PARTNER
Engineering and Science, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Proposed Residential Development
West Avenue J & 40th Street West
Lancaster, California 93536

Report Date: September 12, 2018
Partner Project No. 18-225080.1

MAY 2 0 2019

Prepared for:

Royal Investors Group, LLC
15821 Ventura Boulevard, Suite 460
Encino, California 91436

PARTNER
Engineering and Science, Inc.

September 12, 2018

Ms. Kris Pinero
Royal Investors Group, LLC
15821 Ventura Boulevard, Suite 460
Encino, California 91436

Subject: Phase I Environmental Site Assessment
Proposed Residential Development
West Avenue J & 40th Street West
Lancaster, California 93536
Partner Project No. 18-225080.1

Dear Ms. Pinero:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, the conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500 or ctaylor@partneresi.com.

Sincerely,

Cody Taylor
National Client Manager

2154 Torrance Blvd., Suite 200, Torrance, CA 90501 ◊ Phone 800-419-4923 ◊ Fax 866-928-7418

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Royal Investors Group, LLC, for the property located at West Avenue J and 40th Street West in Lancaster, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Royal Investors Group, LLC, with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northern side of West Avenue J and the eastern side of 40th Street West within a mixed undeveloped and residential area of Lancaster, California. Please refer to the table below for further description of the subject property:

Subject Property Data	
Addresses:	None
Property Use:	Vacant Land
Land Acreage (Ac):	18.11 Ac
Assessor's Parcel Number (APN):	3153-011-036 and -043
Current Tenants:	None
Site Assessment Performed By:	Cyndi Meadors of Partner
Site Assessment Conducted On:	September 6, 2018

The subject property is currently vacant land. No operations are currently performed on site. The eastern half of the subject property is occupied by numerous end-dump soil piles, and a subsurface natural gas pipeline easement appears to traverse north to south along the western subject property boundary.

According to available historical sources, the subject property has been undeveloped land since at least 1915.

The immediately surrounding properties consist of a Los Angeles County Fire Station and Newgrove Street to the north, beyond which is undeveloped land; a single-family residential development to the south across West Avenue J; a single-family residential development to the east; and undeveloped land to the west across 40th Street West.

According to previous subsurface investigations conducted on a nearby property (2033 West Avenue J, Case No. T0603700229), groundwater in the vicinity of the subject property are inferred to be approximately 60 feet below ground surface (bgs) and flow toward the northwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify evidence of RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify evidence of environmental issues during the course of this assessment.

Conclusions, Opinions, and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at West Avenue J and 40th Street West in Lancaster, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at West Avenue J and 40th Street West in Lancaster, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property.

Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Royal Investors Group, LLC, engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Royal Investors Group, LLC. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner submitted Freedom of Information Act (FOIA) requests to the Los Angeles County Fire Department (LACFD) and the City of Lancaster for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, building permits, etc., for the subject property. As of this writing, these agencies have not responded to Partner's requests. Based on information obtained from other sources, this limitation is not expected to alter the overall findings of this assessment.
- Interviews with past or current owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located on the northern side of West Avenue J and the eastern side of 40th Street West in Lancaster, California. According to information obtained from the Los Angeles County Assessor, the subject property is legally described as follows:

- APN 3153-011-043: *E 1/2 OF W 1/2 OF S 1/2 OF LOT 2 IN SW 1/4 EX OF ST OF SEC 18 T7N R12W;*
- APN 3153-011-036: *THAT POR IN TRA 5878 LOT 2 IN W 1/2 OF W 1/2 OF SW 1/4,SW 1/4 SEC 18 T7N R12W.*

Subject property ownership is currently vested in Jaz Investment since 2003.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently vacant land. No operations are currently performed on site. The eastern half of the subject property is occupied by numerous end-dump soil piles, and a subsurface natural gas pipeline easement appears to traverse north to south along the western subject property boundary.

The subject property is designated for residential development by the City of Lancaster.

The subject property was not identified in the regulatory database report, discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed undeveloped and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties	
North:	Los Angeles County Fire Station #130 (44558 Newgrove Street) and Newgrove Street, beyond which is undeveloped land
South:	West Avenue J, beyond which is a single-family residential development
East:	Single-family residential development
West:	40th Street West, beyond which is undeveloped land

No adjacent properties were identified in the regulatory database report, discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Lancaster West, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located approximately 2,345 feet above mean sea level (MSL). The contour lines on the map indicate the area is sloping moderately toward the north. Site-specific improvements are not depicted on the 2012 topographic map.

A copy of the topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

The nearest surface water in the vicinity of the subject property is Amargosa Creek located approximately 5 miles to the southwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed at the subject property during this assessment. Two natural culverts that appear to be from adjacent stormwater drainage for the residential development to the east of the subject property were observed in the northeastern and southeastern portions of the subject property.

According to available information, a public water system operated by the Los Angeles County Waterworks Division serves the subject property vicinity. The sources of public water for the City of Lancaster are surface water from public wells.

According to available information, a public water system operated by the Los Angeles County Waterworks Division (LACWD) serves the subject property vicinity. The sources of public water for the LACWD are groundwater from public wells. No municipal supply wells were identified in the vicinity of the subject property.

2.4.3 Geology/Soils

The subject property is located in the Antelope Valley. The Antelope Valley is bounded on the southwest by the Portal Ridge, on the east by the Mojave Desert, and on the north by the Rosamond Hills. The San Andreas Fault trends northwest-southeast along Portal Ridge and through Palmdale Lake, forming the southern boundary of the valley (USGS, 1984). The Antelope Valley is a relatively flat alluvial plain surrounded by low residual bedrock peaks, ridges, and rounded domes reduced by erosion. The valley is underlain by unconsolidated alluvial fill, up to 2,000 feet thick (Sharp, 1975).

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Pond loam and Sunrise sandy loam, shallow. The Pond series is a member of a fine-loamy, mixed, thermic family of Mollic Haplargids (the classification is tentative-see remarks). The soils have light gray to light brownish gray, slightly hard, clay loam A1 horizons, very pale brown sandy clay loam Bt horizons and very pale brown sandy loam C horizons. The soils are calcareous throughout and developed on granitic alluvium. The Sunrise series consists of deep, well-drained soils that formed in material from mixed alluvium. Sunrise soils are on flood plains and in basins and have slopes of O to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C0405F, dated September 26, 2008, the subject property appears to be located in a shaded area of Zone X (shaded), an area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1915- Present	Aerial Photographs, Topographic Maps, On-Site Observations	Undeveloped

No potential environmental concerns were identified in association with the current or former uses of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources, Inc. (EDR) on August 28, 2018. The following features were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date: 1928, 1940, 1948	*Scale: 1"=500'*
Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped beyond a roadway
East:	Undeveloped
West:	Undeveloped

Date: 1953	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	Agricultural land

Date: 1968, 1974, 1977	*Scale: 1"=500'*
Subject Property:	No significant changes visible, with the exception of two unpaved roads traversing the subject property, north to south
North:	Undeveloped beyond an unpaved roadway
South:	No significant changes visible
East:	No significant changes visible
West:	Unpaved roadway, beyond which is agricultural land

Date: 1981	*Scale: 1"=500'*
Subject Property:	The eastern half of the subject property appears to have been cleared, and the western half appears to be undeveloped
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 1989	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	Developed with the existing single-family residential development across a roadway
East:	No significant changes visible
West:	No significant changes visible

Date: 1994, 2002	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible except for the development of the existing fire station
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 2005	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	No significant changes visible
East:	Appears to be in the beginning stages of development of the existing single-family residential development
West:	No significant changes visible

Date: 2009, 2012, 2016	*Scale: 1"=500'*
Subject Property:	No significant changes visible except that the end-dump soil piles observed during the site reconnaissance are visible within the eastern portion of the subject property
North:	No significant changes visible
South:	No significant changes visible
East:	Developed with the existing single-family residential development
West:	No significant changes visible

Copies of reviewed aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner contracted with EDR to provide Sanborn fire insurance maps for the subject property and surrounding area on August 27, 2018. Sanborn map coverage was not available.

A copy of the EDR, *Certified Sanborn Map Report* is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on August 30, 2018, for past names and businesses that were listed for the subject property and adjacent properties. No city directory listings were identified for the subject property or adjacent property addresses.

A copy of reviewed city directories is included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR on August 28, 2018. The following features were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date:	***1915, 1917***
Subject Property:	Undeveloped (no structures or other features depicted)
North:	Undeveloped
South:	Undeveloped across the roadway
East:	Undeveloped, with the exception of what appears to be a creek
West:	Undeveloped across the roadway

Date:	***1931, 1934/1936, 1958, 1974***
Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted, with the exception the creek is no longer depicted
West:	No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data	
Name of Agency:	California Environmental Protection Agency (CalEPA)
Point of Contact:	CalEPA Regulated Site Portal
Agency Address:	https://siteportal.calepa.ca.gov
Date of Contact:	September 1, 2018
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage, or releases; or the presence of USTs and AULs on the subject property were identified on file with the CalEPA.

4.1.2 Health Department

Regulatory Agency Data	
Name of Agency:	Los Angeles County Department of Public Works (LACDPW)
Point of Contact:	LACDPW Online File Review Database
Agency Address:	http://ladpw.org/epd/CleanLA/OpenFileReview.aspx
Date of Contact:	September 1, 2018
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were identified on file with the LACDPW.

4.1.3 Fire Department

Regulatory Agency Data	
Name of Agency:	Los Angeles County Fire Department (LACFD), Health Hazardous Materials Division (HHMD) - North County Office
Point of Contact:	Public Records Coordinator
Agency Address:	https://www.fire.lacounty.gov/hhmd/hhmd-records-request/
Date of Contact:	September 1, 2018
Method of Communication:	Online FOIA Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the LACFD for inclusion in this report.

4.1.4 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	Antelope Valley Air Quality Management District (AVAQMD)
Point of Contact:	Ms. Barbara Lods
Agency Address:	43301 Division Street, Lancaster, California
Agency Phone Number:	(661) 723-8070
Date of Contact:	August 29, 2018
Method of Communication:	Email
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC); or the presence of AULs, dry cleaning machines, or

Regulatory Agency Data	
	USTs were on file for the subject property with the AVAQMD.

4.1.5 State Water Quality Agency

Regulatory Agency Data	
Name of Agency:	State Water Resources Control Board (SWRCB)
Point of Contact:	SWRCB GeoTracker Database
Agency Address:	http://geotracker.waterboards.ca.gov/ http://geotracker.waterboards.ca.gov/historical_ust_facilities
Date of Contact:	September 1, 2018
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were identified on file with the SWRCB.

4.1.6 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	DTSC EnviroStor and Hazardous Waste Tracking System Databases
Agency Address:	http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_list.cfm
Date of Contact:	September 1, 2018
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage, or releases; or the presence of USTs and AULs on the subject property were identified on file with the DTSC.

4.1.7 Building Department

Regulatory Agency Data	
Name of Agency:	Lancaster Building and Safety Division (LBSD)
Point of Contact:	City Clerk
Agency Address:	44933 N. Fern Avenue, Lancaster, California
Agency Phone Number:	(661) 723-6144
Date of Contact:	September 1, 2018
Method of Communication:	Faxed Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the LBSD for inclusion in this report.

4.1.8 Planning Department

Regulatory Agency Data	
Name of Agency:	Lancaster Planning Department (LPD)
Point of Contact:	Lancaster Online Zoning Map
Agency Address:	http://www.cityoflancasterca.org/home/showdocument?id=12653
Date of Contact:	September 1, 2018
Method of Communication:	Online Research
Summary of Communication:	According to records reviewed, the subject property is zoned for residential development by the City of Lancaster.

4.1.9 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	DOGGR Well Finder Database
Agency Address:	http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx
Date of Contact:	September 1, 2018
Method of Communication:	Online Research
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.10 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Los Angeles County Assessor (LACA)
Point of Contact:	Ms. Becky (last name not provided)
Agency Address:	251 East Avenue K6, Lancaster, California
Agency Phone Number:	(661) 940-6700
Date of Contact:	September 6, 2018
Method of Communication:	Telephone
Summary of Communication:	According to Becky, the subject property is identified by APNs 3153-011-036 and -043. The parcels are listed as vacant land and total 18.11 acres.

Copies of pertinent documents obtained from the aforementioned regulatory agencies, if available, are included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	**Search Radius (mile)**	**Subject Property**	**Adjacent Properties**	**Sites of Concern**
Federal NPL or Delisted NPL Site	1.00	No	No	No
Federal CERCLIS Site	0.50	No	No	No
Federal CERCLIS-NFRAP Site	0.50	No	No	No
Federal RCRA CORRACTS Facility	1.00	No	No	No
Federal RCRA TSDF Facility	0.50	No	No	No
Federal RCRA Generators Site	0.25	No	No	N/A
Federal IC/EC Registries	0.50	No	No	No
Federal ERNS Site	Subject Property	No	N/A	N/A
State/Tribal Equivalent NPL	1.00	No	No	No
State/Tribal Equivalent CERCLIS	1.00	No	No	No
State/Tribal Landfill/Solid Waste Disposal Site	0.50	No	No	No
State/Tribal Leaking Storage Tank Site	0.50	No	No	No
State/Tribal Registered Storage Tank Sites	0.25	No	No	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	No	No	No
State/Tribal Spills	0.50	No	No	No
Federal Brownfield Sites	0.50	No	No	No
State Brownfield Sites	0.50	No	No	No
Miscellaneous Databases	Varies	No	No	No
EDR MGP	1.00	No	No	No
EDR Hist Auto	0.125	No	No	N/A
EDR Hist Cleaner	0.125	No	No	N/A

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent properties are not identified in the regulatory database report.

Based on the findings, vapor migration from the adjacent properties is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration from the surrounding properties is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings of potential environmental concern to the subject property are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional.* Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Royal Investors Group, LLC (User of this report).

User Responsibilities				
Item	**Provided By User**	**Not Provided By User**	**Discussed Below**	**Does Not Apply**
Environmental Pre-Survey Questionnaire			**X**	
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports		**X**		
Other		**X**		

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Sections 5.1.3 and 5.2 for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Ms. Kris Pinero, prospective purchaser, Report User, and Key Site Manager, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Ms. Pinero, the subject property is undeveloped land and has never been developed. Ms. Pinero reported that the subject property is proposed for residential development. Ms. Pinero further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance used, stored, or generated on the subject property to the best of her knowledge. Ms. Pinero stated that she did not have knowledge of the origin of the on-site end-dump soil piles.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators, and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for a discussion of limitations encountered during the site reconnaissance, and Sections 2.1 and 2.2 for a discussion of subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Cyndi Meadors
Site Assessment Conducted On:	September 6, 2018

The table below provides the subject property personnel interviewed during the site reconnaissance:

Site Visit Personnel for West Avenue J & 40th Street West (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Ms. Kris Pinero	Key Site Manager	(818) 981-3000	No

** Accompanied Partner during the site reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property*

No potential environmental concerns were identified during the site reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste is not currently generated at the subject property. Discarded debris including household trash and other debris was observed on the subject property during the site reconnaissance. No evidence of hazardous substances disposal, staining, or unusual odors was identified in association with the discarded debris. No other evidence of illegal dumping of solid waste was observed during the site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges are not currently generated at the subject property. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

6.1.3 Surface Water Drainage

No paved surfaces are present on the subject property. Stormwater directly infiltrates on-site soils, or is diverted to one of two stormwater culverts located within the eastern portion of the property.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

No heating or cooling equipment was observed on the subject property. Municipal electrical and natural gas utilities are available in the subject property vicinity.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater is not currently generated at the subject property. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

Numerous end-dump soil piles were observed within the eastern portion of the subject property. Ms. Pinero stated that she did not know the origin of the soil piles. Based on Partner's review of historical aerial photographs, the soil piles first became visible on the subject property subsequent to the development of the single-family residential subdivision to the east of the subject property. Based on this information, the soil piles likely originated from the eastern-adjacent property. Partner notes that the eastern-adjacent property was historically undeveloped and does not appear to have been used for agricultural purposes or other environmentally sensitive uses. Furthermore, no evidence of staining, unusual odors, or other environmental concerns were identified in association with the soil piles during the site reconnaissance. Based on this information, the soil piles are not considered a significant environmental concern at this time.

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc) was observed on the subject property during the site reconnaissance.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance. Standing water was observed within the two stormwater culverts in the northeastern portion and southeastern portions of the subject property. No staining, sheen, or odors was identified in association with the standing water.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical, and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

No buildings or structures are located on the subject property. As such, an asbestos evaluation was not required by the scope of services.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm^2 (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

No buildings or structures are located on the subject property. As such, a LBP evaluation was not required by the scope of services.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

Potable water is not currently supplied to the subject property. According to available information, a public water system operated by the LACWD serves the subject property vicinity. The sources of public water for the LACWD are groundwater from public wells. According to the 2017 Annual Water Quality Report, water supplied by the LACWD is in compliance with applicable State and Federal regulations pertaining to drinking water standards, including lead and copper.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

No buildings or structures are located on the subject property. As such, a mold evaluation was not required by the scope of services.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. Partner observed the following:

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

A fuel AST was observed at the northern-adjacent Los Angeles County Fire Department Station. The tank appeared to be double-walled and no evidence of a release was noted. Based on the absence of documented or observed releases, the adjacent AST is not expected to represent a significant environmental concern at this time.

6.4.3 Additional Potential Environmental Hazards

According to observed signage, a subterranean natural gas pipeline appears to traverse north to south near the western subject property boundary. No stressed vegetation or olfactory evidence of a release was identified during the site reconnaissance, and no records of past releases or violations associated with this pipeline were identified in the searched databases. Releases from this pipeline (other than those caused by a third party) would be the responsibility of the pipeline operator. In addition, due to its contents, the natural gas pipeline is not expected to represent a potential threat to soil or groundwater conditions at the subject property. Based on this information, the pipeline is not considered a significant environmental concern at this time. Prior to any groundbreaking activities within the vicinity of the pipeline, the pipeline operator and the national one-call center, 811, should be contacted.

No other items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *REC* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify evidence of RECs during the course of this assessment.

A *CREC* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of CRECs during the course of this assessment.

A *HREC* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify evidence of environmental issues during the course of this assessment.

Conclusions, Opinions, and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at West Avenue J and 40th Street West in Lancaster, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at West Avenue J and 40th Street West in Lancaster, Los Angeles County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Cyndi Meadors
Environmental Professional

Reviewed By:

Joel Redding
Environmental Professional
Project Manager

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources, Inc. (EDR), 6 Armstrong Road, 4th Floor, Shelton, Connecticut 06484

EDR, Certified Sanborn Map Report, August 2018

EDR, Aerial Photo Decade Package, August 2018

EDR, City Directory Abstract, August 2018

EDR, Historical Topo Map Report, August 2018

EDR, Radius Map Report, August 2018

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, September 2018

United States Department of Agriculture, Natural Resources Conservation Service, accessed via the internet, September 2018

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, September 2018

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, September 2018

United States Geological Survey, accessed via the Internet, September 2018

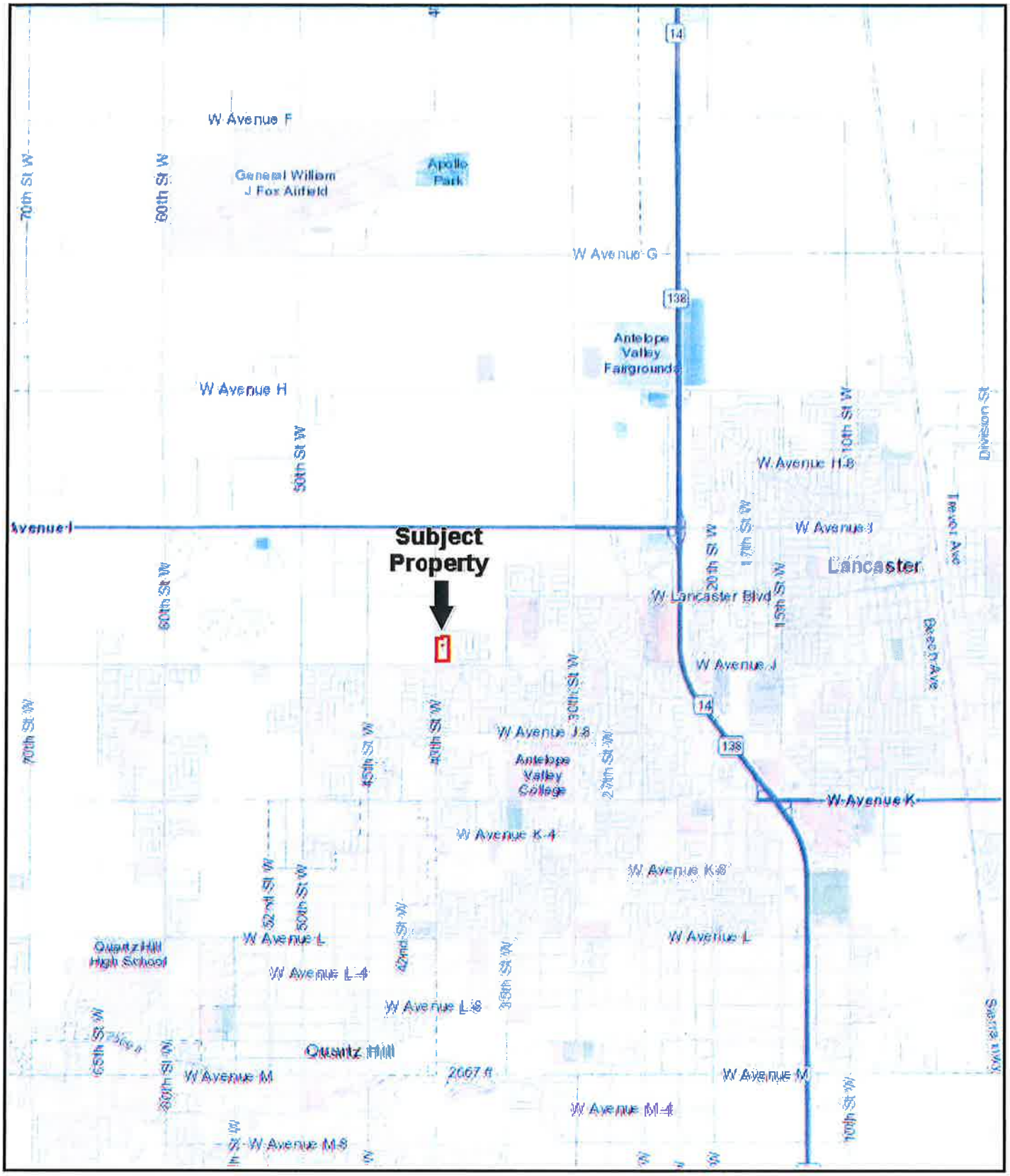
United States Geological Survey Topographic Map, 7.5-minute series, accessed via the internet, September 2018

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP



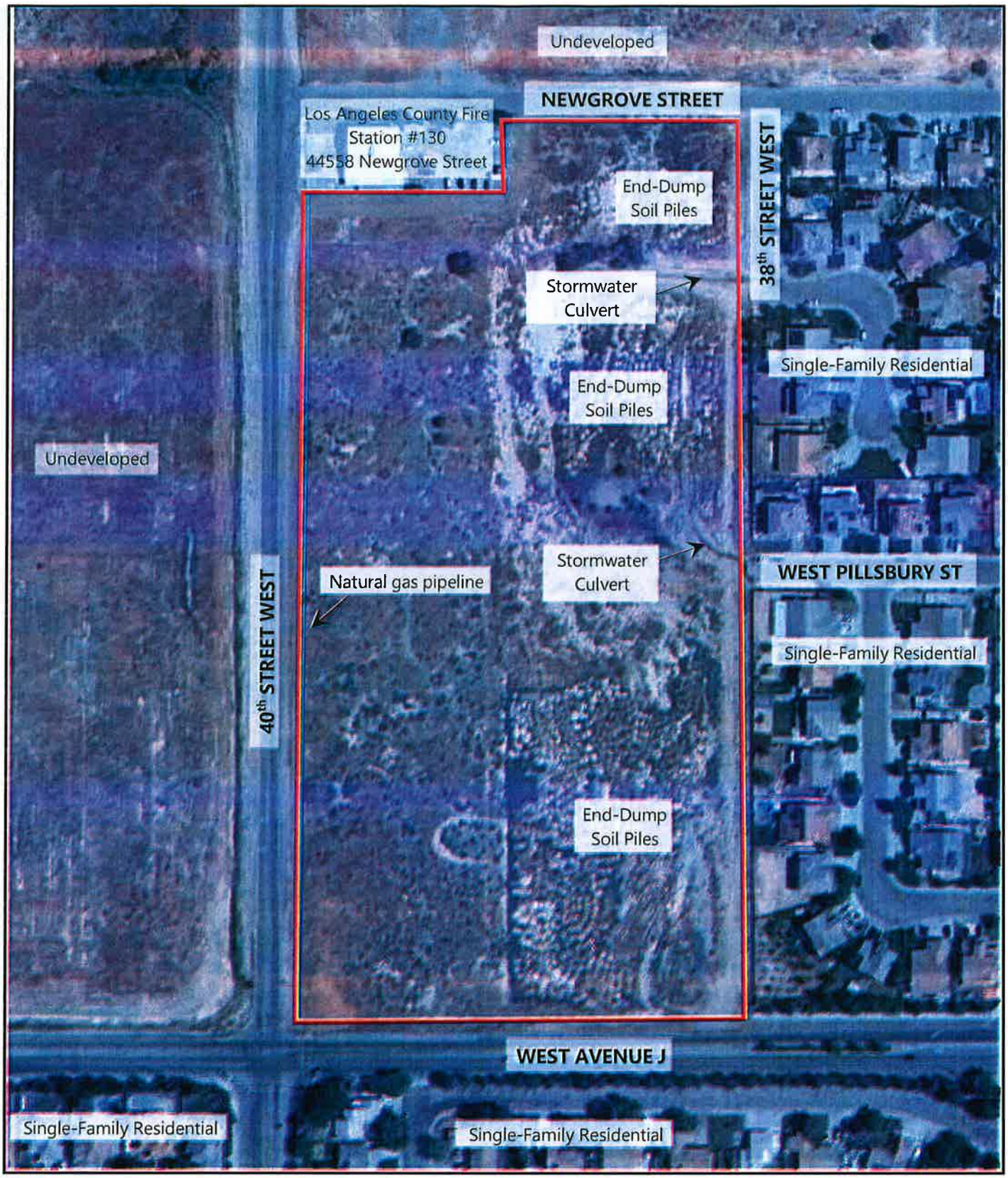
Drawing Not To Scale

KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP

Project No. 18-225080.1

PARTNER



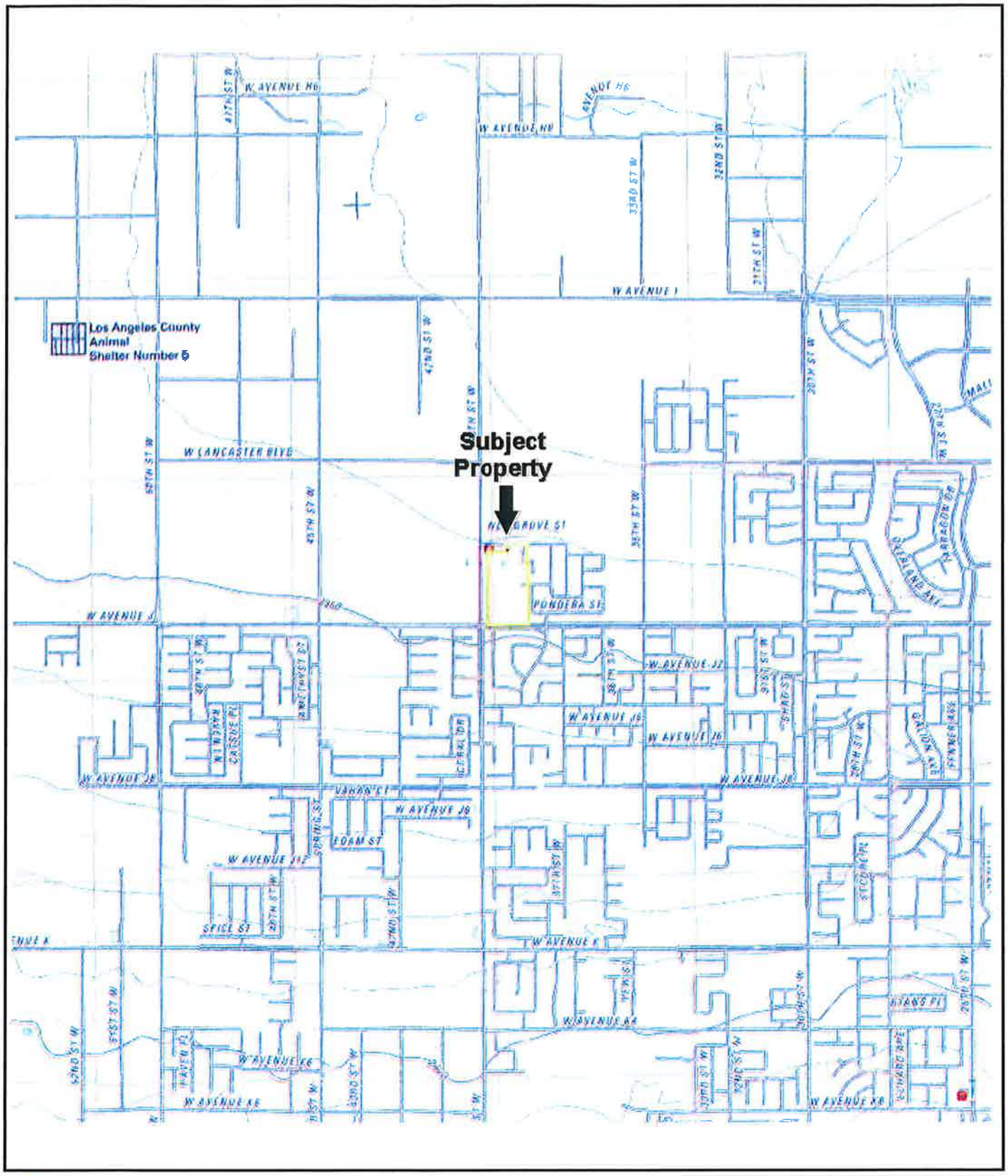
N

GROUNDWATER FLOW

KEY:
Subject Property

FIGURE 2: SITE PLAN
Project No. 18-225080.1

PARTNER



USGS 7.5 Minute *Lancaster West, California* Quadrangle
Created: 2012

KEY:
Subject Property

FIGURE 3: TOPOGRAPHIC MAP
Project No. 18-225080.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

1. View of the subject property near the south-western corner, facing north.

2. View of the subject property near the south-western corner, facing northeast.

3. View of the subject property near the south-western corner, facing east.

4. View of the natural gas pipeline markers along the western boundary of the subject property.

5. Closeup view of the natural gas pipeline marker.

6. View of the subject property near the north-western corner facing east.

7. View of the subject property near the northwestern corner facing southeast.

8. View of the subject property near the northeastern corner facing west.

9. View of the subject property near the northeastern corner facing southwest.

10. View of the subject property near the northeastern corner facing south.

11. View of the debris observed within the northeastern portion of the subject property.

12. View of the end-dump soil piles.

13. View of the natural culvert observed within the southeastern portion of the subject property.

14. View of the natural culvert observed within the northeastern portion of the subject property.

15. View of the subject property near the southeastern corner facing north.

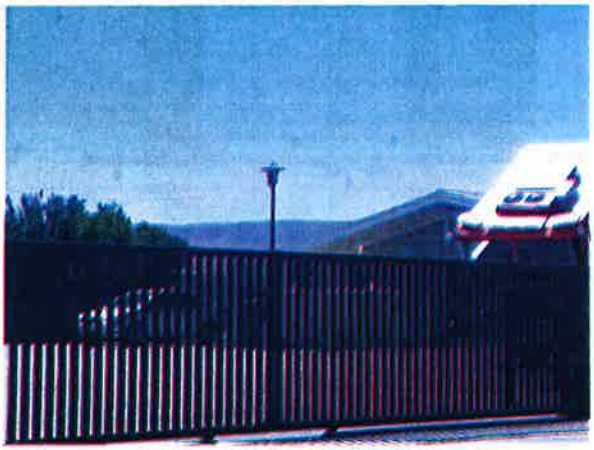
16. View of the subject property near the southeastern corner facing northwest.

17. View of the subject property near the southeastern corner facing west.

18. View of the adjacent single-family residential development to the east of the subject property.

19. View of the adjacent single-family residential development to the east of the subject property.

20. View of the adjacent fire station to the north of the subject property.



21. View of the fuel AST at the adjacent fire station to the north of the subject property.

22. View of the adjacent property to the west of the subject property, beyond 40th Street West.

23. View of the adjacent single-family residential development to the southeast of the subject property, beyond West Avenue J.

24. View of the adjacent single-family residential development to the southeast of the subject property, beyond West Avenue J and 40th Street West.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

Proposed Residential Development

APN 3153-011-036, 043

Lancaster, CA 93536

Inquiry Number: 5406443.8

August 28, 2018

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/28/18

Site Name:	Client Name:
Proposed Residential Developr	Partner Engineering and Science, Inc.
APN 3153-011-036, 043	2154 Torrance Blvd, Suite 200
Lancaster, CA 93536	Torrance, CA 90501-0000
EDR Inquiry # 5406443.8	Contact: Colleen Tubridy

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
1928	1"=500'	Flight Date: January 01, 1928	USGS
1940	1"=500'	Flight Date: May 02, 1940	USDA
1948	1"=500'	Flight Date: November 20, 1948	USDA
1953	1"=500'	Flight Date: September 04, 1953	USDA
1968	1"=500'	Flight Date: March 25, 1968	USGS
1974	1"=500'	Flight Date: April 13, 1974	USGS
1977	1"=500'	Flight Date: February 14, 1977	USGS
1981	1"=500'	Flight Date: February 18, 1981	USGS
1989	1"=500'	Flight Date: August 22, 1989	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
2002	1"=500'	Flight Date: June 07, 2002	USDA
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP

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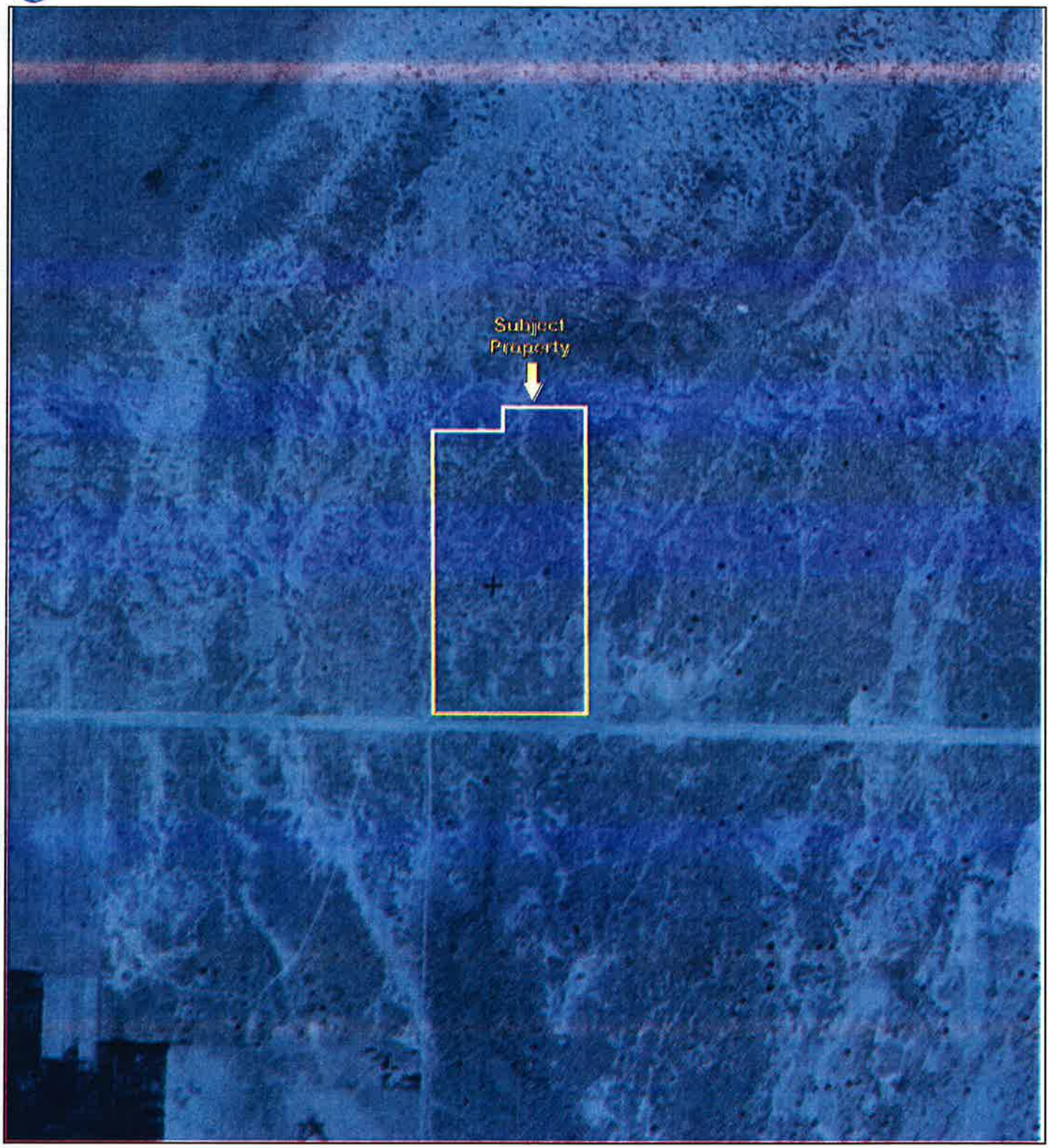
Aerial Photograph Year: 1928

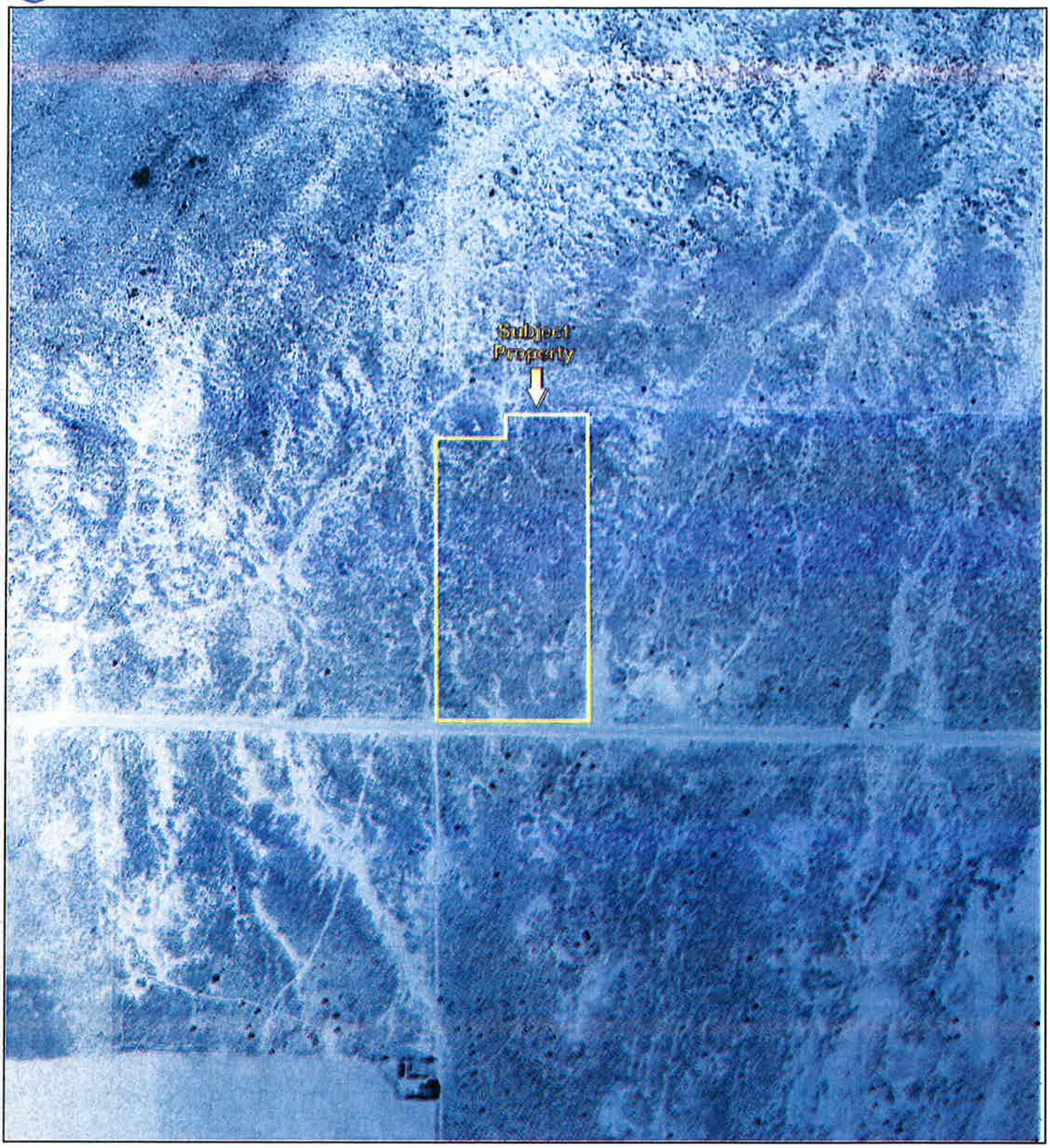


500 1000 2000

N

Key: Subject Property

Aerial Photograph Year: 1940



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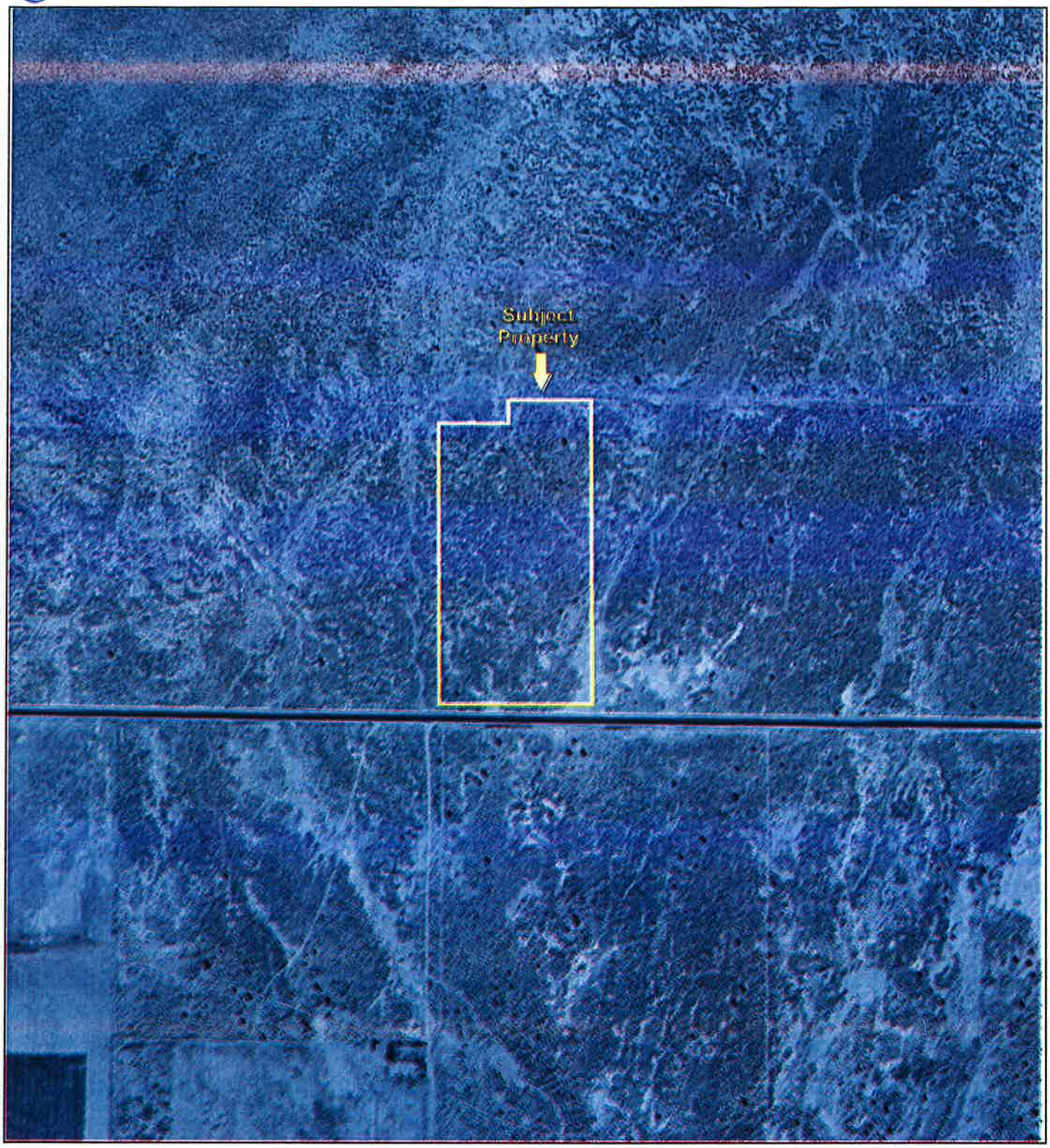
Key: Subject Property

Aerial Photograph Year: 1948



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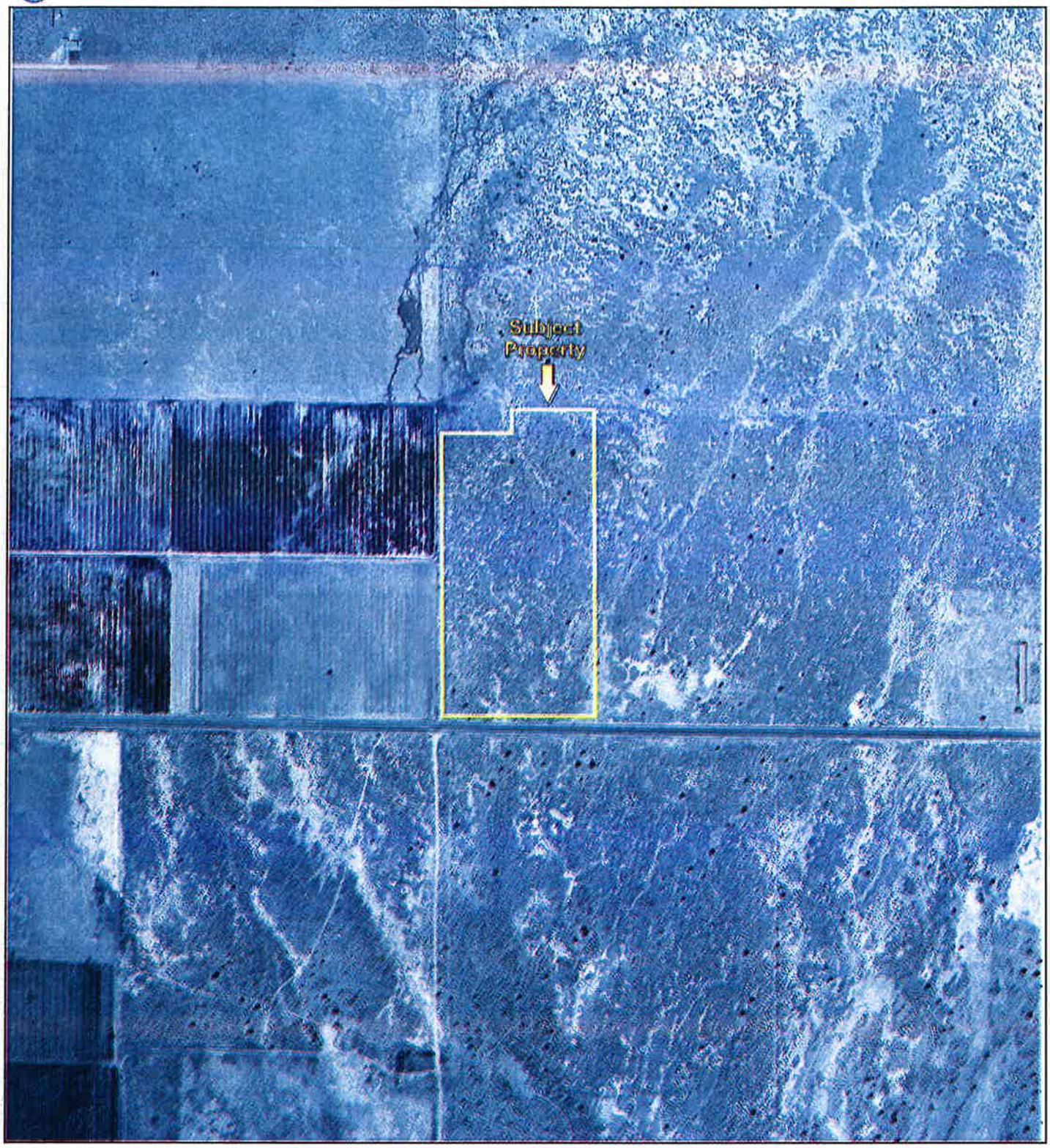
Key: Subject Property

Aerial Photograph Year: 1953



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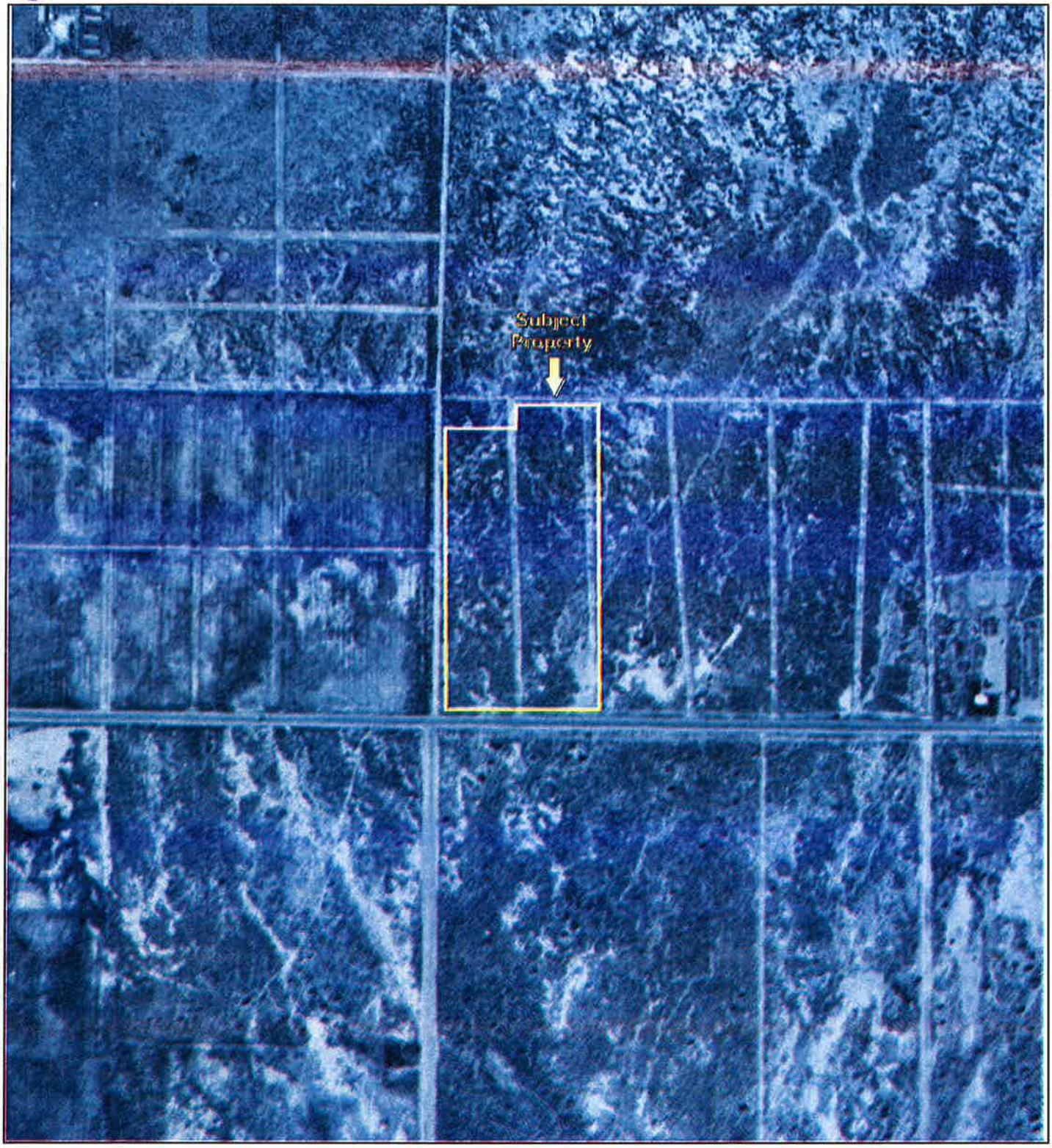
Key: Subject Property

Aerial Photograph Year: 1968



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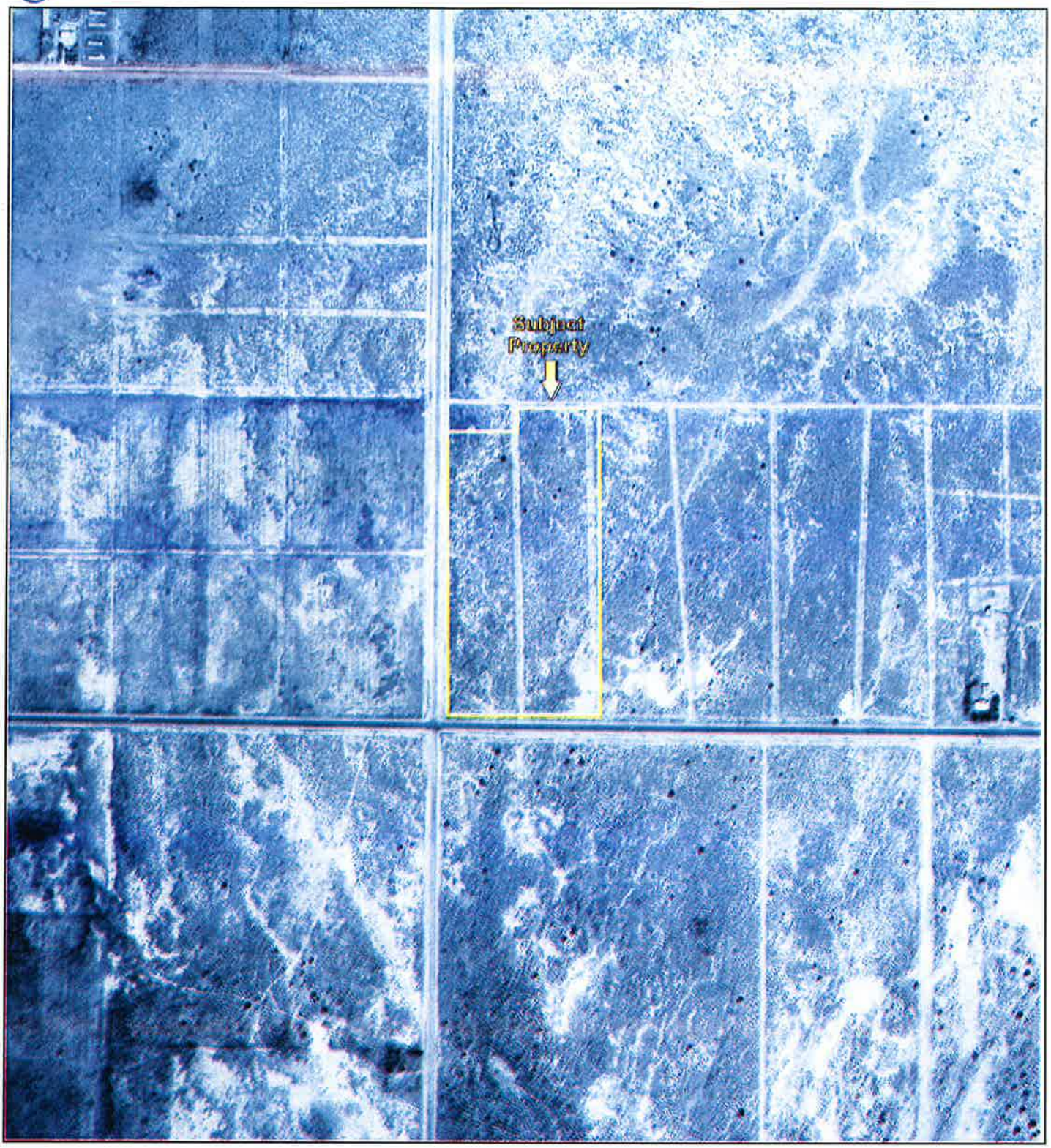

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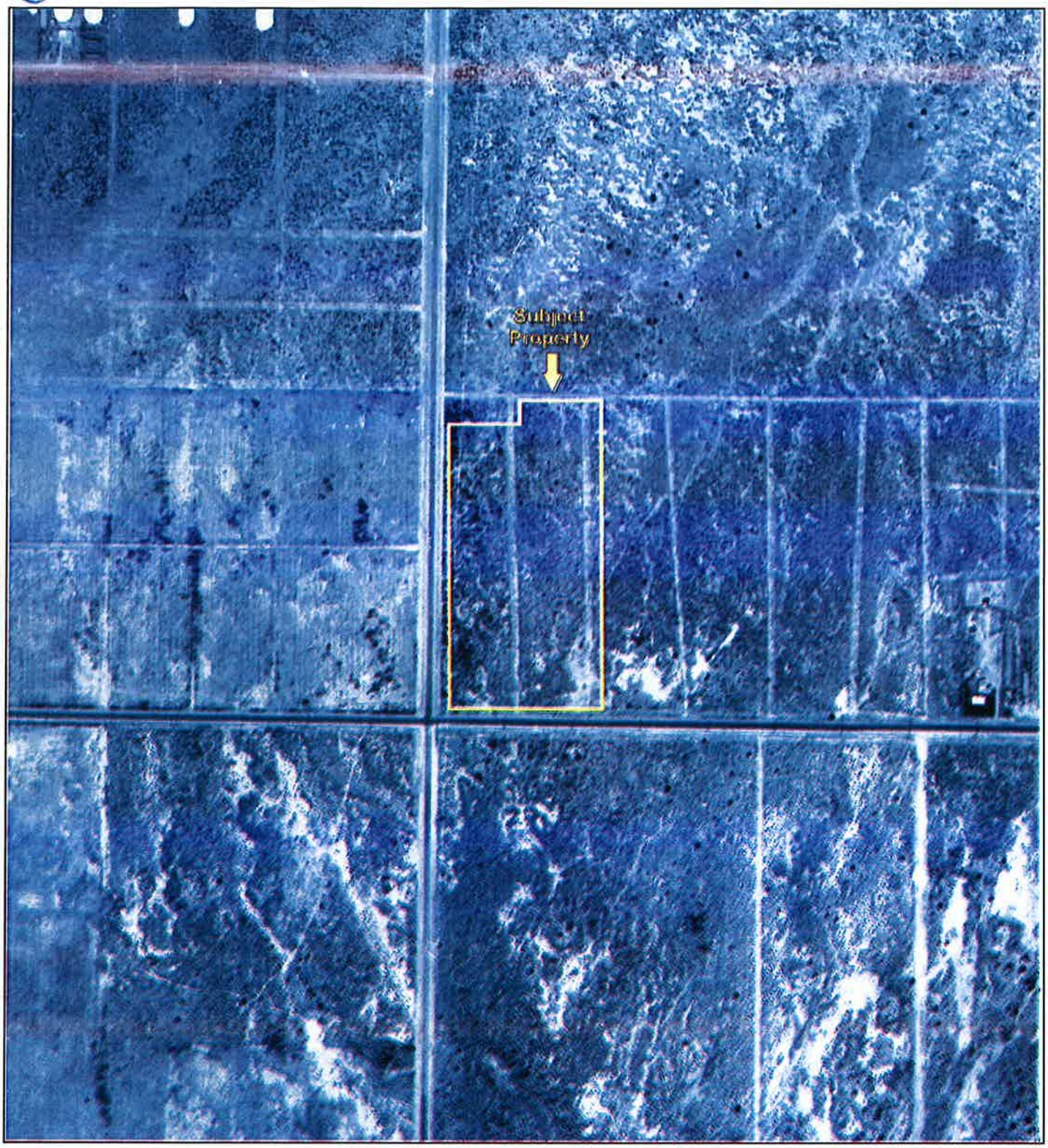
Key: Subject Property

Aerial Photograph Year: 1977



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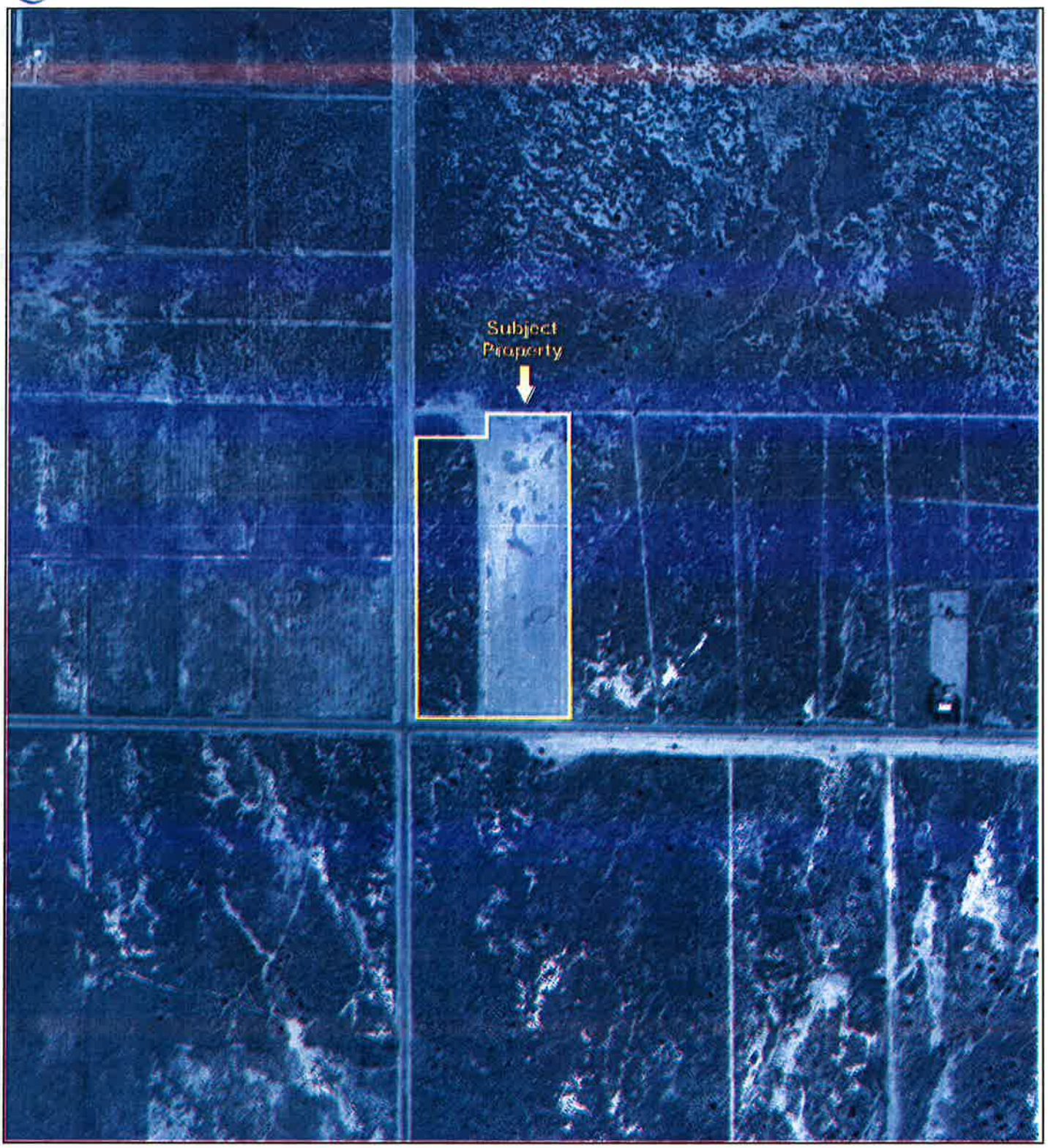
Key: Subject Property

Aerial Photograph Year: 1981



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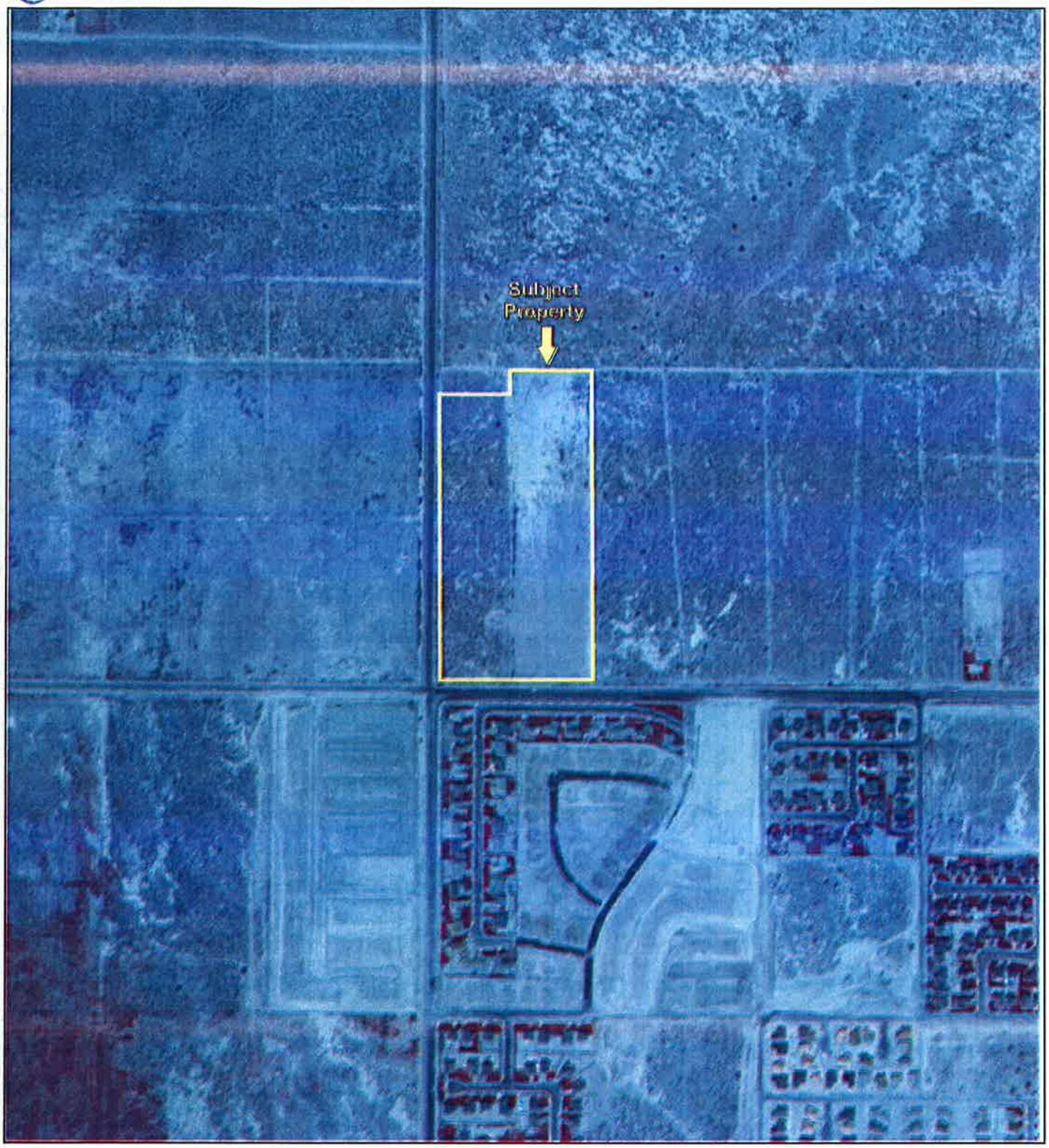
Key: Subject Property

Aerial Photograph Year: 1989



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Key: Subject Property

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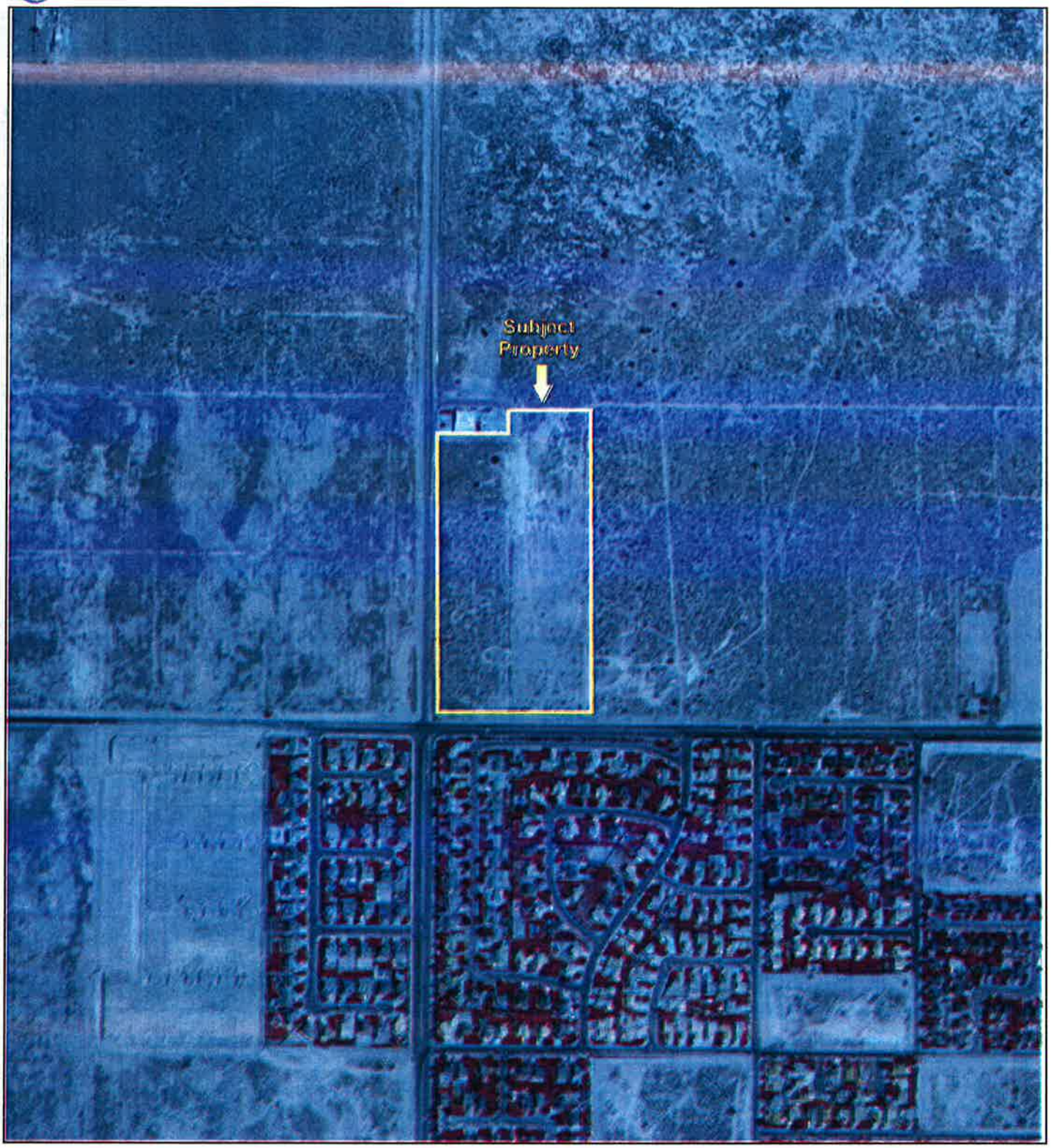
Key: Subject Property



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Key: Subject Property

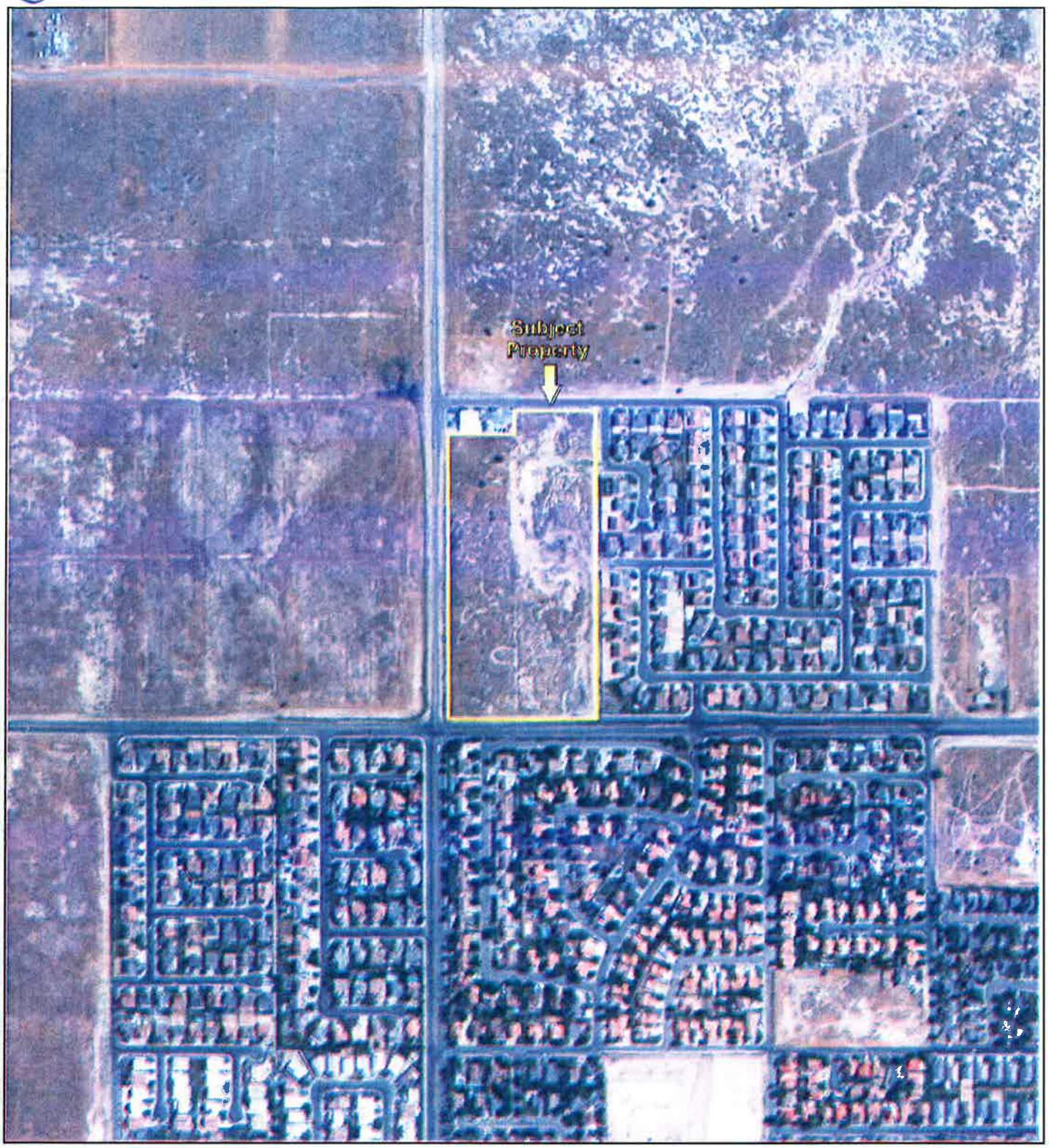
Aerial Photograph Year: 2005

500 1000 2000

N

Key: Subject Property

Aerial Photograph Year: 2009



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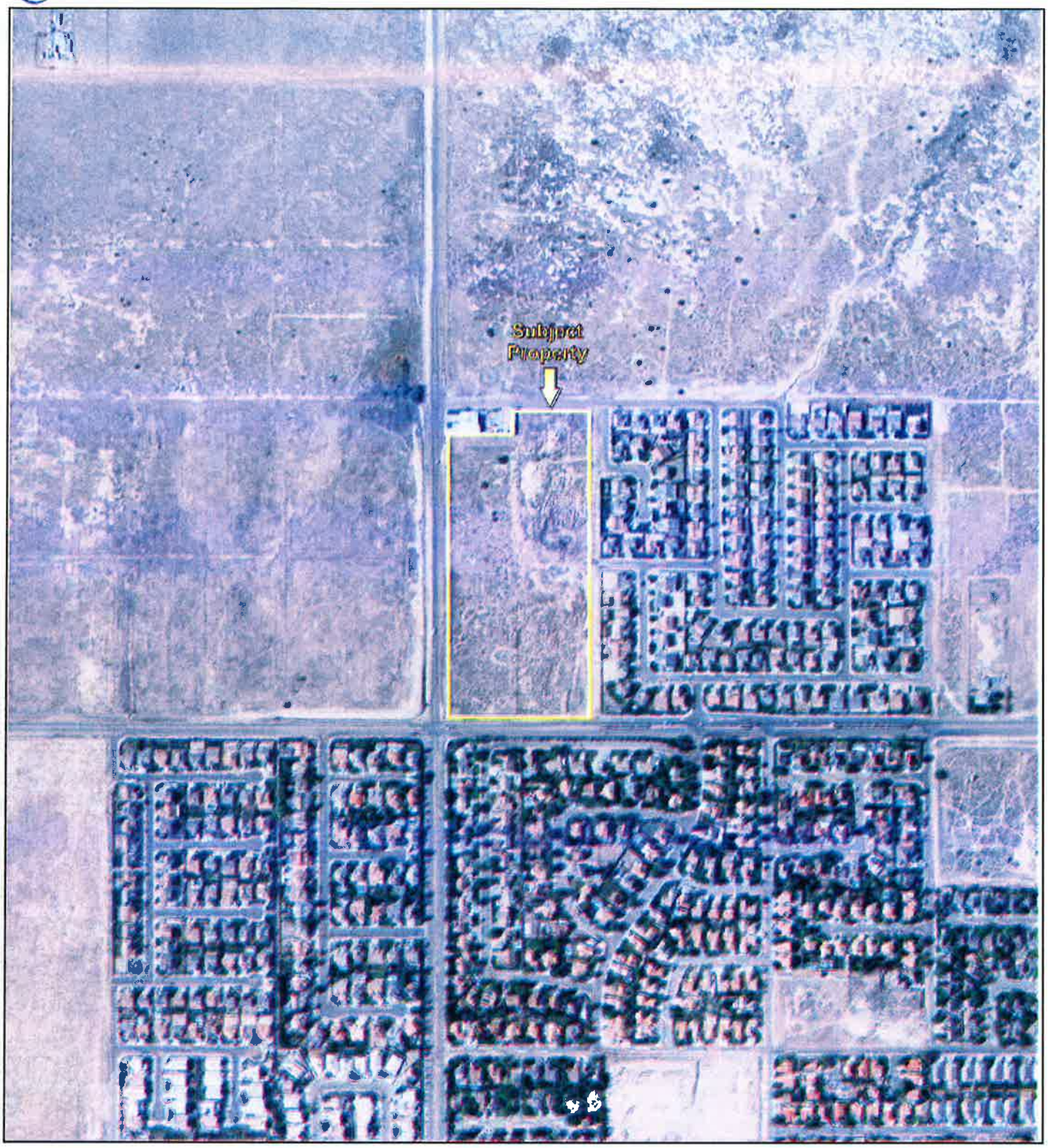
Key: Subject Property



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Key: Subject Property

500 1000 2000

N

Key: Subject Property

Proposed Residential Development

APN 3153-011-036, 043

Lancaster, CA 93536

Inquiry Number: 5406443.3

August 27, 2018

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/27/18

Site Name:	Client Name:
Proposed Residential Developr	Partner Engineering and Science, Inc.
APN 3153-011-036, 043	2154 Torrance Blvd, Suite 200
Lancaster, CA 93536	Torrance, CA 90501-0000
EDR Inquiry # 5406443.3	Contact: Colleen Tubridy

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # E5FE-4D1F-ADD8

PO # NA

Project 18-225080.1

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: E5FE-4D1F-ADD8

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- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

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