

**DETAILS**

Source of the list: County of Los Angeles  
 Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits  
 URL:  
<http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=7727&streetdr=&streetname=GARVEY&zip=91770>  
 File URL:  
<http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=043314>  
 File Number: 026916-043314  
 Status: PERM  
 Status Description: Active Permitted File  
 Type: I  
 Type Description: Industrial Waste File

| DATABASE                        | STATUS | DISTANCE     | ELEVATION   | MAP ID    |
|---------------------------------|--------|--------------|---|-----------|
| AIR-DIST-CA                     | Listed | 0.23 miles W | 333 ft<br>(34 ft higher than site)                        | <b>34</b> |
| SITE NAME                       |        |              | MAPS  | ID        |
| K.C.F. EL MONTE INVESTMENT, INC |        |              | <a href="#">1</a> , <a href="#">2</a> , <a href="#">4</a> | 73089-SC  |
| ADDRESS                         |        |              | CITY  | ZIP       |
| 7728 E GARVEY AVE STE 3         |        |              | ROSEMEAD  | 91770     |

### DETAILS

District: South Coast AQMD  
 Compliance URL:  
[http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac\\_id=73089](http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=73089)  
 Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.  
 Facility Id: 73089  
 County Code: LA  
 County: Los Angeles  
 Facility Status Code: A  
 Facility Status: ACTIVE  
 Number of Employees: 0  
 Location Zip Code Extension: 3072  
 Facility Representative First Name: BRUCE  
 Facility Representative Last Name: GLASBERG  
 Location Area Code: 213  
 Location Phone Number: 4781501  
 Location Phone Extension: Not Reported  
 Mailing Address: 7728 E GARVEY AVE STE 3  
 Mailing City: ROSEMEAD  
 Mailing State: CA  
 Mailing Zip Code: 91770  
 Mailing Zip Code Extension: 3072  
 Mailing Area Code: 213  
 Mailing Phone Number: 4781501  
 Mailing Phone Extension: Not Reported  
 Mailing Representative First Name: BRUCE  
 Mailing Representative Last Name: GLASBERG

[More Details Link](#)

| DATABASE                  | STATUS | DISTANCE     | ELEVATION   | MAP ID            |
|---------------------------|--------|--------------|---|-------------------|
| County-Others-CA          | Listed | 0.23 miles W | 333 ft<br>(34 ft higher than site)                        | <b>34</b>         |
| SITE NAME                 |        |              | MAPS  | ID                |
| CRYSTAL SPARKLETTTS WATER |        |              | <a href="#">1</a> , <a href="#">2</a> , <a href="#">4</a> | 017480-023807-LAC |
| ADDRESS                   |        |              | CITY  | ZIP               |
| 7728 GARVEY AVE #1        |        |              | ROSEMEAD  | 91770             |

**DETAILS**

Source of the list: County of Los Angeles  
 Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits  
 URL: Not Reported  
 File URL: Not Reported  
 File Number: 017480-023807  
 Status: CLOS  
 Status Description: Closed File. File no longer has an active permit.  
 Type: I  
 Type Description: Industrial Waste File

| DATABASE            | STATUS | DISTANCE      | ELEVATION                          | MAP ID     |
|---------------------|--------|---------------|------------------------------------|------------|
| Hist-CalFID-CA      | Listed | 0.24 miles SW | 334 ft<br>(35 ft higher than site) | <b>35</b>  |
| <b>SITE NAME</b>    |        |               | <b>MAPS</b>                        | <b>ID</b>  |
| 1X HONG MING CHI    |        |               | <a href="#">1, 2, 4</a>            | 7710224    |
| <b>ADDRESS</b>      |        |               | <b>CITY</b>                        | <b>ZIP</b> |
| 2758 EVELNY         |        |               | ROSEMEAD                           | 917700000  |
| <b>DETAILS</b>      |        |               |                                    |            |
| Reported Date: 1998 |        |               |                                    |            |

| DATABASE            | STATUS               | DISTANCE     | ELEVATION                          | MAP ID     |
|---------------------|----------------------|--------------|------------------------------------|------------|
| Hist-WIP-Backlog-CA | Backlog/Low Priority | 0.31 miles W | 343 ft<br>(44 ft higher than site) | <b>36</b>  |
| <b>SITE NAME</b>    |                      |              | <b>MAPS</b>                        | <b>ID</b>  |
| ROSE CLEANERS       |                      |              | <a href="#">1, 4</a>               | 17160      |
| <b>ADDRESS</b>      |                      |              | <b>CITY</b>                        | <b>ZIP</b> |
| 7629 E Garvey Ave   |                      |              | ROSEMEAD                           | 91770      |

**DETAILS**

File No: 115.0538

Status: The agency listed the case as a potential site to work on but it has a very low priority in terms of contamination; and has not been assigned to staff for further evaluation/ agency may have never evaluated site

STAFF: CCHARMLE

| DATABASE          | STATUS                  | DISTANCE     | ELEVATION                          | MAP ID      |
|-------------------|-------------------------|--------------|------------------------------------|-------------|
| LUST-Closed-CA    | COMPLETED - CASE CLOSED | 0.33 miles N | 310 ft<br>(11 ft higher than site) | <b>37</b>   |
| SITE NAME         |                         |              | MAPS                               | ID          |
| THRIFTY #12       |                         |              | <u>1, 4</u>                        | T0603736885 |
| ADDRESS           |                         |              | CITY                               | ZIP         |
| 3302 DEL MAR AVE. |                         |              | ROSEMEAD                           | 91770       |

**DETAILS**

Sites Details

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603736885](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603736885)  
 Global ID: T0603736885  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 3302 DEL MAR AVE.  
 Status Date: 1/11/2010  
 Cleanup Fund Case: NO  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: NC  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-05986A  
 Location Case Number: 05776-25042  
 File Location: REGIONAL BOARD  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: SOIL  
 Site History: Not Reported  
 Begin Date: 8/16/2001  
 How Discovered: OTHER MEANS  
 How Discovered Description: EQUIPMENT REPLACEMENT  
 Stop Method: REPLACE PRODUCT PIPING  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.068258  
 Agency Provided Longitude: -118.099221

[More Details Link](#)

| DATABASE         | STATUS                  | DISTANCE     | ELEVATION                          | MAP ID      |
|------------------|-------------------------|--------------|------------------------------------|-------------|
| LUST-Closed-CA   | COMPLETED - CASE CLOSED | 0.33 miles N | 310 ft<br>(11 ft higher than site) | <b>37</b>   |
| SITE NAME        |                         |              | MAPS                               | ID          |
| THRIFTY #012     |                         |              | <u>1.4</u>                         | T0603703148 |
| ADDRESS          |                         |              | CITY                               | ZIP         |
| 3302 DEL MAR AVE |                         |              | ROSEMEAD                           | 91770       |

**DETAILS**

Sites Details

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603703148](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703148)  
 Global ID: T0603703148  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 3302 DEL MAR AVE  
 Status Date: 9/11/1996  
 Cleanup Fund Case: YES  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: YR  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-05986  
 Location Case Number: Not Reported  
 File Location: Not Reported  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: SOIL  
 Site History: Not Reported  
 Begin Date: 1/2/1987  
 How Discovered: TANK TIGHTNESS TEST  
 How Discovered Description: Not Reported  
 Stop Method: Not Reported  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.068257  
 Agency Provided Longitude: -118.099221

[More Details Link](#)

| DATABASE   | STATUS               | DISTANCE     | ELEVATION                          | MAP ID    |
|--|----------------------|--------------|------------------------------------|-----------|
| Hist-WIP-Backlog-CA  | Backlog/Low Priority | 0.39 miles W | 350 ft<br>(51 ft higher than site) | <b>38</b> |
| SITE NAME  |                      |              | MAPS                               | ID        |
| PARK SIERRA SYSTEMS  |                      |              | <u>1, 4</u>                        | 17072     |
| ADDRESS  |                      |              | CITY                               | ZIP       |
| 2745 Jackson Ave   |                      |              | ROSEMEAD                           | 91770     |
| <b>DETAILS</b>   |                      |              |                                    |           |
| <p>File No: 115.0450<br/>           Status: The agency listed the case as a potential site to work on but it has a very low priority in terms of contamination; and has not been assigned to staff for further evaluation/ agency may have never evaluated site<br/>           STAFF: CORTEZ</p> |                      |              |                                    |           |

| DATABASE          | STATUS | DISTANCE      | ELEVATION                         | MAP ID    |
|-------------------|--------|---------------|-----------------------------------|-----------|
| SWRCY-CA          | Listed | 0.39 miles SE | 270 ft<br>(29 ft lower than site) | <b>39</b> |
| SITE NAME         |        |               | MAPS                              | ID        |
| VALCORE RECYCLING |        |               | <u>1, 4</u>                       | 2308      |
| ADDRESS           |        |               | CITY                              | ZIP       |
| 38 SHERIDAN ST    |        |               | VALLEJO                           | 94590     |

**DETAILS**

Note: This is an ERS generated ID  
 Curbside Program Details  
 : Not Reported  
 Processor Program Details  
 ACCOUNT NUMBER: RC2525  
 OPERATION BEGIN DATE: 1/3/1989  
 RURAL: N  
 HOURS OF OPERATION: MON - SAT 10:00 AM - 4:30 PM, CLOSED 1:00 PM - 2:00 PM; SUN CLOSED  
 ORGANIZATION NAME: VALLEJO COMMUNITY ORGANIZATIONS RECYCLING INC  
 AGENCY ADDRESS: 38 SHERIDAN ST  
 AGENCY CITY: VALLEJO  
 AGENCY STATE: CA  
 AGENCY POSTAL CODE: 94590  
 AGENCY PHONE NUMBER: (707) 645-8258  
 AGENCY WEBSITE:  
<http://WWW.VALCORERECYCLING.ORG>

Other Program Details  
 : Not Reported

| DATABASE                | STATUS               | DISTANCE    | ELEVATION                         | MAP ID    |
|-------------------------|----------------------|-------------|-----------------------------------|-----------|
| Hist-WIP-Backlog-CA     | Backlog/Low Priority | 0.4 miles E | 273 ft<br>(26 ft lower than site) | <b>40</b> |
| SITE NAME               |                      |             | MAPS                              | ID        |
| WEE AUTO SALES PROPERTY |                      |             | <u>1.4</u>                        | 17076     |
| ADDRESS                 |                      |             | CITY                              | ZIP       |
| 3003 W San Gabriel Blvd |                      |             | ROSEMEAD                          | 91770     |

**DETAILS**

File No: 115.0454  
 Status: The agency listed the case as a potential site to work on but it has a very low priority in terms of contamination; and has not been assigned to staff for further evaluation/ agency may have never evaluated site  
 STAFF: CCHARMLE

| DATABASE                | STATUS                  | DISTANCE    | ELEVATION                         | MAP ID      |
|-------------------------|-------------------------|-------------|-----------------------------------|-------------|
| LUST-Closed-CA          | COMPLETED - CASE CLOSED | 0.4 miles E | 273 ft<br>(26 ft lower than site) | <b>40</b>   |
| SITE NAME               |                         |             | MAPS                              | ID          |
| WEE AUTO SALES PROPERTY |                         |             | <u>1, 4</u>                       | T0603702910 |
| ADDRESS                 |                         |             | CITY                              | ZIP         |
| 3003 SAN GABRIEL BLVD W |                         |             | ROSEMEAD                          | 91770       |

**DETAILS**

Sites Details

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603702910](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603702910)  
 Global ID: T0603702910  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 3003 SAN GABRIEL BLVD W  
 Status Date: 7/31/1996  
 Cleanup Fund Case: NO  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: YR  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-03366  
 Location Case Number: Not Reported  
 File Location: Not Reported  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: SOIL  
 Site History: Not Reported  
 Begin Date: 1/25/1995  
 How Discovered: OTHER MEANS  
 How Discovered Description: Not Reported  
 Stop Method: Not Reported  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.06306  
 Agency Provided Longitude: -118.09101

[More Details Link](#)

| DATABASE          | STATUS                  | DISTANCE     | ELEVATION                         | MAP ID      |
|-------------------|-------------------------|--------------|-----------------------------------|-------------|
| LUST-Closed-CA    | COMPLETED - CASE CLOSED | 0.42 miles E | 272 ft<br>(27 ft lower than site) | <b>41</b>   |
| SITE NAME         |                         |              | MAPS                              | ID          |
| ARCO #1285        |                         |              | <u>1, 4</u>                       | T0603702815 |
| ADDRESS           |                         |              | CITY                              | ZIP         |
| 8204 GARVEY AVE E |                         |              | ROSEMEAD                          | 91770       |

**DETAILS**

Sites Details

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603702815](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603702815)  
 Global ID: T0603702815  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 8204 GARVEY AVE E  
 Status Date: 3/24/2011  
 Cleanup Fund Case: YES  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: NB  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-01941  
 Location Case Number: Not Reported  
 File Location: REGIONAL BOARD  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: AQUIFER USED FOR DRINKING WATER SUPPLY  
 Site History: Not Reported  
 Begin Date: 7/16/1991  
 How Discovered: NUISANCE CONDITIONS  
 How Discovered Description: Not Reported  
 Stop Method: Not Reported  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.0623124239346  
 Agency Provided Longitude: -118.090217113495

[More Details Link](#)

| DATABASE         | STATUS                  | DISTANCE     | ELEVATION                          | MAP ID      |
|------------------|-------------------------|--------------|------------------------------------|-------------|
| LUST-Closed-CA   | COMPLETED - CASE CLOSED | 0.43 miles N | 314 ft<br>(15 ft higher than site) | <b>42</b>   |
| SITE NAME        |                         |              | MAPS                               | ID          |
| UNOCAL #8600     |                         |              | <u>1.4</u>                         | T0603703554 |
| ADDRESS          |                         |              | CITY                               | ZIP         |
| 3363 DEL MAR AVE |                         |              | ROSEMEAD                           | 91770       |

**DETAILS**

Sites Details

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603703554](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703554)  
 Global ID: T0603703554  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 3363 DEL MAR AVE  
 Status Date: 2/23/2018  
 Cleanup Fund Case: YES  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: AJL  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-09998A  
 Location Case Number: Not Reported  
 File Location: REGIONAL BOARD  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: SOIL  
 Site History: Not Reported  
 Begin Date: 8/9/1989  
 How Discovered: TANK CLOSURE  
 How Discovered Description: Not Reported  
 Stop Method: Not Reported  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.0696497266712  
 Agency Provided Longitude: -118.099941133799

[More Details Link](#)

| DATABASE   | STATUS               | DISTANCE      | ELEVATION                         | MAP ID    |
|--|----------------------|---------------|-----------------------------------|-----------|
| Hist-WIP-Backlog-CA  | Backlog/Low Priority | 0.47 miles SE | 267 ft<br>(32 ft lower than site) | <b>43</b> |
| SITE NAME  |                      |               | MAPS                              | ID        |
| LOS ANGELES CNTY FIRE DEPT # 4   |                      |               | <u>1, 4</u>                       | 17068     |
| ADDRESS  |                      |               | CITY                              | ZIP       |
| 2644 N San Gabriel Blvd  |                      |               | ROSEMEAD                          | 91770     |
| <b>DETAILS</b>   |                      |               |                                   |           |
| <p>File No: 115.0446<br/>           Status: The agency has not assigned a staff to work on it<br/>           STAFF: CCHARMLE</p> |                      |               |                                   |           |

| DATABASE                    | STATUS                     | DISTANCE      | ELEVATION | MAP ID    |
|-----------------------------|----------------------------|---------------|-----------|-----------|
| NPL-R9-US                   | Currently on the Final NPL | 0.47 miles SE | N/A       | <b>A2</b> |
| SITE NAME                   |                            |               | MAPS      | ID        |
| SAN GABRIEL VALLEY (AREA 1) |                            |               | <u>1</u>  | 150       |
| ADDRESS                     |                            |               | CITY      | ZIP       |
| PECK RD & REAL              |                            |               | EL MONTE  |           |

**DETAILS**

Site URL:  
<http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0901951>  
 NPL Status: Currently on the Final NPL  
 Cerclis ID: CAD980677355  
 NPL Name: SAN GABRIEL VALLEY (AREA 1)  
 SubArea Name: Not Reported  
 Boundary Type: Extent of Contamination  
 Federal Facility Status: Private Site  
 COMMENTS: Not Reported  
 COUNTY: LOS ANGELES  
 SOURCE: SFUND-RMP  
 Category Code: OT  
 Category Code Description: Other  
 Site sub-category code: GP  
 Site-sub category description: Ground water plume site with no identifiable source  
 Human Exposure Status: Insufficient Data to Determine Human Exposure Control Status  
 Site Status: Construction Underway  
 EIS Human: HEID

| DATABASE              | STATUS               | DISTANCE      | ELEVATION                         | MAP ID    |
|-----------------------|----------------------|---------------|-----------------------------------|-----------|
| Hist-WIP-Backlog-CA   | Backlog/Low Priority | 0.49 miles NE | 285 ft<br>(14 ft lower than site) | <b>44</b> |
| SITE NAME             |                      |               | MAPS                              | ID        |
| CHINA VIDEO STUDIO    |                      |               | <u>1, 4</u>                       | 16785     |
| ADDRESS               |                      |               | CITY                              | ZIP       |
| 3246 San Gabriel Blvd |                      |               | ROSEMEAD                          | 91770     |

**DETAILS**

File No: 115.0162  
 Status: The agency has not assigned a staff to work on it  
 STAFF: CCHARMLE

| DATABASE              | STATUS                  | DISTANCE      | ELEVATION                         | MAP ID      |
|-----------------------|-------------------------|---------------|-----------------------------------|-------------|
| LUST-Closed-CA        | COMPLETED - CASE CLOSED | 0.49 miles NE | 285 ft<br>(14 ft lower than site) | <b>44</b>   |
| SITE NAME             |                         |               | MAPS                              | ID          |
| THOMAS TAM PROPERTY   |                         |               | <u>1.4</u>                        | T0603704407 |
| ADDRESS               |                         |               | CITY                              | ZIP         |
| 3246 SAN GABRIEL BLVD |                         |               | ROSEMEAD                          | 91770       |

**DETAILS**

Sites Details

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603704407](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704407)  
 Global ID: T0603704407  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 3246 SAN GABRIEL BLVD  
 Status Date: 3/24/1994  
 Cleanup Fund Case: NO  
 Lead Agency: LOS ANGELES COUNTY  
 Case Worker: JOA  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-16329  
 Location Case Number: Not Reported  
 File Location: Not Reported  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: SOIL  
 Site History: Not Reported  
 Begin Date: 5/29/1991  
 How Discovered: OTHER MEANS  
 How Discovered Description: Not Reported  
 Stop Method: Not Reported  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.067596  
 Agency Provided Longitude: -118.090222

[More Details Link](#)

| DATABASE   | STATUS               | DISTANCE     | ELEVATION                         | MAP ID     |
|--|----------------------|--------------|-----------------------------------|------------|
| Hist-WIP-Backlog-CA  | Backlog/Low Priority | 0.5 miles SE | 268 ft<br>(31 ft lower than site) | <b>45</b>  |
| <b>SITE NAME</b>   |                      |              | <b>MAPS</b>                       | <b>ID</b>  |
| DB PERFORMANCE ENGINEERING   |                      |              | <u>1, 4</u>                       | 17065      |
| <b>ADDRESS</b>   |                      |              | <b>CITY</b>                       | <b>ZIP</b> |
| 2602 N San Gabriel Blvd  |                      |              | ROSEMEAD                          | 91770      |
| <b>DETAILS</b>   |                      |              |                                   |            |
| <p>File No: 115.0443<br/>           Status: The agency has not assigned a staff to work on it<br/>           STAFF: CORTEZ</p> |                      |              |                                   |            |

| DATABASE                | STATUS                     | DISTANCE     | ELEVATION                         | MAP ID      |
|-------------------------|----------------------------|--------------|-----------------------------------|-------------|
| LUST-Closed-CA          | COMPLETED - CASE<br>CLOSED | 0.5 miles SE | 268 ft<br>(31 ft lower than site) | <b>45</b>   |
| <b>SITE NAME</b>        |                            |              | <b>MAPS</b>                       | <b>ID</b>   |
| HUI PROPERTY            |                            |              | <u>1, 4</u>                       | T0603704504 |
| <b>ADDRESS</b>          |                            |              | <b>CITY</b>                       | <b>ZIP</b>  |
| 2602 SAN GABRIEL BLVD N |                            |              | ROSEMEAD                          | 91770       |

### DETAILS

**Sites Details**

URL:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603704504](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704504)  
 Global ID: T0603704504  
 Case Type: LUST CLEANUP SITE  
 Status: COMPLETED - CASE CLOSED  
 Agency Provided Address: 2602 SAN GABRIEL BLVD N  
 Status Date: 12/26/1996  
 Cleanup Fund Case: NO  
 Lead Agency: LOS ANGELES COUNTY  
 Case Worker: JOA  
 Local Agency: LOS ANGELES COUNTY  
 Resolution Case Number: I-24131  
 Location Case Number: Not Reported  
 File Location: Not Reported  
 Potential Contaminants of Concern: GASOLINE  
 Potential Media Affected: SOIL  
 Site History: Not Reported  
 Begin Date: 6/23/1995  
 How Discovered: OTHER MEANS  
 How Discovered Description: Not Reported  
 Stop Method: Not Reported  
 Stop Method Description: Not Reported  
 Agency Provided Latitude: 34.058247  
 Agency Provided Longitude: -118.0905386

[More Details Link](#)

| DATABASE                    | STATUS                     | DISTANCE     | ELEVATION | MAP ID    |
|-----------------------------|----------------------------|--------------|-----------|-----------|
| NPL-R9-US                   | Currently on the Final NPL | 0.85 miles E | N/A       | <b>A3</b> |
| SITE NAME                   |                            |              | MAPS      | ID        |
| SAN GABRIEL VALLEY (AREA 1) |                            |              | <u>1</u>  | 147       |
| ADDRESS                     |                            |              | CITY      | ZIP       |
| PECK RD & REAL              |                            |              | EL MONTE  |           |

### DETAILS

Site URL:  
<http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0901951>  
 NPL Status: Currently on the Final NPL  
 Cerclis ID: CAD980677355  
 NPL Name: SAN GABRIEL VALLEY (AREA 1)  
 SubArea Name: Not Reported  
 Boundary Type: Extent of Contamination  
 Federal Facility Status: Private Site  
 COMMENTS: Not Reported  
 COUNTY: LOS ANGELES  
 SOURCE: SFUND-RMP  
 Category Code: OT  
 Category Code Description: Other  
 Site sub-category code: GP  
 Site-sub category description: Ground water plume site with no identifiable source  
 Human Exposure Status: Insufficient Data to Determine Human Exposure Control Status  
 Site Status: Construction Underway  
 EIS Human: HEID

| DATABASE               | STATUS | DISTANCE  | ELEVATION | MAP ID    |
|------------------------|--------|-----------|-----------|-----------|
| SGV-Deep-Plumes-CA     | Listed | 1 miles E | N/A       | <b>A4</b> |
| SITE NAME              |        |           | MAPS      | ID        |
| Not Reported by Agency |        |           | <u>7</u>  | 193       |
| ADDRESS                |        |           | CITY      | ZIP       |
| Not Reported by Agency |        |           |           |           |

### DETAILS

Type: San Gabriel Valley Deep Plumes  
 OU: South El Monte  
 Source: Created on 12/28/2016 by M. Dhruv; 2D MVS output file.  
 Exceedance: Greater than 10x MCL  
 Aq\_Zone: Deep  
 Exceed: Not Reported

## RECORDS SOURCES SEARCHED

| ABBREVIATION        | DATABASE FULLNAME   | DATABASE CATEGORY             | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|---------------------|---|-------------------------------|----------------------------|----------------|
| Air-CA              | Air Permits with Emissions  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| AIR-DIST-CA         | Air Pollution Control District  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | 5              |
| AST-CA              | Historical Aboveground Storage Tanks  | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| AST-CRSP-CA         | Aboveground Storage Tanks   | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| BF-MOA-CA           | Brownfield MOA Sites (aka Considered Brownfield Sites, SWRCB MOA, Brownfield Memorandum of Agreement) | State/Tribal Brownfield       | <a href="#">Click Here</a> | None Found     |
| BF-Tribal-US        | Historical Tribal Brownfields   | Federal Brownfield            | <a href="#">Click Here</a> | None Found     |
| BF-US               | Brownfields Sites   | Federal Brownfields           | <a href="#">Click Here</a> | None Found     |
| BioFuel-US          | Bio Diesel Fuel   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| BZ-HazWaste-CA      | Border Zone or Hazardous Waste Property   | State/Tribal ASTM Other Med   | <a href="#">Click Here</a> | None Found     |
| CAF-CA              | Confined Animal Facilities  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| CDL-CA              | Clandestine Drug Labs   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| CDL-US              | National Clandestine Drug Lab Register  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| CERCLIS-Archived-US | CERCLIS sites that have been archived   | Federal CERCLIS NFRAP         | <a href="#">Click Here</a> | None Found     |
| CERCLIS-US          | Comprehensive Environmental Response, Compensation, and Liability Information System                  | Federal CERCLIS               | <a href="#">Click Here</a> | None Found     |
| CERS-CA             | California Environmental Reporting System (CERS)  | State/Tribal ASTM Other Med   | <a href="#">Click Here</a> | 1              |
| CHMIRS-CA           | California Hazardous Material Incident Report System  | Emergency Release Reports     | <a href="#">Click Here</a> | None Found     |
| CHWF-CA             | Commercial Offsite Hazardous Waste Facilities   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| City-AST-CA         | Underground Storage Tanks   | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| City-CUPA-CA        | Certified Unified Program Agency  | State/Tribal ASTM Other Med   | <a href="#">Click Here</a> | None Found     |
| City-Others-CA      | Hazardous Material Facilities   | State/Tribal ASTM Other Med   | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION          | DATABASE FULLNAME  | DATABASE CATEGORY                          | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-----------------------|--|--|----------------------------|----------------|
| City-UST-CA           | City Agency Underground Storage Tanks  | State/Tribal UST                           | <a href="#">Click Here</a> | None Found     |
| Cleaners-CA           | Cleaners   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | 2              |
| Coal-Ash-Dams-US      | Coal Ash Contaminated Sites and Hazard Dams  | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Controls-CA           | California sites with Deed Restrictions or other Controls  | State/Tribal Inst/Eng Controls             | <a href="#">Click Here</a> | None Found     |
| Controls-RCRA-US      | RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)                     | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| Controls-US           | US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls) | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| CorAct-Closed-CA      | Corrective Action Sites  | State/Tribal ASTM Other Low                | <a href="#">Click Here</a> | None Found     |
| CorAct-Open-CA        | Corrective Action Sites  | State/Tribal ASTM Other High               | <a href="#">Click Here</a> | None Found     |
| CorAct-Other-CA       | Corrective Action Sites  | State/Tribal ASTM Other Low                | <a href="#">Click Here</a> | None Found     |
| CORTESE-CA            | Cortese Hazardous Waste & Substances Sites List  | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | None Found     |
| County-AST-CA         | Aboveground Storage Tanks  | State/Tribal UST                           | <a href="#">Click Here</a> | None Found     |
| County-BI-CA          | Business Inventory   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| County-Hist-CA        | Historic Environmental County Listings   | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | None Found     |
| County-LUST-CA        | County Agency Leaking Underground Storage Tanks  | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| County-LUST-Closed-CA | County Agency Leaking Underground Storage Tanks, Closed Cases  | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| County-LUST-Open-CA   | County Agency Leaking Underground Storage Tanks, Open Cases  | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| County-Others-CA      | Environmental Related Databases  | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | 53             |
| County-SLIC-Closed-CA | County SLIC Sites  | Emergency Release Reports                  | <a href="#">Click Here</a> | None Found     |
| County-SLIC-Open-CA   | County SLIC Sites  | Emergency Release Reports                  | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION        | DATABASE FULLNAME                                | DATABASE CATEGORY                 | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|---------------------|--|-----------------------------------|----------------------------|----------------|
| County-SML-CA       | County Site Mitigation Unit List                 | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | None Found     |
| County-SWF-CA       | County Solid Waste Facilities                    | State/Tribal Landfill/Solid Waste | <a href="#">Click Here</a> | None Found     |
| County-UST-CA       | County Agency Underground Storage Tanks          | State/Tribal UST                  | <a href="#">Click Here</a> | 4              |
| CRSP-CA             | Cal EPA Regulated Site Portal                    | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | 7              |
| CUPA-CA             | Certified Unified Program Agency                 | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | None Found     |
| Dams-CA             | California Dams                                  | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| Debris-US           | Historical Debris Sites                          | Federal Solid Waste               | <a href="#">Click Here</a> | None Found     |
| Deed-CA             | Deed Restrictions/Land Use Restrictions          | State/Tribal Inst/Eng Controls    | <a href="#">Click Here</a> | None Found     |
| Delisted-NPL-US     | Delisted NPL Sites                               | Federal Delisted NPL              | <a href="#">Click Here</a> | None Found     |
| DPR-CA              | Pesticide Regulation Licenses                    | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| DryCleaners-CA      | Dry Cleaner Facilities                           | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | 1              |
| EGRID-US            | Emissions & Generation Resource Facilities       | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| ENF-CA              | Enforcement Actions Data                         | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | None Found     |
| ENF-SMARTS-CA       | Storm Water Enforcement Actions                  | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | None Found     |
| ENF-Wastewater-CA   | Wastewater Enforcement Actions                   | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | None Found     |
| EPA-Watch-List-US   | Historical EPA Watch List                        | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| ERNS-US             | Emergency Response Notification System           | Federal ERNS                      | <a href="#">Click Here</a> | None Found     |
| Eval-Hist-Active-CA | EnviroStor Evaluation History Sites              | State/Tribal ASTM Other           | <a href="#">Click Here</a> | None Found     |
| Eval-Hist-NFA-CA    | EnviroStor Database Evaluation History NFA Sites | State/Tribal ASTM Other           | <a href="#">Click Here</a> | None Found     |
| Eval-Hist-Other-CA  | EnviroStor Database Evaluation History NFA Sites | State/Tribal ASTM Other           | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION      | DATABASE FULLNAME   | DATABASE CATEGORY              | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------|---|--------------------------------|----------------------------|----------------|
| FA-HW-CA          | Financial Assurance, Hazardous Waste                                | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| FA-HW-US          | Financial Assurance, Hazardous Waste                                | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| FA-SWF-CA         | Financial Assurance, Solid Waste Facilities                         | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| FEMA-UST-US       | Historical FEMA Underground Storage Tanks                           | Federal UST                    | <a href="#">Click Here</a> | None Found     |
| FRS-US            | Facility Registry Index (FINDS)                                     | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| FTTS-ENF-US       | Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions    | Federal ASTM Other             | <a href="#">Click Here</a> | None Found     |
| FTTS-INSP-US      | Historical FIFRA/TSCA Tracking System (FTTS) Inspections            | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| FUDS-US           | Formerly Used Defense Sites   | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| FUSRAP-US         | Formerly Utilized Sites Remedial Action Program Sites               | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Haulers-CA        | Registered Waste Tire Haulers Listing                               | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| HazWaste-CA       | Hazardous Waste Facilities  | State/Tribal ASTM Other Med    | <a href="#">Click Here</a> | None Found     |
| Hist-AFS2-US      | Historical Air Facility System for Clean Air Act stationary sources | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-AFS-US       | Historical Air Facility System for Clean Air Act stationary sources | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Agriculture  | Historical Ranches/Farms, Livestock/Agriculture                     | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-AST-CA       | Historical Aboveground Storage Tanks                                | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Auto Dealers | Historical Auto and Truck Dealers                                   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Auto Repair  | Historical Automotive Repair  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | 4              |
| Hist-AWS-CA       | Historical Annual Workplan Sites                                    | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-CA           | Previously Listed California Sites                                  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | 1              |
| Hist-CalFID-CA    | Historical Facility Inventory Database                              | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | 7              |
| Hist-CALSITES-CA  | Historical Calsites Database  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION                | DATABASE FULLNAME   | DATABASE CATEGORY              | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-----------------------------|---|--------------------------------|----------------------------|----------------|
| Hist-CERCLIS-NFRAP-US       | Historical CERCLIS-NFRAP  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-CERCLIS-US             | Historical CERCLIS Sites  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Chemical Manufacturing | Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Chemical-Storage       | Historical Chemical/Hazardous Use Storage   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-City-UST-CA            | Historical Underground Storage Tanks  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | 4              |
| Hist-Cleaners               | Historical Laundry, Cleaners, and Dry Cleaning Services   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | 1              |
| Hist-Controls-CA            | Historical Restricted Use Sites   | State/Tribal Inst/Eng Controls | <a href="#">Click Here</a> | None Found     |
| Hist-Convenience            | Historical Convenience Store with Possible Gas  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Cort-CA                | Historical Cortese list   | State/Tribal ASTM Other Med    | <a href="#">Click Here</a> | None Found     |
| Hist-Deed-CA                | Historical Deed Restriction Properties  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Disposal-Recycle       | Historical Hazardous Disposal/Recycle and Dumps/Waste   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-DTG-CA                 | Depth to Groundwater  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Dumps-US               | Historical Dumps Inventory of 1985  | Federal Solid Waste            | <a href="#">Click Here</a> | None Found     |
| Hist-ERNS-US                | Historical Emergency Response Notification System (ERNS)  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-FIFRA-US               | Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act) | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-FINDS-US               | Historical Facility Index System  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Food-Processors        | Historical Food Processing Manufacturers  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Gun-Ranges             | Historical Gun Ranges/Clubs   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-HWS-CA                 | Historical Cortese List-Hazardous Waste Substance Site List   | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION             | DATABASE FULLNAME  | DATABASE CATEGORY              | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|--------------------------|--|--------------------------------|----------------------------|----------------|
| Hist-LUSTIS-CA           | Historical Lust Information System (LUSTIS)                            | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Machine Shop        | Historical Machine Shops, Welding, Machine Repair                      | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Manufacturing       | Historical Sources US: Manufacturing                                   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Metal Plating       | Historical Metal Plating   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Mining              | Historical Mining Operations   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| HIST-MLTS-US             | Historical Material Licensing Tracking System                          | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Mortuaries          | Historical Crematories/Mortuaries                                      | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| HIST-MTBE-CA             | Historical Sites With MTBE (Methyl Tertiary-Butyl Ether) Contamination | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-NPL-US              | Historical National Priority List                                      | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Oil-Gas             | Historical Oil and Gas Well Related Facilities                         | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-OilGas-Refiners     | Historical Oil/Gas Refiners/Manufacturers/Plants                       | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Orange-County-LF-CA | Historical Orange County Landfills                                     | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Historical-CA            | Historical Sites   | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Other               | Historical Environmental Facilities                                    | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Paint-Stores        | Historical Paint Stores  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Petroleum           | Historical Petroleum Refining/ Manufacturing/ Chemicals                | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Post-Offices        | Historical Post Offices  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Printers            | Historical Printers and Publishers                                     | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Prop65-CA           | Historical Prop 65 Sites   | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| HIST-R4-CA               | Historical sites   | State/Tribal ASTM Other Med    | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION            | DATABASE FULLNAME  | DATABASE CATEGORY              | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------------|--|--------------------------------|----------------------------|----------------|
| Hist-RCRIS-US           | Historical EPA's Resource Conservation and Recovery Act                  | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Regional-LUST-CA   | Historical Leaking Underground Storage Tanks                             | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Regional-Other-CA  | Historical Toxic Lists, Site Mitigation, and Groundwater Cleanup Program | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Regional-SLIC-CA   | Historical Spills and Leak Sites   | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Regional-Spills-CA | Historical Industrial Cleanup Sites                                      | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Regional-SWLF-CA   | Historical County Landfills and Transfer Stations                        | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Regional-UST-CA    | Historical Underground Storage Tanks                                     | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Rental             | Historical Rental Equipment & Yards                                      | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-RV-Dealers         | Historical Trailer and Recreational Vehicle Dealers                      | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-Salvage            | Historical Vehicle Salvage Yards or Wreckers                             | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-SCL-CA             | Historical California Cerclis Sites                                      | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Service Stations   | Historical Service Stations/Vehicle Fueling                              | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | 1              |
| HIST-SLIC-CV-CLOSED-CA  | Historical Central Valley Spills and Leak Sites                          | Emergency Release Reports      | <a href="#">Click Here</a> | None Found     |
| HIST-SLIC-CV-OPEN-CA    | Historical Central Valley Spills and Leak Sites                          | Emergency Release Reports      | <a href="#">Click Here</a> | None Found     |
| Hist-Steel-Metals       | Historical Steel Mills/Manufacturers/Foundries/Smelters                  | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-SWIS-CA            | Historical Solid Waste Information System (SWIS)                         | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Textile            | Historical Textile Mills/Manufacturers                                   | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |
| Hist-ToxicPits-CA       | Historical Toxic Pits Cleanup Facilities                                 | ERS Supplemental Govt Sources  | <a href="#">Click Here</a> | None Found     |
| Hist-Transportation     | Historical Transportation Facilities                                     | ERS Exclusive Historic Sources | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION            | DATABASE FULLNAME  | DATABASE CATEGORY                          | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------------|--|--|----------------------------|----------------|
| Hist-TRIS-US            | Historical Toxic Release Inventory System  | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Hist-Trucking           | Historical Trucking, Shipping, Delivery, and/or Storage  | ERS Exclusive Historic Sources             | <a href="#">Click Here</a> | None Found     |
| Hist-US                 | Historical Previously Listed Federal Sites   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Hist-US-EC              | Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)                   | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| Hist-USGS-WaterWells-CA | Historical Ground Water Site Inventory for California  | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Hist-US-IC              | Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)          | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| Hist-UST-CA             | Historical Hazardous Substance Storage Information (aka Historical Underground Storage Tanks)                | State/Tribal UST                           | <a href="#">Click Here</a> | 1              |
| Hist-UST-Cleanup-CA     | Historic UST Cases Recommended for Closure under UST Cleanup Fund 5 Year Review (aka UST Cleanup Fund Cases) | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| Hist-USTReg-CA          | Historical Underground Storage Tank Registrations Database   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Hist-Vehicle-Parts      | Historical Vehicle Parts   | ERS Exclusive Historic Sources             | <a href="#">Click Here</a> | None Found     |
| Hist-Vehicle-Washing    | Historical Vehicle/Truck Washing Facilities  | ERS Exclusive Historic Sources             | <a href="#">Click Here</a> | None Found     |
| Hist-WaterWells-US      | Historical Public Community Water Supply/Well Head Protection Database                                       | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Hist-WIP-Active-CA      | Historical Well Investigation Program Case List, Active Sites (aka WIP)                                      | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | None Found     |
| Hist-WIP-Backlog-CA     | Historical Well Investigation Program Case List, Backlog Sites (aka WIP)                                     | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | 6              |
| Hist-WIP-Historical-CA  | Historical Well Investigation Program Case List, Historical Sites (aka WIP)                                  | State/Tribal ASTM Other Low                | <a href="#">Click Here</a> | None Found     |
| Hist-WMUDS-CA           | Historical Waste Management Unit Database System   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| HMIS-US                 | Hazardous Materials Information System   | Federal Emergency Release Reports          | <a href="#">Click Here</a> | None Found     |
| HWIS-CA                 | Hazardous Waste Information Summary  | State/Tribal RCRA Equivalent               | <a href="#">Click Here</a> | None Found     |

| ABREVIATION         | DATABASE FULLNAME  | DATABASE CATEGORY                          | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|---------------------|--|--|----------------------------|----------------|
| HWMP-Controls-CA    | Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction | State/Tribal Inst/Eng Controls             | <a href="#">Click Here</a> | None Found     |
| HWT-CA              | Hazardous Waste Transporters   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| ICE-CA              | Inspection, Compliance, and Enforcement  | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | None Found     |
| ICIS-Air-US         | Integrated Compliance Information System for Air                                   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| ICIS-FEC-US         | Integrated Compliance Information System for Federal Enforcement Data              | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| ICIS-NPDES-US       | National Pollutant Discharge Elimination System (NPDES)                            | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| LA-LF-CA            | Los Angeles County Landfills   | State/Tribal Solid Waste                   | <a href="#">Click Here</a> | None Found     |
| Land-Disposal-CA    | Geotracker - Land Disposal Sites (aka Landfills, LDS)                              | State/Tribal Landfill/Solid Waste          | <a href="#">Click Here</a> | None Found     |
| LA-Waste-Haulers-CA | Waste Haulers  | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Lead-Smelter-2-US   | Historical Lead Smelter Sites  | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Lead-US             | Lead Smelter Sites   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| Liens-CA            | Environmental Liens  | State/Tribal Inst/Eng Controls             | <a href="#">Click Here</a> | None Found     |
| LIENS-US            | Superfund Liens  | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| LMOP-US             | Landfill Methane Outreach Program  | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |
| LUST-Closed-CA      | Geotracker - Leaking Underground Storage Tanks, Closed Cases                       | State/Tribal LUST                          | <a href="#">Click Here</a> | 7              |
| LUST-Open-CA        | Geotracker - Leaking Underground Storage Tanks, Open Cases                         | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| Manifest2-RI        | Hazardous Waste Manifest   | State/Tribal RCRA Equivalent               | <a href="#">Click Here</a> | None Found     |
| MethaneLF-CA        | Methane Producing Landfills  | State/Tribal Other                         | <a href="#">Click Here</a> | None Found     |
| Military-Active-CA  | EnviroStor Database Military Active Sites (aka MCS)                                | State/Tribal Voluntary Cleanup Sites       | <a href="#">Click Here</a> | None Found     |
| Military-Bases-US   | Military Base Boundaries   | ERS Supplemental Govt Sources              | <a href="#">Click Here</a> | None Found     |

| ABREVIATION       | DATABASE FULLNAME   | DATABASE CATEGORY                    | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------|---|--------------------------------------|----------------------------|----------------|
| Military-NFA-CA   | EnviroStor Database Military Active Sites (aka MCS)                 | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| Military-Other-CA | EnviroStor Database Military Active Sites (aka MCS)                 | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| Mines2-CA         | California Mines  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| Mines-CA          | Historical Death Valley Mines                                       | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| Mines-CDMG-CA     | California Division of Mines and Geology                            | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| MINES-US          | Mines Master Index File   | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| MLTS-US           | Material Licensing Tracking System                                  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| Mortgage-CA       | Cal Mortgage Facilities   | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| MRDS-US           | Mineral Resources Data System (MRDS)                                | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| MWMP-CA           | Medical Waste Management Program                                    | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| NCI-CA            | Non-Case Information  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| NEI-LF-CA         | Historical NEI (National Emission Inventory) Landfill Point Sources | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| NPDES-CA          | National Pollutant Discharge Elimination System                     | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| NPDES-SW-CA       | Notice of Intent Data   | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| NPL-R9-US         | NPL Region 9 Site Boundaries  | Federal NPL                          | <a href="#">Click Here</a> | 2              |
| NPL-US            | National Priorities List  | Federal NPL                          | <a href="#">Click Here</a> | None Found     |
| OGM-CA            | Oil and Gas Monitoring  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| OGW-CA            | California Oil and Gas Wells  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| OSCF-CA           | Orphan Site Cleanup Fund  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| PADS-US           | PCB Registration Database System                                    | Federal ASTM Other                   | <a href="#">Click Here</a> | None Found     |
| PCB-US            | PCB Transformers  | Federal ASTM Other                   | <a href="#">Click Here</a> | None Found     |
| PCS-US            | Historical Permit Compliance System for Clean Water Act             | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| Perch1-CA         | Perchlorate Confirmed Contaminant Sites                             | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |

| ABREVIATION       | DATABASE FULLNAME  | DATABASE CATEGORY             | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------|--|-------------------------------|----------------------------|----------------|
| Perch2-CA         | Perchlorate Confirmed Contaminant Sites  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| PR-MOA-CA         | Polanco Redevelopment MOA Sites  | State/Tribal ASTM Other Med   | <a href="#">Click Here</a> | None Found     |
| Project-CA        | Project - Multipurpose Site Type   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| Proposed-NPL-US   | Proposed NPL Sites   | Federal NPL                   | <a href="#">Click Here</a> | None Found     |
| RADINFO-US        | Radiation Information Database   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| RCRA-CESQG-US     | Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)                    | Federal RCRA Generators       | <a href="#">Click Here</a> | None Found     |
| RCRA-COR-US       | Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)   | Federal RCRA CORRACTS         | <a href="#">Click Here</a> | None Found     |
| RCRA-LQG-US       | Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)   | Federal RCRA Generators       | <a href="#">Click Here</a> | 1              |
| RCRA-NON-US       | Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated) | Federal RCRA Generators       | <a href="#">Click Here</a> | 3              |
| RCRA-SQG-US       | Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)   | Federal RCRA Generators       | <a href="#">Click Here</a> | None Found     |
| RCRA-TSDF-US      | Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)            | Federal RCRA non-CORRACTS TSD | <a href="#">Click Here</a> | None Found     |
| Response-CA       | State Response Sites and National Priorities List (NPL)  | State/Tribal NPL              | <a href="#">Click Here</a> | None Found     |
| RFG-Lab-US        | Reformulated Gasoline (RFG)  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| RMP-US            | Risk Management Plans  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| ROD-US            | Records of Decision  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| SAA-Agreements-US | Sites with Superfund Alternative Approach Agreements   | Federal ASTM Other            | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION                        | DATABASE FULLNAME   | DATABASE CATEGORY                    | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------------------------|---|--------------------------------------|----------------------------|----------------|
| School-Active-CA                    | EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH) | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| School-NFA-CA                       | EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH) | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| School-Other-CA                     | EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH) | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| SDWIS-US                            | Safe Drinking Water Information System  | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| SGV-Deep-Plumes-CA                  | San Gabriel Valley Deep Plumes  | State/Tribal Solid Waste             | <a href="#">Click Here</a> | 2              |
| SGV-Shallow-Plumes-CA               | San Gabriel Valley Shallow Plumes   | State/Tribal Solid Waste             | <a href="#">Click Here</a> | None Found     |
| SGV-Shallow-Plumes-Puente-Valley-CA | Puente Valley Shallow Plumes  | State/Tribal Solid Waste             | <a href="#">Click Here</a> | None Found     |
| SLIC-Closed-CA                      | Geotracker - The Spills, Leaks, Investigation & Cleanup (SLIC), Closed Cases          | Emergency Release Reports            | <a href="#">Click Here</a> | None Found     |
| SLIC-Open-CA                        | Geotracker -Spills, Leaks, Investigation & Cleanup (SLIC), Open Cases                 | Emergency Release Reports            | <a href="#">Click Here</a> | None Found     |
| SML-CA                              | Site Mitigation List  | State/Tribal ASTM Other Med          | <a href="#">Click Here</a> | None Found     |
| SP-CA                               | Sampling Points   | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| Spills-SSO-CA                       | Sanitary Sewer System   | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| SSTS-US                             | Section 7 Tracking System   | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| State-Response-Active-CA            | EnviroStor State Response Active Sites  | State/Tribal NPL                     | <a href="#">Click Here</a> | None Found     |
| State-Response-NFA-CA               | EnviroStor State Response NFA Sites   | State/Tribal NPL                     | <a href="#">Click Here</a> | None Found     |
| State-Response-Other-CA             | EnviroStor State Response Other Sites   | State/Tribal NPL                     | <a href="#">Click Here</a> | None Found     |

| ABREVIATION             | DATABASE FULLNAME   | DATABASE CATEGORY                 | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------------|---|-----------------------------------|----------------------------|----------------|
| Superfund-Active-CA     | Envirostor Superfund Active Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program) | State/Tribal CERCLIS Equivalent   | <a href="#">Click Here</a> | None Found     |
| Superfund-NFA-CA        | EnviroStor Superfund NFA Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)    | State/Tribal CERCLIS Equivalent   | <a href="#">Click Here</a> | None Found     |
| Superfund-Other-CA      | EnviroStor Superfund Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)        | State/Tribal CERCLIS Equivalent   | <a href="#">Click Here</a> | None Found     |
| SWIS-CA                 | Solid Waste Information System  | State/Tribal Landfill/Solid Waste | <a href="#">Click Here</a> | None Found     |
| SWLF-US                 | Solid Waste Facilities  | Federal Solid Waste               | <a href="#">Click Here</a> | None Found     |
| SWRCY-CA                | Beverage Container Recycler Database  | State/Tribal ASTM Other Med       | <a href="#">Click Here</a> | 1              |
| TierPer-CA              | Tiered Permits  | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| TOMS-CA                 | Topographically Occurring Mine Symbols  | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| Tribal-Air-US           | Tribal Air Permitted Facilities   | ERS Supplemental Govt Sources     | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Closed-Reg4 | Tribal Leaking Underground Storage Tanks, Region 4, Closed Cases (aka Indian LUST)                        | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Closed-Reg9 | Tribal Leaking Underground Storage Tanks, Region 9 (aka Indian LUST)                                      | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Open-Reg10  | Tribal Leaking Underground Storage Tanks (aka Indian LUST)  | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Open-Reg4   | Tribal Leaking Underground Storage Tanks, Region 4, Open Cases (aka Indian LUST)                          | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Open-Reg9   | Tribal Leaking Underground Storage Tanks , Region 9 (aka Indian LUST)                                     | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Reg1        | Tribal Leaking Underground Storage Tanks (aka Indian LUST)  | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Reg7        | Tribal Leaking Underground Storage Tanks, Region 7 (aka Indian LUST)                                      | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-ODI-US           | Tribal Open Dump Sites  | Federal Solid Waste               | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg1         | Tribal Underground Storage Tanks (aka INDIAN UST)   | Federal UST                       | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg10        | Tribal Underground Storage Tanks (aka Indian UST)   | Federal UST                       | <a href="#">Click Here</a> | None Found     |

| ABREVIATION        | DATABASE FULLNAME   | DATABASE CATEGORY             | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|--------------------|---|-------------------------------|----------------------------|----------------|
| Tribal-UST-Reg4    | Tribal Underground Storage Tanks (aka INDIAN UST)   | Federal UST                   | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg7    | Tribal Underground Storage Tanks, Region 7 (aka UST)  | Federal UST                   | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg9    | Tribal Underground Storage Tanks (aka Tribal UST)   | Federal UST                   | <a href="#">Click Here</a> | None Found     |
| Tribal-VCP-US      | Tribal VCP  | Federal Tribal VCP            | <a href="#">Click Here</a> | None Found     |
| TRIS2000-US        | Historical Toxics Release Inventory System  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| TRIS2010-US        | Toxics Release Inventory System   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| TRIS80-US          | Historical Toxics Release Inventory System  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| TRIS90-US          | Historical Toxics Release Inventory System  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| TSCA-US            | Toxics Substance Control Sites  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| UIC2-CA            | Injection Wells   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| UIC-CA             | Underground Injection Control Wells   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| UMTRA-US           | Historical Uranium Mill Tailings Remedial Action Sites  | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| USGS-Waterwells-US | Ground Water Site Inventory   | ERS Supplemental Govt Sources | <a href="#">Click Here</a> | None Found     |
| UST-Abandoned-CA   | Abandoned UST Initiative (aka Inventory of Abandoned Tank Sites)  | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| UST-CA             | Geotracker - Underground Storage Tanks  | State/Tribal UST              | <a href="#">Click Here</a> | 1              |
| UST-Closed-CA      | UST Case Closure Review Denials and Approved Orders (aka Closure of Underground Storage Tank (UST) Cases) | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| USTComp-CA         | Previously Abandoned Tanks Now in Compliance (aka Compliance UST)   | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| UST-CRSP-CA        | Underground Storage Tanks   | State/Tribal UST              | <a href="#">Click Here</a> | 1              |
| UST-Priority-CA    | UST Cleanup Fund Priority List  | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |
| UST-Proposed-CA    | Proposed Closure of UST Cases (aka UST Proposed for Closure)  | State/Tribal UST              | <a href="#">Click Here</a> | None Found     |

| ABREVIATION         | DATABASE FULLNAME                   | DATABASE CATEGORY                    | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|---------------------|-------------------------------------|--------------------------------------|----------------------------|----------------|
| Vapor-Intrusions-US | Vapor Intrusion Database            | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |
| VCP-Active-CA       | EnviroStor VCP Active Sites         | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| VCP-NFA-CA          | EnviroStor Database VCP NFA Listing | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| VCP-Other-CA        | EnviroStor VCP Other Sites          | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| WDR-CA              | Waste Discharge Requirements        | ERS Supplemental Govt Sources        | <a href="#">Click Here</a> | None Found     |

## UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

| ID                              | Facility Name | Address | Database | Status |
|---------------------------------|---------------|---------|----------|--------|
| No "un-mapped" sites requested. |               |         |          |        |

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The data presented in this report should only be interpreted by an experienced environmental professional, as per EPA definition, that completely understands the potential inaccuracy of the data derived from others, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence or listing. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented unless one of ERS's Environmental Professionals has interpreted the data and/or report.

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**7900-7916 Virginia Street**  
**7849-7853 Garvey Avenue**  
**7857 Garvey Avenue**  
**Rosemead, CA 91770**

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**APPENDIX E**  
**REGULATORY RESPONSES**



This page is part of your document - DO NOT DISCARD



**20211522573**



Pages:  
**0003**

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

**10/07/21 AT 08:00AM**

|         |        |
|---------|--------|
| FEES :  | 25.00  |
| TAXES : | 568.70 |
| OTHER : | 0.00   |
| <hr/>   |        |
| PAID :  | 593.70 |



**LEADSHEET**



**202110073270050**

**00021313599**



**012756315**

**SEQ:  
02**

**SECURE - 8:00AM**



**THIS FORM IS NOT TO BE DUPLICATED**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 88 OF THE "LANDS OF THE SAN GABRIEL IMPROVEMENT COMPANY", IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54 PAGES 71 AND 72 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 88, DISTANT WESTERLY THEREON 50 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 40 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 88, 135 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTHERLY LINE 40 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 135 FEET TO THE POINT OF BEGINNING.

APN: 5287-038-020

This page is part of your document - DO NOT DISCARD



**20211641502**



Pages:  
0006

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

11/02/21 AT 08:00AM

|              |                 |
|--------------|-----------------|
| FEEs:        | 59.00           |
| TAXES:       | 3,960.00        |
| OTHER:       | 0.00            |
| <b>PAID:</b> | <b>4,019.00</b> |



LEADSHEET



202111020120046

00021445304



012844466

SEQ:  
01

SECURE - 8:00AM



**THIS FORM IS NOT TO BE DUPLICATED**

121093174

E629179

LAWYERS TITLE  
121093174.

RECORDING REQUESTED BY:  
Lawyers Title Company  
Order No. 121093174  
Escrow No. CEG304236-SL  
Parcel No. 5287-038-033, 5287-038-030

AND WHEN RECORDED MAIL TO:

GREEN PARK PROPERTY LLC  
120 E. VALLEY BLVD.  
SAN GABRIEL CA 91776

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$3,960.00 and CITY \$0

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Rosemead, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Metodo Investment LLC, a California Limited Liability Company

hereby GRANT(S) to Green Park Property LLC, a California Limited Liability Company

the following described real property in the County of Los Angeles, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"  
Property commonly known as: 7900-7916 Virginia Street, Rosemead, CA 91770

Date October 14, 2021

Metodo Investment LLC

By: Shie Lin Liu, Manager By: Shie Lin Liu

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }S.S.  
COUNTY OF \_\_\_\_\_

On 10/22/2021, before me, Roy Bolinger, CNSA, Notary Public,  
personally appeared Shie Lin Liu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

# TRUE COPY CERTIFICATION

(Government Code 27361.7)

Burbank

California

Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

eRecording Partners Network

11/2/2021  
Date

By:   
Signature of Declarant

Howard Markow  
Type or Print Name

RECORDING REQUESTED BY:  
Lawyers Title Company  
Order No. 121093174  
Escrow No. CEG304236-SL  
Parcel No. 5287-038-033, 5287-038-030

AND WHEN RECORDED MAIL TO:

GREEN PARK PROPERTY LLC  
120 E. VALLEY BLVD.  
SAN GABRIEL CA 91776

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$: \_\_\_\_\_ and CITY \$: \_\_\_\_\_  
 computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area:  Rosemead, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Metodo Investment LLC, a California Limited Liability Company

hereby GRANT(S) to Green Park Property LLC, a California Limited Liability Company

the following described real property in the County of Los Angeles, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"  
Property commonly known as: 7900-7916 Virginia Street, Rosemead, CA 91770

Date October 14, 2021

Metodo Investment LLC

By: Shie Lin Liu, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

ALL-PURPOSE ACKNOWLEDGEMENT

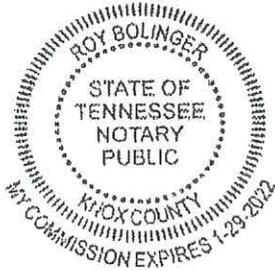
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee }  
County of Knox }

On 10/22/2021 before me, Roy Bolinger, CNSA, Notary Public, personally appeared Shie LinLiu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of Tennessee that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

*Roy Bolinger*

PLACE NOTARY SEAL ABOVE

## EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Those portions of Lot 88 of Map of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per map recorded in Book 54, Pages 71 and 72 of Miscellaneous Records, in the office of the County recorder of said County, described as follows:

**Parcel 1:**

That portion of the Westerly 60 feet of the Easterly 120 feet of said Lot 88 lying South of the Westerly prolongation of the center line of Virginia Street, as shown on map of Tract No. 4747, recorded in Book 50, Page 52 of Maps, in the office of the County recorder of said County, and North of a line parallel with and 135 feet measured at right angles Northerly from the Northerly line of Garvey Avenue shown as 80 feet wide.

**Parcel 2:**

That portion of the Easterly 181.20 feet of Lot 88 of Map of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per map recorded in Book 54 Pages 71 and 72 of Miscellaneous Records, in the office of the County recorder of said County, lying South of the Westerly prolongation of the center line of Virginia Street as shown on Map of Tract No. 4747, recorded in Book 50, Page 52 of Maps, in the office of the County recorder of said County, and North of the Easterly prolongation of the Northerly line of Lot 22 of Tract No. 7223, as per Map recorded in Book 85, Page 38 of Maps, in the office of the County recorder of said County.

Except therefrom the Easterly 120 feet thereof.

**Parcel 3:**

An easement for road purposes to be used in common with others over that portion of said Lot 88 described as a strip of land 20 feet wide lying Northerly of and adjoining the Northerly line of said Parcel 1 and Parcel 2, described above.

**Parcel 4:**

That portion of the Easterly 60 feet of Lot 88 of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in Book 54, Pages 71 and 72 of Miscellaneous Records, in the office of the County recorder of said County, lying South of the Westerly prolongation of the center line of Virginia Street, as shown on Map of Tract No. 4747, recorded in Book 50, Page 52 of Maps, records of said County, and North of a line parallel with and 135 feet, measured at right angles, Northerly from the North line of Garvey Avenue, as shown on said Map.

Except the Westerly 50 feet of the Northerly 120 feet, said distance being measured at right angles, of said land.

Assessor's Parcel Numbers: 5287-038-033 and 5287-038-030

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SUPPLEMENTAL TAX ESTIMATOR

7900=7916 Virginia Street

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Summary

AIN: 5287038024

### Situs Address

7916 VIRGINIA ST  
ROSEMEAD CA, 91770-2443

|                       |                    |                       |            |                        |         |
|-----------------------|--------------------|-----------------------|------------|------------------------|---------|
| <b>Use Type:</b>      | Commercial         | <b>Parcel Status:</b> | DELETED    | <b>Tax Status:</b>     | CURRENT |
| <b>Parcel Type:</b>   | Regular Fee Parcel | <b>Create Date:</b>   |            | <b>Year Defaulted:</b> |         |
| <b>Tax Rate Area:</b> | 03917              | <b>Delete Date:</b>   | 04/20/2004 | <b>Exemption:</b>      | Non     |

### Building (0101) & Land Overview

|                       |      |                       |   |                     |       |  |
|-----------------------|------|-----------------------|---|---------------------|-------|--|
| <b>Use Code:</b>      | 2700 | <b>Units:</b>         |   | <b>Use Code:</b>    | 2700  | <a href="#">Parcel Map / Map Index</a> |
| <b>Design Type:</b>   |      | <b>Beds/Baths:</b>    | / | <b>Design Type:</b> |       |  |
| <b>Quality Class:</b> |      | <b>Building SqFt:</b> |   | <b>Land SqFt:</b>   | 10224 |  |

### Assessment Values

NEWSLETTERS



|              | 2022 Roll Prep | 2021 Current Roll | RC | YEAR | 1987 Base Year |
|--------------|----------------|-------------------|----|------|----------------|
| Land         | \$0.00         | \$0.00            |    | 2021 | \$287,043.00   |
| Improvements | \$0.00         | \$0.00            |    | 0    | \$4,484.00     |
| <b>Total</b> | \$0.00         | \$0.00            |    |      | \$291,527.00   |

NOTE: Assessment Values are determined by the Assessor. For your latest tax bill and tax amounts due, please visit the [Treasurer & Tax Collector](#) website.

## Assessor's Responsible Division

|                          |                                      |                       |
|--------------------------|--------------------------------------|-----------------------|
| <b>District</b>          | <b>Phone:</b> (626) 258-6001         | <b>Region:</b> 27     |
| East District Office     | <b>Toll Free:</b> 1 (888) 807-2111   | <b>Cluster:</b> 27638 |
| 1190 Durfee Ave.         | <b>Hours:</b> M-F 7:30 am to 5:00 pm |                       |
| South El Monte, CA 91733 |                                      |                       |

### Building and Land Characteristics

## Land Information

**Use Code:** 2700 (Parking Lot (Commercial Use Property))

2: Commercial

7: Parking Lot (Commercial Use Property)

0: Lots - Patron or Employee

0: One Story

|                               |                     |                    |
|-------------------------------|---------------------|--------------------|
| <b>Total SqFt(GIS):</b> 10224 | <b>Sewers:</b>      | <b>Corner Lot:</b> |
| <b>Total SqFt(PDB):</b> 0     | <b>Flight Path:</b> | <b>Golf Front:</b> |
| <b>Usable SqFt:</b>           | <b>X-Traffic:</b>   | <b>Horse Lot:</b>  |
| <b>Acres:</b>                 | <b>Freeway:</b>     | <b>View:</b>       |
| <b>Land W'xD':</b> x          |                     |                    |

**Zoning:** RMP\*

**Code Split:**

**Impairment:** None

**Legal Description** (for assessment purposes):

LANDS OF THE SAN GABRIEL IMPROVEMENT CO 0.22 MORE OR LESS AC COM N ON E LINE OF LOT 88, 125 FT FROM N LINE OF GARVEY AVE PER FM10882 TH N ON SD E LINE 261.73 FT TH S 89°23'02" W 10 FT TH S PARALLEL WITH SD E LINE 120 FT TH S 89°23'02" W 50 FT TH S 0°31'30" E TO A PT S 89°47' W 60 FT FROM BEG TH N 89°47' E TO BEG PART OF LOT 88

## Building Information

**Design Type:** ()

:  
:  
:  
:  
:

|                       |                       |                         |
|-----------------------|-----------------------|-------------------------|
| <b>SUBPART:</b>       | <b>Units:</b>         | <b>Year Built:</b>      |
| <b>Design Type:</b>   | <b>Beds/Baths:</b> /  | <b>Effective Year:</b>  |
| <b>Quality Class:</b> | <b>Building SqFt:</b> | <b>Depreciation:</b> // |

**RCN Other:**

RCN Other Trended:

Year Change:

## MAIN OFFICE

KENNETH HAHN  
HALL OF ADMINISTRATION  
500 W. Temple Street, Room 225  
Los Angeles, CA 90012  
(213) 974-3211  
*Toll Free Phone*  
1 (888) 807-2111

## DISTRICT OFFICES

**NORTH DISTRICT**  
13800 Balboa Boulevard  
Sylmar, CA 91342  
(818) 833-6000

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South El Monte, CA 91733  
(626) 258-6001

**LANCASTER REGIONAL**  
251 E. Avenue K-6  
Lancaster, CA 93535  
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**SOUTH DISTRICT**  
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Signal Hill, CA 90755  
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[Property Tax Portal](#): detailed property tax information and billing

Summary

AIN: 5287038016

### Situs Address

7900 VIRGINIA ST  
ROSEMEAD CA, 91770-2443

|                |                    |                |            |                 |         |
|----------------|--------------------|----------------|------------|-----------------|---------|
| Use Type:      | Commercial         | Parcel Status: | DELETED    | Tax Status:     | CURRENT |
| Parcel Type:   | Regular Fee Parcel | Create Date:   |            | Year Defaulted: |         |
| Tax Rate Area: | 03917              | Delete Date:   | 04/20/2004 | Exemption:      | Non     |

### Building (0101) & Land Overview

|                |      |                |   |              |       |  |
|----------------|------|----------------|---|--------------|-------|--|
| Use Code:      | 2600 | Units:         |   | Use Code:    | 2600  | <a href="#">Parcel Map / Map Index</a> |
| Design Type:   |      | Beds/Baths:    | / | Design Type: |       |  |
| Quality Class: |      | Building SqFt: |   | Land SqFt:   | 28634 |  |

### Assessment Values



|              | 2022 Roll Prep | 2021 Current Roll | RC | YEAR | 1987 Base Year |
|--------------|----------------|-------------------|----|------|----------------|
| Land         | \$0.00         | \$0.00            |    | 2021 | \$608,936.00   |
| Improvements | \$0.00         | \$0.00            |    | 0    | \$18,260.00    |
| <b>Total</b> | \$0.00         | \$0.00            |    |      | \$627,196.00   |

NOTE: Assessment Values are determined by the Assessor. For your latest tax bill and tax amounts due, please visit the [Treasurer & Tax Collector](#) website.

## Assessor's Responsible Division

|                          |                                      |                       |
|--------------------------|--------------------------------------|-----------------------|
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| East District Office     | <b>Toll Free:</b> 1 (888) 807-2111   | <b>Cluster:</b> 27638 |
| 1190 Durfee Ave.         | <b>Hours:</b> M-F 7:30 am to 5:00 pm |                       |
| South El Monte, CA 91733 |                                      |                       |

### Building and Land Characteristics

## Land Information

**Use Code:** 2600 (Auto, Recreation Equipment, Construction Equipment Sales and Service)

2: Commercial

6: Auto, Recreation Equipment, Construction Equipment Sales and Service

0: Auto Body Repair Shop

0: One Story

|                               |                     |                    |
|-------------------------------|---------------------|--------------------|
| <b>Total SqFt(GIS):</b> 28634 | <b>Sewers:</b>      | <b>Corner Lot:</b> |
| <b>Total SqFt(PDB):</b> 0     | <b>Flight Path:</b> | <b>Golf Front:</b> |
| <b>Usable SqFt:</b>           | <b>X-Traffic:</b>   | <b>Horse Lot:</b>  |
| <b>Acres:</b>                 | <b>Freeway:</b>     | <b>View:</b>       |
| <b>Land W'xD':</b> x          |                     |                    |

**Zoning:** RMP\*

**Code Split:**

**Impairment:** None

**Legal Description** (for assessment purposes):

LANDS OF THE SAN GABRIEL IMPROVEMENT CO 0.65 MORE OR LESS AC COM S 89ç23'02" W 60 FT AND S 0ç37'55" E 210 FT FROM NE COR OF LOT 88 TH S 89ç23'02" W 122.2 FT TH S 0ç37'55" E 205.64 FT TH N 89ç21'15" E 62.20 FT TH S 0ç37'55" E 56.60 FT TH N 89ç47' E 60 FT TH N 0ç37'55" W 261.74 MORE OR LESS FT TO BEG PART OF LOT 88

## Building Information

**Design Type:** ()

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:  
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:

|                       |                       |                         |
|-----------------------|-----------------------|-------------------------|
| <b>SUBPART:</b>       | <b>Units:</b>         | <b>Year Built:</b>      |
| <b>Design Type:</b>   | <b>Beds/Baths:</b> /  | <b>Effective Year:</b>  |
| <b>Quality Class:</b> | <b>Building SqFt:</b> | <b>Depreciation:</b> // |

**RCN Other:**

RCN Other Trended:

Year Change:

## MAIN OFFICE

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Los Angeles, CA 90012  
(213) 974-3211  
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## DISTRICT OFFICES

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Sylmar, CA 91342  
(818) 833-6000

**EAST DISTRICT**  
1190 Dürfee Avenue  
South El Monte, CA 91733  
(626) 258-6001

**LANCASTER REGIONAL**  
251 E. Avenue K-6  
Lancaster, CA 93535  
(661) 940-6700

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1401 E. Willow Street  
Signal Hill, CA 90755  
(562) 256-1701

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- [NEW CONSTRUCTION, REMODELING, REPAIR](#)
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Summary

**AIN: 5287038018**

### Situs Address

7849 1/2 GARVEY AVE  
ROSEMEAD CA, 91770-3059

|  |                              |                           |
|--|------------------------------|---------------------------|
| <b>Use Type:</b> Commercial            | <b>Parcel Status:</b> ACTIVE | <b>Tax Status:</b> CURREN |
| <b>Parcel Type:</b> Regular Fee Parcel | <b>Create Date:</b>          | <b>Year Defaulted:</b>    |
| <b>Tax Rate Area:</b> 03917            | <b>Delete Date:</b>          | <b>Exemption:</b> Non     |

### Building (0101) & Land Overview

|                          |                            |                          |  |
|--------------------------|----------------------------|--------------------------|--|
| <b>Use Code:</b> 1100    | <b>Units:</b> 0            | <b>Use Code:</b> 1100    | <a href="#">Parcel Map / Map Index</a> |
| <b>Design Type:</b> 1100 | <b>Beds/Baths:</b> 0/0     | <b>Design Type:</b> 1100 |  |
| <b>Quality Class:</b> DX | <b>Building SqFt:</b> 1720 | <b>Land SqFt:</b> 5833   |  |

### Assessment Values

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|              | 2022 Roll Prep      | 2021 Current Roll  | RC | YEAR | 2022 Base Year      |
|--------------|---------------------|--------------------|----|------|---------------------|
| Land         | \$595,000.00        | \$45,270.00        | G  | 2021 | \$595,000.00        |
| Improvements | \$36,000.00         | \$27,716.00        | L  | 1975 | \$36,000.00         |
| <b>Total</b> | <b>\$631,000.00</b> | <b>\$72,986.00</b> |    |      | <b>\$631,000.00</b> |

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|--------------------------|--------------------------------------|-----------------------|
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| East District Office     | <b>Toll Free:</b> 1 (888) 807-2111   | <b>Cluster:</b> 27638 |
| 1190 Durfee Ave.         | <b>Hours:</b> M-F 7:30 am to 5:00 pm |                       |
| South El Monte, CA 91733 |                                      |                       |

### Building and Land Characteristics

## Land Information

**Use Code:** 1100 (Store)

1: Commercial

1: Store

0: Unused or Unknown Code (No Meaning)

0: One Story

|                              |                       |                      |
|------------------------------|-----------------------|----------------------|
| <b>Total SqFt(GIS):</b> 5833 | <b>Sewers:</b> N      | <b>Corner Lot:</b> N |
| <b>Total SqFt(PDB):</b> 0    | <b>Flight Path:</b> N | <b>Golf Front:</b> N |
| <b>Usable SqFt:</b> 6643     | <b>X-Traffic:</b> N   | <b>Horse Lot:</b> N  |
| <b>Acres:</b>                | <b>Freeway:</b> N     | <b>View:</b> None    |
| <b>Land WxD':</b> x          |                       |                      |

**Zoning:** RMC3\*

**Code Split:** N

**Impairment:** None

**Legal Description** (for assessment purposes):

\*LAND DESC IN DOC 0000007,701127 \*TR=LANDS OF THE SAN GABRIEL IMPROVEMENT CO\*(EX OF ST)\*POR OF LOT 88

## Building Information

**Design Type:** (1100)

1: Commercial

1: Store

0: Unused or Unknown Code (No Meaning)

0: Unused or Unknown Code (No Meaning)

|                          |                            |                             |
|--------------------------|----------------------------|-----------------------------|
| <b>SUBPART:</b> 0101     | <b>Units:</b> 0            | <b>Year Built:</b> 1934     |
| <b>Design Type:</b> 1100 | <b>Beds/Baths:</b> 0/0     | <b>Effective Year:</b> 1940 |
| <b>Quality Class:</b> DX | <b>Building SqFt:</b> 1720 | <b>Depreciation:</b> UC     |

**RCN Other:** 2880

**RCN Other Trended:** 21839

**Year Change:** 1975

## MAIN OFFICE

KENNETH HAHN  
HALL OF ADMINISTRATION  
500 W Temple Street, Room 225  
Los Angeles, CA 90012  
(213) 974-3211  
*Toll Free Phone*  
1 (888) 807-2111

## DISTRICT OFFICES

**NORTH DISTRICT**  
13800 Balboa Boulevard  
Sydney, CA 91342  
(818) 833-6000

**SOUTH DISTRICT**  
1401 E Willow Street  
Signal Hill, CA 90755  
(562) 256-1701

**EAST DISTRICT**  
1190 Durfee Avenue  
South El Monte, CA 91733  
(626) 258-6001

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### Summary

AIN: 5287038019

### Situs Address

7853 GARVEY AVE  
ROSEMEAD CA, 91770-3059

|  |                              |                           |
|--|------------------------------|---------------------------|
| <b>Use Type:</b> Commercial            | <b>Parcel Status:</b> ACTIVE | <b>Tax Status:</b> CURREN |
| <b>Parcel Type:</b> Regular Fee Parcel | <b>Create Date:</b>          | <b>Year Defaulted:</b>    |
| <b>Tax Rate Area:</b> 03917            | <b>Delete Date:</b>          | <b>Exemption:</b> Non     |

### Building (0101) & Land Overview

|                           |                            |                          |  |
|---------------------------|----------------------------|--------------------------|--|
| <b>Use Code:</b> 1210     | <b>Units:</b> 0            | <b>Use Code:</b> 1210    | <a href="#">Parcel Map / Map Index</a> |
| <b>Design Type:</b> 1210  | <b>Beds/Baths:</b> 0/0     | <b>Design Type:</b> 1210 |  |
| <b>Quality Class:</b> D5A | <b>Building SqFt:</b> 1641 | <b>Land SqFt:</b> 4945   |  |

### Assessment Values

NEWSLETTERS



## MAIN OFFICE

KENNETH HAHN  
HALL OF ADMINISTRATION  
500 W. Temple Street, Room 225  
Los Angeles, CA 90012  
(213) 974-3211  
*Toll Free Phone:*  
1 (888) 807 2111

## DISTRICT OFFICES

**NORTH DISTRICT**  
13800 Balboa Boulevard  
Sylmar, CA 91342  
(818) 833-6000

**SOUTH DISTRICT**  
1401 E. Willow Street  
Signal Hill, CA 90755  
(562) 256-1701

**EAST DISTRICT**  
1190 Durfee Avenue  
South El Monte, CA 91733  
(626) 258-6001

**WEST DISTRICT**  
Public services are temporarily moved to the Hall of Administration, Room 225, Room 183-19, *(mailing address)*  
(310) 665-5300

**LANCASTER REGIONAL**  
251 E. Avenue K-6  
Lancaster, CA 93535  
(661) 940-6700

## STAY CONNECTED



[NEWSLETTER SIGN UP >](#)

[COUNTY JOB OPPORTUNITIES >](#)

© LOS ANGELES COUNTY OFFICE OF THE ASSESSOR. 2022.



**The Office of the Assessor is currently experiencing significant delays on Prop. 58 and Prop. 19 claims.**

We are committed to the fair and equitable treatment for all taxpayers and are proactively contacting applicants before any determinative deadline approaches. Prop. 19 and the corresponding implementation deadlines provided significant operational and administrative challenges leading to processing delays. We apologize for the inconvenience many homeowners are facing. As we work to streamline Prop. 19 claims, many questions can be answered [here](#) or by [email](#).

Assessor Offices will be open to the public from 8:00am - 5:00pm for limited in-person services, except for the West District which remains closed until further notice. Public services for the West District are temporarily moved to the Hall of Administration, Room 225. *Room 183-19 (mailing address)*

Online services remain available to the public via our [contact form](#) or by phone at (213) 974-3211. [Stay Safe, Stay Healthy & Get Vaccinated!](#)

LACOUNTY.GOV

FONT SIZE

PILIPINO

SEARCH



## HOMEOWNERS

NEW HOMEOWNERS

REAL PROPERTY ASSESSMENT

PROPERTY SEARCH TOOL

TRANSFERRING YOUR ASSESSED VALUE (PROP. 19)

CHANGE OF MAILING ADDRESS

CHANGE IN OWNERSHIP

DEATH OF REAL PROPERTY OWNER

NEW CONSTRUCTION, REMODELING, REPAIR

ACCESSORY DWELLING UNIT (ADU)

HOMEOWNERS' EXEMPTIONS

CONTESTING YOUR ASSESSED VALUE

SUPPLEMENTAL TAX ESTIMATOR

7857 Garvey Avenue

SEARCH

FOR ADDITIONAL INFORMATION, PLEASE VISIT THE FOLLOWING WEBSITE RESOURCES

[Assessor Portal](#): detailed property and assessment information

[Recent Sales by Area and Assessor Maps](#): property assessment information system

[Property Tax Portal](#): detailed property tax information and billing

Summary

AIN: 5287038020

### Situs Address

7857 GARVEY AVE  
ROSEMEAD CA, 91770-3059

|                |                    |                |        |                 |         |
|----------------|--------------------|----------------|--------|-----------------|---------|
| Use Type:      | Commercial         | Parcel Status: | ACTIVE | Tax Status:     | CURRENT |
| Parcel Type:   | Regular Fee Parcel | Create Date:   |        | Year Defaulted: |         |
| Tax Rate Area: | 03917              | Delete Date:   |        | Exemption:      | Non     |

### Building (0101) & Land Overview

|                |      |                |      |              |      |  |
|----------------|------|----------------|------|--------------|------|--|
| Use Code:      | 1100 | Units:         | 0    | Use Code:    | 1100 | <a href="#">Parcel Map / Map Index</a> |
| Design Type:   | 1100 | Beds/Baths:    | 0/0  | Design Type: | 1100 |  |
| Quality Class: | D5A  | Building SqFt: | 1200 | Land SqFt:   | 4878 |  |

### Assessment Values

NEWSLETTERS



|              | 2022 Roll Prep      | 2021 Current Roll  | RC | YEAR | 2022 Base Year      |
|--------------|---------------------|--------------------|----|------|---------------------|
| Land         | \$497,000.00        | \$40,245.00        | T  | 2021 | \$497,000.00        |
| Improvements | \$20,000.00         | \$11,947.00        | T  | 1977 | \$20,000.00         |
| <b>Total</b> | <b>\$517,000.00</b> | <b>\$52,192.00</b> |    |      | <b>\$517,000.00</b> |

NOTE: Assessment Values are determined by the Assessor. For your latest tax bill and tax amounts due, please visit the [Treasurer & Tax Collector](#) website.

## Assessor's Responsible Division

|                          |                                      |                       |
|--------------------------|--------------------------------------|-----------------------|
| <b>District</b>          | <b>Phone:</b> (626) 258-6001         | <b>Region:</b> 27     |
| East District Office     | <b>Toll Free:</b> 1 (888) 807-2111   | <b>Cluster:</b> 27638 |
| 1190 Durfee Ave.         | <b>Hours:</b> M-F 7:30 am to 5:00 pm |                       |
| South El Monte, CA 91733 |                                      |                       |

### Building and Land Characteristics

## Land Information

Use Code: 1100 (Store)

1: Commercial

1: Store

0: Unused or Unknown Code (No Meaning)

0: One Story

|                  |      |              |   |             |      |
|------------------|------|--------------|---|-------------|------|
| Total SqFt(GIS): | 4878 | Sewers:      | N | Corner Lot: | N    |
| Total SqFt(PDB): | 0    | Flight Path: | N | Golf Front: | N    |
| Usable SqFt:     | 4996 | X-Traffic:   | N | Horse Lot:  | N    |
| Acres:           |      | Freeway:     | N | View:       | None |
| Land W'xD':      | x    |              |   |             |      |

Zoning: RMC3\*

Code Split: N

Impairment: None

Legal Description (for assessment purposes):

\*LAND DESC IN DOC 0005073,760716 \*TR=LANDS OF THE SAN GABRIEL IMPROVEMENT CO\*(EX OF ST)\*POR OF LOT 88

## Building Information

Design Type: (1100)

1: Commercial

1: Store

0: Unused or Unknown Code (No Meaning)

0: Unused or Unknown Code (No Meaning)

|                |      |                |      |                 |      |
|----------------|------|----------------|------|-----------------|------|
| SUBPART:       | 0101 | Units:         | 0    | Year Built:     | 1949 |
| Design Type:   | 1100 | Beds/Baths:    | 0/0  | Effective Year: | 1949 |
| Quality Class: | D5A  | Building SqFt: | 1200 | Depreciation:   | UC   |

RCN Other: 0

RCN Other Trended:

Year Change:



Chris Otten & Eric Richard  
Moore  
Title Officer

Stewart Title of California, Inc.  
525 North Brand Blvd  
Glendale, CA 91203  
Phone: (818) 649-5744  
Fax:  
TeamLA@stewart.com

## PRELIMINARY REPORT

Order No.: 1629773  
Your File No.: 1452045  
Buyer/Borrower Name: TBD TBD  
Seller Name: Green Park Property LLC

Property Address: 7916 Virginia Street, Rosemead, CA 91770  
7900 Virginia Street, Rosemead, CA 91770

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

|                                      |  |
|--------------------------------------|--|
| Dated as of March 11, 2022 at 7:30AM |  |
|--------------------------------------|--|

**When replying, please contact:** Sharon Lan  
Central Escrow Group, Inc  
20 Corporate Park, Ste 185  
Irvine, CA 92606

**IF ANY DECLARATION, GOVERNING DOCUMENT (FOR EXAMPLE, COVENANT, CONDITION OR RESTRICTION) OR DEED IDENTIFIED AND/OR LINKED IN THIS TITLE PRODUCT CONTAINS ANY RESTRICTION BASED ON AGE, RACE COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (p) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE BY SUBMITTING A “RESTRICTIVE COVENANT MODIFICATION” FORM, TOGETHER WITH A COPY OF THE ATTACHED DOCUMENT WITH THE UNLAWFUL PROVISION REDACTED TO THE COUNTY RECORDER’S OFFICE. THE “RESTRICTIVE COVENANT MODIFICATION” FORM CAN BE OBTAINED FROM THE COUNTY RECORDER’S OFFICE AND MAY BE AVAILABLE ON ITS WEBSITE. THE FORM MAY ALSO BE AVAILABLE FROM THE PARTY THAT PROVIDED YOU WITH THIS DOCUMENT. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.**

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- Standard Coverage Owner's Policy
- Extended Coverage Owner's Policy
- CLTA/ALTA Homeowners Policy
- Standard Coverage Loan Policy
- Extended Coverage Loan Policy
- Short Form Residential Loan Policy
- 

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A fee as to Parcel(s) 1, 2 and 4. An easement more particularly described below as to Parcel(s) 3.

**Title to said estate or interest at the date hereof is vested in:**

[Green Park Property LLC, a California limited liability company](#)

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Rosemead and described as follows:

Those portions of Lot 88 of Map of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in [Book 54 Pages 71 and 72](#) of Miscellaneous Records, in the Office of the County recorder of said County, described as follows:

### PARCEL 1:

That portion of the Westerly 60 feet of the Easterly 120 feet of said Lot 88 lying South of the Westerly prolongation of the center line of Virginia Street, as shown on Map of Tract No. 4747, recorded in [Book 50, Page 52](#) of Maps, in the Office of the County recorder of said County, and North of a line parallel with and 135 feet measured at right angles Northerly from the Northerly line of Garvey Avenue shown as 80 feet wide.

### PARCEL 2:

That portion of the Easterly 181.20 feet of Lot 88 of Map of the lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in [Book 54 Pages 71 and 72](#) of Miscellaneous Records, in the Office of the County recorder of said County, lying South of the Westerly prolongation of the center line of Virginia Street as shown on Map of Tract No. 4747, recorded in [Book 50, Page 52](#) of Maps, in the office of the County recorder of said County, and North of the Easterly prolongation of the Northerly line of Lot 22 of Tract No. 7223, as per Map recorded in [Book 85, Page 38](#) of Maps, in the Office of the County recorder of said County.

Except therefrom the Easterly 120 feet thereof.

### PARCEL 3:

An easement for road purposes to be used in common with others over that portion of said Lot 88 described as a strip of land 20 feet wide lying Northerly of and adjoining the Northerly line of said Parcel 1 and Parcel 2, described above.

### PARCEL 4:

That portion of the Easterly 60 feet of Lot 88 of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in [Book 54, Pages 71, and 72](#) of Miscellaneous Records, in the Office of the County recorder of said County, lying South of the Westerly prolongation of the center line of Virginia Street, as shown on Map of Tract No. 4747, recorded in [Book 50, Page 52](#) of Maps, records of said County, and North of a line parallel with and 135 feet, measured at right angles, Northerly from the North line of Garvey Avenue, as shown on said Map.

Except the Westerly 50 feet of the Northerly 120 feet, said distance being measured at right angles, of said land.

APN: 5287-038-030

(End of Legal Description)

MAP

THE MAP(S) CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCEL(S) SET OUT ON THE MAP(S) MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART TITLE OF CALIFORNIA, INC. AND STEWART TITLE GUARANTY COMPANY ASSUME NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAP(S).

## SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

### Taxes:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2022- 2023.
- B. General and special city and/or county taxes, including any personal property taxes, and any assessments collected with taxes, for the fiscal year 2021 - 2022:
- |                      |                |
|----------------------|----------------|
| 1st Installment      | : \$1,860.54   |
| Status 1st           | : Paid         |
| 2nd Installment:     | : \$1,860.53   |
| Status 2nd           | : Open         |
| Parcel No.           | : 5287-038-030 |
| Code Area/Tracer No. | : 03917        |

Prior to recording, the final amount due for taxes must be confirmed with tax collector.

- C. General and special city and/or county taxes, including any personal property taxes, and any assessments collected with taxes, for the fiscal year 2021 - 2022:
- |                      |                |
|----------------------|----------------|
| 1st Installment      | : \$5,599.98   |
| Status 1st           | : Paid         |
| 2nd Installment:     | : \$5,599.97   |
| Status 2nd           | : Open         |
| Parcel No.           | : 5287-038-033 |
| Code Area/Tracer No. | : 03917        |

Prior to recording, the final amount due for taxes must be confirmed with tax collector.

- D. Taxes and/or assessments affecting the Land, if any, for community facility districts, including Mello Roos, which may exist by virtue of assessment maps or filed notices. These taxes and/or assessments are typically collected with the county taxes; however, sometimes they're removed and assessed and collected separately.
- E. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

### Exceptions:

1. Water rights, claims or title to water in, on or under the Land, whether or not shown by the public records.
2. Ownership of, or rights to, minerals or other substances, subsurface and surface, of whatsoever kind, including, but not limited to coal, ores, metals, lignite, oil, gas, geothermal resources, brine, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether the ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise, and whether or not appearing in the public records or listed in Schedule B. Stewart Title Guaranty Company and its issuing agent make no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.

3. Easements and rights of way for ingress and egress and utilities affecting the easement parcel(s) described in the legal description as conveyed and reserved by various deeds of record.
4. Easement and rights incidental thereto for road to Herbert Athens, as set forth in a document recorded August 8, 1946 as Instrument No. 1163 in [Book 23593, Page 81](#), of Official Records.
5. Easement and rights incidental thereto for sanitary sewer to County of Los Angeles, as set forth in a document recorded September 20, 1948 as Instrument No. 2648, in [Book 28289, Page 337](#), of Official Records.
6. Easement and rights incidental thereto for poles and conduits to Pacific Telephone and Telegraph Company, a corporation, as set forth in a document recorded June 1, 1964 as Instrument [No. 5816](#), in Book D-2493, Page 631, of Official Records.
7. Easement and rights incidental thereto for conduits to Southern California Gas Company, a corporation, as set forth in a document recorded in [Book 16771, Page 265](#), of Official Records.
8. Easement and rights incidental thereto for road to Herbert Athens and Flora M. Athens, as set forth in a document recorded in [Book 21082, Page 398](#), of Official Records.
9. Easement and rights incidental thereto for sanitary sewer to County of Los Angeles, as set forth in a document recorded in [Book 28289, Page 340](#), of Official Records.
10. Easement and rights incidental thereto for public utilities easement to Southern California Edison Company, a corporation, as set forth in a document recorded January 5, 1971 as Instrument [No. 2788](#), of Official Records.
11. Easement and rights incidental thereto for public utilities easement to Pacific Telephone and Telegraph Company, a corporation, as set forth in a document recorded January 11, 1971 as Instrument [No. 2729](#), of Official Records.
12. Easement and rights incidental thereto for public utilities easement to Southern California Edison Company, a corporation, as set forth in a document recorded November 3, 2005 as Instrument No. [05-2664322](#), of Official Records.
13. Easement and rights incidental thereto for road and public utility to the City of Rosemead, as set forth in a document recorded April 20, 2004 as Instrument No. [04-0965208](#), of Official Records.
14. Easement and rights incidental thereto for road and public utility to the City of Rosemead, as set forth in a document recorded April 20, 2004 as Instrument No. [04-0965209](#), of Official Records.
15. A "Restrictive Covenant" as more particularly described and set forth in that certain Grant Deed dated February 4, 2010 executed by Manheim Investments, Inc., which conveys said land to Metodo Investments LLC.

(End of Exceptions)

## NOTES AND REQUIREMENTS

- A. The only conveyance(s) recorded in the county in which the Land is located, within 24 months of the date of this Preliminary Report, is(are) as follows: Metodo Investment LLC, a California limited liability company, as Grantor and Green Park Property LLC, a California limited liability company, as Grantee, recorded November 2, 2021 as Instrument No. [20211641502](#), of Official Records.
- B. There are no items in this preliminary report that will cause Stewart Title Guaranty Company to decline to attach the CLTA Endorsement Form 100.2-06 (or a similar ALTA 9 equivalent) to an ALTA Loan Policy, when issued.
- C. There are no items in this preliminary report that will cause Stewart Title Guaranty Company to decline to attach the CLTA Endorsement Form 116.01-06 (or similar ALTA 22-06 equivalent), indicating that there is located a Commercial Structure known as 7916 Virginia Street, Rosemead, CA 91770, 7900 Virginia Street, Rosemead, CA 91770.
- D. In order to insure a conveyance, acquisition or encumbrance by the limited liability company named below, you must provide the following:  
Limited liability company: Green Park Property LLC, a California limited liability company  
(a) A certified copy of the articles of organization (Form LLC-1), and any filed amendment (Form LLC-2) or restatement (Form LLC-10), if applicable.  
(b) A copy of the operating agreement and any amendments.  
Additional requirements or items may be requested upon review of the required documents set forth above.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **Procedures to Accompany the Restrictive Covenant Modification Form**

The law prohibits unlawfully restrictive covenants based upon:

"...age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry... Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

As the individual holding or acquiring an interest in the property, you may have any unlawfully restrictive covenants "removed", which means "redacted."

To have the unlawfully restrictive covenant removed, you may prepare and submit to the county recorder's office, a "Restrictive Covenant Modification" form (RCM) together with a copy of the attached document with the unlawfully restrictive covenant redacted. This request must be submitted to the county recorder's office and must include your return address so the county recorder can notify you of the action taken by the county counsel.

The process at the county recorder's office is as follows:

- The county recorder takes the RCM with the redacted document and the original document attached and submits it to the county counsel for review to determine if, from a legal standpoint, the language was an unlawfully restrictive covenant and thus the redacted version should be indexed and recorded.
- The county counsel shall inform the county recorder of his/her determination within a reasonable amount of time, not to exceed three months from the date of your request.
- If county counsel determined that the redacted language was unlawful then, once recorded, the redacted document is the only one that effects the property and this modified document has the same effective date as the original document.
- If county counsel determined that the redacted language was not unlawful then county counsel will return the RCM package to the county recorder and the county recorder will advise the requestor that same the request has been denied and the redacted document has not been recorded.
- The modification document shall be indexed in the same manner as the original document and shall contain a recording reference to the original document.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

ADDRESS

CITY  
STATE & ZIP

TITLE ORDER NO.

ESCROW NO.

APN NO.

**RESTRICTIVE COVENANT MODIFICATION**

**(Unlawfully Restrictive Covenant Modification Pursuant to Government Code Section 12956.2)**

I(We) \_\_\_\_\_  
have or are acquiring an ownership interest of record in the property located at \_\_\_\_\_  
\_\_\_\_\_ that is covered by the  
document described below.

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of eliminating that restrictive covenant as shown on page(s) \_\_\_\_\_ of the document recorded on \_\_\_\_\_ in book \_\_\_\_\_ and page \_\_\_\_\_ or instrument number \_\_\_\_\_ of the official records of the County of \_\_\_\_\_, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document pursuant to subdivision (d) of Section 12956 of the Government.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

\_\_\_\_\_  
(Signature of Submitting Party)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Submitting Party)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_ County Counsel, or their designee, pursuant to Government Code Section 12956.2, hereby states that it has been determined that the original document referenced above \_\_\_\_\_ Does \_\_\_\_\_ Does Not contain an unlawful restriction and this modification may be recorded.

County Counsel  
By:

Date: \_\_\_\_\_



Stewart Title of California, Inc.  
525 North Brand Blvd  
Glendale, CA 91203  
Phone: (818) 649-5744  
Fax:  
TeamLA@stewart.com

**Date:** March 16, 2022  
**Title Officer:** Chris Otten & Eric Richard Moore  
**Order No.:** 1629773  
**Property Address:** 7916 Virginia Street, Rosemead, CA 91770  
7900 Virginia Street, Rosemead, CA 91770

## UNLAWFULLY RESTRICTIVE COVENANTS ACKNOWLEDGMENT AND INDEMNIFICATION

STEWART TITLE OF CALIFORNIA, INC.  
IS LICENSED BY THE STATE OF CALIFORNIA UNDER THE DEPARTMENT OF INSURANCE LICENSE NO. 388

The undersigned hereby acknowledge receipt of (1) the statutory required language describing unlawfully restrictive covenants in the title product from Stewart Title of California, Inc. ("Stewart Title"); (2) a copy of the Restrictive Covenant Modification (RCM) form; and (3) the procedures describing how to have, when applicable, an unlawfully restrictive covenant of record updated.

The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction and have received a copy of this acknowledgment as evidenced by the signature below.

The undersigned acknowledges and understands that Stewart Title will rely upon this acknowledgement as evidence that Stewart Title has fulfilled its duties and obligations under the law with respect to unlawfully restrictive covenants. The undersigned jointly and severally agree to hold harmless Stewart Title of California, Inc., its officers, employees, agents, parent, affiliated and subsidiary companies, including Stewart Title Guaranty Company, and successors and assigns from and against any and all damages or liability and agree to reimburse Stewart Title for all losses, costs, charges, attorneys' fees or other expenses which shall or may at any time be suffered, sustained or incurred by reason of, or in consequence of or related to these unlawfully restrictive covenants and the RCM form and submission.

\_\_\_\_\_  
TBD TBD

Green Park Property LLC

By: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 1629773  
Escrow No.: 1629773

The land referred to herein is situated in the State of California, County of Los Angeles, City of Rosemead and described as follows:

Those portions of Lot 88 of Map of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in [Book 54 Pages 71 and 72](#) of Miscellaneous Records, in the Office of the County recorder of said County, described as follows:

PARCEL 1:

That portion of the Westerly 60 feet of the Easterly 120 feet of said Lot 88 lying South of the Westerly prolongation of the center line of Virginia Street, as shown on Map of Tract No. 4747, recorded in [Book 50, Page 52](#) of Maps, in the Office of the County recorder of said County, and North of a line parallel with and 135 feet measured at right angles Northerly from the Northerly line of Garvey Avenue shown as 80 feet wide.

PARCEL 2:

That portion of the Easterly 181.20 feet of Lot 88 of Map of the lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in [Book 54 Pages 71 and 72](#) of Miscellaneous Records, in the Office of the County recorder of said County, lying South of the Westerly prolongation of the center line of Virginia Street as shown on Map of Tract No. 4747, recorded in [Book 50, Page 52](#) of Maps, in the office of the County recorder of said County, and North of the Easterly prolongation of the Northerly line of Lot 22 of Tract No. 7223, as per Map recorded in [Book 85, Page 38](#) of Maps, in the Office of the County recorder of said County.

Except therefrom the Easterly 120 feet thereof.

PARCEL 3:

An easement for road purposes to be used in common with others over that portion of said Lot 88 described as a strip of land 20 feet wide lying Northerly of and adjoining the Northerly line of said Parcel 1 and Parcel 2, described above.

PARCEL 4:

That portion of the Easterly 60 feet of Lot 88 of the Lands of the San Gabriel Improvement Company, in the City of Rosemead, in the County of Los Angeles, State of California, as per Map recorded in [Book 54, Pages 71, and 72](#) of Miscellaneous Records, in the Office of the County recorder of said County, lying South of the Westerly prolongation of the center line of Virginia Street, as shown on Map of Tract No. 4747, recorded in [Book 50, Page 52](#) of Maps, records of said County, and North of a line parallel with and 135 feet, measured at right angles, Northerly from the North line of Garvey Avenue, as shown on said Map.

Except the Westerly 50 feet of the Northerly 120 feet, said distance being measured at right angles, of said land.

APN: 5287-038-030

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: March 16, 2022

File No.: 1629773

Property: 7916 Virginia Street, Rosemead, CA 91770  
7900 Virginia Street, Rosemead, CA 91770

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA - Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California, Inc.. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

| <b><i>Stewart Insurance Settlement Service</i></b> | <b><i>Charge or range of charges</i></b> |
|--|--|
| Hazard Insurance                                   | \$400.00 to \$6,500.00                   |
| Home Warranty                                      | \$255.00 to \$ 780.00                    |
| Natural Hazard Disclosure Report                   | \$ 42.50 to \$ 149.50                    |

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY  
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND  
AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

Green Park Property LLC

By: \_\_\_\_\_

\_\_\_\_\_  
TBD TBD

**CALIFORNIA LAND TITLE ASSOCIATION**  
**STANDARD COVERAGE POLICY – 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - c) resulting in no loss or damage to the insured claimant;
  - d) attaching or created subsequent to Date of Policy; or
  - e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

## CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

|                  | Your Deductible Amount                                   | Our Maximum Dollar Limit of Liability |
|------------------|--|---------------------------------------|
| Covered Risk 16: | 1% of Policy Amount or \$2,500.00<br>(whichever is less) | \$10,000.00                           |
| Covered Risk 18: | 1% of Policy Amount or \$5,000.00<br>(whichever is less) | \$25,000.00                           |
| Covered Risk 19: | 1% of Policy Amount or \$5,000.00<br>(whichever is less) | \$25,000.00                           |
| Covered Risk 21: | 1% of Policy Amount or \$2,500.00<br>(whichever is less) | \$5,000.00                            |

## 2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### PART I

1. (a) taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
(b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

## 2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy..

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. a. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protectionor the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing- business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

File No.: 1629773

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

## STGC TITLE PREMIUM DISCOUNT APPLICATION AND CONFIRMATION OF ELIGIBILITY

Order Number: 1629773

Property: 7916 Virginia Street, Rosemead, CA 91770

7900 Virginia Street, Rosemead, CA 91770

APN: 5287-038-030

In connection with the request of the Undersigned ("Applicant") for the preparation and issuance of title insurance, Applicant provides this completed STGC Title Premium Discount Application and Confirmation of Eligibility ("Request Form") for the benefit of, and reliance by, title insurer Stewart Title Guaranty Company, and its policy issuing agent Stewart Title of California, Inc. (collectively hereafter referred to as "Stewart Title") in connection with pricing the title premium in the above referenced transaction:

1. Applicant understands that Stewart Title has available for qualifying requestors a 10% discount on the title insurance premium charged under certain circumstances; however, all endorsement fees and other charges are not discounted.
2. Applicant understands that Stewart Title is only able to provide such discount if requested through providing this completed Request Form and is received by Stewart Title at least five (5) business days prior to recording of the transaction to which a discount is requested.
3. Applicant understands that Stewart Title prohibits combined discounts; accordingly, Stewart Title will provide this requested discount and disregard other applicable discounts, if any, when eligibility requirements for such discount are satisfied.
4. Applicant requests the following discount and affirms that Applicant meets the criteria and requirements set forth to qualify for such selected discount (SELECT ONLY ONE QUALIFYING DISCOUNT):

- Active military personnel and honorably discharged veteran discount\* – To qualify for an active military personnel or honorably discharged veteran discount: (1) the property being purchased, mortgaged or refinanced is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s), seller(s) or borrower(s), as applicable, is a U.S. citizen, permanent resident or qualified alien and is engaged in full-time, active duty in the military on the date signed below or was a honorably discharged veteran.
- Senior citizen discount – To qualify for a senior citizen discount: (1) the property being purchased, mortgaged or refinanced is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s), seller(s) or borrower(s), as applicable, is a U.S. citizen, permanent resident or qualified alien and is 55 years of age or older on the date signed below.

\*Active military personnel and honorably discharged veterans include those members from the following U.S. military services branches: Air Force, Army, Coast Guard, Marine Corps, Navy and Space Force, and any active Reserve members of these military services branches and any active members of the Air or Army National Guard.

- First-time homebuyer discount – To qualify for a first-time homebuyer discount: (1) the property being purchased is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s) is a U.S. citizen, permanent resident or qualified alien and has either never owned any property or, has not been an owner in a primary residence for the last three calendar years from the date signed below.
  
- First responder discount – To qualify for a first responder discount: (1) the property being purchased, mortgaged or refinanced is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s), seller(s) or borrower(s), as applicable, is a U.S. citizen, permanent resident or qualified alien and is currently employed as a police officer, firefighter, paramedic or emergency medical technician on the date signed below.

This Request Form is completed under penalty of perjury and is made for the purpose of inducing Stewart Title to provide the title premium discount, and the representations contained herein are material to such insurance coverage pricing. The undersigned hereby indemnifies and holds Stewart Title harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain to the extent any representation contained herein is incorrect. The undersigned understands that Stewart Title may decide not to provide the requested title insurance despite the information and affirmations contained herein.

**PLEASE READ AND COMPLETE THE STGC TITLE PREMIUM DISCOUNT REQUEST FORM ON THE PREVIOUS PAGE BEFORE SIGNING BELOW. IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD CONTACT YOUR LOCAL STEWART TITLE PROFESSIONAL.**

**THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Date Signed

# Stewart Title of California, Inc. STATEMENT OF INFORMATION

**CONFIDENTIAL**

**THE STREET ADDRESS of the property in this transaction is:** (IF NONE LEAVE BLANK)

ADDRESS 7916 Virginia Street CITY Rosemead, CA 91770

IMPROVEMENTS:  SINGLE RESIDENCE  MULTIPLE RESIDENCE  COMMERCIAL

OCCUPIED BY:  OWNER  TENANTS

CONSTRUCTION OR IMPROVEMENTS WITHIN THE LAST 6 MONTHS?  YES  NO

IF YES, STATE NATURE WORK DONE \_\_\_\_\_

**PARTY 1**

**PARTY 2**

FIRST \_\_\_\_\_ MIDDLE \_\_\_\_\_ LAST \_\_\_\_\_

FIRST \_\_\_\_\_ MIDDLE \_\_\_\_\_ LAST \_\_\_\_\_

FORMER LAST NAME(S), IF ANY \_\_\_\_\_

FORMER LAST NAME(S), IF ANY \_\_\_\_\_

BIRTHPLACE \_\_\_\_\_ BIRTH DATE \_\_\_\_\_

BIRTHPLACE \_\_\_\_\_ BIRTH DATE \_\_\_\_\_

Social Security No. \_\_\_\_\_ DRIVER'S LICENSE NO. \_\_\_\_\_

Social Security No. \_\_\_\_\_ DRIVER'S LICENSE NO. \_\_\_\_\_

Home \_\_\_\_\_ Cell \_\_\_\_\_  
 AM SINGLE  AM MARRIED  HAVE A DOMESTIC PARTNER

Home \_\_\_\_\_ Cell \_\_\_\_\_  
 AM SINGLE  AM MARRIED  HAVE A DOMESTIC PARTNER

Date of Marriage or Partnership \_\_\_\_\_

Date of Marriage or Partnership \_\_\_\_\_

NAME OF CURRENT SPOUSE OR DOM. PARTNER (if other than Party 2): \_\_\_\_\_

NAME OF CURRENT SPOUSE OR DOM. PARTNER (if other than Party 1): \_\_\_\_\_

NAME OF FORMER SPOUSE/DOM. PARTNER: (IF NONE, WRITE "NONE"): \_\_\_\_\_

NAME OF FORMER SPOUSE/DOM. PARTNER: (IF NONE, WRITE "NONE"): \_\_\_\_\_

Dissolutions pending Yes No (circle one)  
 Required to make child support payments? Yes No (circle one)  
 Required to make Family support payments? Yes No (circle one)  
 If paying former spouse directly, please provide address: \_\_\_\_\_

Dissolutions pending Yes No (circle one)  
 Required to make child support payments? Yes No (circle one)  
 Required to make Family support payments? Yes No (circle one)  
 If paying former spouse directly, please provide address: \_\_\_\_\_

**OCCUPATIONS FOR LAST 10 YEARS (attach additional 10 year information, if applicable)**

Party 1: \_\_\_\_\_  
 Occupation Firm Name Street and City No. Years

Party 2: \_\_\_\_\_  
 Occupation Firm Name Street and City No. Years

**RESIDENCES FOR LAST 10 YEARS (attach additional 10 year information, if applicable)**

Party 1: \_\_\_\_\_  
 Street No. Street Name City No. Years

Party 2: \_\_\_\_\_  
 Street No. Street Name City No. Years

**Email Address**

If you would like us to contact you by email, please provide your email address \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**The undersigned declare, under penalty of perjury, that foregoing is true and correct.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# OWNER'S AFFIDAVIT AND INDEMNITY

Order No.: 1629773

Address/Location: 7916 Virginia Street, Rosemead, CA 91770  
7900 Virginia Street, Rosemead, CA 91770

APN: 5287-038-030

In connection with the request of the Undersigned ("Affiant") for the preparation and issuance of insurance, Affiant makes the following statements and representations for the benefit of, and reliance by, title insurer STEWART TITLE GUARANTY COMPANY, and its policy issuing agent STEWART TITLE OF CALIFORNIA, INC. (collectively hereafter referred to as "TITLE"):

1. Affiant owns and holds title to the land described in Schedule A of the Preliminary Report or Commitment issued in connection with the above referenced Order Number (the "Land").
2. The Affiant's ownership and/or possession of the Land has been peaceful and undisturbed, and title thereto has never been disputed, questioned or rejected, nor has the issuance of title insurance ever been refused, except as follows: **(If none, please state "none" )**  
\_\_\_\_\_
3. Other than the Affiant, there are no parties entitled to possession of the Land other than the following: **(If none, please state "none" )**  
\_\_\_\_\_
4. There are no leases, licenses, options, rights of first refusal, or contracts to sell, affecting the Land, or any parties currently in possession, of the Land, except the following: **(If none, please state "none" )**  
\_\_\_\_\_
5. All assessments by a management company or owners' association, or for common area or building maintenance, if any, are paid current or are not yet due and payable except for the following. **(If none, please state "none" )**  
\_\_\_\_\_
6. There are no pending contemplated repairs/improvements to the Land, except the following: **(If none, please state "none" )**  
\_\_\_\_\_
7. There has been no construction, building materials, repairs, improvements, or remodeling performed, provided, furnished or delivered within the last 12 months, except as follows: **(If none, please state "none" )**

This work performed, as detailed above, was completed on \_\_\_\_\_ (date of completion).

8. Affiant is not aware of the existence of any of the following:
  - a. Improvements, including fences, encroaching into any easements on the Land, or over any boundary lines of the Land.
  - b. Adjoining property improvements encroaching onto the Land.
  - c. Liens against the Land and/or judgments or tax liens against Affiant or any other property owner currently in title, except those described in the Preliminary Report or Commitment issued in connection with the above referenced Order Number.
  - d. Outstanding claims or persons entitled to claims for mechanics' or materialman liens against the Land.
  - e. Pending repairs/improvements to any adjacent street(s) or any assessments related to road maintenance
  - f. Any pending litigation involving the Land, the Affiant or any other property owner currently in title.
  - g. Recent improvements completed or being made to any common area(s) located within the subdivision in which the Land is located.
  - h. Violations of building permits, zoning laws or recorded covenants, conditions and/or restrictions imposed on the Land.
  - i. Any pending assessments for Community Facility Districts.

- j. Any new, pending or existing obligation or loan including any home improvements on the Land pursuant to the PACE or HERO program, or any other similar type program.
- k. Any unrecorded or recorded easements, covenants, conditions, or restrictions affecting the Land, other than those listed in the Preliminary Report or Title Commitment.
- l. Any use of the property for the production, sale, warehousing or transporting of fresh fruits, vegetables, livestock or poultry (e.g., supermarkets, restaurants, wineries, breweries and meat packing plants).

**With regard to 8a.-8l, except as follows: (If none, please state "none" )**

- 
- 9. No proceedings in bankruptcy or receivership have been instituted or filed by, or against, the Affiant or any other property owner currently in title.
  - 10. There are no unpaid taxes, assessments or utility type bills including but not limited to bills for water, sewer, hazardous waste, recycling, storm drain and/or rubbish and there are no liens related to such utilities from or on the Land, with the exception of the following: **(If none, please state "none" )**
- 
- 11. There are no financial obligations secured by trust deeds, mortgages, financing statements, vendor's liens, security agreements or otherwise, against the Land, except as set forth in the Preliminary Report, proforma and/or Commitment, and as set forth below: **(If none, please state "none" )**

| <u>Creditor</u> | <u>Approximate Balance</u> |
|-----------------|----------------------------|
|                 |                            |
|                 |                            |

- 12. There has been no harvesting or production of any oil, gas, geothermal materials or other minerals from or on the Land and there are no oil, gas, geothermal and/or mineral leases, licenses, options, rights of first refusal, and/or contracts to sell, affecting the mineral rights associated with the Land, or other parties currently in possession, of the mineral rights on the Land, except the following: **(If none, please state "none" )**
- 
- 13. Other than the Affiant, there are no other parties currently in possession of the Land, including but not limited to, any possessory interest associated with the harvesting of any oil, gas, geothermal materials or other minerals, except the following: **(If none, please state "none" )**
- 
- 14. Affiant has not executed and will not execute any documents or instruments related to the title to, or interest in, the Land prior to the recordation of the documents in this transaction.
  - 15. By signing below, Affiant agrees to cooperate with TITLE and, upon request from TITLE, to promptly provide and/or execute, any corrective or curative information or documentation requested.

This is a sworn affidavit and is made for the purpose of inducing TITLE to provide certain insurance coverage to a purchaser and/or lender, and the representations contained herein are material to such insurance coverage. The undersigned hereby indemnifies and holds Stewart Title Guaranty Company and its policy issuing agent identified above harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain under its policies of title insurance or commitments to the extent any representation contained herein is incorrect. The undersigned understands that TITLE may decide not to provide the requested title insurance despite the information and affirmations contained herein.

**PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS CONTAINED IN THIS OWNER'S AFFIDAVIT AND INDEMNITY BEFORE SIGNING IN THE PRESENCE OF A NOTARY PUBLIC. THE NOTARY PUBLIC WILL EXECUTE THE ACKNOWLEDGMENT ON THE FOLLOWING PAGE. HOWEVER, IF YOU DO**

**NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING.**

Green Park Property LLC

By: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California            )  
  ) ss.  
County of \_\_\_\_\_ )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

\_\_\_\_\_  
Notary Signature

## Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

| Reasons we can share your personal information.  | Do we share | Can you limit this sharing?   |
|--|-------------|---|
| <b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.  | Yes         | No  |
| <b>For our marketing purposes</b> — to offer our products and services to you.   | Yes         | No  |
| <b>For joint marketing with other financial companies</b>  | No          | We don't share  |
| <b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i> | Yes         | No  |
| <b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.   | No          | We don't share  |
| <b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.  | Yes         | Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591. |
| <b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.  | No          | We don't share  |

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

|  |   |
|--|---|
| <b>How often do the Stewart Title Companies notify me about their practices?</b> | We must notify you about our sharing practices when you request a transaction.  |
| <b>How do the Stewart Title Companies protect my personal information?</b>       | To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.   |
| <b>How do the Stewart Title Companies collect my personal information?</b>       | We collect your personal information, for example, when you request insurance-related services provide such information to us<br>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. |
| <b>What sharing can I limit?</b>   | Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.  |

**Contact us:** *If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056*

## Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

### Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

| Category  | Examples   | Collected? |
|---|--|------------|
| A. Identifiers.   | A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.   | YES        |
| B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).                   | A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories. | YES        |
| C. Protected classification characteristics under California or federal law.  | Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).   | YES        |
| D. Commercial information.  | Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.   | YES        |
| E. Biometric information.   | Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.  | YES        |
| F. Internet or other similar network activity.  | Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.   | YES        |
| G. Geolocation data.  | Physical location or movements.  | YES        |
| H. Sensory data.  | Audio, electronic, visual, thermal, olfactory, or similar information.   | YES        |
| I. Professional or employment-related information.  | Current or past job history or performance evaluations.  | YES        |
| J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)). | Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.   | YES        |
| K. Inferences drawn from other personal information.  | Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.  | YES        |

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

#### Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

#### Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

#### Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

## Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

## Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

## Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

## Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different price or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Website:** <http://stewart.com/ccpa>

**Email:** Privacyrequest@stewart.com

**Postal Address:** Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056



# Preliminary Report

Stewart Title of California, Inc.

File No.: 1629771

Property Address: 7857 Garvey Avenue, Rosemead, CA 91770

**Whether you need local expertise, exceptional service, or a trusted partner, we're here for you.**



Stewart is committed to becoming the premier title services company. As part of that commitment, we strive to ensure our customers and partners have the best experience while working with us. Whether you're working with us on a residential or commercial transaction, or are a home buyer or seller or service provider, it's our goal to make your transaction as smooth and seamless as possible. We approach every transaction with unmatched underwriting expertise and our policies are backed by a century of financial strength.

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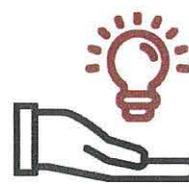
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Chris Otten & Eric Richard  
Moore  
Title Officer

Stewart Title of California, Inc.  
525 North Brand Blvd  
Glendale, CA 91203  
Phone: (818) 649-5744  
Fax:  
TeamLA@stewart.com

## PRELIMINARY REPORT

Order No.: 1629771  
Your File No.: 1452042  
Buyer/Borrower Name: TBD TBD  
Seller Name: Green Park Property LLC

Property Address: 7857 Garvey Avenue, Rosemead, CA 91770

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

|                                     |  |
|-------------------------------------|--|
| Dated as of March 8, 2022 at 7:30AM |  |
|-------------------------------------|--|

**When replying, please contact:** Chris Otten & Eric Richard Moore, Title Officer

Stewart Title of California, Inc.  
525 North Brand Blvd  
Glendale, CA 91203  
(818) 649-5744  
TeamLA@stewart.com

**IF ANY DECLARATION, GOVERNING DOCUMENT (FOR EXAMPLE, COVENANT, CONDITION OR RESTRICTION) OR DEED IDENTIFIED AND/OR LINKED IN THIS TITLE PRODUCT CONTAINS ANY RESTRICTION BASED ON AGE, RACE COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (p) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE BY SUBMITTING A “RESTRICTIVE COVENANT MODIFICATION” FORM, TOGETHER WITH A COPY OF THE ATTACHED DOCUMENT WITH THE UNLAWFUL PROVISION REDACTED TO THE COUNTY RECORDER’S OFFICE. THE “RESTRICTIVE COVENANT MODIFICATION” FORM CAN BE OBTAINED FROM THE COUNTY RECORDER’S OFFICE AND MAY BE AVAILABLE ON ITS WEBSITE. THE FORM MAY ALSO BE AVAILABLE FROM THE PARTY THAT PROVIDED YOU WITH THIS DOCUMENT. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.**

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- Standard Coverage Owner's Policy
- Extended Coverage Owner's Policy
- CLTA/ALTA Homeowners Policy
- Standard Coverage Loan Policy
- Extended Coverage Loan Policy
- Short Form Residential Loan Policy
- 

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

FEE SIMPLE

**Title to said estate or interest at the date hereof is vested in:**

Green Park Property LLC, a California Limited Liability Company

## LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Rosemead and described as follows:**

That portion of Lot 88 of the "Lands of the San Gabriel Improvement Company", in the City of Rosemead, County of Los Angeles, State of California, as per Map recorded in [Book 54 Pages 71 and 72](#) of Miscellaneous Records, described as follows:

Beginning at a point in the Southerly line of said Lot 88, distant Westerly thereon 50 feet from the Southeasterly corner thereof; thence Westerly along said Southerly line 40 feet; thence Northerly parallel with the Easterly line of said Lot 88, 135 feet; thence Easterly parallel with said Southerly line 40 feet; thence Southerly parallel with said Easterly line 135 feet to the point of beginning.

APN: 5287-038-020

(End of Legal Description)

### MAP

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

### Taxes:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2022 - 2023.
- B. General and special city and/or county taxes, and any assessments collected with taxes, for the fiscal year 2021 - 2022:
  - 1st Installment : \$507.95
  - Status 1st: Paid
  - 2nd Installment : \$507.94
  - Status 2nd: Open
  - Parcel No. : 5287-038-020
  - Code Area / Tracer No. : 03917
- C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
- D. Taxes and/or assessments affecting the land, if any, for Community Facility Districts including Mello Roos Districts which may exist by virtue of assessment maps or notices filed by said districts. Said taxes and/or assessments are typically collected with the County taxes; however, some districts may remove these taxes and/or assessment from the County taxes and assess and collect them separately.
- E. Prior to recording, the final amount due for taxes must be confirmed with tax collector.

### Exceptions:

- 1. Taxes or assessments which are not shown as existing liens by the records of the taxing authority that levies taxes or assessments on real property or by the public records.

Proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- 3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or other facts which a correct survey would disclose, and which are not shown by the public records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- 6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

7. Water rights, claims or title to water in or under the property, whether or not shown by the public records.
8. Ownership of, or rights to, minerals or other substances, subsurface and surface, of whatsoever kind, including, but not limited to coal, ores, metals, lignite, oil, gas, geothermal resources, brine, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether the ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise, and whether or not appearing in the Public Records or listed in Schedule B. Stewart Title Guaranty Company and its issuing agent make no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.
9. Easement and rights incidental thereto for street and highway, as set forth in a document recorded in [Book 12926 Page 196](#), of Official Records.
10. Easement and rights incidental thereto for public highway to State of California, as set forth in a document recorded in [Book 12909 Page 256](#), of Official Records.
11. Matters contained in a document entitled "Notice of Non-Responsibility", recorded July 19, 2021, as [Instrument No. 20211106976](#), of Official Records.
12. Any interests (including rights of the public) in and to any portion of the Land lying within roads, streets, alleys or highways.
13. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
14. In order to insure a conveyance, acquisition or encumbrance by the limited liability company named below, you must provide the following:  
Limited liability company: Green Park Property LLC, a California Limited Liability Company  
(a) A certified copy of the articles of organization (Form LLC-1), and any filed amendment (Form LLC-2) or restatement (Form LLC-10), if applicable.  
(b) A copy of the operating agreement and any amendments.  
Additional requirements or items may be requested upon review of the required documents set forth above.
15. Rights of parties in possession whether or not recorded in the public records.
16. Any facts, rights, interests or claims which would be disclosed by an inspection of the Land.

(End of Exceptions)

## NOTES AND REQUIREMENTS

- A. There are no items in this preliminary report that will cause Stewart Title Guaranty Company to decline to attach the CLTA Endorsement Form 116.01-06 (or similar ALTA 22-06 equivalent), indicating that there is located a Commercial Building known as 7857 Garvey Avenue, Rosemead, California.
- B. If you have knowledge of any other transfers or conveyances, please contact your title officer immediately for further research and review. The only transfers or conveyances shown in the public records within 24 months of the date of this report are:

Michael Evan Freeman, a married man as his sole and separate property, as Grantor and Michael Evan Freeman and Lorrie L. Freeman, husband and wife as community property with right of survivorship, as Grantee, recorded: February 22, 2021, as [Instrument No. 20210293561](#), of Official Records.

Michael Evan Freeman and Lorrie L. Freeman, husband and wife as community property with right of survivorship, as Grantor and Michael Evan Freeman and Lorrie L. Freeman, Trustees, and Successor Trustees of the Freeman Family Trust dated July 20, 2018, as Grantee, recorded: February 22, 2021, as [Instrument No. 20210293562](#), of Official Records.

Lorrie L. Freeman, as Surviving Trustee of the Freeman Family Trust dated July 20, 2018, as Grantor and Green Park Property LLC, a California Limited Liability Company, as Grantee, recorded: October 7, 2021, as [Instrument No. 20211522573](#), of Official Records.

- C. If an Owner's Policy of title insurance is requested, a CLTA Standard Coverage Owner's Policy will be issued unless instructed otherwise. If a different form of policy is desired, please contact your Title Officer.
- D. All Transactions - Seller(s) and Buyer(s) or Borrowers are provided, as attachments, the document entitled "Acknowledgement of Receipt, Understanding and Approval of STG Privacy Notice for Stewart Title Companies and Stewart's Affiliated Business Arrangement Disclosure Statement" and the individually named documents, for review and acknowledgment prior to closing.
- E. All Transactions - Buyer(s)/Seller(s)/Borrower(s) are provided the Preliminary Report for review and acknowledgment prior to closing. Buyer(s) approval shall include the Preliminary Report items that are to remain as exceptions to the title policy.
- F. All Transactions - Seller(s)/Owner(s) are provided Stewart Title Guaranty Company's Owner's Affidavit and Indemnity for completion and submission prior to closing

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **Procedures to Accompany the Restrictive Covenant Modification Form**

The law prohibits unlawfully restrictive covenants based upon:

"...age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry... Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

As the individual holding or acquiring an interest in the property, you may have any unlawfully restrictive covenants "removed", which means "redacted."

To have the unlawfully restrictive covenant removed, you may prepare and submit to the county recorder's office, a "Restrictive Covenant Modification" form (RCM) together with a copy of the attached document with the unlawfully restrictive covenant redacted. This request must be submitted to the county recorder's office and must include your return address so the county recorder can notify you of the action taken by the county counsel.

The process at the county recorder's office is as follows:

- The county recorder takes the RCM with the redacted document and the original document attached and submits it to the county counsel for review to determine if, from a legal standpoint, the language was an unlawfully restrictive covenant and thus the redacted version should be indexed and recorded.
- The county counsel shall inform the county recorder of his/her determination within a reasonable amount of time, not to exceed three months from the date of your request.
- If county counsel determined that the redacted language was unlawful then, once recorded, the redacted document is the only one that effects the property and this modified document has the same effective date as the original document.
- If county counsel determined that the redacted language was not unlawful then county counsel will return the RCM package to the county recorder and the county recorder will advise the requestor that same the request has been denied and the redacted document has not been recorded.
- The modification document shall be indexed in the same manner as the original document and shall contain a recording reference to the original document.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

ADDRESS

CITY  
STATE & ZIP

TITLE ORDER NO.

ESCROW NO.

APN NO.

## RESTRICTIVE COVENANT MODIFICATION

(Unlawfully Restrictive Covenant Modification Pursuant to Government Code Section 12956.2)

I(We) \_\_\_\_\_  
have or are acquiring an ownership interest of record in the property located at \_\_\_\_\_  
\_\_\_\_\_ that is covered by the  
document described below.

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of eliminating that restrictive covenant as shown on page(s) \_\_\_\_\_ of the document recorded on \_\_\_\_\_ in book \_\_\_\_\_ and page \_\_\_\_\_ or instrument number \_\_\_\_\_ of the official records of the County of \_\_\_\_\_, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document pursuant to subdivision (d) of Section 12956 of the Government.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

\_\_\_\_\_  
(Signature of Submitting Party)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Submitting Party)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_ County Counsel, or their  
designee, pursuant to Government Code Section  
12956.2, hereby states that it has been determined  
that the original document referenced above  
\_\_\_\_\_ Does \_\_\_\_\_ Does Not contain an  
unlawful restriction and this modification may be  
recorded.

County Counsel  
By:

\_\_\_\_\_  
Date:

\_\_\_\_\_



Stewart Title of California, Inc.  
525 North Brand Blvd  
Glendale, CA 91203  
Phone: (818) 649-5744  
Fax:  
TeamLA@stewart.com

**Date:** March 16, 2022  
**Title Officer:** Chris Otten & Eric Richard Moore  
**Order No.:** 1629771  
**Property Address:** 7857 Garvey Avenue, Rosemead, CA 91770

## **UNLAWFULLY RESTRICTIVE COVENANTS ACKNOWLEDGMENT AND INDEMNIFICATION**

**STEWART TITLE OF CALIFORNIA, INC.  
IS LICENSED BY THE STATE OF CALIFORNIA UNDER THE DEPARTMENT OF INSURANCE LICENSE NO. 388**

The undersigned hereby acknowledge receipt of (1) the statutory required language describing unlawfully restrictive covenants in the title product from Stewart Title of California, Inc. ("Stewart Title"); (2) a copy of the Restrictive Covenant Modification (RCM) form; and (3) the procedures describing how to have, when applicable, an unlawfully restrictive covenant of record updated.

The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction and have received a copy of this acknowledgment as evidenced by the signature below.

The undersigned acknowledges and understands that Stewart Title will rely upon this acknowledgement as evidence that Stewart Title has fulfilled its duties and obligations under the law with respect to unlawfully restrictive covenants. The undersigned jointly and severally agree to hold harmless Stewart Title of California, Inc., its officers, employees, agents, parent, affiliated and subsidiary companies, including Stewart Title Guaranty Company, and successors and assigns from and against any and all damages or liability and agree to reimburse Stewart Title for all losses, costs, charges, attorneys' fees or other expenses which shall or may at any time be suffered, sustained or incurred by reason of, or in consequence of or related to these unlawfully restrictive covenants and the RCM form and submission.

\_\_\_\_\_  
TBD TBD

Green Park Property LLC

By: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 1629771  
Escrow No.: 1629771

The land referred to herein is situated in the State of California, County of Los Angeles, City of Rosemead and described as follows:

That portion of Lot 88 of the "Lands of the San Gabriel Improvement Company", in the City of Rosemead, County of Los Angeles, State of California, as per Map recorded in [Book 54 Pages 71 and 72](#) of Miscellaneous Records, described as follows:

Beginning at a point in the Southerly line of said Lot 88, distant Westerly thereon 50 feet from the Southeasterly corner thereof; thence Westerly along said Southerly line 40 feet; thence Northerly parallel with the Easterly line of said Lot 88, 135 feet; thence Easterly parallel with said Southerly line 40 feet; thence Southerly parallel with said Easterly line 135 feet to the point of beginning.

APN: 5287-038-020

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: March 16, 2022

File No.: 1629771

Property: 7857 Garvey Avenue, Rosemead, CA 91770

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA - Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California, Inc.. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

| <b><i>Stewart Insurance Settlement Service</i></b> | <b><i>Charge or range of charges</i></b> |
|--|--|
| Hazard Insurance                                   | \$400.00 to \$6,500.00                   |
| Home Warranty                                      | \$255.00 to \$ 780.00                    |
| Natural Hazard Disclosure Report                   | \$ 42.50 to \$ 149.50                    |

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY  
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND  
AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

Green Park Property LLC

By: \_\_\_\_\_

\_\_\_\_\_  
TBD TBD

**CALIFORNIA LAND TITLE ASSOCIATION**  
**STANDARD COVERAGE POLICY – 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - c) resulting in no loss or damage to the insured claimant;
  - d) attaching or created subsequent to Date of Policy; or
  - e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

|                  | Your Deductible Amount                                   | Our Maximum Dollar Limit of Liability |
|------------------|--|---------------------------------------|
| Covered Risk 16: | 1% of Policy Amount or \$2,500.00<br>(whichever is less) | \$10,000.00                           |
| Covered Risk 18: | 1% of Policy Amount or \$5,000.00<br>(whichever is less) | \$25,000.00                           |
| Covered Risk 19: | 1% of Policy Amount or \$5,000.00<br>(whichever is less) | \$25,000.00                           |
| Covered Risk 21: | 1% of Policy Amount or \$2,500.00<br>(whichever is less) | \$5,000.00                            |

## 2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### PART I

1. (a) taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
(b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

## 2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy..

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. a. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protectionor the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

File No.: 1629771

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

## STGC TITLE PREMIUM DISCOUNT APPLICATION AND CONFIRMATION OF ELIGIBILITY

Order Number: 1629771

Property: 7857 Garvey Avenue, Rosemead, CA 91770

APN: 5287-038-020

In connection with the request of the Undersigned ("Applicant") for the preparation and issuance of title insurance, Applicant provides this completed STGC Title Premium Discount Application and Confirmation of Eligibility ("Request Form") for the benefit of, and reliance by, title insurer Stewart Title Guaranty Company, and its policy issuing agent Stewart Title of California, Inc. (collectively hereafter referred to as "Stewart Title") in connection with pricing the title premium in the above referenced transaction:

1. Applicant understands that Stewart Title has available for qualifying requestors a 10% discount on the title insurance premium charged under certain circumstances; however, all endorsement fees and other charges are not discounted.
2. Applicant understands that Stewart Title is only able to provide such discount if requested through providing this completed Request Form and is received by Stewart Title at least five (5) business days prior to recording of the transaction to which a discount is requested.
3. Applicant understands that Stewart Title prohibits combined discounts; accordingly, Stewart Title will provide this requested discount and disregard other applicable discounts, if any, when eligibility requirements for such discount are satisfied.
4. Applicant requests the following discount and affirms that Applicant meets the criteria and requirements set forth to qualify for such selected discount (SELECT ONLY ONE QUALIFYING DISCOUNT):

- Active military personnel and honorably discharged veteran discount\* – To qualify for an active military personnel or honorably discharged veteran discount: (1) the property being purchased, mortgaged or refinanced is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s), seller(s) or borrower(s), as applicable, is a U.S. citizen, permanent resident or qualified alien and is engaged in full-time, active duty in the military on the date signed below or was a honorably discharged veteran.
- Senior citizen discount – To qualify for a senior citizen discount: (1) the property being purchased, mortgaged or refinanced is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s), seller(s) or borrower(s), as applicable, is a U.S. citizen, permanent resident or qualified alien and is 55 years of age or older on the date signed below.

\*Active military personnel and honorably discharged veterans include those members from the following U.S. military services branches: Air Force, Army, Coast Guard, Marine Corps, Navy and Space Force, and any active Reserve members of these military services branches and any active members of the Air or Army National Guard.

- First-time homebuyer discount – To qualify for a first-time homebuyer discount: (1) the property being purchased is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s) is a U.S. citizen, permanent resident or qualified alien and has either never owned any property or, has not been an owner in a primary residence for the last three calendar years from the date signed below.
  
- First responder discount – To qualify for a first responder discount: (1) the property being purchased, mortgaged or refinanced is a fee simple interest in a primary, owner-occupied residence; and (2) at least one of the undersigned purchaser(s), seller(s) or borrower(s), as applicable, is a U.S. citizen, permanent resident or qualified alien and is currently employed as a police officer, firefighter, paramedic or emergency medical technician on the date signed below.

This Request Form is completed under penalty of perjury and is made for the purpose of inducing Stewart Title to provide the title premium discount, and the representations contained herein are material to such insurance coverage pricing. The undersigned hereby indemnifies and holds Stewart Title harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain to the extent any representation contained herein is incorrect. The undersigned understands that Stewart Title may decide not to provide the requested title insurance despite the information and affirmations contained herein.

**PLEASE READ AND COMPLETE THE STGC TITLE PREMIUM DISCOUNT REQUEST FORM ON THE PREVIOUS PAGE BEFORE SIGNING BELOW. IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD CONTACT YOUR LOCAL STEWART TITLE PROFESSIONAL.**

**THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Date Signed

**Stewart Title of California, Inc.**  
**STATEMENT OF INFORMATION**

**CONFIDENTIAL**

**THE STREET ADDRESS of the property in this transaction is:** (IF NONE LEAVE BLANK)

ADDRESS 7857 Garvey Avenue CITY Rosemead, CA 91770

IMPROVEMENTS:  SINGLE RESIDENCE  MULTIPLE RESIDENCE  COMMERCIAL

OCCUPIED BY:  OWNER  TENANTS

CONSTRUCTION OR IMPROVEMENTS WITHIN THE LAST 6 MONTHS?  YES  NO

IF YES, STATE NATURE WORK DONE \_\_\_\_\_

**PARTY 1**

**PARTY 2**

FIRST MIDDLE LAST

FIRST MIDDLE LAST

FORMER LAST NAME(S), IF ANY

FORMER LAST NAME(S), IF ANY

BIRTHPLACE BIRTH DATE

BIRTHPLACE BIRTH DATE

Social Security No. DRIVER'S LICENSE NO.

Social Security No. DRIVER'S LICENSE NO.

Home Cell  
 AM SINGLE  AM MARRIED  HAVE A DOMESTIC PARTNER

Home Cell  
 AM SINGLE  AM MARRIED  HAVE A DOMESTIC PARTNER

Date of Marriage or Partnership \_\_\_\_\_

Date of Marriage or Partnership \_\_\_\_\_

NAME OF CURRENT SPOUSE OR DOM. PARTNER (if other than Party 2):

NAME OF CURRENT SPOUSE OR DOM. PARTNER (if other than Party 1):

NAME OF FORMER SPOUSE/DOM. PARTNER: (IF NONE, WRITE "NONE"):

NAME OF FORMER SPOUSE/DOM. PARTNER: (IF NONE, WRITE "NONE"):

Dissolutions pending Yes No (circle one)  
Required to make child support payments? Yes No (circle one)  
Required to make Family support payments? Yes No (circle one)

If paying former spouse directly, please provide address: \_\_\_\_\_

Dissolutions pending Yes No (circle one)  
Required to make child support payments? Yes No (circle one)  
Required to make Family support payments? Yes No (circle one)

If paying former spouse directly, please provide address: \_\_\_\_\_

**OCCUPATIONS FOR LAST 10 YEARS (attach additional 10 year information, if applicable)**

Party 1: Occupation Firm Name Street and City No. Years

Party 2: Occupation Firm Name Street and City No. Years

**RESIDENCES FOR LAST 10 YEARS (attach additional 10 year information, if applicable)**

Party 1: Street No. Street Name City No. Years

Party 2: Street No. Street Name City No. Years

**Email Address**

If you would like us to contact you by email, please provide your email address \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

The undersigned declare, under penalty of perjury, that foregoing is true and correct.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

| Reasons we can share your personal information.  | Do we share | Can you limit this sharing?   |
|--|-------------|---|
| <b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.  | Yes         | No  |
| <b>For our marketing purposes</b> — to offer our products and services to you.   | Yes         | No  |
| <b>For joint marketing with other financial companies</b>  | No          | We don't share  |
| <b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i> | Yes         | No  |
| <b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.   | No          | We don't share  |
| <b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.  | Yes         | Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591. |
| <b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.  | No          | We don't share  |

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

|  |   |
|--|---|
| <b>How often do the Stewart Title Companies notify me about their practices?</b> | We must notify you about our sharing practices when you request a transaction.  |
| <b>How do the Stewart Title Companies protect my personal information?</b>       | To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.   |
| <b>How do the Stewart Title Companies collect my personal information?</b>       | We collect your personal information, for example, when you request insurance-related services provide such information to us<br>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. |
| <b>What sharing can I limit?</b>   | Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.  |

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

## Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

### Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

| Category  | Examples   | Collected? |
|---|--|------------|
| A. Identifiers.   | A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.   | YES        |
| B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).                   | A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories. | YES        |
| C. Protected classification characteristics under California or federal law.  | Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).   | YES        |
| D. Commercial information.  | Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.   | YES        |
| E. Biometric information.   | Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.  | YES        |
| F. Internet or other similar network activity.  | Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.   | YES        |
| G. Geolocation data.  | Physical location or movements.  | YES        |
| H. Sensory data.  | Audio, electronic, visual, thermal, olfactory, or similar information.   | YES        |
| I. Professional or employment-related information.  | Current or past job history or performance evaluations.  | YES        |
| J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)). | Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.   | YES        |
| K. Inferences drawn from other personal information.  | Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.  | YES        |

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart’s website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

## Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

## Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

## Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

## Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

#### Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

#### Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

#### Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Website:** <http://stewart.com/ccpa>

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

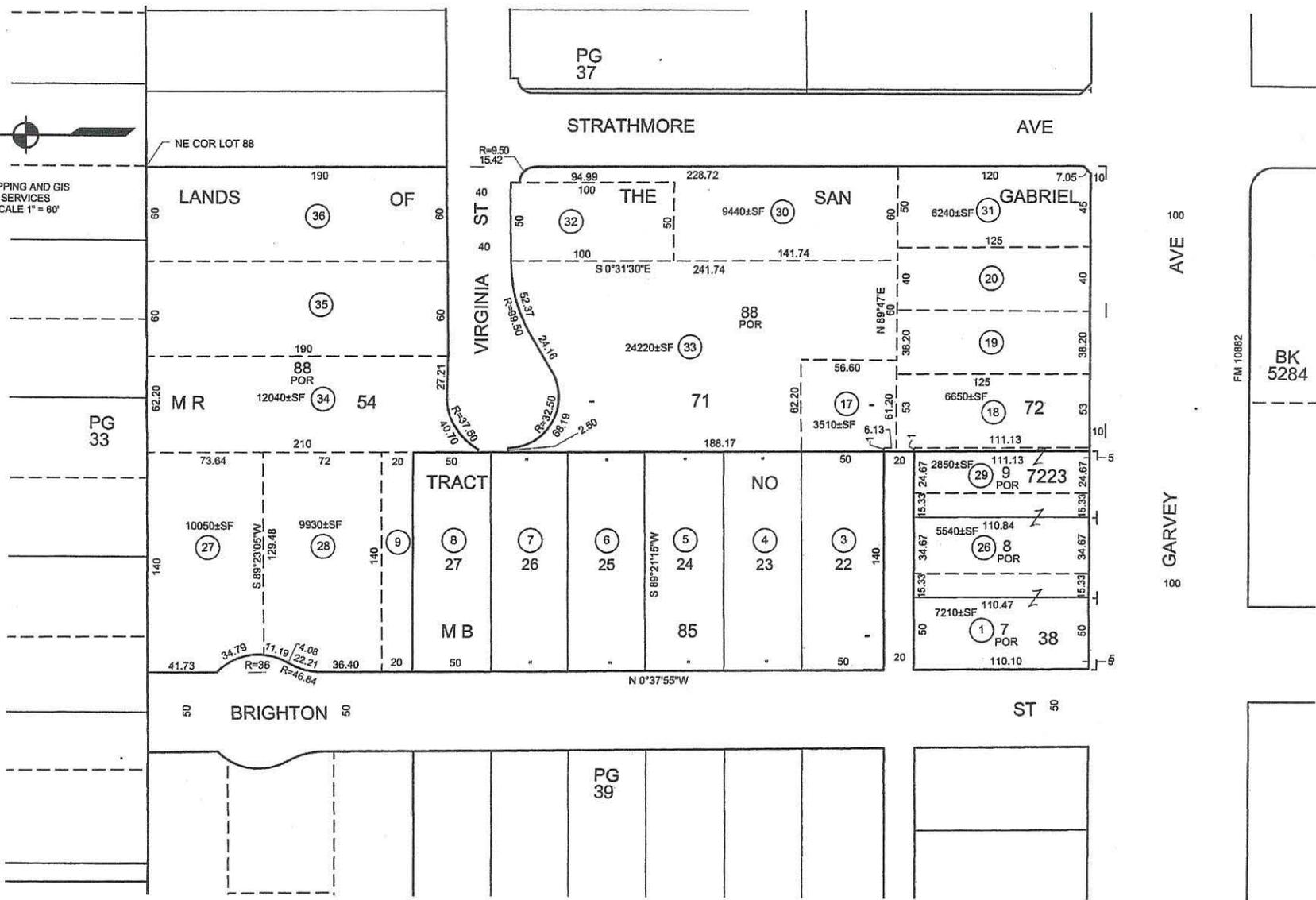
**Postal Address:** Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

2005



MAPPING AND GIS SERVICES SCALE 1" = 60'



FM 10882

BK 5284

100 GARVEY AVE 100

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
7900-7916 Virginia Street  
7849-7853 Garvey Avenue  
7857 Garvey Avenue  
Rosemead, CA 91770

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**APPENDIX F**  
**TERMINOLOGY**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
7900-7916 Virginia Street  
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### TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Designation E 1527-13/21 and should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

*recognized environmental condition(s) (REC)* - the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimus* conditions.

*de minimus conditions* - are conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimus* are not *recognized environmental conditions*.

*historical recognized environmental condition(s) (HREC)* - environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *property*, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

*material threat* - a physically observable or obvious threat, which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank that contains a hazardous substance, and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

**material impact to public health or environment** - a substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. An example might include a release of a hazardous substance in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foreseeably result in substantial exposure to humans or substantial damage to natural resources. The risk of that exposure or damage would represent a material impact to public health or environment.

**general risk of enforcement action** - the likelihood that an environmental condition would be subject to enforcement action if brought to the attention of appropriate governmental agencies.

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If the circumstances suggest an enforcement action would be more likely than not, then the condition is considered a general risk of enforcement action.