



Residential Environmental Report

Invoice No.: 1

Property Address: 400 Oceangate, Long Beach CA 90802

Date: 2015-09-29

ABOUT THIS REPORT

This report is compiled to assist the Recipient(s) in satisfying their general obligations to provide information regarding the property's proximity to site(s) identified by appropriate Federal, State and/or County Agencies' databases as possessing (either now or in the past) an environmental concern and is not intended or to be used for any other purposes, and will be collectively referred to as an Environmental Disclosure Statement (Disclosure Statement).

PDQ offers this report as a mapping product that accesses government databases. Common problems with these databases include:

- Discontinuation of access for security reasons or changes in law
- Inaccuracies in location information, ownership, and other attributes
- Repeating records in several databases
- Sites remaining in the database long after closed or cleaned up

The locations provided on the map and tables in this report use geographic coordinates provided directly by State and Local agencies. Due to errors and omissions, the coordinates are frequently unknown even though some address information is provided. PDQ Disclosure provides a list of facilities with unknown coordinates in the general vicinity by providing records in the same zip code, or in adjacent zip codes. These are identified as "Unmapped" sites. In less than 1% of the records, there is not enough information to identify the zip code. These records are not provided in the report.

The PDQ approach is to deliver as much information to the buyer as is publicly available, even when that data may be incomplete or repetitive. This report does not apply to commercial, industrial, or mixed-use properties.

By signing this report, you acknowledge that you have read this section and the terms and conditions attached.

Signature of Transferor(s) _____ Date _____

Signature of Transferor(s) _____ Date _____

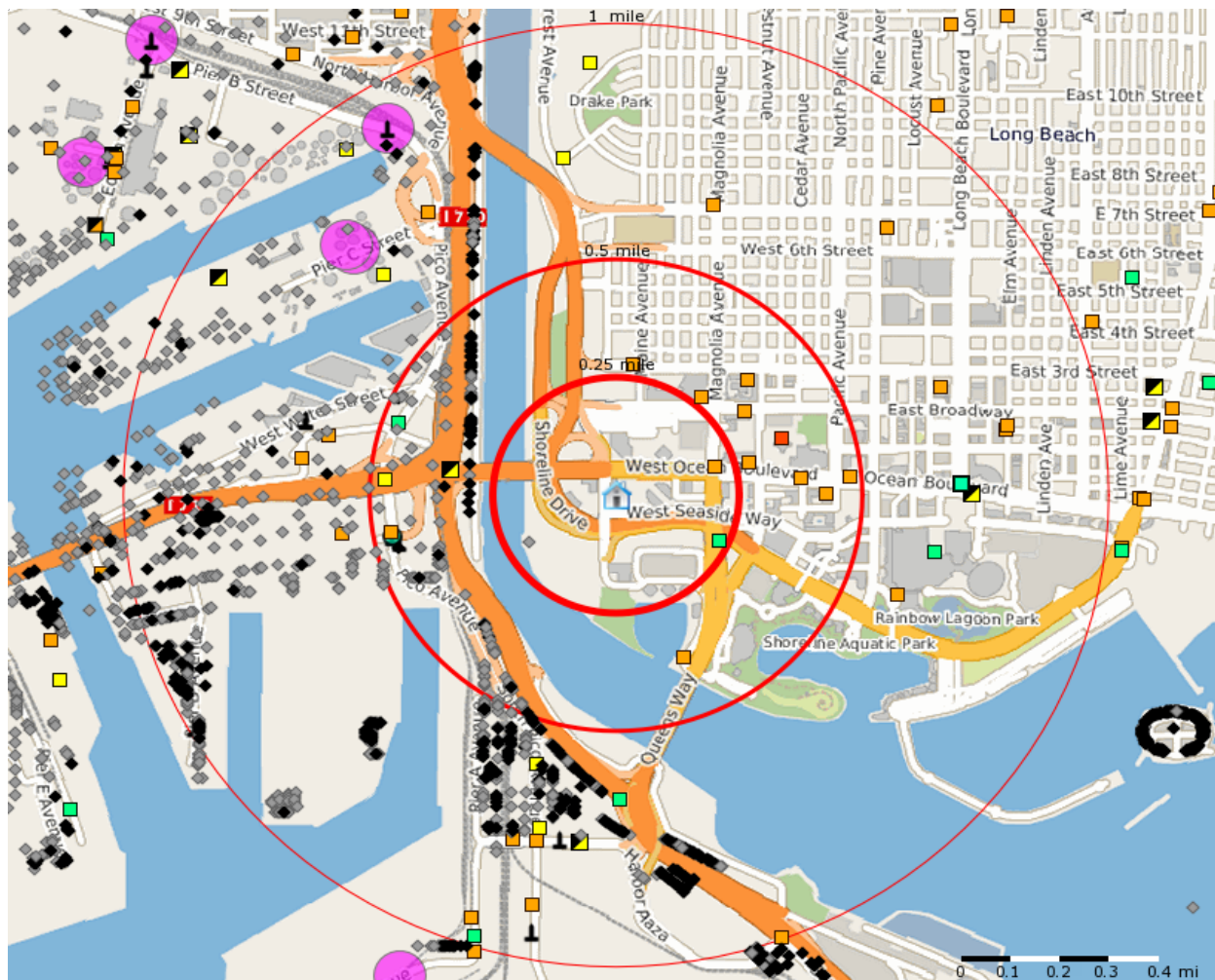
Signature of Agent(s) _____ Date _____

Signature of Agent(s) _____ Date _____

Signature of Transferee(s) _____ Date _____

Signature of Transferee(s) _____ Date _____

PROXIMITY TO KNOWN ENVIRONMENTAL HAZARDS



The red circles shown on the map are buffers of radius 0.25, 0.5 and 1 mile around the property

Environmental Database	Within Distance Buffer	Unmapped
⊕ Radiation Information Database (RADInfo)	0 site(s) within 1 mile	
🟡 National Priorities List (NPL)	0 site(s) within 1 mile	
🟠 Toxic Release Inventory (TRI)	3 site(s) within 1 mile	
🟠 Resource Conservation and Recovery Act (RCRA)	0 site(s) within 1 mile	0 site(s)
🟡 Cortese Solid Waste Disposal Sites	0 site(s) within 1 mile	
🏠 Air Facility System (AFS)	8 site(s) within 1 mile	
🟢 Comprehensive Environmental Response, Compensation and Liability Information System Envirofacts (CERCLIS)	1 site(s) within 1 mile	
🟡 Envirostor: 🟠 Hazardous Waste Facilities and 🟢 Cleanup sites	1 site(s) within 0.5 mile	8 site(s)
🟠 Geotracker: 🟠 Leaking, 🟢 Permitted Underground Storage Tanks, 🟡 Cleanup Sites, 🟠 Landfills, and 🟢 Military Sites Tracked by the State of California	15 site(s) within 0.5 mile	2 site(s)
🟢 Solid Waste Information System (SWIS)	0 site(s) within 0.5 mile	
🔹 Oil and Gas Wells: 🔹 Plugged, Abandoned or Dry Wells, 🔹 Active Wells or Unknown Status 🔹 Liquid Petroleum Gas, and 🔹 Storage	1 site(s) within 0.25 mile	

DATABASE DETAILS


⊕ **Radiation Information Database** - The Radiation Information Database (RADInfo) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity. RADInfo includes facility information for facilities regulated by these Code of Federal Regulation (CFR) parts: 40 CFR Parts 191 and 194; 40 CFR Part 61; and 40 CFR Part 300. 40 CFR Parts 191 and 194 are EPA's regulations governing the Department of Energy's Waste Isolation Pilot Plant (Part 194) and the management and disposal of spent nuclear fuel, and high-level and transuranic radioactive wastes (Part 191). EPA's regulations limiting the amount of radiation that can be released into the air from a number of different types of facilities are contained in 40 CFR Part 61, Subparts B, H, I, K, Q, R, T, and W. 40 CFR 300 establishes EPA's National Priority List (NPL), and RADInfo only contains information on radioactively-contaminated NPL sites. There are EPA regulated facilities that are not yet included in the RADInfo database, and they are nuclear fuel cycle facilities regulated by 40 CFR Part 190 and designated uranium and thorium mill tailings processing or depository sites regulated by 40 CFR Part 192.

Owners and operators of facilities or sites regulated by EPA must report certain information to EPA on a regular basis in order to demonstrate their compliance with the 40 CFR Part 61 regulations described above.

Because RADInfo is only based upon information provided by those sites and facilities regulated by EPA, there may be other facilities subject to EPA regulations that handle radioactive materials that are not included in RADInfo. For example, phosphogypsum piles (also known as stacks) are regulated under 40 CFR 61, Subpart R, but the owners or operators of these stacks are not required to report to EPA until the stacks become inactive. Owners or operators of active phosphogypsum stacks are not required to report to EPA. Thus, information concerning these facilities are not be included in RADInfo. In addition, facilities with radioactive and hazardous (mixed) waste are generally not included in RADInfo.

While EPA makes every effort to keep this information timely and accurate, EPA makes no expressed or implied guarantees as to the accuracy or timeliness of the information contained in this database, the documents referenced in this database, or the choice of documents referenced in this database. EPA will, however, make an effort to correct errors brought to its attention.

No sites found within 1 mile

 **National Priorities List** - The National Priorities List (NPL) is the list of hazardous waste sites in the United States eligible for long-term remedial action (cleanup) financed under the federal Superfund program. Environmental Protection Agency (EPA) regulations outline a formal process for assessing hazardous waste sites and placing them on the NPL. Section 105(a)(8)(B) of CERCLA (CERCLA Overview) as amended, requires that the statutory criteria provided by the HRS be used to prepare a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. This list, which is Appendix B of the National Contingency Plan, is the NPL.

The identification of a site for the NPL is intended primarily to guide EPA in:

- Determining which sites warrant further investigation to assess the nature and extent of the human health and environmental risks associated with a site;
- Identifying what CERCLA-financed remedial actions may be appropriate;
- Notifying the public of sites EPA believes warrant further investigation; and
- Serving notice to potentially responsible parties that EPA may initiate CERCLA-financed remedial action.

Inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, it does not require those persons to undertake any action, nor does it assign liability to any person. The NPL serves primarily informational purposes, identifying for the States and the public those sites or other releases that appear to warrant remedial actions.

For the purposes of mapping, region, or areas delineated for cleanup are identified on the map as a yellow highlighted symbol, and single sites are shown in a green circle, often with other facilities co-located.

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No sites found within 1 mile

● **Toxics Release Inventory** - The Toxics Release Inventory (TRI) is a publicly available database containing information on toxic chemical releases and other waste management activities in the United States. The TRI program tracks the management of toxic chemicals that may pose a threat to human health and the environment. The database is available from the United States Environmental Protection Agency (EPA) and contains information reported annually by some industry groups as well as federal facilities. Each year, companies across a wide range of industries (including chemical, mining, paper, oil and gas industries) that produce more than 25,000 pounds or handle more than 10,000 pounds of a listed toxic chemical must report it to the TRI. The TRI threshold was initially set at 75,000 pounds annually. If the company treats, recycles, disposes, or releases more than 500 pounds of that chemical into the environment (as opposed to just handling it), then they must provide a detailed inventory of that chemical's inventory.

In general, chemicals covered by the TRI Program are those that cause one or more of the following:

- Cancer or other chronic human health effects
- Significant adverse acute human health effects
- Significant adverse environmental effects

The current TRI toxic chemical list contains 594 individually-listed chemicals and 31 chemical categories (including four categories containing 68 specifically-listed chemicals). If the members of the four delimited categories are counted as separate chemicals, the TRI Program covers 689 chemicals and chemical categories (i.e., 594 + 27 + 68).

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The following 3 site(s) are within 1 mile:

TRI ID	FACILITY NAME	STREET ADDRESS	CITY
90813RBSTT145WP	RIBOST TERMINAL LLC	1405 PIER C STREET	LONG BEACH
90813RCPRD1300P	TESORO MARINE TERMINAL 2	1300 PIER B STREET	LONG BEACH
90813RCPRD1400P	TESORO MARINE TERMINAL 3	1400 PIER C ST.	LONG BEACH

● **Resource Conservation and Recovery Act** - Sites subject to corrective action - The Resource Conservation and Recovery Act (RCRA), enacted in 1976, is the principal federal law in the United States governing the disposal of solid waste and hazardous waste. Congress enacted RCRA to address the problems the nation faced from its growing volume of municipal and industrial waste with goals of:

- Protecting human health and the natural environment from the potential hazards of waste disposal.
- Energy conservation and natural resources.
- Reducing the amount of waste generated, through source reduction and recycling
- Ensuring the management of waste in an environmentally sound manner.

RCRA sites subject to corrective action include many current and former chemical manufacturing plants, oil refineries, lead smelters, wood preservers, steel mills, commercial landfills, and a variety of other types of entities. Due to poor practices prior to environmental regulations, Corrective Action facilities have left large stretches of river sediments laden with PCBs; deposited lead in residential yards and parks beyond site boundaries; polluted drinking water wells in rural areas with chlorinated solvents; tainted municipal water supplies used by millions; and introduced mercury into waterways, necessitating fish advisories. At these sites, the RCRA Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

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No sites found within 1 mile

● Cortese Solid Waste Disposal Sites - These sites are identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit- The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List" (after the Legislator who authored the legislation that enacted it). The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA). Subsection 65962.5. (c) states the State Water Resources Control Board shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all of solid waste disposal facilities from which there is a migration of hazardous waste and for which a California regional water quality control board has notified the Department of Toxic Substances Control pursuant to subdivision (e) of Section 13273 of the Water Code. While many of these sites reside in other CalEPA databases, they are called out here for emphasis because it has been determined they have hazardous waste levels outside the property owned by the waste management unit.

No sites found within 1 mile

↓ Air Facility System - The Air Facility System (AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

The air release information provided in this report specifically relates to industrial plants and their components (stacks, points, and segments). This data provides valuable information not only about the industrial facilities, but about the chemicals they introduce into your local air. Information is also available for management of operating permit applications and renewals.

The following 8 site(s) are within 1 mile:

PLANT NAME	PLANT STREET	PLANT CITY	OPERATING STATUS
AG-FUME SERVICE INC	BERTHS 206 & 207	LONG BEACH	OPERATING
GEORGIA-PACIFIC GYPSUM LLC	1401 PIER D ST	LONG BEACH	TEMPORARILY CLOSED
MARINE VESSEL NYK TRITON GREAT RIVER LINE SA PORT OF LONG BEACH	925 HARBOR PLAZA BERTH 216	LONG BEACH	OPERATING
PACIFIC COAST CEMENT CORP	601 PIER D AV	LONG BEACH	OPERATING
TESORO MARINE TERMINAL 2	1300 PIER B STREET	LONG BEACH	OPERATING
THUMS LONG BEACH CO	1401 PIER D ST	LONG BEACH	OPERATING
TIDELANDS OIL PRODUCTION CO	230 S PICO AVE	LONG BEACH	OPERATING
TIDELANDS OIL PRODUCTION CO	949 PIER G AVE	LONG BEACH	OPERATING

● **CERCLIS Envirofacts-** The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) supports the U.S. EPA implementation of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Commonly known as Superfund, CERCLA was enacted by Congress in 1980 to clean up abandoned or uncontrolled hazardous waste sites. CERCLIS contains general information on these sites across the United States and its territories and includes location, contaminants, and cleanup actions taken.

The sites in the database include:

- Sites first discovered to be a potential hazard to human health or the environment, and which are abandoned or uncontrolled,
- Sites that have been inspected after discovery,
- Sites that have been discovered and inspected and no additional work has been completed (e.g., after closer inspection, a site was determined not to be a hazard or was deferred to another environmental program).
- Sites that are undergoing investigation or cleanup under an emergency (short-term) action or longer-term action.

CERCLIS data can be obtained from EPA's Envirofacts at <http://www.epa.gov/enviro/> or the Right-To-Know Network at <http://www.rtknet.org/>.

The following 1 site(s) are within 1 mile:

CERCLIS EPA ID	SITE NAME	ADDRESS	NPL STATUS
CAR000018739	CALIFORNIA UNITED TERMINALS	1200 PIER E ST LONG BEACH, CA 90802-6270	Not on the NPL

■ **Envirostor** - The Department of Toxic Substances Control (DTSC) website Site Mitigation and Brownfields Reuse Program Envirostor Database (Envirostor) database provides information on properties in California where hazardous substances have been released or where the potential for a release exists. The database includes information on Federal Superfund sites (NPL), state response sites, voluntary cleanup sites, school cleanup sites, permitted sites, and corrective action sites. In addition, information is provided to those who may want to purchase a site profile report, or request special database reports. The Envirostor list is derived from the DTSC's Site Mitigation and Brownfields Reuse Program's Envirostor database, and identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database's public website provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. EnviroStor allows you to search for information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight.

■ **Envirostor - Hazardous waste facilities** - A hazardous waste is a waste with a chemical composition or other properties that make it capable of causing illness, death, or some other harm to humans and other life forms when mismanaged or released into the environment.

No sites found within 0.5 mile

■ **Envirostor - Cleanup sites** - DTSC implements protective cleanup programs at former industrial properties, school sites, military bases, small businesses and landfills that are contaminated, or believed contaminated with toxic substances. Many of these are "brownfields" sites that have not been used and contribute to urban blight.

The following 1 site(s) are within 0.5 mile:

ENV STOR ID	PROJECT NAME	ADDRESS	CITY	SITE TYPE	LEAD AGENCY	STATUS	POTENTIAL MEDIA AFFECTED
19490213	EDISON/LONG BEACH II MGP (OCEAN BLVD)	INTERSECTION OCEAN BLVD/E.BOUND SCENIC	LONG BEACH	State Response	SMBRP	Refer: Local Agency	OTH, SOIL

PDQ Disclosure strongly encourages home owners to investigate the detailed reports for more detail if a site is shown to be located within 0.5 miles: <http://www.envirostor.dtsc.ca.gov/public>

At this time, only information from inspection activities and enforcement actions completed on or after 2009 are available through this report. The data from the years prior to 2009 will be made available when the accuracy and quality is confirmed by DTSC. Note: DTSC does not disclose sensitive and/or confidential information on inspections and enforcement actions.

Geotracker - is the California State Board's internet-accessible database system used by the State Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. This system consists of a relational database, on-line compliance reporting features, a geographical information system (GIS) interface and other features that are utilized by the State Board, regional boards, local agencies, regulated industry and the public to input, manage, or access compliance and regulatory tracking data. GeoTracker was developed pursuant to a mandate by the California State Legislature (AB 592, SB 1189) to investigate the feasibility of establishing a statewide GIS for leaking underground fuel tanks (LUFT) sites.

The online GeoTracker database (1) provides access to statewide environmental data and (2) tracks regulatory data for the following types of sites:

- Leaking Underground Storage Tank (LUST) cleanup sites
- Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites)
- Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST])
- Land Disposal sites (Landfills)
- Permitted Underground Storage Tank (UST) facilities.

The following 13 LUST/Cleanup/Military/Landfill site(s) are within 0.5 mile:

CASE TYPE	GLOBAL ID	BUSINESS NAME	ST. #	STREET NAME	CITY	STATUS	LEAD AGENCY	POTENTIAL CONTAMINANTS OF CONCERN	SITE HISTORY
Land Disposal Site	T10000004765	Bixby Village Sanitary Landfill	0	(City Dump Salvage No. 1)	Long Beach	Open - Inactive	LOS ANGELES RWQCB (REGION 4)		
LUST Cleanup Site	T10000005347	BUNKER HILL FACILITY	715	3RD ST W	LOS ANGELES	Completed - Case Closed	LOS ANGELES COUNTY		
LUST Cleanup Site	T0603701706	CAL UNITED TERMINALS	1200	PIER E ST	LONG BEACH	Completed - Case Closed	LOS ANGELES RWQCB (REGION 4)	Gasoline	Aquifer used for drinking water supply
LUST Cleanup Site	T0603701697	CATALINA CRUISES	330	GOLDEN SHORE BLVD	LONG BEACH	Completed - Case Closed	LOS ANGELES RWQCB (REGION 4)	Aviation	Soil
LUST Cleanup Site	T0603701700	CHEVRON #9-5649 (FORMER)	300	OCEAN BLVD W	LONG BEACH	Completed - Case Closed	LOS ANGELES RWQCB (REGION 4)	Gasoline	Aquifer used for drinking water supply

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CASE TYPE	GLOBAL ID	BUSINESS NAME	ST. #	STREET NAME	CITY	STATUS	LEAD AGENCY	POTENTIAL CONTAMINANTS OF CONCERN	SITE HISTORY
LUST Cleanup Site	T0603701711	GSA FEDERAL OFFICE BLDG	495	OCEAN BLVD W	LONG BEACH	Completed - Case Closed	LONG BEACH, CITY OF	Aviation	Soil
LUST Cleanup Site	T0603701693	GTE	200	OCEAN BLVD W	LONG BEACH	Completed - Case Closed	LOS ANGELES RWQCB (REGION 4)	Diesel	Aquifer used for drinking water supply
LUST Cleanup Site	T0603777984	JULIAN SHIP SUPPLIES	505	W BROADWAY	LONG BEACH	Completed - Case Closed	LONG BEACH, CITY OF	Gasoline, Benzene, Toluene	Soil
LUST Cleanup Site	T0603701710	LA CO COURT BUILDING	415	OCEAN BLVD W	LONG BEACH	Completed - Case Closed	LONG BEACH, CITY OF	Aviation	Soil
LUST Cleanup Site	T0603744316	LANDMARK SQUARE	125	W OCEAN BLVD	LONG BEACH	Completed - Case Closed	LONG BEACH, CITY OF		Under Investigation
LUST Cleanup Site	T10000004638	Long Beach Police Dept	400	West Broadway Street	Long Beach	Completed - Case Closed	SWRCB		
Cleanup Program Site	T10000003675	Oxy Long Beach - Pipeline Release	0	Pico Avenue / Ocean Blvd.	Long Beach	Open - Site Assessment	LOS ANGELES RWQCB (REGION 4)		
LUST Cleanup Site	T0603799308	VACANT LOT	243	CHESTNUT AVE.	LONG BEACH	Completed - Case Closed	LOS ANGELES RWQCB (REGION 4)	Waste Oil / Motor / Hydraulic / Lubricating, Gasoline	Aquifer used for drinking water supply

The following 2 Permitted UST facilitie(s) are within 0.5 mile:

FACILITY ID	BUSINESS NAME	ADDRESS	CITY	PERMITTING
19-060-2957	CATALINA CRUISES	320 GOLDEN SHORE BLVD	Long Beach	LONG BEACH, CITY OF
19-060-004647	PORT PETROLEUM	260 N PICO AVE	LONG BEACH	LONG BEACH, CITY OF

For more information contact the Geotracker help desk at geotracker@waterboards.ca.gov or call: 1-866-480-1028.

◆ **Solid Waste Information System** - The Solid Waste Information System (SWIS) facility database is administered by CalRecycle (<http://www.calrecycle.ca.gov>) and contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For each facility, the database contains information about location, owner, operator, facility type, regulatory and operational status, authorized waste types, local enforcement agency and inspection and enforcement records. More information can be obtained at: <http://www.calrecycle.ca.gov/SWFacilities/Directory>

No sites found within 0.5 mile

◆ **Oil and Gas Wells** - The Department of Conservation has oversight of oil and gas drilling operations, mining, and farmland conservation, and researches earthquake hazards and geology in the State of California. The Division of Oil, Gas, and Geothermal Resources regulates onshore oil and natural gas drilling and geothermal energy generation, issuing permits, inspecting sites for compliance with the law and giving the Outstanding Field & Lease Facility Maintenance Award to "operations that protect public safety and the environment above and beyond what is required by law." The division caps orphan and idle wells. It also provides records of oil and gas production and maps oil well locations, which are provided in this report.

Wells are described by the types/categories below. In addition, information about each facility is provided in the attribute data listing

- ◆ Plugged, abandoned or dry
- ◆ Active wells associated with standard oil and gas production (air injector, dry gas, gas disposal, cyclic stream, standard, or pressure maintenance), or an unknown type.
- ◆ Liquid Petroleum Gas
- ◆ Storage

The following 1 site(s) are within 0.25 mile:

API NUMBER	OPERATOR NAME	CITY NAME	HYDRAULICALLY FRACTURED	WELL TYPE	WELL STATUS
03723978	Tidelands Oil Prod. Co.	Old Wilmington (ABD)	N	Oil & Gas	Plugged and Abandoned

While the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOC) makes every effort to provide accurate information, DOC makes no warranties as to the suitability of this product for any particular purpose. Any use of this information is at the user's own risk. The well information and data provided varies in accuracy, scale, origin and completeness and may be changed at any time without notice.

Notice Regarding Gas and Hazardous Liquid Transmission Pipelines

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

UNMAPPED SITES

The locations provided on the map and tables in this report use geographic coordinates provided directly by State and Local agencies. Due to errors and omissions, the coordinates are frequently unknown even though some address information is provided. PDQ Disclosure provides a list of facilities with unknown geographic coordinates in the general vicinity by providing records in the same zip code, or in adjacent zip codes. In less than 1

Unmapped Envirostor Hazardous Waste Facilities - Sites

EPA ID	FACILITY NAME	ADDRESS	CITY	ZIP	FACILITY TYPE	STATUS
CAD000633248	LA DEPARTMENT WATER & POWER	6801 E 2ND ST WESTMINSTER AVE	LONG BEACH	90803	Historical - Non-Operating	PROTECTIVE FILER

Unmapped Envirostor Cleanup Sites

ENV STOR ID	PROJECT NAME	ADDRESS	CITY	ZIP	SITE TYPE	LEAD AGENCY	STATUS	POTENTIAL MEDIA AFFECTED
19281208	DOW CHEMICAL COMPANY	305 HENRY FORD AVENUE	SAN PEDRO	90731	Historical	US EPA	Refer: RWQCB	NONE SPECIFIED
19280529	GENERAL AMERICAN TRANSPORTATION CORP	BERTH 70 - 71	SAN PEDRO	90731	Historical	NONE SPECIFIED	Refer: Other Agency	NONE SPECIFIED
19490199	H-10 WATER TAXI COMPANY	BERTH 87, LOS ANGELES HARBOR MAIN CHANNEL	SAN PEDRO	90731	Historical	NONE SPECIFIED	Refer: RWQCB	NONE SPECIFIED
19720053	HEALTHVIEW TERRACE	3540 MARIN LUTHER KING JR. BLVD.	SAN PEDRO	90731	Evaluation	NONE SPECIFIED	Refer: 1248 Local Agency	NONE SPECIFIED
19490187	LOS ANGELES HARBOR BERTH 115	HARBOR BLVD	SAN PEDRO	90731	Historical	NONE SPECIFIED	Refer: Other Agency	NONE SPECIFIED
19720032	OCEAN PARK CLEANERS	114 N. GAFFEY STREET	SAN PEDRO	90731	Evaluation	NONE SPECIFIED	Refer: 1248 Local Agency	NONE SPECIFIED
19950001	URBAN PACIFIC BUILDERS DEVELOPMENT	1835-1899 ORIZABA AVE. & 1860 ELLIS AVE.	SIGNAL HILL	90804	Evaluation	NONE SPECIFIED	Refer: 1248 Local Agency	NONE SPECIFIED

Unmapped Geotracker Sites

CASE TYPE	GLOBAL ID	BUSINESS NAME	ST. #	STREET NAME	CITY	ZIP	STATUS	LEAD AGENCY	POTENTIAL CONTAMINANTS OF CONCERN	SITE HISTORY
LUST Cleanup Site	T0603742849	FREMONT FOREST GROUP CORP	800	PIER T AVE, BERTH 122	LONG BEACH	90802	Completed - Case Closed	LONG BEACH, CITY OF	Diesel	Soil
Cleanup Program Site	SLT4305553	UNOCAL - HARBOR PUMP STATION	200	W. 022ND ST	SAN PEDRO	90731	Completed - Case Closed	LOS ANGELES RWQCB (REGION 4)		

TERMS, CONDITIONS, AND LIMITATIONS

The Disclosure Statement is subject to and governed by the following Terms, Conditions and Limitations. Each Recipient (Seller and buyer, and the agents and brokers for each, for the property that is the subject of the Disclosure Statement) of the Disclosure Statement hereby acknowledges and expressly agrees that the Disclosure Statement is subject to the conditions set forth below. The Recipient, on behalf of itself, himself or herself, agrees to be bound to the Terms and Conditions and agrees that the Terms and Conditions are binding on its successors and assigns. The ordering of the Disclosure Statement and the use of the Report by the Recipient constitutes acceptance of all Terms, Conditions and Limitations pertaining to and outlined in this document. The Terms, Conditions, and Limitations are incorporated into the Disclosure Statement.

This information is compiled to assist the Recipient(s) in satisfying their general obligations to provide information regarding the property's proximity to site(s) identified by appropriate Federal, State and/or County Agencies' databases as possessing (either now or in the past) an environmental concern and is not intended or to be used for any other purposes, and will be collectively referred to as a Environmental Disclosure Statement (Disclosure Statement).

1. The Disclosure Statement is a residential environmental report. The Disclosure Statement expressly does not apply to commercial or mixed-use properties and must not be used to make any decisions regarding commercial or mix used properties. If the Disclosure Statement has been ordered for a commercial or mixed-use property in error, the contents are to be disregarded.
2. Data only from readily available public agencies. The Disclosure Statement is based on the research of various databases and maps published by state, and federal government agencies that are readily available for public review. PDQ Disclosure shall not assume any responsibility for the accuracy of the information furnished by the Recipient, third parties or government agencies. There exists the possibility that incorrect, false, additional, new or revised information, sites, incomplete information, ordinance, incomplete locations or zones and contaminants exists or is not present, as the case maybe, in the databases which PDQ Disclosure researches. Some sites with contaminants may be exempt from disclosure to state and federal agencies, and some sites disclosing contaminants may pose little or no threat due to abatement strategies. PDQ Disclosure updates its databases and maps at various intervals based in part, on the Governmental agencies' lists, databases, and maps update cycles and release dates. There is also the possibility that Government agencies' websites/databases may not be operating properly or may not be updated on the date the Disclosure Statement is issued. There will be time lapses that exist between the PDQ Disclosure update cycles and the Governmental agencies' release dates. Therefore, the outcome of the report is contingent upon databases, outside of PDQ Disclosure's control, having complete information, operating properly and updating on a timely basis. PDQ Disclosure does not independently verify the accuracy of the information in the public databases.
3. The locations provided on the map and tables in this report use geographic coordinates provided directly by State and Local agencies. Due to errors and omissions, the coordinates are frequently unknown even though some address information is provided. PDQ Disclosure provides a list of facilities with unknown coordinates in the general vicinity by providing records in the same zip code, or in adjacent zip codes. In less than 1% of the records, there is not enough information to identify the zip code. These records are not provided in the report.

4. PDQ Disclosure takes no responsibility and makes no representations concerning the physical condition of the subject property. No physical or visual inspections of the subject property were made by any employee or representative of PDQ Disclosure. This report is not a substitute for a physical and visual inspection of the property.
5. This is not an insurance policy. This Disclosure Statement gives no opinion and makes no representation pertaining to the title of the Subject property. No responsibility is assumed by PDQ Disclosure for any cost associated with the requirement, need or lack of need, for any insurance for the subject property. This includes but is not limited to, flood and/or earthquake insurance. Please contact the proper insurance entity about the availability of insurance. This Report does not make a determination, express an opinion, or is intended to be used in regard to the following:
 - (a) right, entitlement or ability to develop or improve the land;
 - (b) whether the lot is legal;
 - (c) architectural issues;
 - (d) legal issues;
 - (e) marketability or value of the subject property;
 - (f) structural, mechanical or engineering issues; and
 - (g) habitability of structures on the subject property.
6. Recipient's duty to identify subject property accurately. The following Disclosure Statement is based solely on the property location provided by recipient. The legal description of the subject property is being supplied to PDQ Disclosure by the Recipient and is assumed to be correct. It is the Recipient's responsibility to provide the correct location information for the subject property. Disclosure Statements are for the subject property only and not for other properties within or near the vicinity of the subject property. It is further the Recipient's duty to disclose any and all information that may alter the outcome of the Disclosure Statement. All distances provided in this Disclosure Statement are approximate based on a computerized "point to point" distance analysis. The actual distances to contaminants if present may vary significantly. The Recipient is advised that these distances are used to provide a general screening to identify the facilities in the surrounding area and are not to be relied upon to determine potential impact.
7. PDQ Disclosure has no duty to update the Disclosure Statement. The data represented on this Disclosure Statement is completed based on information current as of the date of said Disclosure Statement. PDQ Disclosure will not be responsible for any updates, amendments or any alteration of the maps or databases made after the date of issue.
8. No reliance by anyone other than the recipient/no third party beneficiaries. This Disclosure Statement is intended only and solely for the Recipient(s) and no one else for a singular transaction. If there is an escrow number associated with the Disclosure Statement, then the Disclosure Statement can only be used in relation to that escrow and no other transaction. There is no accountability, obligation or liability to any other party other than the Recipient and this Disclosure Statement may not be referred to or relied upon by any other party other than the Recipient.
9. Damages. As an express condition and covenant of PDQ Disclosure producing this Disclosure Statement to recipient, the Recipient expressly agrees that any and all damages that may arise from this Disclosure Statement shall be expressly limited to the amount of the cost of this Disclosure Statement ("Damages"). No other losses either indirect, special, punitive, incidental or consequential are the responsibility of PDQ

- Disclosure. Additionally, including but not limited to, PDQ Disclosure shall not be liable for inaccuracies or omissions known to exist by recipient(s) prior to or after the completion of this Disclosure Statement, use of the Disclosure Statement beyond its intended use, or future transactions.
10. Governing law. This Disclosure Statement shall be governed by and construed in accordance with the laws of the State of California.
 11. Dispute Resolution/Jurisdiction. Any action or proceeding arising out of, relating to or concerning this Agreement, including, without limitation, any claim of breach of contract, shall be filed in the Superior Court of the State of California for the County of Los Angeles or in the United States District Court for the Central District of California and in no other location. The parties hereby waive the right to object to such location on the basis of venue or forum non conveniens. The parties hereby WAIVE THE RIGHT TO A JURY TRIAL.
 12. No attorney's fees or costs. The parties expressly agree that the prevailing party shall not be entitled to any attorneys' fees or costs.
 13. No duty to defend recipient/no indemnification. PDQ Disclosure shall not have any obligation to defend or indemnify Recipient arising from the Disclosure Statement.
 14. No testimony or court appearance required. PDQ Disclosure will not be responsible or be required to give testimony for any deposition or subpoena in any court or hearing due to any information being questioned due to the issuance of the Disclosure Statement. A separate agreement where the recipient is responsible for all additional fees and time charges must be made before PDQ Disclosure will become involved in such proceedings.
 15. Entire agreement. This Notice of Terms, Limitations and Conditions, along with the Disclosure Statement, represent the entire agreement and represent the entire understanding of all parties involved. No changes to this agreement will be binding without prior written consent by the parties
 16. If any provision of this Agreement is construed to be invalid, illegal or unenforceable, the remaining provisions shall not be affected thereby and shall be enforceable without regard thereto.
 17. PDQ Disclosure makes NO WARRANTY OR REPRESENTATION OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE REPORT. PDQ Disclosure expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.