	FED_RCRA_TSD
SILVA TRUCK AUTO ELECT	1618 W ESTHER ST, LONG BEACH, CA 90813-0000	CAL000070282	Active	FED_RCRA_TSD
AP FISCHER INC	1601 CASPIAN AVE, LONG BEACH, CA 90813-1330	CAL000234755	Active	FED_RCRA_TSD
FORKLIFT SERVICES INC	1713 COTA, LONG BEACH, CA 90813-0000	CAL000207974	Active	FED_RCRA_TSD
ANDO ELECTRIC MOTORS INC	1999 W ANAHEIM ST, LONG BEACH, CA 90813-1105	CAD982360323	Active	FED_RCRA_TSD
SNYDER MFG CORP	1541 W COWLES ST, LONG BEACH, CA 90813-0000	CAL000005153	Active	FED_RCRA_TSD
COWELCO	1634 W 14TH ST, LONG BEACH, CA 90813-0000	CAL000026520	Active	FED_RCRA_TSD
TRINITY DIVERSIFIED INC	2125 W 15TH ST, LONG BEACH, CA 90813	CAL000272033	Active	FED_RCRA_TSD
ROCKET OIL #4	1701 W ANAHEIM ST, LONG BEACH, CA 90813-0000	CAL000137809	Active	FED_RCRA_TSD
J R GREASE TRAP CORP	1571 CANAL AVE, LONG BEACH, CA 90813	CAC002976956	Active	FED_RCRA_TSD
UNITED RENTALS INC #636	2020 W PACIFIC COAST HWY, LONG BEACH, CA 90810-0000	CAL000209745	Active	FED_RCRA_TSD
THE PRESSURE GROUT COMPANY	1330 W GAYLORD ST, LONG BEACH, CA 90813	CAL000260234	Active	FED_RCRA_TSD
WEST COAST SANDBLASTING INC	1516 HAYES AVE, LONG BEACH, CA 90813	CAL000349351	Active	FED_RCRA_TSD
PHILIP WEST INDUSTRIAL SERVICES	1411 W GAYLORD ST, LONG BEACH, CA 90813	CAL000395550	Active	FED_RCRA_TSD
AMERICAN CORPORATE SECURITY INC	1462 W GAYLORD ST, LONG BEACH, CA 90813-1334	CAL000354823	Active	FED_RCRA_TSD
GMS TRUCK & TRAILER REPAIR LLC	2135 W ESTHER ST, LONG BEACH, CA 90813-1025	CAL000353039	Active	FED_RCRA_TSD
WEST COAST VALVE SERVICES	1758 HAYES AVE, LONG BEACH, CA 90813	CAL000268866	Active	FED_RCRA_TSD
CJ FIBERGLASS	1335 W 15TH ST, LONG BEACH, CA 90813-1303	CAL000309275	Active	FED_RCRA_TSD
CLEAN ENERGY - 3400 E I	3400 E I ST, WILMINGTON, CA 90744	CAL000346033	Active	FED_RCRA_TSD
AMERICAN TRANSPORTAION SERVICES INC	1941 W 9TH ST, LONG BEACH, CA 90813	CAL000402311	Active	FED_RCRA_TSD
SANTA FE IMPORTERS INC DBA MARISA FOODS	1401 SANTA FE AVE, LONG BEACH, CA 90813-1236	CAL000332789	Active	FED_RCRA_TSD
DD TECHNOLOGY INC	1461 W 14TH ST, LONG BEACH, CA 90813	CAL000400285	Active	FED_RCRA_TSD
LONG BEACH ALIGNMENT & AUTO REPAIR	1565 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000264426	Active	FED_RCRA_TSD
ENVIRONMENTAL MANAGEMENT TECHNOLOGIES	2170 W ESTHER ST, LONG BEACH, CA 90813-1026	CAL000376728	Active	FED_RCRA_TSD
C TRANS INC	1418 W 17TH ST, LONG BEACH, CA 90813-1328	CAL000341038	Active	FED_RCRA_TSD
JW GONZALEZ CORPORATION/ GENERAL AUTO REPAIR	1480 SEABRIGHT AVE, LONG BEACH, CA 90813	CAL000377199	Active	FED_RCRA_TSD
SHERWIN WILLIAMS STORE #8024	1168 HARBOR AVE, LONG BEACH, CA 90813-2724	CAL000271874	Active	FED_RCRA_TSD
CARBON CRAFT	2065 W GAYLORD ST, LONG BEACH, CA 90813	CAL000394542	Active	FED_RCRA_TSD
TONY'S AUTO SERVICE AND TOWING	1750 CANAL, LONG BEACH, CA 90813	CAL000287619	Active	FED_RCRA_TSD
KOYS	1667 COTA AVE, LONG BEACH, CA 90813	CAL000397163	Active	FED_RCRA_TSD
PACIFIC CRANE MAINTENANCE COMPANY LP	1430 W 9TH ST, LONG BEACH, CA 90813-2709	CAL000326126	Active	FED_RCRA_TSD
HARBOR USED AUTO PARTS	1421 W ANAHEIM ST, LONG BEACH, CA 90813-0000	CAL000221883	Active	FED_RCRA_TSD
DIESELTRONICS INJECTION SERVICE INC.	1349 W 14TH ST, LONG BEACH, CA 90813	CAL000286929	Active	FED_RCRA_TSD
M O DION & SONS INC DBA F & L PETROLEUM	1635 W GAYLORD ST, LONG BEACH, CA 90813-1234	CAL000343153	Active	FED_RCRA_TSD
BETOS AUTO BODY SHOP	1541 W 15TH ST, LONG BEACH, CA 90813-1206	CAL000367840	Active	FED_RCRA_TSD
TAURUS CONTROL INC AT 1335	1335 W COWLES ST, LONG BEACH, CA 90813-2734	CAL000360529	Active	FED_RCRA_TSD
FOUR S INDUSTRIES INC DBA FOUR S CO	1445 W COWLES ST, LONG BEACH, CA 90813-2736	CAL000353720	Active	FED_RCRA_TSD
WESTSIDE SMOG	1377 CASPIAN AVE, LONG BEACH, CA 90813-2649	CAL000295722	Active	FED_RCRA_TSD
WARREN E & P INC	1445 JUDSON AVE, LONG BEACH, CA 90813	CAL000403666	Active	FED_RCRA_TSD
JC MANUFACTURING INC	2055 W GAYLORD ST, LONG BEACH, CA 90813	CAL000392330	Active	FED_RCRA_TSD
SGS US WEST COAST LLC	1651 SEABRIGHT AVE, LONG BEACH, CA 90813	CAL000370317	Active	FED_RCRA_TSD
JT STEEL INC	1539 COTA AVE, LONG BEACH, CA 90813	CAL000392528	Active	FED_RCRA_TSD
LONG BEACH MAINTENANCE AND REPAIR INC	2030 W 17TH ST, LONG BEACH, CA 90813	CAL000374244	Active	FED_RCRA_TSD
BREMCO CONSTRUCTION	2340 W 17TH ST, LONG BEACH, CA 90806	CAC002993164	Active	FED_RCRA_TSD
LB ATLANTIS	1665 COTA AVE, LONG BEACH, CA 90813	CAL000441801	Active	FED_RCRA_TSD



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OCEAN WIDE REPAIR	1812 W. 9TH STREET, LONG BEACH, CA 90813	CAC002990873	Active	FED_RCRA_TSD
NUNEZ CORES	1697 COTA AVE, LONG BEACH, CA 90813	CAL000349773	Active	FED_RCRA_TSD
ALCANTARA'S AUTO BODY	1493 COTA AVE, LONG BEACH, CA 90813	CAL000418637	Active	FED_RCRA_TSD
AQUILEX HYDROCHEM LLC	1539 HARBOR AVE, LONG BEACH, CA 90813	CAL000324568	Active	FED_RCRA_TSD
CAPT'N GLASS	1445 W 15TH ST, LONG BEACH, CA 90813	CAL000259551	Active	FED_RCRA_TSD
IN N OUT AUTO PAINT	1629 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000418826	Active	FED_RCRA_TSD
JACK STONE DRAINAGE OIL SERVICE	2200 W 16TH ST, LONG BEACH, CA 90813	CAL000336978	Active	FED_RCRA_TSD
FSI-FIELD SPECIALTIES INC	2020 W 17TH ST, LONG BEACH, CA 90813	CAL000381190	Active	FED_RCRA_TSD
BAKER COLD STORAGE DBA LINEAGE LOGISTICS	1710 PIER B ST, LONG BEACH, CA 90813	CAL000431406	Active	FED_RCRA_TSD
JUANS AUTO	1333 SEABRIGHT AVE, LONG BEACH, CA 90813	CAL000422739	Active	FED_RCRA_TSD
PACIFIC CRANE MAINTENANCE COMPANY LLC	1550 PIER B ST, LONG BEACH, CA 90813	CAL000424344	Active	FED_RCRA_TSD
CARLIN INDUSTRIES	2119 W 17TH ST, LONG BEACH, CA 90813	CAL000420544	Active	FED_RCRA_TSD
WESTAIR GASES & EQUIPMENT INC	1521 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000437486	Active	FED_RCRA_TSD
HILUX AUTO ELECTRIC INC	2127 W 16TH ST, LONG BEACH, CA 90813	CAL000438654	Active	FED_RCRA_TSD
JJJ AND V INC	2144 W GAYLORD ST, LONG BEACH, CA 90813	CAL000431927	Active	FED_RCRA_TSD
J.V. DIESEL	1349 W 14TH ST, LONG BEACH, CA 90813	CAL000421897	Active	FED_RCRA_TSD
LEFT COAST DATSON	1485 CASPIAN AVE, LONG BEACH, CA 90813	CAL000432385	Active	FED_RCRA_TSD
SOUTH SIDE CUSTOMS	1500 SEABRIGHT AVE, LONG BEACH, CA 90813	CAL000431015	Active	FED_RCRA_TSD
NOIL USA INC	1234 COWLES ST, LONG BEACH, CA 90813	CAL000433606	Active	FED_RCRA_TSD
A&G AUTO COLLISION	1749 SANTA FE AVE, LONG BEACH, CA 90813	CAL000426654	Active	FED_RCRA_TSD
MIN MAR MARINE	1501 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000433822	Active	FED_RCRA_TSD
8 LANE INVESTMENTS INC DBA VRX LABS	1821 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000441403	Active	FED_RCRA_TSD
GOOD BITES GROUP, LLC.	1461-1471 WEST 15TH STREET, LONG BEACH, CA 90813	CAC002988200	Active	FED_RCRA_TSD
SOUTH BAY DEBURRING	1540 CANAL AVE, LONG BEACH, CA 90813	CAL000404978	Active	FED_RCRA_TSD
HARBOR TRUCK STOP INC	2130 W PACIFIC COAST HWY, LONG BEACH, CA 90810	CAL000300388	Active	FED_RCRA_TSD
RARE JDM LLC	2119 W 17TH ST, LONG BEACH, CA 90813	CAL000434948	Active	FED_RCRA_TSD
D.D.TECHNOLOGY	1461 W 14TH STREET, LONG BEACH, CA 90813	CAC003007587	Active	FED_RCRA_TSD
8 LANE INVESTMENTS INC DBA VRX LABS	1811 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000441402	Active	FED_RCRA_TSD
SHIELD MANAGEMENT GROUP LLC	2210 W GAYLORD ST, LONG BEACH, CA 90813	CAL000443874	Active	FED_RCRA_TSD
SOCAL PUMP AND VACUUM LLC	1436 W 15TH ST, LONG BEACH, CA 90813	CAL000445351	Active	FED_RCRA_TSD
BREAKWATER INTERNATIONAL CALIFORNIA LLC	1491 CANAL AVE, LONG BEACH, CA 90813	CAL000424181	Active	FED_RCRA_TSD
OCEAN WIDE REPAIR, INC.	1812 W 9TH ST, LONG BEACH, CA 90813	CAC002993448	Active	FED_RCRA_TSD
7 STAR LOGISTICS INC	2351 W 16TH ST, LONG BEACH, CA 90813	CAL000377475	Active	FED_RCRA_TSD
8 LANE INVESTMENTS INC DBA VRX LABS	1821 W ANAHEIM ST, LONG BEACH, CA 90813	CAL000441404	Active	FED_RCRA_TSD
THE LAB AUTOMOTIVE INC	2119 W 17TH ST, LONG BEACH, CA 90813	CAL000440496	Active	FED_RCRA_TSD
GREENMOUNT LLC	1475 COTA AVE, LONG BEACH, CA 90813	CAL000444860	Active	FED_RCRA_TSD
LB SANTA FE GARAGE INC DBA SANTA FE GARAGE	1581 SANTA FE AVE, LONG BEACH, CA 90813	CAL000444763	Active	FED_RCRA_TSD
J R GREASE TRAP CORP	1571 W 15TH ST, LONG BEACH, CA 90813	CAC003020264	Active	FED_RCRA_TSD
MIKE VAN SANT	2213 WEST 17TH ST, TORRANCE, CA 90504	CAC003020678	Active	FED_RCRA_TSD
TOYOTA LOGISTICS SERVICES, INC.	785 EDISON AVE., LONG BEACH, CA 90813	CAD982476434	Active	FED_RCRA_TSD
CROSBY & OVERTON	1630 W. 17TH STREET, LONG BEACH, CA 90813-0000	CAD028409019	Active	FED_RCRA_COR
Rocket Oil #4	1701 W Anaheim St, Long Beach, CA 90813	N/A	N/P	CA_GEO_UST

DATA N/A



**Sites Missing Key Location Information**



Many environmental hazard Sites in the Databases searched have incomplete or inaccurate address information. Those Sites cannot be precisely or reliably located and could potentially be anywhere in the Property’s city, county, or state. They are, therefore, considered “unlocatable.”

A sample of unlocatable sites that may be in the vicinity is listed below. A full list of ALL unlocatable California sites that include a zip code is available at the web address below:

[https://orderform.fanhd.com/Content/Files/Enviro/Current\\_List\\_of\\_Unlocatable\\_Sites\\_by\\_Zip\\_Code.xlsx](https://orderform.fanhd.com/Content/Files/Enviro/Current_List_of_Unlocatable_Sites_by_Zip_Code.xlsx)

Status codes for the unlocatable Sites are the same as noted above for the Sites “Found”.

No.	Site Name	Address	Case No.	Status	Database
1	CENTRAL & TOLUCA	3500 W LOIVE AVE, BURBANK, CA 91505	N/P	N/P	CA_HIST_UST
2	CHEVRON	925 W BURBANK, BURBANK, CA 91506	N/P	N/P	CA_HIST_UST
3	ENVIRONMENTAL CARE	1155 WALNUT, BURBANK, CA 91501	N/P	N/P	CA_HIST_UST
4	FIRE STATION #16	1600 N BEL AIR, BURBANK, CA 91504	N/P	N/P	CA_HIST_UST
5	FOTOKEM	2800 OLIVE AVE, BURBANK, CA 91505	N/P	N/P	CA_HIST_UST
6	PACIFIC BELL	3001 THORTON, BURBANK, CA 91504	N/P	N/P	CA_HIST_UST
7	UNOCAL	901 N SAN FERNANDO, BURBANK, CA 91504	N/P	N/P	CA_HIST_UST
8	AIR PRODUCTS	2021 EAST ROSECRANS AVENUE, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
9	CHEVRON SS9-7608	601 SOUTH VISTA DEL MAR, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
10	CONTINENTAL DEVELOPMENT CORP	2361 EAST ROSECRANS AVENUE, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
11	CONTINENTAL DEVELOPMENT CORP	2141 EAST ROSECRANS AVENUE, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
12	EL SEGUNDO POWER LLC	301 S. VISTA DEL MAR, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
13	MATTEL TOYS INC	333 NORTH CONTINENTAL BOULEVARD, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
14	XEROX CORPORATION	1990 XEROX CENTER DRIVE, EL SEGUNDO, CA 90245	N/P	N/P	CA_HIST_UST
15	ANDY'S TEXACO	925 SOUTH VERDUGO ROAD, GLENDALE, CA 91205	N/P	N/P	CA_HIST_UST
16	DOUGLAS EMMETT & CO.	800 NORTH BRAND BOULEVARD, GLENDALE, CA	N/P	N/P	CA_HIST_UST
17	EXXONMOBIL OIL	2114 VERDUGO BOULEVARD, GLENDALE, CA 91020	N/P	N/P	CA_HIST_UST
18	FIRE STATION 28	4410 NEW YORK STREET, GLENDALE, CA	N/P	N/P	CA_HIST_UST
19	FIRE STATION 29	2465 HONOLULU AVENUE, GLENDALE, CA	N/P	N/P	CA_HIST_UST
20	KABC-7	500 CIRCLE SEVEN, GLENDALE, CA	N/P	N/P	CA_HIST_UST
21	KROQ-FM TRANSMITTER SITE	1250 BEAUDRY BOULEVARD, GLENDALE, CA	N/P	N/P	CA_HIST_UST
22	PACIFIC STATES BOX & BASKET	1295 SOUTH LOS ANGELES STREET, GLENDALE, CA	N/P	N/P	CA_HIST_UST
23	PERKINS BUILDING	141 GLENDALE AVE, GLENDALE, CA	N/P	N/P	CA_HIST_UST
24	PUBLIC WORKS WASTE WATER PUMP	976 DORAN STREET, GLENDALE, CA	N/P	N/P	CA_HIST_UST
25	VERDUGO CITY CHEVRON	2817 HONOLULU AVENUE, GLENDALE, CA 91046	N/P	N/P	CA_HIST_UST
26	ANGELICA TEXTILE SERVICE #9	2201 E. CARSON STREET, LONG BEACH, CA	N/P	N/P	CA_HIST_UST
27	ARCO #01601	1785 BELLFLOWER BLVD, LONG BEACH, CA 90815	N/P	N/P	CA_HIST_UST
28	CAL STATE U LONG BEACH	1250 BELLFLOWER BLVD, LONG BEACH, CA	N/P	N/P	CA_HIST_UST
29	EQUILON LONG BEACH TERMINAL	2050 EDISON WY., LONG BEACH, CA 90813	N/P	N/P	CA_HIST_UST
30	PETRO DIAMOND TERMINAL CO.	1920 LUGGER WAY, LONG BEACH, CA 90813	N/P	N/P	CA_HIST_UST
31	MOUNT HARVARD #301287	1 MOUNT HARVARD, LA CANADA *FLINTRIDGE, CA 91011	N/P	N\p	CA_AST
32	10700 STUDEBAKER ROAD	10700 STUDEBAKER ROAD, 19, CA 90240	N/P	N\p	CA_AST
33	CAMP 11 CA DEPT OF CORR INMATES	8800 W SOLEDAD CYN RD, ACTON, CA 93510	N/P	N\p	CA_AST
34	PACIFIC BELL (AVLNCA11)	135 N WHITTLEY AVE., AVALON, CA	N/P	N\p	CA_AST
35	AZUSA	975 INDUSTRIAL AVE., AZUSA, CA 91702	N/P	N\p	CA_AST
36	UPPER GORGE POWER PLANT	OWENS RIVER OFF GORGE RD., BISHOP, CA	N/P	N\p	CA_AST



No.	Site Name	Address	Case No.	Status	Database
37	SUNSTATE EQUIPMENT CO BURBANK	205 W MANGOLIA, BURBANK, CA 91502	N/P	N\p	CA_AST
38	LA COUNTY FIRE DEPT STATION 125	5215 N LAS VIRGENES RD, CALABASAS, CA 91302	N/P	N\p	CA_AST
39	DE SOTO FACILITY	8900 DESOTO AVE., CANOGA PARK, CA 91304	N/P	N\p	CA_AST
40	SOLEDAD	13900 LANG STATION ROAD, CANYON COUNTRY, CA 91351	N/P	N\p	CA_AST
41	ASHLAND DISTRIBUTION CO	20915 S WILMINGTON PARK AVE, CARSON, CA 90810	N/P	N\p	CA_AST
42	FEDEX GROUND PACKAGES SYSTEMS INC	1725 CHARLES WILLIARD ST, CARSON, CA 90746	N/P	N\p	CA_AST
43	EL REAL PUMP STATION	1007 E LOMITA, CARSON, CA	N/P	N\p	CA_AST
44	PRC, CARSON	16604 S. SAN PEDRO, CARSON, CA	N/P	N\p	CA_AST
45	SUNSTATE EQUIPMENT	17310 S. MAIN STREET, CARSON, CA 90248	N/P	N\p	CA_AST
46	CERRITOS DODGE	18827 STUBAKER ROAD, CERRITOS, CA 90703	N/P	N\p	CA_AST
47	EAST LOS ANGELES YARD	4341 E. WASHINGTON BLVD., CITY OF COMMERCE, CA 90023	N/P	N\p	CA_AST
48	CITY OF INDUSTRY YARD	17225 EAST ARENTH AVE, CITY OF INDUSTRY, CA 91744	N/P	N\p	CA_AST
49	JOHNSON LIFT/HYSTER	2600 S. PECK RD., CITY OF INDUSTRY, CA 91716	N/P	N\p	CA_AST
50	PUENTE HILLS LANDFILL	13130 CROSSROADS PARKWAY SOUTH, CITY OF INDUSTRY, CA 91746	N/P	N\p	CA_AST
51	COMMERCE RAILYARD	6300 E. SHEILA ST., COMMERCE, CA 90023	N/P	N\p	CA_AST
52	FOREST LAWN MEMORIAL-PARK, COVINA	21300 VIA VERDE DRIVE, COVINA, CA 91723	N/P	N\p	CA_AST
53	CA - 098	18301 E. ARENTH AVE., CTY OF INDUSTRY, CA 91744	N/P	N\p	CA_AST
54	CA-005	14804 EAST VALLEY BLVD, CTY OF INDUSTRY, CA	N/P	N\p	CA_AST
55	DAVID DOWNS COMPANY	4539 CECELIA ST., CUDAHY, CA 90201	N/P	N\p	CA_AST
56	BALFOUR BEATTY	2532 SAWTELLE BLVD, CULVER CITY, CA 90064	N/P	N\p	CA_AST
57	WESTSIDE VOLVO SERVICE DEPT	11201 W WASHINGTON BLVD, CULVER CITY, CA 90230	N/P	N\p	CA_AST
58	EQUILON LONG BEACH TERMINAL	2050 EDISON WY., LONG BEACH, CA 90813	N/P	N\p	CA_AST
59	PETRO DIAMOND TERMINAL CO.	1920 LUGGER WAY, LONG BEACH, CA 90813	N/P	N\p	CA_AST
60	TOYOTA LOGISTICS SERVICES INC	7885 EDISON AVENUE, LONG BEACH, CA 90813	N/P	N\p	CA_AST
61	FIRST STUDENT, INC. #20461	1600 NORTH LINCOLN, PASADENA, CA 91103	CA0000014357	N/P	CA_HWIS
62	QUALAWASH HOLDINGS, LLC	8332 WILCOX AVE, SOUTH GATE, CA 90280	CA0000031997	N/P	CA_HWIS
63	HONDA OF HOLLYWOOD	6525 SANTA MONICA BLVD, HOLLYWOOD, CA 90038	CA0000134197	N/P	CA_HWIS
64	RITE AID #5456	11321 NATIONAL BLVD, WEST LOS ANGELES, CA 90064	CA0000228379	N/P	CA_HWIS
65	DEFENSE FUEL SUPPORT POINT (DFSP SAN PEDRO)	NAVY MOLE PIER 12, LONG BEACH, CA 90822	CA0000737858	N/P	CA_HWIS
66	KNBC MT WILSON TRANSMITTER	4 VIDEO RD, MOUNT WILSON, CA 91023	CA0001018266	N/P	CA_HWIS
67	L.A.C.M.T.A.	14724 AVIATION BLVD, HAWTHORNE, CA 90250	CA0001022607	N/P	CA_HWIS
68	RITE AID #5538	2647 W FOOTHILL BLVD, LA CRESCENTA, CA 91214	CA0001037837	N/P	CA_HWIS
69	THE BOEING COMPANY - AFP42	1500 E AVENUE M M/C 841-PL01, PALMDALE, CA 93550	CA1570090075	N/P	CA_HWIS
70	NATIONAL AERONAUTICS AND SPACE ADMINISTRATION SANTA SUSANA FIELD LAB	5800 WOOLSEY CANYON RD, CANOGA PARK, CA 91304	CA1800090010	N/P	CA_HWIS
71	WLA VA GLAHS	11301 WILSHIRE BLVD, LOS ANGELES, CA 90073	CA2360030033	N/P	CA_HWIS
72	USPS-INDUSTRY PROCESSING & DISTRIBUTION CENTER	15421 E GALE AVE, CITY OF INDUSTRY, CA 91715	CA3180090604	N/P	CA_HWIS
73	LOCKHEED MARTIN AERONAUTICS COMPANY	20TH ST EAST AND AVE M, PALMDALE, CA 93550	CA5570090048	N/P	CA_HWIS
74	FEDERAL PRISON INDUSTRIES INC	TERMINAL ISLAND, SAN PEDRO, CA 90731	CA7151415455	N/P	CA_HWIS



No.	Site Name	Address	Case No.	Status	Database
75	USCG BASE LOS ANGELES LONG BEACH	1001 SEASIDE AVE, SAN PEDRO, CA 90731	CA9690308730	N/P	CA_HWIS
76	JET PROPULSION LABORATORY	4800 OAK GROVE DR, PASADENA, CA 91109	CA9800013030	N/P	CA_HWIS
77	QUEEN ELIZABETH IMO#6477438	BERTHS 91, 92, 93, SAN PEDRO, CA 90731	CA9906477436	N/P	CA_HWIS
78	CAP TAPUTAPU	LONG BEACH 92, LONG BEACH, CA 90813	CAC002893419	N/P	CA_HWIS
79	BBC LAGOS IMO# 9570668	LONG BEACH 206, LONG BEACH, CA 90813	CAC002904147	N/P	CA_HWIS
80	PHILLIPS 66	951 CARRACK AVE, LONG BEACH, CA 90813	CAC002915595	N/P	CA_HWIS
81	MARE SICULUM	LONG BEACH BRAVO ANCHOR, LONG BEACH, CA 90813	CAC002916963	N/P	CA_HWIS
82	CAP TAPUTAPU	LONG BEACH 94, LONG BEACH, CA 90813	CAC002921727	N/P	CA_HWIS
83	FRANCES PAEL	7309 CHIPEWA CIR, BUENA PARK, CA 90813	CAC002926020	N/P	CA_HWIS
84	GOLDEN DAISY IMO#9590759	BERTH LB 212, LONG BEACH, CA 90813	CAC002927566	N/P	CA_HWIS
85	OLYMPIC FIGHTER	ANCHOR FOXTROT 14, LONG BEACH, CA 90813	CAC002929245	N/P	CA_HWIS
86	MSC KATRINA	BERTH 136, LONG BEACH, CA 90813	CAC002944554	N/P	CA_HWIS
87	PETRO-DIAMOND TERMINAL COMPANY	1920 LUGGER WAY, LONG BEACH, CA 90813	CAD040954521	N/P	CA_HWIS
88	PORT OF LONG BEACH	951 CARRACK AVE, LONG BEACH, CA 90813	CAL000128278	N/P	CA_HWIS
89	SSA TERMINALS LLC	700 PIER A PLAZA, LONG BEACH, CA 90813	CAL000336986	N/P	CA_HWIS
90	TESORO REFINING & MARKETING COMPANY - LONG BEACH MARINE TERMINAL	820 CARRACK AVE, LONG BEACH, CA 90813	CAT000646323	N/P	CA_HWIS
91		SEE LAT LONG, LONG BEACH, CA 0	1248574	Open	FED_ERNS
92	LONG BEACH OUTER HARBOR	, LONG BEACH, CA 0	1252797	Open	FED_ERNS
93	BETWEEN WALMART AND LOWES IN THE BACK NEAR THE RECEIVING AREA	7250 CARSON BLVD, LONG BEACH, CA 0	1235821	Open	FED_ERNS
94		14874 ENVOY STREET, SYLMAR, CA 0	1236224	Open	FED_ERNS
95		324 WEST EL SEGUNDO BLVD, EL SEGUNDO, CA 90245	1236438	Open	FED_ERNS
96	REFINERY	2402 EAST ANAHEIM STREET, WILMINGTON, CA 90744	1241534	Open	FED_ERNS
97		61 S PINE AVE, LONG BEACH, CA 0	1241754	Open	FED_ERNS
98		337 AGOSTINO RD, SAN GABRIEL, CA 0	1244341	Open	FED_ERNS
99		852 ALPHA STREET, DUARTE, CA 0	1246481	Open	FED_ERNS
100		1101 E. SPRING ST., LONG BEACH, CA 0	1248755	Open	FED_ERNS
101		118 WEST CLEVELAND AVE, MONTEBELLO, CA 0	1250662	Open	FED_ERNS
102	PACIFIC OCEAN	6900 PACIFIC AVENUE, PLAYA DEL REY, CA 90293	1253047	Open	FED_ERNS
103	FUEL PIER AT MARINA DEL RAY	13800 BORA BORA WAY, MARINA DEL REY, CA 0	1253501	Open	FED_ERNS
104	PACIFIC OCEAN	330 SOUTH PINE AVE, LONG BEACH, CA 0	1256823	Open	FED_ERNS
105		1109 W BEVERLY BLVD, MONTEBELLO, CA 90640	1258630	Open	FED_ERNS
106	DIRECTLY IN FRONT OF THIS ADDRESS	24734 MILL VALLEY WAY, CARSON, CA 90745	1259824	Open	FED_ERNS
107		8452 MELVIN AVE, NORTHRIDGE, CA 91324	1260347	Open	FED_ERNS
108		324 W EL SEGUNDO BLVD, EL SEGUNDO, CA 0	1262195	Open	FED_ERNS
109	SOUTH SHORE LAUNCH RAMP	590 QUEENS WAY DR, LONG BEACH, CA 0	1262249	Open	FED_ERNS
110		198 WEST CLEVELAND AVENUE, MONTEBELLO, CA 0	1262775	Open	FED_ERNS
111		2050 JOHN S. GIBSON BLVD, SAN PEDRO, CA 90731	1265331	Open	FED_ERNS
112	PRIVATE RESIDENCE	3595 SANTA FE AVE, LONG BEACH, CA 0	1265649	Open	FED_ERNS
113		936 N MARIPOSA AVE, LOS ANGELES, CA 90029	1265696	Open	FED_ERNS
114		2050 JOHN S. GIBSON BLVD, SAN PEDRO, CA 90731	1266908	Open	FED_ERNS
115	REFINERY	1660 W. ANAHEIM ST, WILMINGTON, CA 90744	1267259	Open	FED_ERNS
116		1139 WEST 225 ST, TORRANCE, CA 90502	1267426	Open	FED_ERNS



No.	Site Name	Address	Case No.	Status	Database
117	HARBOR LIGHT YACHT CLUB	700 QUEENS WAY DRIVE, LONG BEACH, CA 0	1267489	Open	FED_ERNS
118		2350 E 223RD ST, CARSON, CA 90810	1268482	Open	FED_ERNS
119		324 WEST EL SEGUNDO BLVD, EL SEGUNDO, CA 90245	1270211	Open	FED_ERNS
120		350 E SEPULVEDA BLVD, CARSON, CA 0	1270321	Open	FED_ERNS
121	CALAIR INT'L - S.W. MATERIALS	1724 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476382	Closed	FED_SEMS_ARCHIVE
122	PIPCO INT'L CORP.	1757 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476390	Closed	FED_SEMS_ARCHIVE
123	SANTA MONICA MOLD SHOP	1812-1814 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476408	Closed	FED_SEMS_ARCHIVE
124	J. E. YOUNG PIPELINE CO.	1716 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476424	Closed	FED_SEMS_ARCHIVE
125	SWISSOMATIC PRODUCTS	1818 STANDFORD AVE., SANTA MONICA, CA 90404	CA0000476432	Closed	FED_SEMS_ARCHIVE
126	ARMAL MFG. CO.	1660 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476440	Closed	FED_SEMS_ARCHIVE
127	EDSAL PRODUCTS	1746 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476481	Closed	FED_SEMS_ARCHIVE
128	T.H. NUGIER CO. / CARSON MFG. CO.	1758 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476515	Closed	FED_SEMS_ARCHIVE
129	H. BEHLEN & BROS.	1755 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476531	Closed	FED_SEMS_ARCHIVE
130	W.S. RHOADES PLASTICS PRODUCTS	1740 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476556	Closed	FED_SEMS_ARCHIVE
131	HIGHLAND ENG. CO.	1942 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476564	Closed	FED_SEMS_ARCHIVE
132	W.C. PRODUCTS INC.	1748 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476598	Closed	FED_SEMS_ARCHIVE
133	WARD OIL	2600 NEBRASKA AVE., SANTA MONICA, CA 90404	CA0000476762	Closed	FED_SEMS_ARCHIVE
134	SPAZIER SOAP CHEMICAL	2400 NEBRASKA AVE., SANTA MONICA, CA 90404	CA0000476788	Closed	FED_SEMS_ARCHIVE
135	SPC ELECTRONIC RESEARCH	2500 NEBRASKA AVE., SANTA MONICA, CA 90404	CA0000476812	Closed	FED_SEMS_ARCHIVE
136	MCDONNELL-DOUGLAS AIRCRAFT FACILITY	OLYMPIC BLVD. AND CENTINELA BLVD., SANTA MONICA, CA 90404	CA0000485326	Closed	FED_SEMS_ARCHIVE
137	DUMPSITE #1	INT DEWEY & WALGROVE AVE, SANTA MONICA, CA 90405	CA0001097450	Closed	FED_SEMS_ARCHIVE
138	VETERANS ADMINISTRATION MCWLA	11296 WILSHIRE & SAWFELLE BLVD, LOS ANGELES, CA 90073	CA2360030033	Closed	FED_SEMS_ARCHIVE
139	LAWNDALE ANNEX LAAFB	14724 S AVAIATION BLVD, HAWTHORNE, CA 90260	CA2570090215	Closed	FED_SEMS_ARCHIVE
140	WHITE POINT FORMER NIKE SITE	WESTERN & 25TH STS, SAN PEDRO, CA 90732	CA2570090371	Closed	FED_SEMS_ARCHIVE
141	PORTSMOUTH NAVAL HOUSING AREA	25TH ST & EL ANITA DR, SAN PEDRO, CA 90732	CA3170090499	Closed	FED_SEMS_ARCHIVE
142	FORT MACARTHUR	PACIFIC AVE, SAN PEDRO, CA 90731	CA5690331330	Closed	FED_SEMS_ARCHIVE
143	ANGELES NATL FOREST	LOS PINETOS STORAGE RT 1, SAUGUS, CA 91350	CA7122390399	Closed	FED_SEMS_ARCHIVE
144	WILMINGTON BOAT MOVERS	2523 NORTH CUSHING AVENUE, WILMINGTON, CA 90744	CAC000301161	Closed	FED_SEMS_ARCHIVE
145	GUARDSMAN CHEMICALS INC	9845 MILLER WAY, LOS ANGELES, CA 90069	CAD000096305	Closed	FED_SEMS_ARCHIVE
146	BORDEN CHEM (OLD SITE)	LONG BEACH, LONG BEACH, CA 90800	CAD000605444	Closed	FED_SEMS_ARCHIVE
147	SPADRA LDFL	4125 W VALLEY BLVD, WALNUT, CA 91789	CAD000607705	Closed	FED_SEMS_ARCHIVE
148	CHARTER INTL OIL TRANS & TERM	960 DEFOREST AVE, LONG BEACH, CA 90813	CAD075274928	Closed	FED_SEMS_ARCHIVE
149	CHEROKEE TRUCKING	414 E BANNING AVE, COMPTON, CA 90813	CAD980636542	Closed	FED_SEMS_ARCHIVE
150	CITY OF LONG BEACH POLICE DEPARTMENT	1800 COWLES STREET, LONG BEACH, CA 90813	CAN000905761	Closed	FED_SEMS_ARCHIVE
151	ALUMTREAT INC	2905 WINOMA AVENUE, BURBANK, CA 915040000	CAD009561911	Closed	CA_DTSC_DEED
152	DAVID H FELL & CO INC	4176 PACIFIC WAY, CITY OF COMMERCE, CA 900230000	CAD981384332	Closed	CA_DTSC_DEED
153	JOE'S PLASTICS	5725 DISTRICT BLVD., VERNON, CA 90058	CAD983624230	Open	FED_SEMS_ACTIVE
154	BRACKETT FIELD	1645 McKinley Avenue, LA VERNE, CA 91750	CAN000904212	Closed	FED_SEMS_ACTIVE
155	CUSTOM CHEMICAL FORMULATORS	4630 Cecelia Street, CUDAHY, CA 90201	CAN000905408	Open	FED_SEMS_ACTIVE
156	AAD VERNON TRUCK SITE	37TH AND IRVING ST., VERNON, CA 90058	CAN000905684	Open	FED_SEMS_ACTIVE



No.	Site Name	Address	Case No.	Status	Database
157	CUSTOMS MUNITIONS SITE (COMPTON)	US CUSTOMS WAREHOUSE, COMPTON, CA 90220	CAN000905865	Open	FED_SEMS_ACTIVE
158	FIR AVENUE MERCURY SPILL SITE	Postal Address is unavailable for the Site, INGLEWOOD, CA	CAN000908531	Open	FED_SEMS_ACTIVE
159	UNIVERSAL STUDIOS BACKLOT FIRE	Postal Address is unavailable for the Site, UNIVERSAL CITY, CA	CAN000908601	Open	FED_SEMS_ACTIVE
160	TUJUNGA WELLFIELD SITE DISCOVERY	ROSCOE BLVD AND NAGLE AVENUE, PACOIMA, CA 91352	CAN000908605	Closed	FED_SEMS_ACTIVE
161	INDUSTRIAL METAL PLATING	12300 BRANFORD, SUN VALLEY, CA 91352-2316	CAN000908679	Closed	FED_SEMS_ACTIVE
162	FLowsERVE CORPORATION	Postal Address is unavailable for the Site, , CA	CAN000909370	Open	FED_SEMS_ACTIVE
163	JACK ENGLE AND COMPANY	8440 SOUTH ALAMEDA ST, SOUTHGATE, CA 90280	CAN000920171	Closed	FED_SEMS_ACTIVE
164	MIL-SPEC PLATING CORPORATION	2134 Seaman Ave, S. EL MONTE, CA 91733	CAN000921001	Open	FED_SEMS_ACTIVE
165	VINCENT THOMAS BRIDGE LITHIUM-ION BATTERIES FIRE	900 North Seaside Ave, SAN PEDRO, CA 90731	CAN000926575	Open	FED_SEMS_ACTIVE
166	LANCASTER RED MUNITIONS	Postal Address is unavailable for the Site, LANCASTER, CA 93536	CASFN0905444	Open	FED_SEMS_ACTIVE
167	SAN GABRIEL RIVER RESPONSE	SAN GABRIEL RIVER, CITY OF INDUSTRY, CA 91745	CASFN0905450	Open	FED_SEMS_ACTIVE
168	SANTA CLARITA GREENWASTE FIRE	PINE ST/SAN FERNANDO RD, NEWHALL, CA 91321	CASFN0905451	Open	FED_SEMS_ACTIVE
169	AT&T	APN 9231-204-1-778, MT GLEASON, CA 91042	T0603700241	Closed	CA_LUST
170	OPTICAL RADIATION CORPORATION	13000 OPTICAL DRIVE, AZUSA, CA 91702	19340729	Open	CA_ENVIROSTOR_CLEANUP
171	TED HAMMETT (CARSON)	EAST OF ALAMEDA & NORTH OF SEPULVEDA, CARSON, CA 90745	19290283	Open	CA_ENVIROSTOR_CLEANUP
172	CALTRANS I-105 FRWY PROJ 2,PCLS 10,11,12	BETWEEN HAWTHORNE BLVD & LONG BEACH FRWY, LOS ANGELES, CA 90012	19990001	Closed	CA_DTSC_RESPONSE
173	CALTRANS I-105 FRWY PROJ 1, PCLS 3,4,14	BETWEEN HAWTHORNE BLVD & LONG BEACH FRWY, LOS ANGELES, CA 90012	19990008	Closed	CA_DTSC_RESPONSE
174	PALMDALE FIELD	70TH STREET, 0.25 MILES N OF AVENUE N, PALMDALE, CA 93550	19990013	Open	CA_ENVIROSTOR_CLEANUP
175	WILMINGTON DUMP	N E CORNER OF ALAMEDA & RANDOLPH, HUNTINGTON PARK, CA 90255	19490124	Open	CA_ENVIROSTOR_CLEANUP
176	PLAYA VISTA	WEST OF 405 FREEWAY, SW OF 90 FREEWAY, MARINA DEL REY, CA 90292	19370361	Open	CA_ENVIROSTOR_CLEANUP
177	UNION OIL CO OF CA LA MARINE TERMINAL	BERTH 150 PIER A ST (BERTHS 149,150,151), WILMINGTON, CA 90744	19281189	Open	CA_ENVIROSTOR_CLEANUP
178	INTERNATIONAL PAPER CABINET DIVISION	1550 HERON AVENUE, LA MIRADA, CA 90638	19240019	Open	CA_ENVIROSTOR_CLEANUP
179	PACIFIC AIRMOTIVE	HANG#2 UNITED AIRPORT UNION AIR TERMINAL, BURBANK, CA 91500	19420027	Open	CA_ENVIROSTOR_CLEANUP
180	LOS ANGELES HARBOR BERTH 115	HARBOR BLVD, SAN PEDRO, CA 90731	19490187	Open	CA_ENVIROSTOR_CLEANUP
181	SOIL MANAGEMENT METHOD, INC	WILMINGTON AVENUE & LOMITA BLVD, CARSON, CA 90745	19490189	Open	CA_ENVIROSTOR_CLEANUP
182	CLAREMONT VILLAGE EXPANSION	FIRST STREET AND CORNELL AVE., CLAREMONT, CA 91711	19000039	Open	CA_ENVIROSTOR_CLEANUP
183	RICHFIELD OIL CORPORATION	123 WEST HADLEY, SANTA FE SPRINGS, CA 90670	19130033	Open	CA_ENVIROSTOR_CLEANUP
184	WESTCHESTER 3 ACRE PROPERTY	ARIZONA CIR, ARIZONA AVE & CENTINELA AVE, LOS ANGELES, CA 90045	19650010	Open	CA_ENVIROSTOR_CLEANUP
185	SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT	1145 & 1133 NORTH AZUSA CANYRON ROAD, WEST COVINA, CA 91790	19800026	Open	CA_ENVIROSTOR_CLEANUP
186	MOUNT DISAPPOINTMENT AIR NATIONAL GUARD	4 MILES NORTHEAST OF MOUNT WILSON, LOS ANGELES, CA 91024	19970014	Open	CA_ENVIROSTOR_CLEANUP
187	FORMER DYNA-CHROME	6700 1/4 FLORENCE AVE & 6645 CLARA STREET, BELL GARDENS, CA 90210	60002491	Closed	CA_ENVIROSTOR_CLEANUP



No.	Site Name	Address	Case No.	Status	Database
188	NIKE BATTERY SITE NO.29, PUENTE HILLS	PUENTE HILLS REGION OF LOS ANGELES, LA PUENTE, CA 91748	19970015	Open	CA_ENVIROSTOR_CLEANUP
189	SOLEDAD CANYON PROPERTY	SOLEDAD CANYON & PENLON ROAD, SANTA CLARITA, CA 91351	19990044	Open	CA_ENVIROSTOR_CLEANUP
190	UNION PACIFIC RAILROAD	BETWEEN WARDLOW RD., LONG BEACH, & 36TH, LAKEWOOD, CA 90580	19400018	Open	CA_ENVIROSTOR_CLEANUP
191	HEALTHVIEW TERRACE	3540 MARIN LUTHER KING JR. BLVD., SAN PEDRO, CA 90731	19720053	Open	CA_ENVIROSTOR_CLEANUP
192	GREENWAY TRAIL PROJECT	RR RT OF WY(SAN GABRIEL RIV TO MILLS AV), WHITTIER, CA 90605	19000023	Open	CA_ENVIROSTOR_CLEANUP
193	ALAMS CLEANERS	1846 ROUTE 66 (FORMERLY ALOSTA AVE.), GLENDORA, CA 91740	19720061	Open	CA_ENVIROSTOR_CLEANUP
194	Carson-Marine Terminal-Mormon Island	Berts 167, 168 & 169, Wilmington, CA 90744	71003498	Open	CA_ENVIROSTOR_CLEANUP
195	TRW Space & Defense	Space Park Drive & Doolittle Drive, Redondo Beach, CA 90278	71002875	Open	CA_ENVIROSTOR_CLEANUP
196	FRMR MONTGOMERY WARDS AUTO SERVICE	NEAR FASHION WAY AND MADRONA AVE., TORRANCE, CA 90503	19750105	Open	CA_ENVIROSTOR_CLEANUP
197	CULVER CITY DOG PARK	JEFFERSON + DUGUESNE AVE., CULVER CITY, CA 90232	19790007	Open	CA_ENVIROSTOR_CLEANUP
198	PACTHERM PIT BURNER/PEBBLY BEACH LANDFIL	001 DUMP ROAD, AVALON, CA 90704	19490251	Open	CA_ENVIROSTOR_CLEANUP
199	VETERAN'S ADMINISTRATION HOSPITAL SITE	WILSHIRE AND SAWTELLE BOULEVARDS, LOS ANGELES, CA 90073	19800021	Open	CA_ENVIROSTOR_CLEANUP
200	BNSF HR-LA-C-GET-HB-3/HB-4	RAILROAD RT OF WAY 550' S OF ARBOR VITAE, LOS ANGELES, CA 90301	19400015	Open	CA_ENVIROSTOR_CLEANUP
201	CARSON - 91 LLC	MAIN STREET & 91 FREEWAY, IRVINE, CA 92612	19650041	Open	CA_ENVIROSTOR_CLEANUP
202	San Pedro Basin Deepwater Disposal Sites	San Pedro Basin (Between the Coast of Catalina Island and Long Beach, CA), Long Beach, CA 90802	60003073	Open	CA_DTSC_RESPONSE
203	U.S. EPA San Gabriel Valley - Booster Station	Covers various cities, El Monte, CA 91732	60003743	Open	CA_DTSC_RESPONSE
204	KCBS/KCAL TV Transmitter Site	1600 WEATHERVANE, Mt. Wilson, CA 91023	LACoFA0018437	N/P	CA_GEO_UST
205	Diana's Pet Grooming	458, Montebello, CA 90640	LACoFA	N/P	CA_GEO_UST
206	BADGER AVENUE BRIDGE	801 S Henry Ford Ave, LONG BEACH, CA 90802	HC00004480	N/P	CA_GEO_UST
207	UNITED #101	450 El Segundo Blvd, LOS ANGELES, CA 90061	LACoFA0009684	N/P	CA_GEO_UST
208	AVALON FUEL DOCK	2 CASINO WAY, AVALON, CA 90704	LACoFA0006761	N/P	CA_GEO_UST
209	Southwest Terminal 2	551 Pilchard St, Los Angeles, CA 90731	FA0003674	N/P	CA_GEO_UST
210	COMMUNICATIONS RELAY LLC	22000 W OAT MOUNTAIN WAY, CHATSWORTH, CA 91311	LACoFA0019063	N/P	CA_GEO_UST
211	UNITED #189	123 Grand Ave, WEST COVINA, CA 91791	LACoFA0012895	N/P	CA_GEO_UST
212	LA CO ISD/HAUSER PEAK	0 Sierra Pelona Mtwy, ACTON, CA 93551	LACoFA0035721	N/P	CA_GEO_UST
213	UNITED #174	4008 W Rosecrans Ave, Lawndale, CA 90250	LACoFA0022412	N/P	CA_GEO_UST
214	Chevron Station# 97608	601 S Vista Del Mar, El Segundo, CA 90245		N/P	CA_GEO_UST
215	Verizon Business - DOHLCA	17900 S Central Ave, Carson, CA 90746	LACoFA0007004	N/P	CA_GEO_UST
216	CEDARS-SINAI MEDICAL CENTER	8723 W ALDEN DR RM 157, LOS ANGELES, CA 90048	FA0002414	N/P	CA_GEO_UST
217	The Walt Disney Company Service Station	2101 W RIVERSIDE DR, BURBANK, CA 91506	LACoFA0022059	N/P	CA_GEO_UST
218	SUSD Maintenance & Operations Facility	26501 Ruether Dr, Santa Clarita, CA 91351	LACoFA0012783	N/P	CA_GEO_UST
219	RECEIVING STATION R	13945 N SAN FERNANDO RD, GRANADA HILLS, CA 91344	FA0025091	N/P	CA_GEO_UST
220	Frontier California: Quartz Hill CO	42727 N 50th St, W. Quartz Hill, CA 93536	LACoFA0001468	N/P	CA_GEO_UST
221	Frontier California, Inc.: Martin Luther King CO	1698 Martin Luther King Blvd, Long Beach, CA 90813	1392	N/P	CA_GEO_UST
222	Frontier California: Covina CO	160 Badillo Street, Covina, CA 91723	LACoFA0004718	N/P	CA_GEO_UST



No.	Site Name	Address	Case No.	Status	Database
223	57EXPRESS	3111 S TEMPLE AVE, POMONA, CA 91768	LACoFA0026242	N/P	CA_GEO_UST
224	SAN GABRIEL DAM & RESERVOIR	9700 N SAN GABRIEL CANYON RD, AZUSA, CA 91702	LACoFA0023389	N/P	CA_GEO_UST
225	Golden Valley Shell	19415 Golden Valley Rd, Santa Clarita, CA 91387-1474	LACoFA0042636	N/P	CA_GEO_UST
226	THE PACKARD HUMANITIES INST	26155 ROCKWELL CANYON RD, SANTA CLARITA, CA 91355	LACoFA0045082	N/P	CA_GEO_UST
227	Caltrans Parcel 76132 Pearblossom	12515 PEARBLOSSOM HWY # 2, PEARBLOSSOM, CA 93553	LACoFA0020404	N/P	CA_GEO_UST
228	KBIG Transmitter	0 Video Rd, LA CANADA FLINTRIDGE, CA 91012	LACoFA0028376	N/P	CA_GEO_UST
229	KTLA BROADCASTING CO	MT WILSON - RED BOX RD # C, ANGELES NATIONAL FOREST, CA 91023	LACoFA0018436	N/P	CA_GEO_UST
230	HONOR RANCHO A (NCT-1)	BISCAILUZ DR, CASTAIC, CA 91384	LACoFA0014118	N/P	CA_GEO_UST
231	HWY FUEL LLC	49715 N GORMAN SCHOOL RD, GORMAN, CA 93243	LACoFA0012820	N/P	CA_GEO_UST
232	NORTHROP GRUMMAN SYSTEMS CORP (SITE 4)	3520 E. COLUMBIA WAY (E. Avenue M), PALMDALE, CA 93550	LACoFA0004309	N/P	CA_GEO_UST



## Description of Environmental Databases Searched

The FANHD Commercial Environmental Screening Report is based on an electronic search of certain federal, tribal and state level environmental-hazard record systems, or databases. These databases are searched for hazard sites within certain radius distances around the subject property. The databases searched, and the radius distances searched from the subject property, comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

The government databases searched for this Report are identified below, along with the abbreviation used in this Report, and a brief explanation about the nature of the hazard sites included in those databases.

**DISCLAIMER: An EPA-compliant government records search is only one part of the "All Appropriate Inquiry" standard defined under the Brownfields Law. Compliance with all parts of the Brownfields Law is required for an "innocent landowner defense" against the future discovery of contamination on the property. This Report, by itself, does NOT provide that liability protection. Please see the Terms and Conditions Section for additional information on the preparation and limitations of this Report.**

### **Federal National Priorities List, or "Superfund" sites (SEMS NPL):**

This is a list compiled by the Federal Environmental Protection Agency (EPA) of contaminated sites with the highest priority of cleanup. The federal EPA is required to force clean up of these sites under the authority of a law called the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which is commonly called "Superfund". The status of National Priority List ("NPL") and non-NPL sites governed by the statute is now contained in the U.S. EPA Superfund Enterprise Management System ("SEMS") which replaced the Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS")

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 1.0 mile

**Database last checked by FANHD:** 27 Mar 2025

**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

### **Corrective Action Sites, sites with Known Contamination (RCRA COR):**

This subset of the RCRA database (also known as the RCRA CORRACTS List), maintained by US EPA, identifies sites "subject to corrective action" at which contamination has been discovered and where some level of corrective clean-up activity has been or may be undertaken. For example, a site may have been on the RCRA TSD or a RCRA GEN site list (see above), and was placed on the CORRACTS list once contamination was discovered and remediation was underway.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 1.0 mile

**Database last checked by FANHD:** 28 Aug 2025

**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

### **Federal Sites Investigated for Possible Inclusion in the NPL (SEMS):**

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. Replacing The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), SEMS provides updated data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. After investigation is complete, the sites on this list will either be closed because no contamination was found, added to the NPL to be cleaned up, or sent to a local state overseeing agency for clean-up.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 27 Mar 2025

**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

### **SEMS Sites That Have Been Archived (SEMS-Archived):**

Most sites in this database have been assigned the status "NFRAP" (which means "No Further Response Action Planned"). These sites, once listed in the active SEMS database, which has replaced CERCLIS, have been removed from that database into an archive list because they have been assessed by the EPA and determined not to require further remedial action under the Superfund Program.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 28 Mar 2024



**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

**Treatment, Storage and Disposal Sites for Hazardous Materials (RCRA TSD):**

TSD stands for Treatment, Storage and Disposal. This list of facilities is maintained by the Federal EPA, and includes sites that are licensed to treat, store, or dispose of hazardous substances. They are not necessarily contaminated.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 28 Aug 2025

**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

**Tribal UST And/Or Tribal LUST:**

Federally recognized Native American tribes are sovereign entities subject to federal laws. Underground storage tanks (including leaking tanks, UST/LUST) located on tribal lands generally are not subject to state laws. As a result, unless a state acts as a tribe's agent pursuant to a formal agreement with a tribe, EPA and the tribe are responsible for implementing and enforcing the UST program on tribal lands. There are approximately 6,000 UST/LUST's on Native American lands in the U.S. The EPA works with tribal entities to identify and assess hazards to public health and the environment on tribal lands from UST's and LUST's, to bring all tanks on tribal lands into compliance so as to prevent future leaks and to cleanup existing leaks. Other tribal databases are not included in this search. The EPA notes that tribal government records need only be searched for in those instances where the subject property is located on or near tribal-owned lands. While tribal hazardous waste sites are included in the California Department of Toxic Substances Control (DTSC) "Envirostor" database, only some are listed and they are not identified in order to maintain the privacy of the tribe(s) and their lands, according to DTSC. See Envirostor database (described below) for more information, or visit:

<https://www.envirostor.dtsc.ca.gov/public/>

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 01 Jun 2018

**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

**State EnviroStor Database (ENVIROSTOR, formerly SMBRPD):**

The EnviroStor database, maintained by the California Department of Toxic Substances Control (DTSC), replaces the former Site Mitigation and Brownfields Reuse Program (SMBRP) database (CalSites). EnviroStor identifies sites that have known contamination or sites for which there may be reasons to investigate further as well as hazardous waste treatment, storage, disposal or transfer facilities (TSDTF). The EnviroStor data disclosed in this Report includes those sites identified in the EnviroStor Cleanup Sites database as well as those listed in the EnviroStor Permitted and Corrective Action Facilities database download. Among the site types included in EnviroStor database are State Response Sites, generally high-priority and high potential risk confirmed release sites where DTSC is involved in remediation; Voluntary Cleanup Sites with either confirmed or unconfirmed releases where DTSC has been asked to oversee evaluation, investigation, and/or cleanup activities; and Evaluation sites with suspected but unconfirmed contamination. DTSC cautions that the EnviroStor database does not include ALL contaminated sites, permitted transportable treatment units, hazardous waste generators/transporters, or former methamphetamine (meth) labs. This database also does not include information on sites where DTSC has made a "No Action Required" determination, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

**Source Agency:** California Department of Toxic Substances Control.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 14 Aug 2025

**WANT MORE INFORMATION?** Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

**State List of Spills, Leaks, Investigation & Cleanup (SLIC):**

The Spills, Leaks, Investigations & Cleanup (SLIC) Program, administered by the California Water Resources Control Board, is designed to protect and restore water quality from spills, leaks, and similar discharges. Sites identified by the SLIC program are now listed in the GeoTracker database as "Cleanup Program Sites". The program oversees soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc) and all environments (including surface water, groundwater, sediment, and soil). The outcome of the SLIC program process may range from a No Further Action (NFA) letter indicating cleanup is complete with no land-use restrictions, to the design and implementation of a remedial system. Sites in the SLIC program are generally small to medium-sized industrial sites with non-fuel contamination. Many of these sites are regulated under Site Cleanup Requirements, which are issued by the Regional Board. Site Cleanup Requirements generally mandate a time schedule for specific tasks that must be performed by the responsible party(ies) to investigate and cleanup the site. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures.

**Source Agency:** California Water Resources Control Board.



**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 05 Jun 2025

**WANT MORE INFORMATION?** Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

**Solid Waste Landfill Facilities (SWIS):**

The Solid Waste Information System is maintained by California's Integrated Waste Management Board. This system tracks known landfills. Sites on this list are often reported as "unlocatable" because the site address information on the state list is frequently insufficient for precise location (landfills are typically distant from population centers, in undeveloped or rural areas where there are no street names or address numbers).

**Source Agency:** California Integrated Waste Management Board.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 16 Oct 2025

**WANT MORE INFORMATION?** Contact the CA State Integrated Waste Management Board, (916)341-6320.

**State List of Leaking Underground Storage Tanks (LUST):**

California's Water Resources Control Board, under its Underground Storage Tank Program, maintains a list of all underground storage tanks which have been reported as having released contaminants. Formerly identified as a standalone database called the Leaking Underground Storage Tank Information System (LUSTIS), these sites are now identified as "LUST Cleanup Sites" in the GeoTracker database.

**Source Agency:** California Water Resources Control Board.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 05 Jun 2025

**WANT MORE INFORMATION?** Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

**EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)**

California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all local governments of any recorded land use restriction ("Deed Restriction"). The DTSC maintains a database called "EnviroStor" that lists all deed restrictions, including street addresses or the equivalent description of location. According to DTSC, this database may not include all deed restrictions and other land use controls that exist at the current time.

**Source Agency:** California Department of Toxic Substances Control.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** 23 Jan 2025

**WANT MORE INFORMATION?** Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

**Sites of Potential Generators of Hazardous Materials (RCRA GEN):**

Small scale and large scale generators (GEN) are included in this list, as required under the Resource Conservation and Recovery Act (RCRA). This list is maintained by the Federal EPA of facilities that generate hazardous substances. Depending on the quantity, they will be listed as small or large. Sites on this list are not necessarily contaminated, but they are tracked because they deal with hazardous substances on the site. RCRA is a federal law that governs how hazardous substances are produced, transported, stored, and disposed of.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.125 mile

**Database last checked by FANHD:** 28 Aug 2025

**WANT MORE INFORMATION?** Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at [r9.info@epa.gov](mailto:r9.info@epa.gov).

**Emergency Response Notification System (ERNS, National Response Center):**

The National Response Center (NRC) is the sole federal point of contact for reporting environmental hazard spills. The NRC operates 24 hours a day, 7 days a week, 365 days a year. The National Response System (NRS) is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media. The ERNS database includes information about location, type, and severity of spills reported to the NRC.

**Source Agency:** U.S. Coast Guard.

**Search Distance Used:** 0.125 mile

**Database last checked by FANHD:**

**WANT MORE INFORMATION?** Contact the National Response Center, (800) 424-8802.



**State List of Underground Storage Tanks (UST):**

Part of the larger GeoTracker database, this list identifies permitted tanks storing hazardous substances which are substantially or totally beneath the surface of the ground. The list is maintained by California's Water Resources Control Board. When a tank on this list is discovered to be leaking, it may also appear on the LUST or RCRA COR list (see above). Sites on the LUST or RCRA COR lists may not appear on the UST list if the tank has been removed and the case has been closed.

**Source Agency:** California Water Resources Control Board.

**Search Distance Used:** 0.125 mile

**Database last checked by FANHD:** 23 Oct 2025

**WANT MORE INFORMATION?** Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

**State List of Historical Underground Storage Tanks (Hist-UST):**

The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.

**Source Agency:** California Water Resources Control Board.

**Search Distance Used:** 0.125 mile

**Database last checked by FANHD:** 01 Jun 2018

**WANT MORE INFORMATION?** Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

**State Hazardous Waste Information Summary (HWIS):**

The Hazardous Waste Information Summary (also called the Hazardous Waste Summary Report, and formerly the Tanner Report), is a database that summarizes the chemical data contained in manifests submitted to the California Department of Toxic Substances Control (DTSC) by hazardous waste generators and facilities around the state. The volume of manifests submitted to the DTSC is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Source Agency:** California Department of Toxic Substances Control.

**Search Distance Used:** 0.125 mile

**Database last checked by FANHD:** 28 Feb 2020

**WANT MORE INFORMATION?** Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

**Sites Reported but Not Required for AAI Compliance**

As a courtesy to FANHD clients, the Commercial Environmental Screening Report also includes storage tank sites listed by state agencies that are not required by the AAI standard to be included in a government records search. These sites are listed in the following database:

**State List of Aboveground Storage Tanks (AST):**

This historic list tracks aboveground petroleum storage tanks of 10,000 gallons or more, with exceptions for certain uses (e.g., agricultural). It was maintained by the state's Water Resources Control Board. When an aboveground tank is discovered to be leaking, it may also appear on the RCRA COR list (see above). Sites on the RCRA COR list may not appear on the AST list if the tank has been removed and the case has been closed. NOTE: Effective January 1, 2008 the Certified Unified Program Agencies (CUPAs) at the local level are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA) which regulates ASTs.

**Source Agency:** California Water Resources Control Board.

**Search Distance Used:** 0.125 mile

**Database last checked by FANHD:** 01 Jun 2018

**WANT MORE INFORMATION?** Contact the local responsible agency from the online directory at

<https://osfm.fire.ca.gov/what-we-do/pipeline-safety-and-cupa/certified-unified-program-agency/aboveground-petroleum-storage-act>.





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# Public Records Searched

Property Address: **1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY**

APN: **7432-003-018**

Report Date: **11/11/2025**

Report Number: **3524510**

## Public Records Searched

Below are the specific maps and documents ("Public Records") relied upon in compiling the hazard determinations in this report (generally in the order first cited). The reader is invited to check the report's accuracy by investigating those Public Records directly, and advised to read the information below that explains our process of hazard zone disclosure.

### Natural Hazard Report (if ordered)

**Special Flood Hazard Area** (Federal Emergency Management Agency, FEMA): Official *Flood Insurance Rate Map* ("FIRM") for the property, compiled and issued by FEMA pursuant to 42 United States Code §4001, et seq.

**Area of Potential Flooding (Dam Failure)** (Governor's Office of Emergency Services, CAL OES): (1) Official dam inundation maps made publicly available prior to June 27, 2017 by CAL OES pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the Department of Water Resources (DWR) pursuant to California Water Code §6161. DWR states that its inundation boundary data typically includes flooding depths greater than one foot but some information may be redacted for security purposes.

**Very High Fire Hazard Severity Zone (FHSZ)** (California Department of Forestry and Fire Protection, CAL FIRE): Current officially adopted FHSZ data and/or maps issued by CAL FIRE effective as of the Report Date, including "Fire Hazard Severity Zone in SRA [State Responsibility Areas]" pursuant to California Public Resources Code §4201 et. seq., and "Fire Hazard Severity Zones in LRA [Local Responsibility Areas]" pursuant to California Government Code §51178 that are subject to statutory disclosure.

**Wildland Fire Area (State Responsibility Area)** (CAL FIRE): Official maps issued pursuant to California Public Resources Code §4125.

**Earthquake Fault Zone** (California Geological Survey, CGS): Official earthquake fault zone or special study zone maps approved by the State Geologist and issued pursuant to California Public Resources Code §2622.

**Seismic Hazard Mapping Act (SHMA) Zone** (CGS): Official seismic hazard maps approved by the State Geologist and issued pursuant to California Public Resources Code §2696.

**Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction** (CAL FIRE): Official digital data of "Fire Hazard Severity Zones in the Local Responsibility Areas [LRA]" as identified by CAL FIRE and as modified concurrent with subsequent official CAL FIRE updates, pursuant to Section 51178 of the Government Code.

**Fire Hazard Severity Zone in LRA Pursuant to California Government Code §51179** (Local Fire Authority): Local ordinance designating an area of significant wildfire risk that includes an area not identified as very high FHSZ by the State Fire Marshal – and that requires the property owner's compliance with California Government Code §51182 or similar local standards.

**County General Plan** (County of Los Angeles): *Safety Element of the Los Angeles County General Plan 2035* as officially adopted by the County Board of Supervisors in 2015 and updated in 2022, are utilized for those county-level disclosures in this Report: "Figure 12.1: Seismic and Geotechnical Hazard Zones Policy Map"; "Figure 12.3: Tsunami Hazard Areas"; "Figure 12.4: Sea Level Rise Impact Areas Map"; and "Figure 12.5: Fire Hazard Severity Zones Policy Map".

**City General Plan** (City of Long Beach): *Seismic Safety Element of the City of Long Beach General Plan* as officially adopted by the City Council in 1988, are used for city-level disclosure(s) in this Report: "Plate 2: Fault Map with Special Study Zones," "Plate 6: Ground Shaking Areas," and "Plate 7: Liquefaction Potential Areas," all prepared by Woodward-Clyde Consultants for the City of Long Beach.

**Former Military Ordnance Sites** (U.S. Army Corps of Engineers, USACE): Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites. Sites for which no map has been made publicly available shall not be disclosed.

**Airport Influence Area** (County Airport Land Use Commission, ALUC): Based on officially adopted land use maps and/or digital data made publicly available by the governing ALUC or other designated government body. If the ALUC or other designated government body has not made publicly available a current officially adopted airport influence area map, then California law states that "a written disclosure of an airport within two (2) statute miles shall be deemed to satisfy any city or county requirements for the disclosure of airports in connection with transfers of real property."

**Airport Noise** (Federal Aviation Administration, FAA): Certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the FAA's *Airport Noise Compatibility Planning Program Part 150*.

### Property Tax Report (if ordered)

**Notice of Special Tax/Assessment** (County): Mello-Roos Community Facilities Districts and 1915 Bond Act Assessment Districts as included in the Secured Property Tax Roll of the Tax Assessor's and Treasurer's Databases.

**Notice of Property Assessed Clean Energy (PACE)** (County): Contracts as recorded in the County Recorders Database.

**Current Property Tax Bill Summary** (County): Data obtained from the Secured Property Tax Roll for the tax year.



## Environmental Screening Report (if ordered)

**National Priorities List (NPL or Superfund)** (U.S. Environmental Protection Agency, USEPA): Facilities located in California listed as NPL Status code "A" (Site is Part of NPL Site), "D" (Deleted from the Final NPL), "F" (Currently on the Final NPL), "P" (Proposed for NPL), "R" (Removed from Proposed NPL), or "W" (Withdrawn) in the Active SEMS database obtained from USEPA. Facilities assigned NPL Status code "N" (Not on the NPL) are not disclosed in this Report.

**Resource Conservation & Recovery Act—Corrective Action List (RCRA-COR)** (USEPA): "Subject to Corrective Action" facilities identified using USEPA's *RCRAInfo Hazardous Waste Query Form* for California.

**California EnviroStor State Response List** (California Department of Toxic Substances Control, DTSC): Sites listed as "State Response" under "Site Facility Type" in the DTSC *EnviroStor Cleanup Sites* database. Please note that a given Site may have more than one record if the Site has more than one activity Status or *EnviroStor ID* assigned to it.

**Spills, Leaks, Investigation & Cleanup List (SLIC)** (State Water Resources Control Board, SWRCB): Sites identified as "Cleanup Program Site" in the SWRCB *GeoTracker* database.

**Solid Waste Information System List (SWIS)** (California Integrated Waste Management Board, CIWMB): Sites listed in the "SwisGis.txt" database obtained from the CIWMB *Solid Waste Information System* website.

**Leaking Underground Storage Tank List (LUST)** (SWRCB) Sites identified as "LUST Cleanup Site" in the SWRCB *GeoTracker* database.

**California Statewide All Wells Database List** (DOC, California Geologic Energy Management Division, CalGEM): Well locations listed in the CalGEM *Statewide All Wells Database*.

## Public Records Not Repeated or Reported

The county- and city-level property determinations in this Report are based on hazard zones mapped in the General Plan Safety Element for the respective jurisdictions (see above). Those local Public Records often include maps that are not adequate for parcel-level disclosure, or that duplicate the same maps used at the county or state level, which are already disclosed elsewhere in this Report. Public records that are not specifically referenced in *Public Records Searched* are not included in the search.

**County Hazards:** The "Seismically Induced Landslide Zone" and "Seismically Induced Liquefaction Zone" depicted in "Figure 12.1: Seismic and Geotechnical Hazard Zones Policy Map" are redundant of those Earthquake-Induced Landslides and Area of Potential Liquefaction already subject to state-level statutory disclosure on the Natural Hazard Disclosure Statement. For more information please refer to the state-level discussion and disclosure of Seismic Hazard in this Report. FEMA flood zones depicted in the Public Record and in "Fig. 12.2a: Flood Hazard Zones Policy Map" are redundant of those released by FEMA current as of June, 2021 but which may be superseded by newer FEMA DFIRM data. For the most current

FEMA flood zone information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in this Report. Official digital data of the non-FEMA County of Los Angeles Floodplain and Floodway boundaries depicted in "Figure 12.2b: County Floodways and Floodplains Policy Map" are not publicly available for reporting purposes but may be viewed online. For more information please refer to the County Flood discussion.

**City Hazards:** For the most current FEMA flood information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in this report. The maximum flood inundation limits from assumed breach of Hansen Dam and Whittier Narrows Dam shown in "Plate 10: Flood Influence Areas" are contained within areas identified for state-level "Areas of Potential Flooding (Dam Failure)" statutory disclosure in this Report. Areas susceptible to tsunami run-up, seiche, and strong currents shown in "Plate 11: Tsunami and Seiche Influence Areas" are less expansive than and contained within those tsunami inundation areas identified by the County and are reported in the County disclosure section. "Plate 1: Earthquake Epicenter and Fault Map of Southern California" is not of adequate scale for parcel-specific determinations.

## SAFETY ELEMENT HAZARDS EXPLAINED

**General Plan regulates property development.** California currently has over 530 incorporated cities and counties. State Government Code (§65000 et seq.) requires each jurisdiction to adopt a comprehensive, long-term "General Plan" for its physical development. That General Plan regulates land uses within the local jurisdiction in order to protect the public from hazards in the environment and conserve local natural resources. The General Plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses.

**Municipal hazard zones can affect the cost of ownership.** Each county and city adopts its own distinct General Plan according to that jurisdiction's unique vegetation, landscape, terrain, and other geographic and geologic conditions. The "Safety Element" of that General Plan identifies the constraints of earthquake fault, landslide, flood, fire and other natural hazards on local land use, and it delineates hazard zones within which private property improvements may be regulated through the building-permit process. Permit approval (or denial) can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the hazard zones defined and regulated at the state and federal levels.

**County and/or City hazard zones disclosed in this Report.** Unless otherwise specified, the only documents used as the basis for county- or city-level disclosures in this Report are those officially adopted Safety Element maps (or digital data thereof), which are publicly available; are of a scale, resolution, and quality that readily enable parcel-specific hazard determinations; and are consistent in character with those statutory federal or state disclosures. Please note also:

- If an officially adopted Safety Element map relies on data which is redundant of that used for a state-level disclosure, this Report will indicate so and advise Report recipients to refer to the relevant state-level hazard discussion for more information.
- If an officially adopted Safety Element cites underlying maps created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-



specific determinations if those maps meet the criteria set forth in this section.

- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard in the same way, the boundaries for that "same" hazard may be different.

If one or more maps contained in the Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will be identified above under *Public Records Searched*.

## Reporting Standards

A good faith effort has been made to disclose all hazard features on pertinent Safety Element maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for parcel-specific hazard determinations. Some map features, such as lines drawn to represent the location of a fault trace, may be buffered to create a zone to facilitate disclosure. A map feature that cannot be readily distinguished from the feature representing hazard may be included to prevent an omission of a hazard feature. If the width of a hazard zone boundary is in question, "IN" will be reported if that boundary impacts any portion of a property. Further explanations concerning specific map features peculiar to a given county or city or hazard zone will appear under the "Reporting Standards" for that jurisdiction or hazard discussion.

## Public Records vs. On-site Evaluations

Mapped hazard zones represent evaluations of generalized hazard information. Any specific site within a mapped zone could be at less or more relative risk than is indicated by the zone designation. A site-specific evaluation conducted by a geotechnical consultant or other qualified professional may provide more detailed and definitive information about the Property and any conditions which may or do affect it.

## Property Use and Permitting

No maps beyond those identified as "Public Record(s)" have been consulted for the purpose of these local disclosures. These disclosures are intended solely to make Report recipient(s) aware of the presence of mapped hazards. For this reason -- and because local authorities may use these or additional maps or data differently to determine property-specific land use and permitting approvals -- Report recipients are advised to contact the appropriate local agency, usually the Community Development, Planning, and/or Building Department, prior to the real estate transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.





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# Terms & Conditions

Property Address: **1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY**

APN: **7432-003-018**

Report Date: **11/11/2025**

Report Number: **3524510**

## Terms & Conditions

ACCEPTANCE OR USE OF THE WEBSITE, CUSTOMER SERVICE, OR ANY REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THESE TERMS AND CONDITIONS AS STATED HEREIN.

The Report ("Report") is subject to each of the following Terms and Conditions. Each Recipient (defined below) of the Report agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are incorporated by this reference into the Report. **This Report is not an insurance policy.**

This Report is made for the real property specifically described in the Report (the "Property") and solely for the transaction for which it was originally purchased ("Transaction"). The Property shall not include any property beyond the boundaries of the real property described in the Report. The Property shall not include any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

**IMPORTANT NOTICE:** Transferor(s) and transferee(s) shall read the complete Report in its entirety before the close of escrow. A "Signature Page" or "Summary Pages" document may be included in the electronic delivery of this Report. Those documents do not replace the complete Report or remove the need to read the complete Report, and do not remove the requirement to disclose. The Signature Page and Summary Pages documents are subject to the Terms and Conditions of the complete Report.

- A. **No Third Party Reliance on This Report.** Only the transferor(s) and transferee(s), and their agents/brokers, if any, involved in the Transaction (collectively, the "Recipients") may use and rely on this Report and only after they have paid in full for the Report. While disclosures made on the Natural Hazard Disclosure Statement in the Report may indicate certain risks to the Property, the disclosures are only "...between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." Cal. Civil Code section 1103.2, subdivision (g).
- B. **Seller and Seller's Agent's Responsibility of Full Disclosure.** Recipients are obligated to make disclosures, and always disclose material facts, that are within their actual knowledge.
- C. **Scope of Report.** This Report is limited to determining whether the Property is in those specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites (depending on the report product ordered), as defined in the Report. The Report is not a geologic report or a land survey and no site inspection has been made in producing the Report. FANHD makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the Property. FANHD has no information concerning whether the Property can be developed or improved. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Property, including, without limitation, habitability of structures or the Property, suitability of the Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. The Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the transferee(s) ability to use or improve the Property. The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. The Report is not a property inspection report, and no determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters, or the marketability or value of the Property. FANHD has not conducted any testing or physical or visual examination or inspection of the Property, nor is this Report a substitute for any such testing, physical or visual examination, or inspection.
- D. **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. FANHD's total liability for any error or omission in its disclosures relating to taxes and/or environmental matters shall be limited to actual proven damages not to exceed the price paid for this Report.
- E. **FANHD Database Updates.** Each database used in this Report is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. FANHD maintains an update schedule and makes reasonable efforts to use updated information. For these reasons, FANHD reports information as of the date when the database was last updated by FANHD. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county's Fiscal Year 2024-2025 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2024-2025 secured property tax roll, where recordation data is available to FANHD. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.
- F. **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, FANHD accurately reported on information contained in Government Records. FANHD reviewed and relied upon those Government Records specifically identified and described in the Report. FANHD has not reviewed or relied upon any Government Records that are not specifically identified in the Report. FANHD also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by FANHD. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; FANHD assumes no responsibility for the accuracy of any information included in the Local Addenda.
- G. **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate"), which may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. FANHD assumes no liability for errors in that third-party flood determination.



- H. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. FANHD shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report. Subsequent to FANHD acquisition of Government Records, changes may be made to said Government Records and FANHD is not responsible for advising the Recipients of any changes. FANHD will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, FANHD is not liable for any impact on the Property that any change to the Government Records may have.
- I. **Government Record Sources.** FANHD relies upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. FANHD assumes no responsibility for the accuracy of the Government Records identified in the Report. FANHD makes no warranty or representation of any kind, express or implied, with respect to the Report. FANHD expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose. The FANHD Report is "AS IS".
- J. **Limitation of FANHD's Liability**
1. FANHD is not responsible for:
    - Any inaccuracies or incompleteness of the information in the Public Records.
    - Inaccurate address information provided for the Property.
    - Any other information not contained in the Public Records as of the Report Date.
    - Any information which would be disclosed by a physical inspection of the Property.
    - Any information known by one of the Parties.
    - The health or risk to humans or animals that may be associated with any of the disclosed hazards.
    - The costs of investigating or remediating any of the disclosed hazards.
  2. FANHD's total liability and responsibility to all Recipients collectively for any and all liabilities, causes of action, claim or claims, including but not limited to claims for breach of contract or negligence, shall be limited to the price paid for the Report. FANHD expressly disclaims any liability for Recipients indirect, incidental and/or consequential damages, including without limitation lost profits even if such damages are foreseeable. In the event of any error, omission or inaccuracy in the FANHD Report for which FANHD is liable, FANHD shall have no duty to defend or pay any attorneys' fees, costs or expenses incurred by the Recipients, or any of them. The Recipients, and each of them, expressly waive the benefits of California Civil Code Section 2778. FANHD has not conducted an independent investigation of the accuracy of the information provided by the Recipient. FANHD assumes no responsibility for the accuracy of information provided by the Recipient. FANHD shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.
- K. **Reporting of Risk Elements for Condominium Projects, Planned Unit Developments, and Other Properties with Common or Undivided Interests ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.
- L. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.
- M. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.
- Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement
- The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules #A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT [WWW.ADR.ORG](http://WWW.ADR.ORG) OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.
- The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.
- N. **Severability.** If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.
- O. **Other Agreements.** This Report constitutes the entire, integrated agreement between FANHD and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

## END OF TERMS AND CONDITIONS





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# Local Addenda



### Last Page of Report

Addenda, where applicable, are included below “AS IS” as an accommodation to the local real estate board that provided the content; Company assumes no responsibility for the accuracy of any information included in the Local Addenda.

**NOTE:** This is the last page of the Company’s Report. Local Addenda attached, if any, are separate from this Report and not included in the Report’s page numbering.

Property Address: **1801 W ANAHEIM ST, LONG BEACH, CA 90813, LOS ANGELES COUNTY**

APN: **7432-003-018**

Report Date: **11/11/2025**

Report Number: **3524510**

## **ADDENDUM PROPERTIES DELINEATED BY "DASHED LINES" ADVISORY**

The County of Los Angeles and certain municipalities in Southern California have selectively decided to interpret and enforce Government Code Section 66412.6(b) as requiring a certificate of compliance (COC) or a conditional certificate of compliance be issued on properties where the boundaries are delineated by "dash-lines" (e.g. "---") rather than solid lines. Accordingly, some local governmental agencies are requiring a COC/approval be obtained as a condition to the issuance of a building permit for any new construction and/or other government approval for the improvement of the property.

Many properties were created either by tract/parcel maps under the direct supervision of local government entities or the Subdivision Map Act (beginning in the early 1970s) at the time the block or subdivision was developed, however, there are still many properties which were subdivided by original or subsequent owners via a grant deed without obtaining the requisite compliance certificate/approval. For example, there are many large residential parcels which at some point in time were divided by an owner, the owner simply had a surveyor draw up a legal description for the portion to be divided off and then recorded a grant deed conveying title to that portion, without review and approval by the applicable county or city planning/building department which is now "determining the legality" of those land divisions for an "after-the-fact" fee.

The simplest way to determine if a property fails to comply with this requirement is to review the assessor parcel map of the subject parcel. If the map shows a solid line boundary for the property, the county is taking the position that the parcel complies with the government code section. If the map shows a dashed line, the county is asserting that the property never received the proper COC/approval and now requires "after the fact" approvals by the applicable governmental agency. To verify compliance, a buyer may want to check with the local governing county/city planning department to verify that the property conforms to their interpretation of the law. For properties located within unincorporated areas of Los Angeles County, the county's Land Division Research Section will answer this question at (213) 974-6458.

If no COC/approval has been obtained, or if the county/city is requesting "finalization" of a previously divided property, the planning departments of the applicable county or city have applications to obtain a COC to comply with their mandates. At this time Los Angeles County charges approximately \$750 to provide the COC/approval. This fee may vary for properties located within other jurisdictions.

**Buyers and Sellers are advised to seek professional or legal counsel regarding these issues.**