Los Angeles World Airports

June 23, 2009

The Honorable City Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

LAX
LA/Ontario
LA/Palmdale
Van Nuys

City of Los Angeles

Antonio R. Villaraigosa
Mayor

Board of Airport Commissioners

Alan I. Rothenberg
President

Valeria C. Velasco
Vice President

Joseph A. Aredas
Michael A. Lawson
Fernando M. Torres-Gil
Walter Zifkin

Gina Marie Lindsey
Executive Director

SUBJECT: Award of Lease to Westchester Golf Partners LLC for the restoration, operation and maintenance of the Westchester Golf Course

In accordance with Section 606 of the City Charter, the Board of Airport Commissioners hereby transmits for your approval the Lease with Westchester Golf Partners LLC for the restoration, operation and maintenance of the Westchester Golf Course.

RECOMMENDATIONS FOR CITY COUNCIL

1. APPROVE the Lease with Westchester Golf Partners LLC;
2. CONCUR in the Board of Airport Commissioners action authorizing the Executive Director to execute the Lease; and
3. FIND that the recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

The Board of Airport Commissioners, at their meeting held on June 22, 2009, by Board Order No. AO-5128, approved the Lease with Westchester Golf Partners LLC, subject to approval by your Honorable Body.

There is no fiscal impact to the City's General Fund as a result of this action.

MAYOR'S TRANSMITTAL

Enclosed is the approval by the Mayor and the Office of City Administrative Officer.

CONCLUSION

Please return the attached Lease to the Board Office of the Department of Airports upon City Council approval and Certification of such approval.

Very truly yours,

Grace Miguel, Commission Executive Assistant I
BOARD OF AIRPORT COMMISSIONERS

cc: Trade, Commerce and Tourism Committee
Councilmember Hahn, e-file
Councilmember Rosendahl, e-file
Councilmember LaBonge, e-file
CAO (Airport Analyst), e-file
CLA (Airport Analyst), e-file
City Clerk's Office, Enc. (one original and one copy)

BOARD ORDER NO. AO-5128

ORDER AUTHORIZING A LEASE WITH WESTCHESTER GOLF PARTNERS LLC FOR THE RESTORATION, OPERATION AND MAINTENANCE OF THE WESTCHESTER GOLF COURSE.

Section 1. WHEREAS, there has been negotiated a Lease with Westchester Golf Partners LLC for the restoration, operation and maintenance of the Westchester Golf Course; and

WHEREAS, the restoration and development project will add three (3) holes and return the golf course back to its original eighteen (18) holes. The additional holes will be developed on approximately twenty-three (23) acres of vacant land owned by Los Angeles World Airports (LAWA), immediately east of the southern half of the existing golf course; and

WHEREAS, LAWA received proposals from Westchester Golf Partners LLC ("WGP") and KemperSports in response to the Request for Proposals (RFP). Upon initial review, the KemperSports proposal was deemed non-responsive because it did not include the mandatory Administrative Requirements and the required Bid Bond. This resulted in WGP's submittal being the single responsive proposal, which was evaluated based on the following criteria:

Criteria	Weights
Financial Proposal (financial return to LAWA): • Base Rent/Minimum Annual Guarantee (MAG) • Percentage Rent of Gross Revenue • Other Fees Proposed by Proposer(s)	20%
Experience and Qualifications: • Demonstrated success, skill and experience in developing, operating and maintaining government-owned 18-hole golf courses in the United States • Management Qualifications and Related Experience • Financial Capability • References • Creditworthiness	30%
Three-Hole Restoration Project Plan: • Amount of Proposed Capital Investment • Ability to deliver quality work, including quality of improvements and materials • Schedule • Environmental Sustainability	30%
Business Plan: • Management and Operations Plan, including hours of operations and customer amenities • Maintenance Plan • Personnel/Staffing Plan • Marketing Plan, including Current and Projected Demand for Service	20%
Total Percentage Points	100%; and

WHEREAS, the evaluation process consisted of a scored written evaluation of the proposal and an optional oral interview. Because the sole qualified proposer, WGP, submitted a clear and comprehensive proposal, an interview was not required; and

WHEREAS, American Golf Corporation (AGC) (formerly known as Golf of Southern California, Ltd.) has been operating the Westchester Golf Course since 1965. Under terms of the Lease, WPG will contract with AGC to restore the three (3) holes and to

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continue to manage the daily golf course operation. Also, during the term of the Lease, WGP will carry the required $1 million insurance as required in the RFP and list LAWA as an additional insured. Furthermore, AGC will maintain $10 million in insurance and list WGP and LAWA as additional insured; and

WHEREAS, on October 14, 2008, LAWA submitted to the Federal Aviation Administration (FAA) the Draft Environmental Assessment (EA) for review and approval process. This type of project review and approval was expected to be completed by February 2009. As of June 15, 2009, the required 30-day public comment period has passed and the Final EA has been submitted to the FAA for its determination by September 2009. With the unforeseen delay of approval, the project is scheduled to begin between August and September of 2009. Once approval is granted, the construction portion of the project can be built but will not be ready for play until August 2010 because of the seasonal and grow-in constraints for grass seeding. The project requires 90-days of construction and 90-days of optimum growing season between May and August; and

WHEREAS, Commencement Date is the date upon which LAWA provides WGP the required approvals from the City of Los Angeles ("City") and the FAA. Both approvals entail environmental review and compliance from the California Environmental Quality Act (CEQA) and the National Environmental Policy Act to permit the restoration development project. In the event the Lease commences between May 1, 2009 and February 1, 2010, LAWA and WGP have agreed, due to seasonal limitations, to restore the holes and use sod, (grown grass) instead of seeding. The additional 20^{+} acres of sod will increase WGP's initial capital investment from $2.1 to $2.5 million, and LAWA will credit WGP $400,000 in rent credit for the first two (2) years of the Lease; and

WHEREAS, following is a Lease summary:

Previous Lease	
Lease Term:	January 1, 1991 to December 31, 1993 (in holdover afterwards)
Cancellation Provision:	30-day written notice by either party
Demised Premises:	60 acres (approximately)
Payments to LAWA	The greater of (a) MAG $110,000 or (b) percentage of gross receipts as follows: • 20% Green Fees • 20% Driving Range Fees
Current Lease	
Lease Term:	Ten (10) years with a *Twenty (20)-year Extension Option
Commencement Date:	Date LAWA provides WGP approvals from the City and FAA
Cancellation Provision:	90-day written notice by either party
Capital Investment:	$2.1 million (3-hole restoration to be completed within 180-days from date of commencement)
Demised Premises:	83 acres (approximately)
Payments to LAWA:	The greater of (a) **MAG $500,000 or (b) percentage of gross receipts as follows: • 20% Green Fees • 20% Driving Range Fees • 20% Golf Cart Rentals • 5% Food & Beverage • 5% Merchandise • 5% Instruction and Other; and

** 20-Year Option: WGP will invest at least $2 million on other improvements to the premises. However, an amendment to the agreement is required to extend the option and is subject to approval by the Board of Airport Commissioners and City Council.*

***Years 1 and 2 of the Lease will have a MAG to LAWA of $500,000 with rent credit to WGP of $400,000 for the first two (2) years. Years 3-10 of the Lease will have a MAG to LAWA of $525,000.*

WHEREAS, the underlying project was previously evaluated for environmental significance by ENV-2008-4944-MND, adopted by the City of Los Angeles on January 9, 2009, and is exempt from the requirements of the CEQA pursuant to Article II Section 2(i) of the Los Angeles City CEQA Guidelines, as amended by the Los Angeles City Council on July 31, 2002; and

WHEREAS, WGP will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances; and

WHEREAS, Contract Services Division reviewed this item and established a 20% Minority Business Enterprise (MBE)/Women Business Enterprise (WBE) level of participation for the project. WGP proposes 14.7% combined MBE/WBE level of participation. Contract Services Division confirms that based on documents submitted, WGP has made a good faith effort to outreach to MBE/WBE/Other Business Enterprise (OBE) subcontractors. WGP will utilize MBE/WBE firms for electrical work and the installation of a chain link fence. In addition, WGP will subcontract 85% of the work for general construction to an OBE firm. The general construction company will also utilize MBE/WBE subcontractors so the final level of participation is anticipated to exceed the proposed percentage; and

WHEREAS, WGP has submitted an Affirmative Action Plan, and will comply with the provisions of the Affirmative Action Program; and

WHEREAS, WGP must provide a Business Tax Registration Certificate number prior to Lease execution; and

WHEREAS, WGP has submitted the Certification of Compliance with the Child Support Obligations Ordinance, and will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, WGP will have approved insurance documents, in the terms and amounts required, on file with the City prior to issuance of a Notice to Proceed; and

WHEREAS, WGP has submitted the Contractor Responsibility Program Questionnaire and Pledge of Compliance, and will comply with the provisions of the Contractor Responsibility Program; and

WHEREAS, WGP must be determined by the Office of Contract Compliance to be in compliance with the provisions of the Equal Benefits Ordinance prior to execution of the Lease; and

WHEREAS, WGP will be required to comply with the provisions of the First Source Hiring Program for all non-trade LAX jobs once the program is formally implemented by LAWA; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, IT IS ORDERED that it is in the best interest of the City of Los Angeles to adopt the Staff Report, to make and enter into said Lease, which is exempt from the California Environmental Quality Act requirements, and the Lease as now before this Board is hereby approved, and the Executive Director of the Department of Airports is hereby authorized and directed to execute this Lease on behalf of this Board and the City of Los Angeles upon approval as to form by the City Attorney, and upon approval of this Order and said Lease by the City Council.

Section 2. IT IS FURTHER ORDERED that the Secretary of the Board is hereby directed to transmit to the City Council of the City of Los Angeles certified copies of this Order, together with copies of said Lease for appropriate action of its part, in accordance with Section 606 of the Charter of the City of Los Angeles.

Section 3. IT IS FURTHER ORDERED that the Secretary of the Board certify to the passage of this Order.

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I hereby certify that the foregoing is a true and correct copy of Board Order No. AO-5128 adopted by the Board of Airport Commissioners at a Special Meeting held Monday, June 22, 2009.

Grace Miguel, Assistant Secretary
BOARD OF AIRPORT COMMISSIONERS

0150-006644-0002

TRANSMITTAL

TO	DATE	COUNCIL FILE NO.
Gina Marie Lindsey, Executive Director Department of Airports	APR 30 2009	
FROM The Mayor		COUNCIL DISTRICT 11

Lease with Westchester Golf Partners LLC for the restoration, operation and maintenance of the Westchester Golf Course

Transmitted for further processing, including Council consideration.
See the City Administrative Officer report, attached.

MAYOR

RPC:OAV:10090132T

CAO 649-d

FORM GEN. 160

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0150-06644-0002

Date: April 16, 2009

To: Antonio R. Villaraigosa, Mayor

Attn: June Lagmay, Legislative Coordinator
Pamela Finley, Assistant Legislative Coordinator

From: Raymond P. Ciranna, Interim City Administrative Officer

Subject: **LEASE WITH WESTCHESTER GOLF PARTNERS LLC FOR THE RESTORATION, OPERATION AND MAINTENANCE OF THE WESTCHESTER GOLF COURSE**

The Department of Airports (LAWA) requests the approval of a ten-year lease with Westchester Golf Partners LLC (WGP) to develop, restore and manage the Westchester Golf Course (Westchester) located at 6900 Manchester Boulevard. The Westchester is currently a fifteen-hole course that was reduced from the normal eighteen holes during the 1970 modernization of the Los Angeles International Airport (LAX). Council approval is required pursuant to City Charter Section 606.

The WGP was selected through a competitive process by a five-member evaluation team in accordance with LAWA policies and procedures. The new lease will increase the acreage of the golf course from 60 to 83 acres and require a capital investment of $2.5 million by WPG. The lease includes an option to increase the term by twenty years subject to Mayor and Council approval.

Upon review of the attached LAWA request, it is the opinion of this Office that the item can be approved and forwarded to the Department for further processing, including Council consideration. The recommendation contained in the Department's draft Board of Airport Commissioner's report is appropriate and can be adopted as presented.

In addition to the above, the requested action appears to be reasonable and in compliance with City policies, ordinances, procedures and a 1022 Determination; therefore, it does not warrant a detailed analysis by this Office.

FISCAL IMPACT STATEMENT

Approval of the proposed ten-year lease with Westchester Golf Partners LLC (WGP) to develop, restore and manage the Westchester Golf Course will have no impact on the General Fund. The WPG will pay LAWA a Minimum Amount Guarantee of $500,000 or a percentage of the gross (whichever is higher) for the first two years and $525,000 for the remaining years of the lease. Since the LAWA is bound only by the City Debt Management Policies, the City Financial Policies are not applicable.

Council Approval of Long-Term Leases

In accordance with City Charter Section 606, "Process for Granting Franchises, Permits, Licenses and Entering Into Leases," because the proposed term of the Amendment exceeds five years, it requires Council approval. Pursuant to Charter Section 373, "Long Term Contracts Approved by Council," the proposed Lease must be approved by the Council before it can become effective.

Attachment

RPC:OAV:10090132

LEASE

BETWEEN

THE CITY OF LOS ANGELES

AND

WESTCHESTER GOLF PARTNERS LLC,
a California limited liability company

FOR REDEVELOPING, MAINTAINING AND

OPERATING THE WESTCHESTER GOLF COURSE

AT LOS ANGELES INTERNATIONAL AIRPORT

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EXHIBITS

A	Premises
B-1	Proposed Westchester Golf Course Three-Hole Expansion Project
B-2	Golf Course Operating Requirements
C-1	California Asbestos Notification
C-2	Baseline
D	Monthly Gross Receipts Report Form
E-1	Lessee's Insurance
E-2	AGC's Insurance
F	Management Agreement
G to R	Intentionally Omitted
S-1	Equal Employment Practices
S-2	Affirmative Action Program
S-3	Living Wage Ordinance
S-4	Contractor Responsibility Program; Pledge of Compliance
S-5	Service Contractor Worker Retention Ordinance
S-6	Child Support Orders; Declaration of Compliance
S-7	FAA Tree Height Restrictions
S-8	First Source Hiring

LEASE
(Westchester Golf Course)

THIS GROUND LEASE ("Lease") is made and entered into as of _____, 2009, by and between the Department of Airports, a proprietary department of the City of Los Angeles ("City"), a municipal corporation acting by order of and through its Board of Airport Commissioners ("Board") of its Department of Airports ("LAWA" or "Department"), and Westchester Golf Partners LLC, a California limited liability company ("Lessee").

RECITALS

LAWA owns an approximately 60 acre 15 hole golf course at Los Angeles International Airport ("Airport"), located at 6900 West Manchester Avenue in the Westchester community of Los Angeles, California ("Westchester Golf Course"). LAWA desires to restore 3 additional holes on 23 acres east of the existing southerly portion of the eastern existing boundary of the Westchester Golf Course (the "Westchester Golf Course Three-Hole Restoration Project").

LAWA elected to solicit proposals from potential lessees through a Request for Proposals ("LAWA's RFP") process to perform the Westchester Golf Course Three-Hole Restoration Project and to finance, maintain and operate a high quality, self-sufficient 18-hole golf course that will serve the local community and continue to act as a sound buffer for the Airport.

Lessee submitted its proposal ("Lessee's RFP Response") in response to LAWA's RFP to accomplish LAWA's objectives.

LAWA acknowledges and agrees that the operation and management of the Westchester Golf Course shall be performed by American Golf Corporation, a California corporation ("AGC") pursuant to that certain Management Agreement by and between Lessee and AGC to be entered into contemporaneously with the execution of this Lease ("AGC Management Agreement").

LEASE TERMS AND CONDITIONS

Effective as of the above date, the City and Lessee agree in consideration of and to the terms, covenants and conditions provided below.

ARTICLE 1

Section 1. Term of Lease; Extension Option.

1.1 The term ("Term") of this Lease shall commence on the first day of the month following Lessee's receipt of all required approvals from the Federal Aviation Administration ("FAA"), including completion of environmental review pursuant to the National Environmental Policy Act ("NEPA"), and City's delivery to Lessee of a written notice confirming the commencement of the Lease ("Commencement Date"), and shall expire on the tenth (10th) anniversary of the date on which possession is delivered to Lessee ("Possession Date"), unless terminated earlier or extended under the provisions of this Lease.

1.2 So long as no Default Event (hereinafter defined) has occurred and is continuing, upon satisfaction of the following conditions precedent on or before the expiration of the tenth (10th) anniversary of the Possession Date, Lessee shall have the right to extend the Term of this Lease for an additional term of twenty (20) years ("Extension Option") without the requirement of a further request for proposal process:

(a) City and Lessee shall have executed an amendment to this Lease, subject to approval by the Board and City Council, which approval shall not be unreasonably withheld, whereby Lessee shall commit to the Additional Investment (as defined in Section 6.12) and shall agree to such additional terms and conditions with respect to the use or expenditure of the Additional Investment as City may reasonably require. It being expressly agreed to by the parties that the total amount of Additional Investment and all other terms, covenants and conditions of the Lease, except for the provisions relating to the development of the Additional Investment and other provisions reasonably related hereto, shall be in accordance with this Lease and shall remain in full force and effect; and

(b) Prior to approval of the Lease amendment, Lessee shall have satisfied all legal requirements for the approval and construction of the Additional Improvements, including but not limited to the California Environmental Quality Act ("CEQA"), NEPA if applicable, any requirements of the FAA and all applicable land use regulations and laws of the City.

Provided, however, that the availability of an Extension Option herein shall not constitute a legally binding commitment of City to proceed with any future development if such future development triggers a CEQA or NEPA review process. Without limiting Lessee's rights to the Extension Option, City expressly reserves the right to consider all mitigation measures and alternatives for any proposed development, including the "no project" alternative, if such mitigation measures or alternatives are required by CEQA.

In the event that the Additional Improvements are not permitted as a result of the restrictions described in the immediately preceding paragraph, City and Lessee agree to enter into good faith negotiations to redesign or redevelop the Additional Improvements to permit development or to equitably adjust the terms of this Lease for the Extension Option.

Section 2. Demised Premises.

2.1 The demised premises ("Premises") consist of (i) approximately 60 acres of real property with all structures and appurtenances thereon, including a driving range, located from north to south between Manchester Avenue and Westchester Parkway and from west to east between Lincoln Boulevard and McConnell Avenue; and (ii) an additional 23 acres of real property bounded by the Westchester Golf Course to the west, West 88th Street to the north, Emerson Avenue to the east and Westchester Parkway to the south, and the improvements thereon. The Premises are depicted on the attached drawing marked as Exhibit A incorporated herein by this reference. The Premises shall be delivered to Lessee free and clear of all mortgages, security interests, liens, charges and monetary encumbrances other than the liens of current taxes and assessments not in default.

2.2 LAWA shall deliver to Lessee and Lessee shall accept the Premises in an "as-is" condition subject to the terms and conditions of this Lease. Lessee acknowledges that the Baseline (as defined below) discloses the potential presence of suspect and/or presumed asbestos containing materials ("ACM") and accepts the California Asbestos Notification contained in Exhibit C-1 attached hereto.

Section 3. Surrender.

3.1 Upon the expiration of the Term or earlier termination of this Lease, Lessee shall quit and surrender the Premises to City with all interiors broom clean, and with all Premises in good order and condition, ordinary wear and tear excepted, free and clear of all Hazardous Substances (other than: (1) the Pre-Existing Conditions (hereinafter defined) that have not been disturbed or knowingly exacerbated by Lessee, its agents, representatives, employees, contractors and invitees (including, without limitation, AGC, but only during the term of this Lease) (collectively, "Lessee Parties"); or (2) if the City or other applicable agency expressly agrees that the removal of the Hazardous Substances is not required), and free and clear of all mortgages, security interests, liens, charges and encumbrances that have been created by Lessee or Lessee Parties, other than the liens of current taxes and assessments not in default, and such other title matters to which the Premises may be subject on the Commencement Date. On or before the expiration or termination of this Lease, Lessee shall, without expense to City, remove or cause to be removed from the Premises:

(a) All debris, rubbish and Hazardous Substances (other than the Pre-Existing Conditions that have not been disturbed or knowingly exacerbated by Lessee or any of the Lessee Parties);

(b) Any items of furniture, equipment, freestanding cabinet work, and other articles of personal property owned by Lessee or installed or placed by Lessee or any of the Lessee Parties in the Premises;

(c) Any similar articles of any other persons claiming under Lessee that City, in City's sole discretion, requires to be removed; and

(d) Any alterations and improvements that Lessee is required to remove under the terms of this Lease.

Lessee shall, at Lessee's sole expense, repair all damage or injury that may occur to the Premises or the Building caused by Lessee's removal of those items and shall restore the Premises and Building to their condition prior to such damage or injury. If Lessee has not completed the foregoing obligations prior to the expiration or termination of this Lease, Lessee shall be deemed a tenant at sufferance subject to the provisions of Section 3.2 below.

3.2 If Lessee remains in possession of all or any part of the Premises after the termination of this Lease (whether at the expiration of the Term or otherwise), with or without the express or implied consent of City, such tenancy shall be from month-to-month only, and not a renewal hereof or an extension for any further term, and in such case, rent and other monetary sums due hereunder shall be payable in the amount of one hundred fifty percent (150%) of the rent payable before the last month of the Term of this Lease, plus other charges payable hereunder at the time specified in the Lease, and such month-to-month tenancy shall be subject to every other provision, covenant and agreement contained herein. Acceptance by City of rent after such expiration or earlier termination shall not be deemed to create or evidence a renewal of this Lease. The foregoing provisions are cumulative of all other remedies available to City and do not affect the right of re-entry or any right of City hereunder or as otherwise provided by law, and in no way shall such provisions affect any right which City may otherwise have to recover damages from Lessee for loss or liability incurred by City resulting from such failure by Lessee to surrender the Premises. Lessee shall indemnify and hold City and Indemnified Parties (hereinafter defined) harmless for all actions, causes of action, charges, claims, costs, damages, demands, expenses (including attorneys' fees, costs of court and expenses incurred), fines, judgments, liabilities, liens, losses, or penalties of every kind and nature whatsoever (collectively, "Claims") asserted against or incurred or suffered by City from Lessee's delay in vacating the Property, including but not limited to lost profits. Nothing contained herein shall be construed as consent by City to any holdover by Lessee, and City expressly reserves the right to require Lessee to surrender possession of the Premises to City as provided in this Lease upon the expiration or other termination of this Lease.

Section 4. Use of the Premises.

4.1 City grants Lessee and Lessee accepts the exclusive right and privilege to develop, refurbish, furnish, equip, operate and maintain the Premises for the Term according to the terms and conditions stated in this Lease and the Exhibits hereto, including the Proposed Westchester Golf Course Three-Hole Expansion Project and the Golf Course Operating Requirements attached hereto as Exhibit B-1 and Exhibit B-2, respectively, and incorporated herein by this reference ("Redevelopment and Operating Requirements"). Lessee shall limit the use of the Premises in strict compliance with said Redevelopment and Operating Requirements, and all other provisions of this Lease. Any material changes in Redevelopment and Operating Requirements shall be subject to the discretion of the Executive Director and shall not proceed without the Executive Director's prior written approval, which shall not be unreasonably withheld.

4.2 In connection with its operation of the Premises, Lessee shall also promote a junior golf program, encourage and organize golf tournaments and similar events intended to increase play at the Premises' course, and encourage the growth of men's and women's golf clubs.

4.3 Sponsorship by adult entertainment, alcohol or tobacco companies at any golf tournament on the Premises is prohibited. To the extent not prohibited by city, state or applicable law, beer sponsorships are permitted.

Section 5. Payments to the City: Greater of MAG or Gross Receipts.

5.1 As consideration for the City granting the rights in this Lease, Lessee shall pay City during the Term hereof, an amount ("Rent") equal to the greater of either (a) the applicable Percentage of Gross Receipts (as defined in Section 5.4 below) or (b) the Minimum Annual Guarantee ("MAG"), each subject to the payment terms and as provided below. If applicable, the payment of Rent shall be credited in accordance with Appendix A hereto.

5.2 MAG Defined. The MAG is the minimum annual amount Lessee is required to pay City in each Lease Year as rent hereunder regardless of any Gross Receipts Lessee receives from its operations. The MAG for each Lease Year is set forth below. A "Lease Year" is defined as one year. Lease Year One begins on the first day of the Term, Lease Year Two begins one year later, and so on.

Year One	**Annual Base Rent** = $500,000
Year Two	**Annual Base Rent** = $500,000
Year Three	**Annual Base Rent** = $525,000
Year Four	**Annual Base Rent** = $525,000
Year Five	**Annual Base Rent** = $525,000

After Year Five, the Minimum Annual Guarantee shall be equal to Eighty Five Percent (85%) of the average of the actual Rent paid to City by Lessee (i.e. the Percentage of Gross Receipts or Minimum Annual Guarantee) for the immediately preceding three (3) Lease Years, but in no event shall the Minimum Annual Guarantee be less than $525,000.

5.3 Gross Receipts Defined. "Gross Receipts" is defined as all consideration of any kind, including barter, cash, on account, credit card or check, received, earned or billed by Lessee as a result of activities conducted on the Premises by Lessee or its authorized sublessees, regardless of whether delivery of products, commodities or merchandise is made on the Premises or elsewhere. Excluded from Gross Receipts are the following:

(a) Amounts collected for sales tax, excise taxes, gross receipts taxes, and similar taxes remitted by Lessee to the taxing government, whether added to or included in the selling price;

(b) Operating receipts of vending machines or LAWA-approved concessionaires on the Premises are excluded if such machines or concessions are not owned or operated by Lessee, although the payment by the owner or operator of such vending machines or concessions to Lessee is included in Gross Receipts;

(c) Gratuities and service charges payable to employees;

(d) Interest income or other charges for extension of credit to customers;

(e) Receipts from the sale or the trade-in value of any furniture, fixtures or equipment used on the Premises and owned by Lessee;

(f) Insurance or condemnation proceeds, exclusive of business interruption insurance;

(g) Financing proceeds;

(h) Extraordinary receipts, such as a judgment in litigation to the extent it is not compensation for lost operating revenues from the Property;

(i) Refundable deposits;

(j) Refunds to customers and credits allowed on returned items;

(k) Uncollectible amounts for any check or bank draft and credit card charges or other accounts receivable which, if previously included in Gross Receipts for the applicable period, are subsequently written off;

(l) Receipts in the form of refunds from or the value of merchandise, supplies or equipment returned to, shippers, suppliers or manufacturers;

(m) The amount of any sales, merchandise or meals discounted to employees of Lessee, to the extent of the discount only;

(n) Receipts from the sale of uniforms or clothing required to be worn by employees;

(o) Fees charged for golf lessons and instructions, except fees charged for golf lessons and instructions that are retained by Lessee and are not paid or distributed to the golf instructors for their services; and

(p) The amount of any cash, rebates, or quantity discounts received from sellers, suppliers or manufacturers through national account contracts.

5.4 Percentage of Gross Receipts. Unless such amount is less than MAG for the applicable Lease Year, Lessee shall pay City the sum of the percentages of Gross Receipts determined in accordance with the chart below ("Percentage of Gross Receipts"):

Revenue Category	**Percentage Paid for Term**
Green Fees	20%
Cart Rental Fees	20%
Driving Range	20%
Instruction Paid to Course	5%
Merchandise	5%
Food	5%
Beverage	5%
Other	5%

5.5 Method; Time of Payment and Reporting.

(a) MAG. On the first (1st) day of each month, during the Term, Lessee shall pay the one-twelfth (1/12th) of the MAG for the applicable Lease Year.

(b) Percentage of Gross Receipts. For the purpose of determining any additional amount of rent payable on the Percentage of Gross Receipts, Lessee shall, within twenty (20) days after the end of each calendar month, submit to City, a copy of the Monthly Gross Receipts Report Form, completed with Gross Receipts information for the preceding calendar month in the form attached hereto as Exhibit D, and shall also remit therewith the appropriate amount such that if the Percentage of Gross Receipts payment is greater than the MAG paid for such month, the Gross Receipts payment shall be fully paid through the end of the preceding calendar month. A copy of the Monthly Gross Receipts Form shall also be electronically sent to the following e-mail address: activityreports@lawa.org. Lessee agrees that the Monthly Gross Receipts Form, may, from time to time, be modified by the Executive Director and following delivery of written request from City, Lessee agrees to use the then most current form for reporting its Gross Receipts. City reserves the right to require the reporting of specific business information, summaries of daily, weekly and monthly activities and Gross Receipts; monthly adjustment details and any other information that reasonably may be helpful to facilitate accurate billings, accountings and audits by the City, in such manner and detail and upon such forms as are reasonably prescribed by the Executive Director.

5.6 Certified Public Accountant ("CPA") Audit Report; Computation of Final Lease Year Payment.

(a) Annual Reconciliation Statement. Within thirty (30) days following the end of each Lease Year, Lessee, at its own expense, shall submit an Annual Reconciliation Statement of its yearly Gross Receipts for its operations and such other reasonable financial and statistical reports as Executive Director may reasonably require by written notice to Lessee. The Annual Reconciliation Statement shall at a minimum,

certify (i) all Gross Receipts by category by month for the Lease Year; (ii) the calculation of the total amount payable to City based on the terms of this Lease, and (iii) the actual payments to City during the Lease Year. If the Annual Reconciliation Statement establishes that additional fees are due the City, Lessee shall pay the fees to the City no later than fifteen (15) days after completion thereof. If through such Annual Reconciliation Statement it is established that Lessee has overpaid the City, subject to City's verification, then City shall reimburse Lessee with a credit and offset against any rents first coming due to City in the following Lease Year.

(b) Audited Statement. Within ninety (90) days following the end of each fiscal year of Lease, Lessee, at its own expense, shall submit an audited statement of its Gross Receipts for the Lease Year most recently ended for its operations and such other reasonable financial and statistical reports as Executive Director may reasonably require by written notice to Lessee. This statement shall be prepared by an independent certified public accountant ("CPA"), licensed to do business in California, who is a member in good standing with the American Institute of Certified Public Accountants ("AICPA"). The audited statement shall, at a minimum, certify the most recent Annual Reconciliation Statement, including (i) all Gross Receipts by category by month for the Lease Year most recently ended; (ii) the calculation of the total amount payable to LAWA based on the terms of this Lease for the Lease Year most recently ended, and (iii) the actual payments to City during such Lease Year. If through the audited statement it is established that additional fees are due the City, Lessee shall pay the fees to the City no later than fifteen (15) days after completion of such audited statement. If through such audited statement it is established that Lessee has overpaid the City, subject to City's verification of the audited statement, then City shall reimburse Lessee with a credit against any rents first coming due to City in the following Lease Year.

(c) Failure to pay the fees on time or complete the audit on time (after written notice and expiration of the applicable cure period) shall be deemed a material default under this Lease. The calculation of Gross Receipts in a Lease Year shall only include Gross Receipts for that Lease Year as described in Section 5.4 and shall exclude any adjustment for recoupments of overpayments or overpayments for preceding Lease Years. In the event that Lessee overpays the total amount due the City in the final Lease Year, the City shall reimburse Lessee within ninety (90) days after Lessee vacates the Premises, subject to reduction in amount payable for damage to the area, equipment, improvements and facilities.

5.7 Lessee shall collect all money and other consideration of any kind for all services and all food, retail and product sales earned or billed by Lessee as a result of any activities conducted on the Premises.

5.8 Lessee shall maintain accounting records for all Gross Receipts in accordance with generally accepted accounting standards. Lessee shall not change its fiscal year without City's prior consent.

5.9 Los Angeles Business Office, Record Retention, and Right to Inspect.

(a) Lessee agrees to maintain a business office, preferably in the metropolitan area of Los Angeles, where Lessee shall maintain, during the Term, its permanent books, ledgers, journals and accounts wherein are kept the records of business activity related to the Premises, including all entries reflecting both the Gross Receipts received or billed by it, all construction records and all other transactions of Lessee. If Lessee chooses not to maintain its records at a Los Angeles area business office, Lessee shall make all said records available to City at the Premises or elsewhere in the City of Los Angeles no later than ten (10) business days after Lessee's receipt of notice. Such books, ledgers, journals, accounts and records shall be available for inspection and examination by the Executive Director during ordinary business hours.

(b) To facilitate the inspection of Lessee's books and records, documents shall be made available in electronically downloadable format whenever possible. When electronic files do not exist, legible printed copies of the daily, weekly, and monthly sales summaries classified by type of receipts shall be provided.

(c) Lessee agrees to prepare and maintain financial and sales records wherein are accurately kept all entries reflecting all Gross Receipts. Such records shall include, but not be limited to, general ledgers, sales journals, daily sales reports, detailed daily reports, trial balances, sales tax reports, subsidiary ledgers, daily journals, original and closed rental agreements, corporate charts of accounts, and lists of rental locations.

(d) It is agreed that examinations of books, ledgers, journals and accounts of Lessee shall be conducted in accordance with generally accepted auditing standards applicable in the circumstances and that, as such, said examinations do not require a detailed audit of all transactions. Testing and sampling methods may be used in verifying reports submitted by Lessee. Deficiencies ascertained by applying percentages of error, obtained from such testing and sampling, may be applied by City to the entire period of reporting under examination and shall be binding upon Lessee and, to that end, shall be admissible in any court of law to prove any amounts due City. In the event any deficiency in the amount of two percent (2%) or greater of the rent payable to City hereunder is ascertained, Lessee agrees to pay City for the cost of the audit and all deficiencies and all liquidated damages. City agrees to pay for the cost of audit by City, unless the audit shows that payments to City were short more than two percent (2%). To the maximum extent permitted by applicable law, all information gained by City from such examinations shall be confidential and shall not be disclosed other than to carry out the purposes hereof, including any action or proceeding to enforce the terms of this Lease or as required by Federal, State, or Municipal codes or ordinances or by Court order or subpoena.

(e) If as a result of an audit, the City determines that additional funds are due the City, Lessee shall have thirty (30) days from the date the audit findings are delivered to Lessee to dispute the findings. Lessee may submit to the Executive Director documents supporting Lessee's dispute of the audit findings. The failure of Lessee to dispute the audit findings in writing within thirty (30) days the audit findings are delivered to Lessee shall constitute acceptance of the audit findings, and waiver of the right to dispute the audit findings with the Executive Director.

(f) If, at the end of thirty (30) days after the audit findings are delivered to Lessee, Lessee does not dispute the audit findings, the City shall deliver Lessee a written invoice of additional funds due. If, however, Lessee disputes the audit findings, the City shall evaluate the documentation submitted by Lessee with the auditor and, following such evaluation, deliver to Lessee a written invoice (if City disputes Lessee's objections) of any additional funds due. Any additional funds that the City finds, as the result of an audit, to be due to the City, shall be paid within thirty (30) days after the delivery of the applicable written invoice to Lessee that such funds are due. A late fee of the greater of One Hundred Dollars ($100) or one-twentieth of one percent (0.05%) of the audit invoice amount per day shall be assessed for each day that payment is late. In the event that timely payment has not been made, liquidated damages as provided in Section 27.2 with respect thereto shall be assessed from the date of the audit invoice.

5.10 In addition to Rent, Lessee shall pay all Operating Expenses (as defined herein) for the Premises. "Operating Expenses" means all expenses, costs, and amounts of every kind incurred because of or in connection with the planning, design, redevelopment, possession, operation, management, maintenance, repair, replacement, or restoration of the Premises, improvements thereon, and equipment therefore, including without limitation, the management fee payable to AGC under the AGC Management Agreement. Lessee shall pay all Operating Expenses directly to the respective suppliers, and shall reimburse City to the extent any such Operating Expenses are incurred by City, provided that nothing herein shall be construed to require City to advance such expenses on Lessee's behalf. For the avoidance of doubt, the Rent shall be absolutely net to City, and Lessee shall have sole responsibility for (i) operating and maintaining the Premises in accordance with the terms of this Lease, including Section 12.11; and (ii) paying for Operating Expenses. City shall have no obligation to advance any of the Operating Expenses on Lessee's behalf but may do so in City's sole discretion.

Section 6. Required Improvements.

6.1 Required Improvements. To the reasonable satisfaction of the Executive Director, Lessee shall make the following improvements ("Required Improvements") on the Premises in accordance with the Redevelopment and Operating Requirements and all applicable federal, state and local laws, rules and regulations, including health and safety, environmental laws (including but not limited to the CEQA and National Environmental Policy Act ("NEPA")), building codes and fire prevention requirements within the time specified in Section 6.3 below, at its sole cost and expense:

(a) Construct and maintain three (3) additional holes on the existing south eastern portion of the existing Westchester Golf Course ("Additional Holes"), including utility and other upgrades required therefore in accordance with plans and specifications approved by City and Lessee and the environmental approvals, including, but not limited to the Mitigated Negative Declaration. The Additional Holes shall fit into the layout and functionality of the fifteen (15) hole Westchester Golf Course. With the Additional Holes, the eighteen (18) hole course is hereinafter referred to as the "New Course".

(b) Modify the two (2) existing holes adjacent to the Additional Holes to create design continuity;

(c) Conform and maintain a properly permitted system for the use of reclaimed water, provided that the system is in operation; and

(d) Development and maintain a storm water management plan in accordance with the requirements of Section 7.7 below.

6.2 Minimum Capital Investment. Lessee agrees to spend at least Two Million One Hundred Thousand Dollars ($2,100,000) ("Minimum Capital Investment") on the Required Improvements listed in Section 6.1 above and any other improvements to the Premises permitted hereunder. If Lessee spends less than the amount required under this Section 6.2, then the remaining amount shall be invested in other improvements on the Premises in a manner compliant with the California Environmental Quality Act and all provisions of this Lease, and as approved in writing by the Executive Director. If applicable, the Minimum Capital Investment shall be adjusted in accordance with Appendix A hereto.

6.3 Time Requirements. Immediately after the Commencement Date, Lessee shall commence the Required Improvements in adherence to the Redevelopment and Operating Requirements and shall complete the Required Improvements within 180 days from the Commencement Date (subject to extension for any delay caused by a governmental agency through no fault of Lessee's, after Lessee has presented City evidence of the cause of such delays, to the reasonable satisfaction of City). Failure to comply with the Redevelopment and Operating Requirements and/or the time requirements under this Section 6.3 shall constitute a material breach of this Lease and grounds for termination of this Lease by City under Section 43 of this Lease.

6.4 No Warranty by City. City makes no warranty, assurance, promise, or guarantee that the soil on the Premises is suitable for the Required Improvements or any other improvements that may be approved by the Executive Director. Lessee agrees to ascertain the suitability of the soil, at its sole cost and expense, for the Required Improvements.

6.5 Construction Approvals.

(a) Other than maintenance and repairs as required under Section 12.11 below, Lessee shall not demolish, relocate, remodel or make any improvements, alterations, or additions, including the Required Improvements and Additional Improvements as defined in Section 6.12 below (each an "Improvement" and collectively, "Improvements") to any structures or facilities on the Premises in a manner inconsistent with the Redevelopment and Operating Requirements without prior approval from the Executive Director, not to be unreasonably withheld or delayed (provided that Lessee provides Executive Director written notice of such delay as it relates to the time requirements for the Required Improvements and such delay is not cured within fourteen (14) days of such notice). All facilities shall be constructed in accordance with all established LAWA policies and applicable regulations of the Los Angeles City Building

and Safety and Fire Departments and other agencies with jurisdiction over the Premises. To the extent construction permits are required under applicable laws and ordinances, Lessee shall process such permits through the City, and such permits shall be subject to City's approval. Any Improvement constructed in breach of this Lease, including this section, shall be subject to removal at Lessee's sole expense.

(b) Notwithstanding anything to the contrary contained in this Lease, (i) Lessee acknowledges the receipt of the California Asbestos Notification and that the improvements at the Premises may potentially contain suspect and/or presumed ACM, (ii) promptly following the execution of this Lease, Lessee shall cause to be prepared and implemented an operations and maintenance plan (an "O&M Plan") for managing such potential ACM in accordance with the applicable laws and prudent industry practices, which O&M Plan shall require Lessee to regularly monitor the condition of such potential ACM, as provided for in the O&M Plan, and (iii) prior to the commencement of any activity that may disturb or damage such potential ACM and/or in connection with any deterioration of such potential ACM reasonably determined by Lessee to be an immediate health threat, Lessee shall be fully responsible, at Lessee's sole cost and expense, for any abatement, and/or removal of any material determined to be ACM in accordance with all applicable laws. From time to time, upon the request of Executive Director, Lessee shall provide documentation reasonably satisfactory to Executive Director evidencing Lessee's compliance with the terms of this Section.

(c) Prior to the construction or demolition of any Improvement, Lessee shall submit to the Chief Airports Engineer for concept approval the preliminary plans and estimated construction cost for each such Improvement. Architectural and engineering plans hereunder must comply with CEQA and NEPA environmental documents. Said approval, subject to the conditions set forth herein, shall be given in a reasonably timely manner. Upon approval by the Executive Director of Lessee's preliminary plans, Lessee shall prepare working drawings and specifications which shall be true and correct developments of the preliminary plans so approved. Lessee shall then submit a written request for construction approval and five (5) complete sets of said approved working drawings and copies of the specifications to the Chief Airports Engineer's office for written approval by the Executive Director. The Executive Director's written approval and any conditions related to the construction of the improvements or alterations shall become a part of the Lease as though fully set forth herein once the document is fully executed by both parties.

(d) Upon receipt of the Executive Director's approval, Lessee shall cause the construction called for by the approved working drawings and specifications to be commenced and completed promptly. No substantial changes, additions, or alterations shall be made in said working drawings or specifications, or in the construction called for thereby, without first obtaining the Executive Director's approval in writing, not to be unreasonably withheld or delayed (provided that Lessee provides Executive Director written notice of such delay as it relates to the time requirements for the Required Improvements and such delay is not cured within fourteen (14) days of such notice).

(e) Upon completion of the Improvement(s), Lessee shall furnish to City, at no charge, three complete sets of "record" drawings, and one complete set in Computer Aided Design (CAD) format which complies with the then current LAWA CAD standards. These

drawings shall include any applicable permit numbers, the structural and other Improvements installed by Lessee, and the location and details of installation of all equipment, utility lines, heating, ventilating, and air-conditioning ducts and related matters. Lessee shall keep said drawings current by updating them in order to reflect any changes or modifications which may be made in or to the Premises.

6.6 Hold Harmless. Any Improvements made to the Premises and all planning, design, redevelopment and construction work done, equipment supplied and installed and interior design and decor furnished by Lessee shall be at its sole cost and expense, free and clear of liens for labor, material, equipment and supplies, and Lessee shall hold City and the Indemnified Parties harmless from any Claims in respect of such liens.

6.7 Construction Report. For each and every Improvement undertaken on the Premises, Lessee shall prepare and deliver a construction report. This report shall contain the following elements: (1) type of improvement constructed or altered; (2) floor area or capacity of improvement constructed or altered; (3) total cost of construction or alteration; (4) completion date for construction or alteration; and (5) a copy of the certificate of occupancy or equivalent certificate (if applicable). The construction report shall be delivered to the Chief Airports Engineer at the address provided in Section 61 of this Lease not later than sixty (60) days following the issuance of the certificate of occupancy or equivalent certificate (if applicable) for the Improvement.

6.8 Height Restrictions. Lessee agrees that it shall not erect nor permit the erection of any structure or object nor permit the growth of any tree on the Premises above the mean sea level elevation obstruction contours shown on the contour drawings attached hereto as Exhibit S-7. In the event the aforesaid covenants are breached, City reserves the right to enter upon the land leased hereunder and to remove the offending structure or object and cut the offending tree, all of which shall be at the expense of Lessee.

6.9 Final Completion Report. Upon completion of all Required Improvements required under Section 6.1, Lessee shall, within a reasonable time thereafter, furnish City, at no charge a certificate certifying that the Required Improvements have been constructed in accordance with the approved plans and specifications and in compliance with all laws, and copies of all invoices for all Required Improvements on the Premises.

6.10 Contractors & Professionals.

(a) Lessee shall construct, perform, complete and maintain all construction and installations on the Premises in a good and workmanlike manner and with quality materials, and shall furnish all tools, equipment, labor and material necessary to perform and complete the same. Upon termination of this Lease, whether by expiration of the Term or early termination, Lessee shall assign to City all valid assignable express warranties furnished by other persons in connection with the provision of labor or material to the works of improvement covered by this Lease.

(b) In any agreement that Lessee awards in connection with all Improvements, including the installation of any and all equipment and the interior designing and decor,

Lessee shall require that the contractor doing, performing or furnishing the same shall comply with all laws and submit to City evidence of required insurance coverage acceptable to LAWA.

(c) All architects, landscape architects, and other design professionals involved in the design of the Improvements shall have experience in their respective field or craft on similar improvements for similar golf courses.

(d) Grading contractors, or a shaping sub-contractor, performing the shaping of target greens and other features in the driving range landing area shall have had golf course shaping experience.

6.11 Bonds. Prior to commencing any Improvement other than maintenance and repairs required under Section 12.11 below, Lessee's contractor(s) shall post performance and payment bonds, at its sole cost and expense, to secure performance and payment of labor, material, equipment and supplies for the Improvements. The surety shall be licensed in the State of California. The performance and payment bonds shall endure until the Improvements are completed. In the event Lessee is able to obtain appropriate certificates of unconditional release for such Improvements from all of Lessee's General and Sub Contractors, the City agrees to execute necessary documents for cancellation of performance bond within 30 days after written request. The surety insurer may cancel the bonds upon 60 days notice to the City. In the event of termination of the bonds for any reason(s), including but not limited to the non-payment of the premium by the principal, Lessee is required to promptly provide a replacement surety for the remaining term to avoid a gap in coverage between sureties.

6.12 Additional Investment. Upon completion of the Required Improvements required above and subject to Section 1.2 above, Lessee shall invest Two Million Dollars ($2,000,000) ("Additional Investment") on one of the following two improvement options ("Additional Improvements"), either of which may be proposed at Lessee's sole discretion:

(a) Option One: Refurbishment. Under this option, Lessee shall invest Two Million Dollars ($2,000,000) to refurbish existing structures and facilities on the Premises. Such refurbishment shall be within the classes of projects determined not to have a significant effect on the environment and which are, therefore, exempt from the provisions of CEQA, as provided in Title 14, California Code of Regulations, Sections 15300-15333, and which do not fall within any of the exceptions to the exemptions set forth in Title 14, California Code of Regulations, Section 15300.2.

(b) Option Two: Development. Under this option, Lessee shall invest Two Million Dollars ($2,000,000) to improve the Premises in a manner to be proposed by Lessee.

All Additional Improvements shall satisfy the requirements of this Lease, including Section 8 below and shall be constructed in accordance with the requirements of Sections 6.3 to 6.11. Without limitation to the foregoing, development pursuant to such Additional Investment shall be contingent upon and subject to further review and approval in accordance with the requirements of Section 8.10, including, but not limited to, any FAA

approval, approval of all required entitlements and permits, community input, and satisfaction of the requirements of CEQA.

This provision does not constitute approval of any Additional Improvements under Option Two, and City expressly reserves the right to consider all CEQA mitigation measures and alternatives for any project proposed hereunder, including the "no project" alternative.

Any costs or expense overruns with respect to the completion of the Additional Improvements shall be paid by Lessee.

Section 7. Compliance with Applicable Laws and Standards.

7.1 Laws. All operations and business conducted on the Premises, all Improvements, and all equipment and interior design and decor, used on or about the Premises, including the plans and specifications shall in all material respects conform to and comply with all present or future statutes, laws and Department policies, including but not limited to the Americans with Disabilities Act, applicable ordinances, building codes, environmental, cultural, and historical requirements, directives, conditions, rules, orders, resolutions, restrictions and regulations of the City, the Board, the Executive Director, the Federal Aviation Administration ("FAA"), and such other authorities as may have jurisdiction over the Airport, the Premises, or Lessee's operations, including but not limited to the Department's Leasing Policy, as may be amended from time to time. Lessee shall be solely responsible for any and all civil or criminal penalties assessed as a result of its failure to comply with any of these rules, regulations, restrictions, ordinances, codes, requirements, statutes, laws, orders, directives and or conditions. Lessee, at its sole cost and expense, shall also procure all building, fire, safety and other permits necessary for the construction and completion of Improvements. Lessee shall be fully responsible for all expenses incurred in complying with any and all applicable laws and requirements. Lessee is required to maintain all portions of the Premises, including all structures thereon, in compliance with all laws regardless of whether they are Improvements. For example, Lessee is required to apply all FAA mandated regulations regarding the height and size of trees, structures and fences on the Premises. The approval by Executive Director shall not constitute a representation or warranty as to such conformity or compliance with all laws.

7.2 Licenses. Lessee shall obtain and maintain all licenses and certificates required by any federal, state or local agency (including but not limited to City) for the operation of the Premises and Lessee's performance of its obligations hereunder.

7.3 USGA Rating. All Required Improvements shall be designed and constructed to conform to current industry standards of golf course construction so that the New Course may obtain a USGA rating.

7.4 Part 77. Lessee agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Administration Regulations, to the extent applicable, and as may be amended from time to time. Lessee shall comply with building restriction lines on the airport layout plan pursuant to Part 77.

7.5 Zoning/Conditional Use Permits. Lessee shall identify and comply with any and all zoning requirements necessary for performance of its obligations under this Lease, including obtaining a conditional use permit for the sale of alcoholic beverages at any facility on the Premises prior to any such sale. If and when obtained, Lessee may utilize City's environmental approvals, if any, provided that City makes no representation or warranty as to the existence, adequacy or sufficiency thereof.

7.6 Noise Abatement and Environmental Issues. Lessee shall comply with any noise abatement and mitigation programs applicable to the Premises, including but not limited to LAX Noise Ordinances and any environmental ordinances.

7.7 Storm Water Pollution Prevention Program ("SWPPP"). Lessee shall comply with the requirements for permitees under the industrial National Pollutant Discharge Elimination System ("NPDES") program.

7.8 Master Plan and Specific Plans. Lessee shall comply with the LAX Master Plan and the LAX Specific Plan approved by the Los Angeles City Council in December 2004, the Los Angeles Coastal Transportation Corridor Specific Plan and the requirements set forth in the Community Benefits Agreement.

Section 8. Environmental Laws; CEQA.

8.1 Definition of "Hazardous Substance(s)". For the purposes of this Lease, "Hazardous Substances" means:

(a) Any substance the presence of which requires the investigation or remediation under any federal, state or local statute, regulation, rule, ordinance, order, action, policy or common law; or

(b) Any substance which is or becomes defined as a hazardous waste, extremely hazardous waste, hazardous material, hazardous substance, hazardous chemical, toxic chemical, toxic substance, cancer causing substance, substance that causes reproductive harm, pollutant or contaminant under any federal, state or local statute, regulation, rule or ordinance or amendments thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.) or the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.); or

(c) Any substance which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, council, board, or instrumentality of the United States, the State of California, the City of Los Angeles, or any political subdivision of any of them; or

(d) Any substance the presence of which on the Premises causes or threatens to cause a nuisance upon the Premises or to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Premises; or

(e) Any substance the presence of which on adjacent properties could constitute a trespass by Lessee; or

(f) Any substance, without limitation, which contains gasoline, aviation fuel, jet fuel, jet diesel fuel, diesel fuel or other petroleum hydrocarbons, lubricating oils, solvents, polychlorinated bipheynols (PCBs) asbestos, urea formaldehyde, pesticides, herbicides or radon gases.

8.2 Hazardous Substances. Notwithstanding the provisions of Section 2.2 but subject to Section 6.5(b), any environmental contamination of the Premises, other than any existing conditions identified in the Baseline (as defined below) (such conditions existing prior to the Commencement Date are sometimes hereinafter referred to as "Pre-Existing Conditions") shall be the sole responsibility of Lessee; provided, however, Lessee shall be responsible for any knowing exacerbation of any Pre-Existing Conditions caused by Lessee or any of the Lessee Parties. For purposes of this Lease, "Baseline" shall mean that certain Phase I environmental assessment report delivered by Lessee prior to the delivery of the Premises, as reviewed and approved by City, and attached hereto as Exhibit C-2. Lessee shall be solely responsible for all environmental compliance, including environmental investigation of the Premises and remediation as necessary, as well as compliance with all relevant government regulations dealing with Hazardous Substances, water quality, and air emissions; provided, however, except to the extent of the knowing exacerbation by Lessee or any of the Lessee Parties, and as provided in Section 6.5(b), Lessee's responsibility under this Section shall not apply with respect to the Pre-Existing Conditions.

8.3 Except for the Pre-Existing Conditions, other than as set forth in Section 6.5(b) or as result of knowing exacerbation of Pre-Existing Conditions caused by Lessee or Lessee Parties, in the case of any Hazardous Substance spill, leak, discharge, release or improper storage on the Premises or contamination of the Premises by any person, Lessee agrees to make or cause to be made any necessary repairs or corrective actions as well as to clean up and remove any spill, leakage, discharge, release or contamination. In the case of any Hazardous Substance spill, leak, discharge, release or contamination by Lessee or any of the Lessee Parties on the Premises or as may be discharged or released in, on or under adjacent property which affects other property of City or its tenants, Lessee agrees to make or cause to be made any necessary corrective actions to clean up and remove any such spill, leakage, discharge, release or contamination. If Lessee fails to repair, clean up, properly dispose of, or take any other corrective actions as required herein, City may (but shall not be required to) following prior notice to Lessee, take all steps it deems necessary to properly repair, clean up, or otherwise correct the conditions resulting from the spill, leak, discharge, release or contamination. Any such repair, cleanup, or corrective actions taken by City shall be at Lessee's sole cost and expense and Lessee shall indemnify and pay for or reimburse City and the Indemnified Parties for any and all Claims incurred by City or any of the Indemnified Parties as a result of any repair, cleanup, or corrective action it takes. Lessee shall not, however, be responsible for any liabilities under this Section that are actually and solely caused by affirmative action, negligence or intentional misconduct of the City. Lessee shall have the burden of proof by clear and convincing evidence in a court of law to claim this exception.

8.4 Except for the Pre-Existing Conditions, other than as set forth in Section 6.5(b), or as a result of knowing exacerbation of Pre-Existing Conditions caused by Lessee or Lessee Parties, Lessee shall remove, abate, and dispose of all Hazardous Substances in, on, or under the facilities and structures located on the Premises and shall be responsible for payment of all costs associated with the abatement, removal and disposal of them. The removal and disposal of these substances and materials shall be performed by qualified abatement contractors in compliance with all applicable laws. Regulated hazardous waste shall be manifested under Lessee's own EPA generator ID number.

8.5 Lessee shall be responsible for responding to all environmental notices and shall protect, defend, indemnify and hold harmless the City and the Indemnified Parties from any and all Claims imposed by regulatory agencies or a court of law, or Claims of any nature which may arise out of the abatement, removal, disposal, or failure to abate Hazardous Substances or materials on, in or under the Premises or the facilities or structures located on the Premises; provided, however, except to the extent of the knowing exacerbation by Lessee or any of the Lessee Parties, and as provided in Section 6.5(b), Lessee's responsibility under this Section shall not apply with respect to the Pre-Existing Conditions. Lessee shall not be responsible for any liabilities that are actually and solely caused by some affirmative action, negligence or intentional misconduct of the City. Lessee shall have the burden of proof by clear and convincing evidence in a court of law to claim this exception from indemnification.

8.6 If Lessee installs or uses already installed underground storage tanks, above-ground storage tanks, pipelines, or other improvements on the Premises for the storage, distribution, use, treatment, or disposal of any Hazardous Substances, Lessee agrees, upon the expiration or termination of this Lease, to remove or clean up, at the sole option of the Executive Director, the above-referred-to improvements. Said removal or cleanup shall be at Lessee's sole cost and expense and shall be undertaken and completed in compliance with all federal, state, and local laws and regulations, as well as with the reasonable directions of the Executive Director.

8.7 Lessee's Provision to City of Environmental Documents. Lessee shall promptly supply City with complete and legible copies of all notices, reports, correspondence, and other documents sent by Lessee to or received by Lessee from any governmental entity regarding any Hazardous Substance. Such written materials include, without limitation, all documents relating to any threatened or actual Hazardous Substance spill, leak, or discharge, or to any investigations into or clean up of any actual or threatened Hazardous Substance spill, leak, or discharge including all test results.

8.8 Survival of Obligations. This Section and the obligations herein shall survive the expiration or earlier termination of this Lease.

8.9 Reclaimed Water. Lessee shall use reclaimed water as an irrigation source unless reclaimed water is unavailable.

8.10 Environmental Documents. Lessee shall cooperate with LAWA in the preparation of any required environmental documents. Lessee shall be solely responsible

for all costs associated with any environmental compliance, including but not limited to any litigation costs, site environmental investigation and remediation as necessary, as well as compliance with all relevant government regulations dealing with hazardous materials, water quality, and air emissions. Notwithstanding the foregoing, Lessee shall not be responsible for any costs or expenses under this Section 8.10 with respect to: (i) the Pre-Existing Conditions, other than as set forth in Section 6.5(b), or as a result of knowing exacerbation of Pre-Existing Conditions caused by Lessee or Lessee Parties or (ii) any Claims that are actually and solely caused by the affirmative action, negligence or intentional misconduct of the City. This Lease shall not become effective until both the CEQA and NEPA processes have been completed.

(a) Future Development. All future development of the Premises, including the Additional Investment contemplated in Section 6.12 above and any Improvements, shall be contingent upon and shall comply with CEQA, NEPA and City and LAWA construction and land use requirements. Lessee shall be solely responsible for all costs related to such processes. The parties acknowledge and agree that (a) the receipt of FAA approval, compliance with CEQA and NEPA, and application for land use entitlements from the City for Improvements can be a labor-intensive and costly process, and (b) compliance with CEQA may require modifications to the Additional Investment and that any modifications made to the Additional Investment as a result of compliance with CEQA may necessitate amendments to this Lease in a mutually acceptable manner.

8.11 Lessee shall defend, indemnify and hold harmless the City and the Indemnified Parties from any Claims against the City or any of the Indemnified Parties to attack, set aside, void or annul any permit approval for the development on the Premises, including but not limited to, actions brought pursuant to CEQA; provided, however, Lessee shall not be required to indemnify or hold harmless City or the Indemnified Parties to the extent any Claim relates to the CEQA and NEPA permit approval for the Required Improvements. In the event that any Claim as described above is filed against the City or any of the Indemnified Parties, Lessee shall, within ten (10) days of the filing, pay the City an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the City's cooperation in the defense. Lessee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

(a) If during the litigation process, actual costs incurred reach 80% of the amount on deposit, Lessee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

(b) At the sole discretion of Lessee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. Lessee will pay the costs of collection and duplication of records and other related documents.

8.12 Under no circumstances shall City be required to pay Lessee for remediation of any Hazardous Substance on the Premises from the time period prior to the Commencement Date of this Lease in which AGC occupied the Premises.

Section 9. Noise.

9.1 Noise Monitoring System and Navigation Aides. Lessee agrees to allow LAWA to enter the Premises at any time to install and maintain LAWA's aircraft noise monitoring system(s) on the Premises. Lessee acknowledges that numerous navigation aids, such as radar, radio, and related electronic devices, are now and shall be in the future operated near the Premises to facilitate the safe and efficient operation of aircraft at the Airport. The installation of such equipment shall be completed with the minimal impact on the use of the Premises or the improvements thereon. LAWA agrees to accept sole responsibility to, operate, and maintain the aircraft noise monitoring system(s) existing as of the time this Lease is entered into or hereafter installed. Lessee agrees that Improvements shall be designed and installed and constructed so as to not destroy, diminish, distort or adversely affect in any way present and future navigation aids and noise monitoring equipment.

9.2 Lessee specifically agrees that City shall not be liable or responsible to Lessee for any damage, injury, economic loss or deprivation which may develop or arise by reason of any existing noise abatement requirements or any future aircraft access, aircraft phase-out, noise abatement or noise curfew ordinances adopted by City at Airport. Lessee agrees not to institute any legal action or make any claims with regard to any such City noise reduction or abatement ordinances when they are related to airport operations.

Section 10. Annual Replacement Reserve.

10.1 Lessee shall deposit money in a separate bank account to fund labor, materials, and equipment for maintenance on the Premises during the Term. This money shall be called an "Annual Replacement Reserve." The Annual Replacement Reserve shall be equal to two percent (2%) of Gross Receipts per year. The Annual Replacement Reserve may also be used to complete a Major Repair (as defined in Section 12.11(a)) in accordance with the terms and conditions of Section 12.11.

10.2 Lessee shall deposit the Annual Replacement Reserve into an account designated and controlled by LAWA. The Annual Replacement Reserve shall be spent on solely labor, materials, and equipment for maintenance on the Premises as requested by Lessee and approved by the Executive Director, such approval not to be unreasonably withheld. However, the Annual Replacement Reserve may not be spent on any upgrades, Required Improvements, maintenance or repairs that Lessee is already obligated to perform under the terms of this Lease. Lessee may submit a plan annually to the Executive Director describing how the Annual Replacement Reserve should be spent for the prospective Lease Year. If the Executive Director does not disapprove of the plan in writing within 90 days of its submittal, then the plan shall be deemed approved. The approval shall not be unreasonably withheld. Notwithstanding the above, Lessee shall be permitted to perform emergency repair work related to conditions of health, safety or Hazardous Substances prior to the Executive Director's approval. The Annual Replacement Reserve shall be disbursed to Lessee to pay for the approved work once the certification of completion of work and complete invoices are received. Should the City fail to pay Lessee for the completed work within 60 days after certification of completion of work and complete invoices are received,

Lessee may withhold such amount from next month's rental payment. Any funds remaining in the Annual Replacement Reserve, including interest, at the end of the Term shall become the property of LAWA. LAWA may not access the account and use the funds for any purpose during the Term without the prior written consent of Lessee except to perform maintenance and repairs on Lessee's behalf pursuant to Section 12.11(e).

Section 11. Mortgages, Financing, and Other Encumbrances on Leasehold Estate.

11.1 Notwithstanding the restrictions in Section 32 and Section 42 below, Lessee shall have the right to assign Lessee's interest in this Lease for security and/or encumber Lessee's interest in the leasehold estate hereby created by mortgage, pledge, deed of trust or other instrument, or transfer title to the new improvements, during the term hereof (a "Leasehold Financing"), with the prior written consent of the Executive Director (which consent shall not be unreasonably withheld), approved as to form by the City Attorney, to a reputable lender or lending institution reasonably acceptable to the Executive Director for the purpose of financing or refinancing the construction of the Improvements authorized herein to be constructed on the Premises, including any betterments or additions thereto.

11.2 Notwithstanding the terms and conditions of Section 42 below, in addition to the Leasehold Financings permitted by Section 11.1, Lessee shall have the right to enter into and perform its obligations under Leasehold Financings in connection with Foreclosure Transfers (as defined below), in each case, with the prior written consent of the Board (which consent shall not be unreasonably withheld), approved as to form by the City Attorney, provided that, in each case, (i) the acquiror and/or its principal or management company must demonstrate to the reasonable satisfaction of the Board sufficient financial capability to perform the remaining obligations under this Lease as they come due and (ii) the acquiror and/or its principal, management company or the executives of the acquiror or management company must have at least five (5) years of experience managing or owning golf courses of the character and type of users reasonably comparable to the golf course under this Lease. If Lessee desires the Board's consent under this Section 11.2, then Lessee shall so notify the Executive Director in writing, with a copy to the City Attorney, and the City shall have thirty (30) days to request copies of documentation and information from Lessee. If the Board fails to approve or deny the proposed transaction within ninety (90) days of Lessee submitting all requested documentation and information (which documentation and information shall be complete and in sufficient detail to City's reasonable satisfaction), the proposed transaction shall be deemed approved; provided, however, such time shall be extended in the event that the Los Angeles City Council has jurisdiction over the proposed transaction. For purposes of this Lease: "Foreclosure Transfer" shall mean any transfer of the leasehold estate under this Lease pursuant to any judicial or nonjudicial foreclosure or other enforcement of remedies under or with respect to a leasehold financing. The term "Lessee," solely for purposes of this Section 11 shall include Lessee's successors and assigns.

11.3 Notwithstanding the terms and conditions of Section 41 below, any assignment for security or encumbrance of Lessee's interest in the leasehold estate for any other purpose, including for any other financing or refinancing, in addition to those described in Sections 11.1 and 11.2 above shall be subject to the prior written consent of the

Board (which consent shall not be unreasonably withheld), approved as to form by the City Attorney. If Lessee desires the Board's consent under this Section 11.3, then Lessee shall so notify the Executive Director in writing, with a copy to the City Attorney, and the City shall have thirty (30) days to request copies of documentation and information from Lessee. If the Board fails to approve or deny the proposed transaction within ninety (90) days of Lessee submitting all requested documentation and information (which documentation and information shall be complete and in sufficient detail to City's reasonable satisfaction), the proposed transaction shall be deemed approved; provided, however, such time shall be extended in the event that the Los Angeles City Council has jurisdiction over the proposed transaction.

11.4 Any Leasehold Financing attempted without the prior written consent of the Board or the Executive Director, as applicable, under Section 11, shall be null and void. Lessee may execute any and all instruments in connection therewith necessary and proper to complete such loan and perfect the security thereof provided Lessee has submitted for review and approval all such instruments and financial documents ("Leasehold Financing Documents") to the Board or Executive Director, as applicable, and Lessee has obtained the written approval of the Board or Executive Director, as applicable. In the event this Lease is so assigned, the leasehold estate hereby created is so encumbered, or title to the new improvements is transferred, City shall not be bound, nor shall the terms, conditions, and covenants of this Lease nor the rights and remedies of City hereunder be in any manner limited, restricted, modified, or affected by reason of the terms or provisions of the instruments or notes in connection therewith.

The only rights of the lender and Lessee in connection with any such encumbrances shall be as follows:

(a) The lender shall not be entitled to any notice required to be given by City to Lessee under the provisions of Section 42 hereof unless Lessee designates by written notice to City that notices of defaults or notices to cure defaults are to be sent to such lender's address, as well as to Lessee.

(b) Upon the giving of any notice of default or notice to cure default to either Lessee or its lender, such lender may do and perform all things necessary or required to cure such default and maintain this Lease in good standing including the right, if so provided by the instruments or notes by which this Lease is assigned, or the leasehold estate herein created is pledged or hypothecated or title to the improvements is transferred, to succeed to and take over possession of the leasehold estate; provided, however, that upon such succession to or taking over of the leasehold estate, such lender shall be bound by all of the terms, covenants, and conditions of this Lease and may continue operations on the Premises and maintain the improvements thereon, directly or through a sublease approved in writing by Executive Director, only for the purposes provided in Section 4 above or for such purpose as Executive Director may, at that time, authorize in writing.

(c) In the event Lessee files with Executive Director a written assignment of its right to participate in the distribution of any insurance proceeds, assigning all of its right, title, and interest in and to such proceeds to the lender, and further, in the event the indebtedness upon

the note secured by such assignment, mortgage, deed of trust, encumbrance, or instrument transferring title has not been fully paid, satisfied and the security for the debt released, then such lender shall be entitled to the distribution of the insurance proceeds, if any, payable to Lessee to the extent of such lender's interest therein.

(d) So long as any monetary defaults under this Lease have been cured by the lender on behalf of Lessee, the lender shall have the right to succeed to Lessee's interest in the leasehold estate herein created under the exercise of the power of foreclosure as provided by law or as may be done by voluntary act on the part of Lessee in lieu of sale on foreclosure and the lender may assign said leasehold estate to a third party acceptable to the Board; provided, however, that said lender shall be bound by all of the terms, conditions, and covenants of this Lease and shall continue the operation on the Premises for the purposes herein authorized, or for such other purpose as Executive Director may approve in writing; and provided further that if the successor to the leasehold estate is someone other than the lender, then such successor will likewise be so bound. In no event shall any transfer or assignment fee be due hereunder in connection with such any Foreclosure Transfer.

(e) Once an assignment or encumbrance is approved, two (2) copies of any and all executed security devices or instruments shall be filed with City at least two (2) weeks prior to the effective date thereof, and Lessee shall obtain Executive Director's prior written consent of any changes or amendments thereto. Upon and immediately after the recording of any Leasehold Financing Documents, Lessee shall cause to be recorded in the Office of the County Recorder for the County of Los Angeles a request for a copy of any notice of default and of any notice of sale, as provided in Section 2924b of the Civil Code of the State of California, duly executed and acknowledged by City and specifying that said notice be mailed to City at the address set forth in Section 10 of the Lease.

(f) Any Leasehold Financing shall be specifically subject and subordinate to the City's rights under the Lease. Despite any provision which is or may appear to be contrary in the Lease, under no circumstances whatsoever shall the fee simple title interest of the City in the Premises be subordinated.

(g) Any Leasehold Financing Documents shall include the following provisions, mutatis mutandis:

(1) No provision of this [assignment] shall be construed to provide [assignee] any lien or security interest on any monies that are payable by [Lessee as assignor] to [City as ground lessor] including, without limitation, ground rent payments, [City as ground lessor]'s portion of any condemnation award, the proceeds of any casualty insurance payable to the [City as ground lessor] pursuant to [the ground lease, i.e., this Lease], and all other monies that may be payable to [City as ground lessor] pursuant to [the ground lease, i.e., this Lease] (collectively, the "Lessor's Amounts"). The Lessor's Amounts shall be paid directly to [City as ground lessor] as and when payable and such monies shall never be paid by [Lessee as assignor] to the [assignee], or to any other party, except [City as ground lessor].

(2) Nothing herein shall under any circumstances be construed to imply that [City as ground lessor] has subordinated its fee simple title interest in the real property

described in [the ground lease, i.e., this Lease] or its ownership interest in any improvements located on the real property as described in [the ground lease, i.e., this Lease]. Notwithstanding anything to the contrary herein, the [assignee] is not the holder of any lien on (i) the fee simple title interest of [City as ground lessor] in the real property described in [the ground lease, i.e., this Lease]; (ii) the ownership interest of [City as ground lessor] in any improvements located on the real property as described in [the ground lease, i.e., this Lease]; or (iii) [City as ground lessor]'s interest as lessor under [the ground lease, i.e., this Lease]

Section 12. Operating Responsibilities.

12.1 Golf Fees. Greens fee and driving range fee increases shall be subject to Executive Director prior written approval unless such increases do not exceed the higher of (a) three percent (3%), or (b) the annual CPI increases.

12.2 Cleanliness. Lessee shall keep the Premises clean, uncluttered, and sanitary at all times. Lessee, at its own cost, shall provide all necessary janitorial services to maintain the Premises, restrooms on Premises, and public areas at levels consistent with well maintained government owned golf courses in Los Angeles County with similar green fee structures. Lessee shall not permit on the Premises any offensive matter or refuse, or any substance constituting an unnecessary, unreasonable or unlawful fire hazard, or material detrimental to the public health, and Lessee shall prevent any such matter or material from remaining or accumulating on the Premises. Lessee shall furnish all equipment and materials necessary therefore, including trash receptacles for use by the public. It shall empty trash receptacles into the trash storage area as often as necessary. Lessee shall pay for trash collection from storage areas.

12.3 Conduct. Lessee and its representatives, agents, servants, and employees shall at all times conduct its business in a professional and orderly manner.

12.4 Customer Service Survey. Lessee agrees to establish a suggestion box to be prominently displayed year round. Lessee shall provide the results to LAWA on an annual basis. LAWA may make recommendations at anytime regarding operational methods with or without suggestion box results. LAWA may conduct customer surveys at its own expense at any time. Lessee agrees to provide customer service training to staff as necessary.

12.5 Disorderly Persons. Lessee shall use its best efforts to not permit intoxicated person or persons, profane or indecent language, or boisterous or loud conduct in or about the Premises and shall call upon the aid of peace officers to assist in maintaining peaceful conditions as may be necessary. It shall not knowingly permit the use or possession of narcotics on the Premises, and shall promptly notify the authorities should it find persons doing so.

12.6 Personnel. Lessee shall keep on file certificates on each employee indicating freedom from communicable tuberculosis as required by Section 5163 of the California Public Resources Code. Lessee shall, in the operation of the services under this Lease, employ or permit the employment of only such personnel as shall assure a high standard of

service to the public and cooperation with LAWA. All such personnel, while on or about the Premises, shall be clean, neat in appearance and courteous at all times and shall be appropriately attired, with badges or other suitable means of identification, in such instances as are appropriate. No personnel employed by Lessee, while on or about the Premises, shall use improper language, act in a loud, boisterous or otherwise improper way or be permitted to solicit business in an inappropriate manner.

12.7 Management. Lessee shall select and appoint a Manager with whom the Executive Director may communicate on a daily basis regarding the operation of the Premises. The Manager shall devote, as necessary to fully comply with the terms and conditions of this Lease, his or her time and attention to the operation of the business on the Premises and shall promote, increase and develop the business and render every possible service and convenience to the public. The Manager shall be fully acquainted with Lessee's operations and Lease obligations and authorized by Lessee to act in its behalf and fulfill its obligations in the day-to-day operation of the Premises.

12.8 Merchandise. Lessee shall provide and maintain an inventory of merchandising consistent with other government owned executive golf courses in Los Angeles County (e.g., balls, tees, gloves, hats, and sunscreen) but shall not be required to include full range of equipment or repairs. All merchandise, including sporting goods, garments, footwear, sold or kept for sale by Lessee shall be of quality levels consistent with well maintained executive golf courses in Los Angeles County, and conform to all federal, state, and City laws. The Executive Director may order the improvement of the quality of any merchandise kept or offered for sale or rental. Merchandise pricing shall not be subject to the Executive Director's approval so long as prices do not materially exceed the prices for similar merchandise charged by other government owned golf courses in the Los Angeles Basin.

12.9 Hours and Days of Operation. The hours and days of operation of the Premises shall be consistent with Redevelopment and Operating Requirements.

12.10 Equipment and Furnishings. All equipment and furnishings required for the Premises shall be purchased, installed and maintained and all expendables shall be purchased by Lessee at its expense and shall remain its personal property. Lessee shall have thirty (30) days from expiration or earlier termination of the Lease to remove its equipment and furnishings (excluding Improvements and fixtures) from the Premises; and if not removed within that period, equipment, furnishings and expendables shall become the property of LAWA except to the extent they constitute Hazardous Substances.

12.11 Refurbishment and Maintenance of Equipment and Premises.

(a) Lessee is responsible for all maintenance and repair of the Premises (including Improvements and both existing and new capital items), both interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen (including, without limitation, complying with the requirements of Section 6.5(b)). Lessee shall, at its sole cost and expense, keep and maintain the Premises in good repair and working order, reasonable wear and tear excepted, at levels consistent

with well maintained government owned executive golf courses in Los Angeles County and in compliance with the Redevelopment and Operating Requirements. Lessee shall provide all maintenance, repair, replacement, and service required on all equipment and furnishings used on the Premises and keep such equipment in good repair and in a clean and orderly condition and appearance. Lessee shall assume the cost of repairing the heating, ventilation and air conditioning equipment serving the Premises. A "Major Repair" shall mean a repair, maintenance, refurbishment, or replacement project, which extends the useful life of the Premises (or portion thereof) and costs more than Three Thousand Dollars ($3,000) to complete. The Annual Replacement Reserve may be used to fund the costs for a Major Repair.

(b) Lessee's duties include all sweeping, washing, servicing, repairing, replacing, cleaning and interior painting that may be required to properly maintain the Premises in a safe, clean, wholesome, sanitary, orderly, and attractive condition. Lessee is responsible for flooring (all types), electrical, mechanical and plumbing maintenance in the interior of Premises, such as light fixtures, employee toilets and faucets. All maintenance and repair work shall meet all building codes as well as levels consistent with well maintained executive golf courses in Los Angeles County.

(c) Lessee shall remove all graffiti and repair all damage to the Premises (interior and exterior) that result from vandalism or from attempted or actual burglary or robbery on the Premises. Lessee is responsible for all damages and maintenance associated with all activities and events that take place on the Premises.

(d) Lessee is responsible for maintenance of the Premises in the manner prescribed in Redevelopment and Operating Requirements.

(e) If Lessee fails to so maintain or repair the Premises as provided in this Section, City may deliver a "Notice to Cure" to Lessee. In addition, a copy of the "Notice to Cure" shall be posted on the Premises in a conspicuous place. Said Notice shall prescribe the work to be accomplished by Lessee in order to correct the maintenance deficiencies.

(1) If the deficiency relates to health, safety or Hazardous Substances, then Lessee must commence and complete the work within the time specified in the Notice to Cure, unless the work physically cannot be completed within such time period, in which case Lessee shall diligently pursue the work until completion.

(2) If the deficiency does not relate to health, safety or Hazardous Substances, then Lessee shall have 30 days to complete the work as prescribed in the Notice. The cure work shall commence within ten (10) days following City's deposit of said Notice in the mail. If any default is of such nature that it physically cannot be corrected within the period originally specified by City, and if Lessee has responded with a course of action and has commenced to remedy such default promptly after the receipt of such Notice, and shall continuously and diligently proceed in good faith to eliminate such default, then the period for correction shall

be extended for such length of time as is reasonably necessary to complete the same.

(3) If the work prescribed in the "Notice to Cure" is not completed by Lessee, and Lessee fails to correct such work within the time specified, City may, at City's sole option, and at Lessee's sole cost and expense, enter upon the Premises and perform whatever work is required to correct the maintenance deficiencies. If City exercises this option, Lessee shall pay to City a sum equal to the direct cost of labor and materials expended for said work, plus an administrative overhead surcharge equal to ten percent (10%) of said direct cost. Payment shall be made within thirty (30) days of delivery of the invoice. City's failure to deliver a Notice to Cure to Lessee shall not be construed as a waiver of Lessee's obligations under this Lease, including but not limited to Sections 7.1 (compliance with laws), 8.2 (hazardous substance laws), 8.3 (hazardous substance corrective actions), and 8.4 (hazardous substance disposal).

12.12 Signs and Advertisements. All signs on the Premises shall be of high quality, and shall be made and installed professionally and safely, consistent with the standards of other government owned executive golf courses in Los Angeles County. Lessee shall use signs that are uniform in design and with consistent design themes. Lessee shall not use the LAWA name, LAWA logos, or LAWA's intellectual property without the Board's express written permission. Lessee shall not use offensive language or symbols in any sign. Lessee shall remove or refurbish any sign that has been damaged or substantially worn. All signs on the exterior of any building shall be subject to prior written approval of the Executive Director, except for directional signs related to golf course and other operations on the Premises and temporary banners for tournaments and other special events which may include manufacturer or product sponsorship information. Lessee shall not install billboards or any sign advertising any product on the exterior of any building.

12.13 Safety. Lessee shall maintain and operate the Premises in a safe condition, consistent with the health and safety standards of similar government owned executive golf courses. Lessee shall correct violations of safety practices immediately and shall cooperate fully with the City in the investigation of accidents occurring on the Premises. In the event of injury to a patron or customer, Lessee shall ensure that the injured person receives prompt medical attention as soon as possible thereafter. Lessee shall keep internal documentation of the incident and provide Executive Director with such information upon request. If after reasonable notice, Lessee fails to correct hazardous conditions, which have led or, in the reasonable opinion of the Executive Director, could lead to injury, the Executive Director may at its option, and in addition to all other remedies, take the necessary action to remedy that condition and recover the cost thereof, including twenty percent (20%) administrative overhead, to be paid by Lessee to LAWA. All overhead shelving shall include anchoring devices to prevent toppling or spillage of shelved items in the event of seismic activity.

12.14 Security. Lessee is responsible for the security of the Premises consistent with the security of similar golf courses. Lessee may install equipment that assist in

protecting the Premises from theft, burglary, or vandalism. Any such equipment shall be purchased, installed, and maintained by Lessee at its sole cost and expense.

Section 13. Prohibited Acts.

13.1 Lessee shall not:

(a) Divert, cause, allow or permit to be diverted any business from the Premises; provided that if the Premises cannot reasonably accommodate a customer's requirements, Lessee's suggestion of availability at other golf courses shall not be deemed to be a "diversion" of business;

(b) Rent, sell, lease or offer any space for storing of any articles whatsoever within or on the Premises without the written consent of the Executive Director, except for Lessee's employees, managers, Lessee's inventory and equipment and the inventory and equipment of Lessee's approved sublessees, tenants, and concessionaires;

(c) Allow any sale by auction upon the Premises;

(d) Permit loitering on or about the Premises;

(e) Allow the sale, service, or consumption of alcoholic beverages of any kind without the required licenses issued by the California Department of Alcoholic Beverage Control and conditional use permits from the City.

(f) Use the Premises, or any part thereof, for lodging or sleeping purposes or in any manner that shall constitute waste;

(g) Use or allow the Premises to be used for any unlawful or objectionable purposes.

13.2 Lessee shall not permit gambling on the Premises or install or operate or permit to be installed or operated thereon, any device which is illegal; or use the Premises or permit it to be used for any illegal business or purpose. There shall not be conducted on or permitted upon the Premises any activity which would constitute a nuisance.

Section 14. Utility Services.

14.1 Lessee shall install all utility service connections, laterals, distribution lines and meters on the Premises at its sole expense. All utilities shall be metered separately by Lessee. All charges for water, gas, heat, light, power, telephone, and any other utility service used by Lessee in connection with its occupancy of the Premises, including deposits, connection fees, or charges and meter installation rentals required by the supplier of any such utility service, and the costs of all equipment and improvements necessary for connecting the Premises to such utility service facilities, shall be paid by Lessee. City may, at City's own expense, install, maintain and repair utilities under, over, through or in any part of the Premises and Lessee shall not be entitled to payment or abatement of rent or any other compensation in connection with any such installation, maintenance or repair. If City

installs, maintains or repairs utilities under, over, through or in any part of the Premises and City damages the Premises during such utility work, then City shall repair the damage to the original condition. Furthermore, City shall make all reasonable efforts during the installation, maintenance or repair not to create a materially adverse effect on Lessee's use of the Premises, the improvements thereon and/or Lessee's on-going business concern. Lessee waives any and all claims against City for compensation for any and all loss or damage sustained by reason of any defect, deficiency, or impairment of any water supply system, drainage or sewer system, gas supply system, telephone system, electrical supply system, or electrical apparatus or wires serving the Premises, with the exception for claims against City for compensation for loss or damage directly resulting from installation, maintenance or repair performed by City.

Section 15. Intellectual Property.

15.1 Upon expiration of the Term, or earlier termination of the Lease, Lessee hereby grants, at no cost, an irrevocable nonexclusive license to City to all intellectual properties which are required to be submitted to City during the term of this Lease. Lessee shall not be required to grant or submit intellectual property reasonably determined by Lessee to be confidential or proprietary and not otherwise required by the terms of this Lease to be submitted to City. Lessee makes no representations or warranties in connection with the granting of such license. Any of Lessee's proprietary information or intellectual property shall remain the exclusive property of Lessee. Lessee acknowledges that all submissions will be subject to the California Public Records Act (California Government Code Section 6250 et seq.).

Section 16. Representations and Warranties. Lessee represents and warrants to City as follows:

16.1 Lessee is a California limited liability company duly formed, validly existing and in good standing under the laws of California. Lessee shall take all actions necessary to remain in good standing in California throughout the Term. Lessee has the full right, power and authority to enter into this Lease and to carry out its obligations hereunder. The person signing this Lease on Lessee's behalf is authorized to do so, and this Lease and all documents required hereunder shall constitute valid and binding obligations of Lessee, enforceable in accordance with their terms.

16.2 There is no agreement to which Lessee is a party or, to Lessee's knowledge, binding on Lessee that is in conflict with this Lease. There is not now pending or threatened, any action, suit or proceeding before any court or government agency or body against Lessee that would prevent Lessee from performing its obligations under this Lease.

16.3 AGC has success, skill and experience in redeveloping, operating and maintaining government-owned 18-hole golf courses in the United States. AGC's managing principals, as well as on-site manager(s) or regional managers, have at least five (5) years' experience operating a golf course facility comparable to Westchester Golf Course.

16.4 Lessee has no outstanding material contract compliance obligations or overdue payments in any contracts with City.

Section 17. [Intentionally Deleted.]

[Section 18 to 24. Reserved.]

ARTICLE 2
STANDARD TERMS AND PROVISIONS

Section 25. Additional Limitations on Use of Premises.

25.1 There is hereby reserved to City, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises herein leased. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through said airspace or landing at, taking off from, or operating on Airport. Lessee agrees not to make any claim or institute legal action against City under any theory of recovery for any interference with Lessee's use and enjoyment of the Premises which may result from noise emanating from the operation of aircraft to, from, or upon Airport except for claims or actions brought by third parties against Lessee arising from City's operation of Airport.

25.2 Lessee, by accepting this Lease, agrees for itself and its successors and assigns that it shall not make use of the Premises in any manner which might interfere with the landing and taking off of aircraft from Airport or otherwise constitute a hazard to such operations. In the event the aforesaid covenant is breached, City reserves the right to enter upon the Premises hereby leased and cause the abatement of such interference at the expense of Lessee.

25.3 Lessee shall conduct its, and cause its permitted sublessees, to conduct their, operations on the Premises in such manner as to reduce as much as is reasonably practicable, considering the nature and extent of said operations, any and all activities which interfere unreasonably with the use of other premises adjoining the Premises at Airport, including, but not limited to, the emanation from the Premises of noise, vibration, movements of air, fumes, and odors.

25.4 Lessee is prohibited from installing or using any wireless workstations, access control equipment, wireless internet servers, application or system software such as transceivers, modems, or other interface units that access frequencies from 2.0 Gigahertz to 6.0 Gigahertz, inclusive, without first obtaining written approval from the Executive Director.

25.5 Lessee has no rights under this Lease to install or use any antennae or telecommunications equipment on the roof or exterior of any building or structure on the Premises, unless such installation or use is directly related to the conduct of Lessee's

business and in full compliance with City's permit process and telecommunications policies as they may be modified from time to time at the sole discretion of the Executive Director. Lessee may not license or sublease to others the right to install or use antennae or other telecommunications equipment on the Premises.

25.6 Lessee shall not violate any easement agreements applicable (not including prescriptive easements) to the property, including easements conferring the right of flight for the passage of aircraft in the airspace above the surface of the Airport, including the Premises.

Section 26. Payments.

26.1 All payments to City shall include the contract number, which is stamped on the first page of this Lease, on each payment check and the remittance advice attached to the invoice, if any, delivered to Lessee by City.

26.2 All payments shall be delivered to the following address:

City of Los Angeles
Los Angeles World Airports
File 54989
Los Angeles, CA 90074-4989

26.3 City may designate an alternate address at any time upon giving Lessee a thirty (30) day advance, written notice. Invoices may be sent by City to Lessee as a customer courtesy, and receipt of such invoice shall not be a condition prior to payment of rent.

Section 27. Liquidated Damages for Delinquent Payment.

27.1 Payment of rentals, fees, and charges shall be delinquent if not received by City within ten (10) days following the due date. Without waiving any rights available under this Lease or by law, in the event of delinquent payments, Lessee recognizes that City shall incur certain expenses, the amount of which is difficult to ascertain. Therefore, in addition to payment(s) owing, Lessee agrees to pay the liquidated damages set forth below to compensate City for all expenses or damages and loss resulting from said delinquent payments by Lessee.

27.2 Unless otherwise provided, the liquidated damages for delinquent payments shall be ten percent (10%) per annum on the balance of the unpaid monthly amount calculated from the date of the delinquency until the close of the business day upon which the delinquency payment is received by City. City may also draw such delinquent payments from the Performance Guarantee required pursuant to Section 30 (Performance Guarantee) and continue assessing liquidated damages until the Performance Guarantee is replenished to the level required in Section 30 (Performance Guarantee).

Section 28. Reports. City may, at its discretion and with reasonable notice to Lessee, require Lessee to submit to Airport's Chief Financial Officer certain operating statistical and financial data ("Data") applicable to the Premises in such form and content as shall reasonably be specified by the Chief Financial Officer, subject to the following:

(a) The Data shall consist solely of information that is maintained by Lessee or AGC in its ordinary course of business operations; and

(b) The Data shall be in accordance with the information required pursuant to Section 5.5 and shall not include information deemed by Lessee or AGC as proprietary or trade secret and not otherwise required by the terms of the Lease.

Section 29. Audits.

29.1 City may, at its sole discretion and with reasonable notice to Lessee, require Lessee to provide access to all records and other information necessary to perform an audit of rental, fees, and other charges paid and payable to City by Lessee hereunder. City's right to access such records and information shall survive three (3) years beyond the expiration or early termination of this Lease. Lessee shall retain all records and other information necessary to perform an audit as described above for a minimum of seven (7) years.

Section 30. Performance Guarantee.

30.1 Concurrently with its execution and delivery of this Lease, City shall return to Lessee the $260,000 cash deposit delivered to City by Lessee in connection with Lessee's RFP Response.

30.2 Lessee shall furnish to City and maintain throughout the term of this Lease a "Faithful Performance Guarantee" (herein so called) equal to $125,000 to secure the faithful performance by Lessee of all the terms, provisions, and covenants contained herein including, but not limited to, the payment of rent and any other specified compensation. Such Guarantee shall be separate from any other Guarantee(s) required by City.

30.3 If Lessee has previously provided a Faithful Performance Guarantee to City and if, for any reason, Lessee's monthly monetary obligation to City is thereafter increased in excess of ten percent (10%), then the amount of the Faithful Performance Guarantee shall, within thirty (30) days after receiving written notice from City, correspondingly be increased to a sum three (3) times the new amount.

30.4 If Lessee has previously provided the Faithful Performance Guarantee to City and if, for any reason, Lessee's monthly monetary obligation to City is thereafter decreased in excess of ten percent (10%), then the amount of the Faithful Performance Guarantee may be correspondingly decreased to a sum three (3) times the new amount thirty (30) days following written notice to City by Lessee.

30.5 If the Faithful Performance Guarantee is in the amount of Five Thousand Dollars ($5,000) or less it shall be in the form of a Cashier's Check, Company Check, Money Order, Certificate of Deposit or Irrevocable Letter of Credit. If the Faithful

Performance Guarantee is in excess of Five Thousand Dollars ($5,000) it shall be in the form of an irrevocable letter of credit. Letters of credit shall be self-renewing from year-to-year and subject to termination upon sixty (60) days written notice. All Faithful Performance Guarantees shall be approved as to form by the City Attorney.

30.6 Lessee shall furnish the Faithful Performance Guarantee prior to lease commencement or within thirty (30) days following notice of adjustment of rental. If, for any reason, said Guarantee is not provided by Lessee or is not thereafter maintained in sufficient amount throughout the term hereof, City, subject to the notice requirements of Section 42.1(b), may terminate this Lease at any time upon giving Lessee sixty (60) days prior written notice. Upon the expiration or earlier termination of this Lease, and if Lessee has satisfied all of its obligations to City hereunder, City shall relinquish to Lessee the Faithful Performance Guarantee following such expiration or earlier termination and satisfaction of all obligations to City. The Faithful Performance Guarantee shall be submitted to:

Revenue Accounting
Department of Airports
P.O. Box 92214
Los Angeles, CA 90009

Section 31. Improvements and Alterations By City.

31.1 City reserves the right to further develop or improve the landing area of Airport or any other portion of the Airport, as it sees fit, regardless of the desires or view of Lessee, and without interference or hindrance. If any such development or improvement materially interferes substantially with Lessee's use and occupancy of the Premises, Lessee shall be entitled to an appropriate reduction in rental or termination of this Lease; provided that upon such termination, the Termination Fee (defined in Section 33.2) shall be paid to Lessee.

31.2 City reserves the right, but shall not be obligated to Lessee, to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport, together with the right to direct and control all activities of Lessee in this regard.

31.3 Lessee acknowledges that City retains the right, if reasonably necessary for operation of the Airport or to comply with any law, without compensation to Lessee, to install or use antennae or telecommunications equipment on the roof or exterior of any building or structure on the Premises (and the right to install and attach cables, wires and conduits on, over or under the Premises), or to lease or license others to do so. City agrees to install such antennae or telecommunications equipment in such a manner that shall not cause a loss of water-tightness in the roof or wall structures or their related components. The right to install or use said antennae or telecommunications equipment shall not include the right to penetrate fully through roof or wall structures without first obtaining approval of Lessee, which approval may not be unreasonably withheld. City further agrees to repair any damage caused by City's installation of antennae or telecommunications equipment on the roof or exterior of any building or structure on the Premises and indemnify and hold

harmless Lessee and AGC from any Claims relating to such damage. City shall make reasonable efforts not to interfere with the use of the Premises, as described herein, during the installation, use or maintenance of such antennae or telecommunications equipment.

Section 32. Liens on Fee Interest Prohibited.

32.1 During the term of this Lease, the fee interest in the real property underlying the Premises shall not be used as security for any loans or mortgages nor otherwise have any liens placed on it. Additionally, Lessee shall keep any City-owned improvements on the Premises free and clear of any liens or other encumbrances. By way of specification without limitation, Lessee shall keep the Premises free from any liens arising out of any work performed, materials furnished, or obligations incurred by or for Lessee and shall indemnify, hold harmless and defend City and Indemnified Parties from any Claims (including, without limitation, liens and encumbrances) arising out of any work performed or materials furnished by or at the request of Lessee. In the event that Lessee does not, within forty-five (45) calendar days following the imposition of any such lien, cause such lien to be released of record by payment or posting of a proper bond, City shall have in addition to all other remedies provided herein and by law, the right, but not the obligation to cause, upon ten (10) business days prior written notice to Lessee, the same to be released by such means as it shall deem proper, including payment in satisfaction of the claim giving rise to such lien. All such sums paid by City and all expenses incurred by it in connection therewith, including costs and attorney's fees, shall be paid by Lessee to City on demand. Nothing in this Section shall be construed to limit any rights of Lessee to use its leasehold interest as security for any loans to the extent that such use is permitted under this Lease under Section 11. Nothing in this Section shall be construed to place any obligations upon Lessee with respect to liens, loans, or mortgages placed upon the Premises by City, its Department of Airports, its Board, City officers, agents, or employees.

Section 33. Modification to Size of Premises.

33.1 Except with respect to the Required Improvements, any addition or deletion of space for which Lessee is charged, shall not exceed a cumulative total of twenty percent (20%) of the Premises as described at the commencement of the Lease, may be made by mutual agreement of City and Lessee. Such addition or deletion shall be by written amendment and shall specify appropriate adjustments in rental, charges, or credits, as applicable, and shall not require approval by Board or Council, unless the modification involves an amount in excess of $150,000 per year, in which case prior Board approval shall be required. The Executive Director shall revise and replace the Drawing, Exhibit A and the rent payments shall be equitably adjusted as mutually agreed by the Executive Director and Lessee.

33.2 Early Termination. City may terminate this Lease upon sixty (60) days' prior written notice to Lessee provided that: (a) after the effective date of the termination ("Termination Date"), the Premises shall not be used for the operation of a golf course; and (b) on the Termination Date, City shall pay to Lessee the Termination Fee. The "Termination Fee" means the greater of either of the following: (i) the unamortized cost of Improvements made by Lessee amortized on a straight-line basis over a period from the

date of such completion of such Improvements until the date of the expiration of Term (as extended); or (ii) the net present value of EBITDA (defined below) anticipated to be generated at the Premises over the remainder of the Term (as extended) as calculated in accordance with this Section 33.2. To be included as part of the Termination Fee pursuant to subsection (i), the costs of said Improvements must have been identified in the construction report specified in Section 6.7 of this Lease and must have been determined in the reasonable discretion of the Executive Director to constitute reasonable and permanent Improvements to the Premises. Said costs shall only be part of the Termination Fee if Lessee has constructed Improvements authorized by City during the Term of this Lease and absent reimbursement conditions to the contrary in the City's construction approval letter. The Termination Fee calculated under subsection (ii) shall be the net present value of the average EBITDA generated during the three (3) Lease Years preceding the Termination Date increased for each of the remaining Lease Years by the average CPI increase for the three (3) Lease Years preceding the Termination Date, using the Discount Rate. The "Discount Rate" means the annual interest rate equal to the then current U.S. treasury bill rate for a term closest to the number of years remaining in the unexpired portion of the Term (as extended), plus two percent (2%); provided that the Discount Rate shall not exceed eight percent (8%) per annum. "EBITDA" means Gross Receipts minus Operating Expenses. (For clarification purposes, Operating Expenses shall not include any charges for interest, taxes, depreciation, amortization or other non-cash items.)

Section 34. Damage to or Destruction of Improvements.

34.1 If, during the Term (as may be extended under the Extension Option), any buildings, structures, or improvements on the Premises are partially or totally destroyed from a risk covered by the insurance required under Section 37 (Insurance), thereby rendering said Premises partially or totally inaccessible or unusable, Lessee shall restore the Premises to substantially the same condition as they were immediately before destruction.

34.2 If, during the Term (as may be extended under the Extension Option), improvements on the Premises are partially or totally destroyed from a risk not covered by the fire and extended coverage insurance required under Section 37 (Insurance), and said Premises are rendered partially or totally inaccessible or unusable, such destruction shall not automatically terminate this Lease. If, however, the cost of restoration exceeds fifty percent (50%) of the full replacement value of improvements, as said value existed immediately before said destruction, Lessee may, at Lessee's option, terminate this Lease by giving written notice to City within sixty (60) days from the date of destruction. If Lessee elects to terminate as above provided, Lessee shall be obligated, unless otherwise directed by City, to demolish all damaged improvements and remove all debris from the Premises at Lessee's sole cost. If Lessee fails to exercise its right to terminate this Lease, this Lease shall continue in full force and effect for the remainder of the term specified herein and Lessee shall restore the Premises to substantially the same condition as they were in immediately before destruction.

Section 35. Ownership of Improvements.

35.1 The City owns all structures and facilities on the Premises as of the Commencement Date, excluding utilities. During the Term, title to all Improvements constructed or installed by Lessee shall remain in Lessee. Upon the expiration or termination of this Lease, said Improvements, other than machines, equipment, trade fixtures, and similar installations of a type commonly removed without structural damage to the Premises, shall become a part of the land upon which they are constructed, or of the building to which they are affixed, and title thereto shall thereupon vest in City unless, however, City requests Lessee to remove some or all of said Improvements, in which case Lessee shall promptly remove said Improvements at Lessee's sole cost and expense. If the removal of any fixture damages any part of the Premises, Lessee shall repair such damage and restore the Premises to as good condition as the same was in prior to said damage.

35.2 During the term of this Lease, title to all Improvements constructed or installed by Lessee for which Lessee has been reimbursed by City shall thereupon vest in City.

Section 36. City's Right of Access and Inspection.

36.1 City, by and through its officers, employees, agents, representatives, and contractors, shall have the right at all reasonable times and in a reasonable manner, upon notice to Lessee, to enter upon the Premises for the purpose of inspecting the same or for doing any act or thing which City may be obligated or have the right to do under this Lease, or otherwise, and no abatement of rental shall be claimed by or allowed to Lessee by reason of the exercise of such rights. In the exercise of its rights under this Section, City, its officers, employees, agents, and contractors shall not unreasonably interfere with the conduct of Lessee's business on the Premises as herein authorized.

Section 37. Insurance.

37.1 Lessee shall procure at its expense, and keep in effect at all times during the term of this Lease, the types and amounts of insurance specified on Insurance, Exhibit E-1 attached hereto and incorporated by reference herein. The specified insurance shall also, either by provisions in the policies, by City's own endorsement form or by other endorsement attached to such policies, include and insure City, its Department of Airports, its Board and all of City's officers, employees, and agents, their successors and assigns, as additional insureds, against the areas of risk described on Exhibit E-1 hereof with respect to Lessee's acts or omissions in its operations, use, and occupancy of the Premises or other related functions performed by or on behalf of Lessee in, on or about Airport.

37.2 Each specified insurance policy (other than Workers' Compensation and Employers' Liability and fire and extended coverages) shall contain a Severability of Interest (Cross Liability) clause which states, "It is agreed that the insurance afforded by this policy shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the company's liability," and a Contractual

Endorsement which shall state, "Such insurance as is afforded by this policy shall also apply to liability assumed by the insured under this Lease with the City of Los Angeles."

37.3 All such insurance shall be primary and noncontributing with any other insurance held by City's Department of Airports where liability arises out of or results from the acts or omissions of Lessee, its agents, employees, officers, assigns, or any person or entity acting for or on behalf of Lessee. Such policies may provide for reasonable deductibles or retentions acceptable to the Executive Director based upon the nature of Lessee's operations and the type of insurance involved.

37.4 City shall have no liability for any premiums charged for such coverage(s). The inclusion of City, its Department of Airports, Board and all of City's officers, employees, and agents, their successors and assigns, as insureds is not intended to, and shall not, make them, or any of them, a partner or joint venturer with Lessee in Lessee's operations at Airport. In the event Lessee fails to furnish City evidence of insurance and maintain the insurance as required, City, upon ten (10) days prior written notice to comply, may (but shall not be required to) procure such insurance at the cost and expense of Lessee, and Lessee agrees to promptly reimburse City for the cost thereof plus fifteen percent (15%) for administrative overhead. Payment shall be made within thirty (30) days of invoice date.

37.5 At least ten (10) days prior to the expiration date of the above policies, documentation showing that the insurance coverage has been renewed or extended shall be filed with City. If such coverage is canceled or reduced, Lessee shall, within fifteen (15) days of such cancellation of coverage, file with City evidence that the required insurance has been reinstated or provided through another insurance company or companies.

37.6 Lessee shall provide proof of all specified insurance and related requirements to City either by production of the actual insurance policy(ies), by use of City's own endorsement form(s), by broker's letter acceptable to the Executive Director in both form and content in the case of foreign insurance syndicates, or by other written evidence of insurance acceptable to the Executive Director. The documents evidencing all specified coverages shall be filed with City in duplicate and shall be procured and approved in strict accordance with the provisions in Sections 11.47 through 11.56 of City's Administrative Code prior to Lessee occupying the Premises. The documents shall contain the applicable policy number, the inclusive dates of policy coverages, and the insurance carrier's name, shall bear an original signature of an authorized representative of said carrier, and shall provide that such insurance shall not be subject to cancellation, reduction in coverage, or nonrenewal except after written notice by certified mail, return receipt requested, to the City Attorney of the City of Los Angeles at least thirty (30) days prior to the effective date thereof. City may require Lessee to submit all pertinent information about the agent and carrier providing such insurance.

37.7 The insurance policy limits specified herein shall be reviewed for adequacy annually throughout the term of this Lease by the Executive Director who may, thereafter, require Lessee, on thirty (30) days prior, written notice, to adjust the amounts of insurance coverage to whatever reasonable amount said Executive Director deems to be adequate, in comparison with other well-maintained executive golf courses in Los Angeles.

37.8 Submission of insurance from a non-California admitted carrier is subject to the provisions of California Insurance Code Sections 1760 through 1780, and any other regulations or directives from the State Department of Insurance or other regulatory board or agency. Lessee agrees, except where exempted, to provide City proof of said insurance by and through a surplus line broker licensed by the State of California.

37.9 **AGC's Insurance.** During the term of this Lease and the AGC Management Agreement, Lessee shall cause AGC to comply with the insurance requirements specified in Section 37 and Exhibit E-2. Furthermore, for the policies required by Section 37 and Exhibit E-2, Lessee shall cause AGC to carry limits of not less than ten million dollars ($10,000,000), said limits requirement to be satisfied by primary, umbrella and/or excess policies, or any combination thereof. City shall be named as an additional insured, as applicable, on all policies specified in Section 37 and Exhibit E-2, including all umbrella and/or excess insurance policies at all times during the term of this Lease and the AGC Management Agreement.

Section 38. City Held Harmless.

38.1 To the fullest extent permitted by law, Lessee shall defend, indemnify and hold City and all of City's Boards, officers, agents, employees, assigns and successors in interest (collectively, the "Indemnified Parties"), harmless from and against any and all Claims claimed by anyone (including Lessee or Lessee Parties) by reason of injury to, or death of, any person(s) (including Lessee or any of the Lessee Parties), or for damage to, or destruction of, any property (including property of Lessee or any of the Lessee Parties) or for other Claims of any kind, alleged to arise out of, pertain to, or relate to the Lessee's possession or use of the Premises or performance under this Lease, or any of the Lessee Parties' activities at the Premises (including, without limitation, any use, occupancy, or possession of the Premises), whether or not contributed to by any act or omission of City, or of any of the Indemnified Parties. However, this paragraph shall not be construed so as to require Lessee to indemnify or hold City harmless to the extent such Claims are caused by (i) City's sole negligence or willful misconduct; (ii) Pre-Existing Conditions, other than as set forth in Section 6.5(b), or as a result of knowing exacerbation of Pre-Existing Conditions caused by Lessee or Lessee Parties; or (iii) matters related to the operation of the Airport, including without limitation, the operation of noise monitoring systems and navigation aids.

38.2 In addition, Lessee agrees to protect, defend, indemnify, keep and hold harmless City and the Indemnified Parties from and against any and all Claims arising out of any threatened, alleged or actual claim that Lessee's performance under this Lease violates any patent, copyright, trade secret, proprietary right, intellectual property right, moral right, privacy, or similar right, or any other rights of any third party anywhere in the world. Lessee shall pay all damages, settlements, expenses and costs, including costs of investigation, court costs and attorney's fees, and all other Claims sustained or incurred by City arising out of, or relating to, the matters set forth in this Section.

38.3 The provisions of this Section shall survive the termination of this Lease.

38.4 In Lessee's defense, negotiation, compromise, or settlement under this Section of any action against the Indemnified Parties, the City shall retain discretion in and control of the litigation, negotiation, compromise, settlement, and appeals therefrom, as required by the Los Angeles City Charter, particularly Article II, Sections 271, 272 and 273 thereof.

Section 39. Nondiscrimination and Equal Employment Practices/Affirmative Action Program.

39.1 Federal Non-Discrimination Provisions.

(a) Lessee for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this Lease, for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

(b) Lessee for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

(c) Lessee assures that it shall comply with pertinent statutes, Executive Orders, and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision obligates Lessee or its transferee for the period during which Federal assistance is extended to the airport program, except where Federal assistance is to provide, or is in the form of personal property or real property or interest therein or structures or improvements thereon. In these cases, this provision obligates the party or any transferee for the longer of the following periods: (a) the period during which the property is used by the sponsor or any transferee for a purpose for which Federal assistance is extended, or for another purpose involving the provision of similar services or benefits; or (b) the period during which the airport sponsor or any transferee retains ownership or possession of the property.

(d) Lessee shall furnish its services on a reasonable and not unjustly discriminatory basis to all users, and charge reasonable and not unjustly discriminatory prices for each unit or service, provided that Lessee may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

(e) Lessee agrees that it shall insert the provisions found in Sections (c) and (d) above in any sublease, assignment, license, or permit by which said Lessee grants a right or privilege to any person, firm, or corporation to render accommodations or services to the public on the Premises.

39.2 Municipal Non-Discrimination Provisions.

(a) Non-Discrimination in Use of Premises. There shall be no discrimination against or segregation of any person, or group of persons, on account of race, religion, national origin, ancestry, sex, sexual orientation, age, physical handicap, marital status, domestic partner status, or medical condition in the lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Premises or any part of the Premises or any operations or activities conducted on the Premises or any part of the Premises. Nor shall Lessee or any person claiming under or through Lessee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, subtenants, or vendees of the Premises. Any sublease or assignment which may be permitted under this Lease shall also be subject to all non-discrimination clauses contained in Section 39.2.

(b) Non-Discrimination in Employment. During the term of this Lease, Lessee agrees and obligates itself in the performance of this Lease not to discriminate against any employee or applicant for employment because of the employee's or applicant's race, religion, national origin, ancestry, sex, sexual orientation, age, physical handicap, marital status, domestic partner status, or medical condition. Lessee shall take affirmative action to insure that applicants for employment are treated, during the term of this Lease, without regard to the aforementioned factors and shall comply with the affirmative action requirements of the Los Angeles Administrative Code, Sections 10.8, et seq., or any successor ordinances or law concerned with discrimination.

(c) Equal Employment Practices. During the performance of this Lease, Lessee shall comply with Section 10.8.3 of the Los Angeles Administrative Code ("Equal Employment Practices"), which is incorporated herein by this reference. A copy of Section 10.8.3 has been attached to this Lease for the convenience of the parties as Exhibit S-1. By way of specification but not limitation, pursuant to Sections 10.8.3.E and 10.8.3.F of the Los Angeles Administrative Code, the failure of Lessee to comply with the Equal Employment Practices provisions of this Lease may be deemed to be a material breach of this Lease. No such finding shall be made or penalties assessed except upon a full and fair hearing after notice and an opportunity to be heard has been given to Lessee. Upon a finding duly made that Lessee has failed to comply with the Equal Employment Practices provisions of this Lease, this Lease may be forthwith terminated, cancelled, or suspended.

(d) Affirmative Action Program. During the performance of this Lease, Lessee agrees to comply with Section 10.8.4 of the Los Angeles Administrative Code ("Affirmative Action Program"), which is incorporated herein by this reference. A copy of Section 10.8.4 has been attached to this Lease for the convenience of the parties as Exhibit S-2 By way of specification but not limitation, pursuant to Sections 10.8.4.E and 10.8.4.F of the Los Angeles Administrative Code, the failure of Lessee to comply with the Affirmative Action Program provisions of this Lease may be deemed to be a material breach of this Lease. No such finding shall be made or penalties assessed except upon a full and fair hearing after notice and an opportunity to be heard has been given to Lessee. Upon a finding duly made that Lessee has failed to comply with the Affirmative Action Program provisions of this Lease, this Lease may be forthwith terminated, cancelled, or suspended.

Section 40. Taxes, Permits and Licenses.

40.1 Lessee shall pay any and all other taxes of whatever character that may be levied or charged upon the Premises, or upon Lessee's improvements, fixtures, equipment, or other property thereon or upon Lessee's use thereof. Lessee shall also pay all license or permit fees necessary or required by law or regulation for the conduct of Lessee's business or use of the Premises.

40.2 If a claim is made against City for any of the above charges, City shall promptly notify Lessee in writing; provided, however, that failure by City to give such notice shall not constitute a waiver of Lessee's obligation to pay such taxes, license or permit fees.

40.3 In addition, by executing this Lease and accepting the benefits thereof, a property interest may be created known as a "possessory interest." If such possessory interest is created, Lessee, as the party in whom the possessory interest is vested, shall pay all taxes levied upon such interest.

40.4 The obligations of Lessee under this Section, however, shall not prevent Lessee from contesting the validity or applicability of any of the above taxes or fees and during the period of any such lawful contest, Lessee may refrain from making, or direct the withholding of, any such payment without being in breach of the above provisions. Upon a final determination in which Lessee is held responsible for such taxes or fees, Lessee shall promptly pay the required amount plus all legally imposed interest, penalties and surcharges. If all or any part of such taxes or fees, penalties, or surcharges are refunded to City, City shall remit to Lessee such sum(s) to which Lessee is legally entitled.

Section 41. Assignments and Subleases.

41.1 Subject to the provisions of Section 11 above, Lessee shall not, in any manner, assign, transfer, or encumber this Lease, or any portion thereof or any interest therein, without the prior written consent of the Board, nor sublet or sublease the whole or any part of the Premises, nor license or permit the use of the same, in whole or in part, without the prior written consent of the Board. Any transfer of ownership interest in, or a

sale of substantially all assets of Lessee shall constitute an assignment of this Lease and be subject to the requirements of this Section 41. Any attempts to transfer, assign, or sublease without the consent required by this Section 41 shall be void and shall transfer no rights to the Premises. Consent to one assignment, subletting, use, or occupancy shall not be deemed to be consent to any subsequent assignment, subletting, use, or occupancy. This Lease shall not, nor shall any interest therein, be assignable as to the interest of Lessee by operation of law without the prior written consent of the Board.

41.2 Board shall not unreasonably withhold its consent to the assignment of this Lease or the subletting of the Premises or any portion thereof; provided, however, that the use of said premises by any such assignee or sublessee must be consistent with the use authorized herein and the prospective subtenant or assignee must agree to execute City's Consent to Sublease or Assignment Agreement. A request by Lessee for assignment or subletting shall be submitted to City in writing along with a fully executed copy of the proposed assignment or sublease, as well as a copy of all contracts or writings which set forth payments from subtenant(s)/assignee(s) to Lessee or that describe the acts or services to be performed by or for the subtenant(s)/assignee(s) in connection with the use of the space covered by this Lease. Lessee shall promptly advise City of early termination of subleases.

41.3 City reserves the right to charge an assignment fee in the case of an assignment of any portion of the Premises equal to three percent (3%) of the gross sale price paid for the assignment of this Lease. For the purposes of calculating the assignment fee, if any, should City reasonably dispute the fair market valuation of the gross sale price used in calculating the assignment fee, Lessee shall supply a third-party independent appraisal ("Appraised Valuation") of the Lease and should the Appraised Valuation exceed the actual gross sale price paid for the assignment of this Lease, the assignment fee shall be calculated as an amount equal to three percent (3%) of the Appraised Valuation.

41.4 Nothing in this Section 42 shall be construed to limit any rights of Lessee to use its leasehold interest as security for any loans to the extent that such use is otherwise permitted under this Lease.

41.5 The following shall not be deemed to be an assignment of the Lease or sublet of the Premises: (i) a change in equity interest or beneficial interest between and among the members of Lessee as they exist as of the Commencement Date; or (ii) entering into the AGC Management Agreement.

Section 42. Default.

42.1 Default Events. The following events shall be deemed to be events of default by Lessee under the Lease (each a "Default Event"):

(a) Lessee fails to pay any rental due or other fees due under this Lease, which failure continues for a period of ten (10) days after City has provided notice to Lessee of such non-payment;

(b) Lessee abandons or vacates the Premises, or discontinues golf course operations on the Premises for more than forty-eight (48) consecutive hours, except in case of weather-induced closures, damage to or destruction of the Premises, repairs or maintenance of the Leased Premises (subject to prior notification by Lessee and approval by the Executive Director, such approval not to be unreasonably withheld), or the construction of any Improvements approved by City;

(c) Lessee fails to comply with any term, provision or covenant of this Lease, other than as described in subsections (a) and (b) above, and does not cure such failure within thirty (30) days after City has sent written notice to Lessee specifying such failure, or such longer period of time as may be reasonably approved by the Executive Director, to cure such default as long as Lessee commences to cure such default within such thirty (30) day period and diligently proceeds to cure such default;

(d) Lessee makes an assignment of this Lease for the benefit of Lessee's creditors, or any rights granted to Lessee hereunder, to, and for the benefit of, Lessee's creditors;

(e) Lessee files a voluntary petition for bankruptcy, consents to the appointment of a trustee or receiver;

(f) Lessee within one hundred twenty (120) days after: (i) the commencement of any involuntary petition against Lessee seeking adjudication of bankruptcy or reorganization, rearrangement, composition, readjustment, liquidation, dissolution or similar relief, fails to cause such proceedings to be dismissed; (ii) the appointment without Lessee's consent or acquiescence of any trustee, receiver, or liquidator of Lessee or a material part of its assets, fails to cause such appointment to be discharged;

(g) Possession of the Premises is taken by virtue of any attachment, execution, or the levy of any judicial process; and

(h) Lessee fails to comply with Section 37.

42.2 Lessor's Remedies. Upon the occurrence of a Default Event, City, in addition to any other rights or remedies available to City at law or in equity, shall have the right to:

(a) Terminate this Lease and all rights of Lessee under this Lease, in which case, City may recover from Lessee the aggregate sum of:

(1) The worth at the time of award of any unpaid rent that had been earned at the time of termination;

(2) The worth at the time of award of the amount by which (A) the unpaid rent that would have been earned after termination until the time of award exceeds (B) the amount of rental loss, if any, that Lessee affirmatively proves could be reasonably avoided;

(3) The worth at the time of award of the amount by which (A) the unpaid rent for the balance of the term after the time of award exceeds (B) the amount of rental loss, if any, that Lessee affirmatively proves could be reasonably avoided;

(4) Any other amount necessary to compensate City for all the detriment caused by Lessee's failure to perform City's obligations or that, in the ordinary course of things, would be likely to result from Lessee's failure; and

(5) All other amounts in addition to or in lieu of those previously set out as may be permitted from time to time by applicable California law.

(6) As used in Subsections (1) and (2) of this Section 42.2(a), the "worth at the time of award" is computed by allowing interest at the rate of ten percent (10%) per annum. As used in Subsection (3) of this Section 42.2(a), the "worth at the time of award" is computed by discounting that amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award plus one percent (1%). As used in this Section, the term "rent" shall include any and all payments required by Lessee under this Lease.

(b) Continue this Lease, and from time to time, without terminating this Lease, either

(1) Recover all rent and other amounts payable as they become due or,

(2) Relet the Premises or any part on behalf of Lessee on terms and at the rent that City, in City's sole discretion, may deem advisable, all with the right to make alterations and repairs to the Premises, at Lessee's sole cost, and apply the proceeds of reletting to the rent and other amounts payable by Lessee. To the extent that the rent and other amounts payable by Lessee under this Lease exceed the amount of the proceeds from reletting, the City may recover the excess from Lessee as and when due.

(c) Upon the occurrence of a Default Event, City shall also have the right, with or without terminating this Lease, to re-enter the Premises and remove all property from the Premises. City may store the property removed from the Premises at the expense and for the account of Lessee.

(d) None of the following remedial actions, alone or in combination, shall be construed as an election by City to terminate this Lease unless City has in fact given Lessee written notice that this Lease is terminated or unless a court of competent jurisdiction decrees termination of this Lease: any act by City to maintain or preserve the Premises; any efforts by City to relet the Premises; any re-entry, repossession, or reletting of the Premises by City pursuant to this Section. If City takes any of the previous remedial actions without terminating this Lease, City may nevertheless at any later time terminate this Lease by written notice to Lessee.

(e) If City relets the Premises, City shall apply the revenue from the reletting as follows: first, to the payment of any indebtedness other than rent due from Lessee to City; second, to the payment of any cost of reletting; third, to the payment of the cost of any maintenance and repairs to the Premises; and fourth, to the payment of rent and other amounts due and unpaid under this Lease. City shall hold and apply the residue, if any, to payment of future amounts payable under this Lease as the same may become due, and shall be entitled to retain the eventual balance with no liability to Lessee. If the revenue from reletting during any month, after application pursuant to the previous provisions, is less than the sum of (i) City's expenditures for the Premises during that month and (ii) the amounts due from Lessee during that month, Lessee shall pay the deficiency to City immediately upon demand.

(f) After the occurrence of a Default Event, City, in addition to or in lieu of exercising other remedies, may, but without any obligation to do so, cure the breach underlying the Default Event for the account and at the expense of Lessee. However, City shall by prior written notice first allow Lessee a reasonable opportunity to cure, except in cases of emergency, where City may proceed without prior notice to Lessee. Lessee shall, upon demand, immediately reimburse City for all costs, including costs of settlements, defense, court costs, and attorney fees that City may incur in the course of any cure.

(g) No security or guaranty for the performance of Lessee's obligations that City may now or later hold shall in any way constitute a bar or defense to any action initiated by City or unlawful detainer or for the recovery of the Premises, for enforcement of any obligation of Lessee, or for the recovery of damages caused by a breach of this Lease by Lessee or by a Default Event.

(h) Except where this is inconsistent with or contrary to any provisions of this Lease, no right or remedy conferred upon or reserved to either party is intended to be exclusive of any other right or remedy, or any right or remedy given now or later existing at law or in equity or by statute. Except to the extent that either party may have otherwise agreed in writing, no waiver by a party of any violation or nonperformance by the other party of any obligations, agreements, or covenants under this Lease shall be deemed to be a waiver of any subsequent violation or nonperformance of the same or any other covenant, agreement, or obligation, nor shall any forbearance by either party to exercise a remedy for any violation or nonperformance by the other party be deemed a waiver by that party of the rights or remedies with respect to that violation or nonperformance

(i) Without limiting City's remedies hereunder and subject to the approval by the Board of Airport Commissioners of LAWA and the Board of Directors of AGC, Lessee's interest in the AGC Management Agreement shall be assignable to City if this Lease is terminated as a result of a default by Lessee hereunder.

Section 43. Waiver.

43.1 The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of any other term, covenant, or condition, or of any subsequent breach of the same term, covenant, or condition. The subsequent acceptance of rent hereunder by City shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant, or condition of this Lease other than the failure of Lessee to pay the particular rent so accepted, regardless of City's knowledge of such preceding breach at the time of acceptance of such rent.

Section 44. Intentionally Omitted

Section 45. Business Tax Registration.

45.1 Lessee represents that it has registered its business with the Office of Finance of the City of Los Angeles and has obtained and presently holds from that Office a Business Tax Registration Certificate, or a Business Tax Exemption Number, required by City's Business Tax Ordinance (Article 1, Chapter 2, Sections 21.00 and following, of City's Municipal Code). Lessee shall maintain, or obtain as necessary, all such Certificates required of it under said Ordinance and shall not allow any such Certificate to be revoked or suspended during the term hereof.

Section 46. Disabled Access.

46.1 Lessee shall be solely responsible for fully complying with any and all applicable present or future rules, regulations, restrictions, ordinances, statutes, laws or orders of any federal, state, or local governmental entity or court regarding disabled access to improvements on the Premises including any services, programs, or activities provided by Lessee. Lessee shall be solely responsible for any and all damages caused by, or penalties levied as the result of, Lessee's noncompliance. Further, Lessee agrees to cooperate fully with City in its efforts to comply with the Americans with Disabilities Act of 1990, and any amendments thereto or successor statutes.

46.2 Should Lessee fail to comply with Subsection 46.1, then City shall have the right, but not the obligation, to perform, or have performed, whatever work is necessary to achieve equal access compliance. Lessee shall then be required to reimburse City for the actual cost of achieving compliance, plus a fifteen percent (15%) administrative charge.

Section 47. Living Wage Ordinance and Service Contractor Worker Retention Ordinances.

47.1 Living Wage Ordinance.

(a) General Provisions: Living Wage Policy. This Lease is subject to the Living Wage Ordinance ("LWO") (Section 10.37, et seq., of the Los Angeles Administrative Code) which is incorporated herein by this reference. A copy of Section 10.37 has been attached hereto for the convenience of the parties as Exhibit S-3. Unless specific exemptions apply, any employees of Lessee who render services on the

Premises are covered by the LWO. Employees covered by the LWO are required to be paid not less than a minimum initial wage rate, as adjusted each year. The LWO also requires that employees be provided with at least twelve (12) compensated days off per year for sick leave, vacation, or personal necessity at the employee's request, and at least ten (10) additional days per year of uncompensated time. The LWO requires employers to inform employees making less than twelve dollars ($12) per hour of their possible right to the federal Earned Income Tax Credit ("EITC") and to make available the forms required to secure advance EITC payments from the employer. Lessee shall permit access to work sites for authorized City representatives to review the operation, payroll, and related documents, and to provide certified copies of the relevant records upon request by the City. Whether or not subject to the LWO, Lessee shall not retaliate against any employee claiming non-compliance with the provisions of the LWO, and, in addition, pursuant to Section 10.37.6(c) of the LWO, Lessee agrees to comply with federal law prohibiting retaliation for union organizing.

(b) Living Wage Coverage Determination. An initial determination has been made that this is a public lease under the LWO, and, that it is not exempt from coverage by the LWO. Determinations as to whether this Lease is a public lease or license covered by the LWO, or whether an employer or employee are exempt from coverage under the LWO are not final, but are subject to review and revision as additional facts are examined or other interpretations of the law are considered. In some circumstances, applications for exemption shall be reviewed periodically. City shall notify Lessee in writing about any redetermination by City of coverage or exemption status. To the extent Lessee claims non-coverage or exemption from the provisions of the LWO, the burden shall be on Lessee to prove such non-coverage or exemption.

(c) Compliance; Termination Provisions And Other Remedies: Living Wage Policy. Lessee shall comply with all of the provisions of the LWO, including payment to employees at the minimum wage rates, effective on the Commencement Date of this Lease. Under the provisions of Section 10.37.6(c) of the Los Angeles Administrative Code, violation of the LWO shall constitute a material breach of this Lease and City shall be entitled to terminate this Lease and otherwise pursue legal remedies that may be available, including those set forth in the LWO, if City determines that Lessee violated the provisions of the LWO. The procedures and time periods provided in the LWO are in lieu of the procedures and time periods provided elsewhere in this Lease. Nothing in this Lease shall be construed to extend the time periods or limit the remedies provided in the LWO.

Section 48. Contractor Responsibility Program.

48.1 Lessee shall comply with the provisions of the Contractor Responsibility Program adopted by the Board. The Executive Directives setting forth the rules, regulations, requirements and penalties of the Contractor Responsibility Program and the Pledge of Compliance Form is attached hereto as Exhibit S-4 and incorporated herein by reference.

Section 49. Service Contract Worker Retention Ordinance.

49.1 This Lease is subject to the Service Contract Worker Retention Ordinance ("SCWRO") (Section 10.36, et seq., of the Los Angeles Administrative Code), which is incorporated herein by this reference. A copy of Section 10.36 has been attached hereto for the convenience of the parties as Exhibit S-5. Lessee shall also comply with the SCWRO which requires that, unless specific exemptions apply, all employers under contracts that are primarily for the furnishing of services to or for the City of Los Angeles and that involve an expenditure or receipt in excess of $25,000 and a contract term of at least three (3) months shall provide retention by a successor contractor for a ninety-day (90-day) transition period of the employees who have been employed for the preceding twelve (12) months or more by the terminated contractor or subcontractor, if any, as provided for in the SCWRO. Under the provisions of Section 10.36.3(c) of the Los Angeles Administrative Code, City has the authority, under appropriate circumstances, to terminate this Lease and otherwise pursue legal remedies that may be available if City determines that the subject contractor violated the provisions of the SCWRO.

Section 50. Child Support Orders.

50.1 This Lease is subject to Section 10.10, Article I, Chapter 1, Division 10 of the Los Angeles Administrative Code related to Child Support Assignment Orders, which is incorporated herein by this reference. A copy of Section 10.10 and the Declaration of Compliance Form have been attached hereto for the convenience of the parties as Exhibit S-6. Pursuant to this Section, Lessee (and any subcontractor of Lessee providing services to City under this Lease) shall (1) fully comply with all State and Federal employment reporting requirements for Lessee's or Lessee's subcontractor's employees applicable to Child Support Assignments Orders; (2) certify that the principal owner(s) of Lessee and applicable subcontractors are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally; (3) fully comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment in accordance with California Family Code Section 5230, et seq.; and (4) maintain such compliance throughout the term of this Lease. Pursuant to Section 10.10(b) of the Los Angeles Administrative Code, failure of Lessee or an applicable subcontractor to comply with all applicable reporting requirements or to implement lawfully served Wage and Earnings Assignment Orders and Notices of Assignment or the failure of any principal owner(s) of Lessee or applicable subcontractors to comply with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally shall constitute a default of this Lease subjecting this Lease to termination where such failure shall continue for more than ninety (90) days after notice of such failure to Lessee by City (in lieu of any time for cure provided elsewhere in this Lease).

Section 51. Visual Artists' Rights Act.

51.1 Lessee shall not install, or cause to be installed, any work of art subject to the Visual Artists' Rights Act of 1990 (as amended), 17 U.S.C. 106A, et seq., or California Code Section 980, et seq., hereinafter collectively "VARA" on or about the Premises without first obtaining a waiver, in writing, of all rights under VARA, satisfactory to the

Executive Director and approved as to form and legality by the City Attorney's Office, from the artist. Said waiver shall be in compliance with VARA and shall name City as a party for which the waiver applies. Any work of art installed on the Premises without such prior approval and waiver shall be deemed a trespass, removable by City, by and through its Executive Director, upon three (3) days written notice, all costs, expenses, and liability therefore to be borne exclusively by Lessee.

51.2 Lessee, in addition to other obligations to indemnify and hold City and the Indemnified Parties harmless, as more specifically set forth in this Lease, shall indemnify and hold harmless City and the Indemnified Parties from all Claims resulting from Lessee's failure to obtain City's waiver of VARA and failure to comply with any portion of this provision. The rights afforded City under this provision shall not replace any other rights afforded City in this Lease or otherwise, but shall be considered in addition to all its other rights.

Section 52. Equal Benefits Ordinance.

52.1 Unless otherwise exempt in accordance with the provisions of the Equal Benefits ("EBO") Ordinance, this Lease is subject to the applicable provisions of EBO Section 10.8.2.1 of the Los Angeles Administrative Code.

52.2 During the term of this Lease, Lessee certifies and represents that Lessee shall comply with the EBO. Furthermore, Lessee agrees to post the following statement in conspicuous places at its place of business available to employees and applicants for employment:

> "During the term of a Lease with the City of Los Angeles, Lessee shall provide equal benefits to employees with spouses and its employees with domestic partners. Additional information about the City of Los Angeles' Equal Benefits Ordinance may be obtained from the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance at (213) 847-6480."

Section 53. Sustainability.

53.1 When applicable and feasible, Lessee shall comply with LAWA's Sustainable Airport Planning Design and Construction Guidelines, as may be amended from time to time. All sustainable design measures must meet the life cycle assessment criteria and may not compromise safety or security.

Section 54. Subcontractor Compliance.

54.1 Lessee agrees to include, in every subcontract or sublease covering the Premises property or work to be performed on the Premises, entered into between Lessee and any subcontractor or sublessee, a provision pursuant to which such subcontractor or sublessee (A) accepts and agrees to be bound by all of the provisions of this Lease pertaining to compliance with applicable laws, regulations and ordinances, including the LWO, the SCWRO and the EBO, with respect to City's property; (B) agrees not to retaliate against any employee lawfully asserting noncompliance on the part of such subcontractor or

sublessee with the provisions of the LWO, SCWRO or the EBO; and (C) agrees and acknowledges that City, as the intended third-party beneficiary of this provision may (i) enforce the LWO, SCWRO or the EBO directly against such subcontractor or sublessee, and (ii) invoke, directly against such subcontractor or sublessee with respect to City property, all the rights and remedies available to City under the LWO, the SCWRO or the EBO.

Section 55. Condemnation.

55.1 If the Premises, or any portion thereof, or any interest therein, are taken by eminent domain, or otherwise, by any governmental authority, or by a "quasi-public entity" for public use, or sold to a governmental authority threatening to exercise the power of eminent domain, this Lease, and Lessee's obligation to pay rent hereunder, shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever first occurs, and the rent, fees or other charges hereunder shall be apportioned and paid to the date of such taking. A taking of the Premises includes the taking of easements for air, light and any other easements in the land, including, but not limited to an impairment or taking of access to adjoining streets.

55.2 Effect of Partial Condemnation. In the event a portion of the Premises are appropriated or taken and Lessee, at its sole discretion, determines that the remainder thereof is not suitable for the continued use of the Premises by Lessee for conducting Lessee's operations thereon in the same manner and extent as carried on prior to such taking, Lessee shall have the right to terminate this Lease upon giving City written notice of its intent to exercise said right. Said notice shall be given not more than one hundred twenty (120) days following the date of service of a complaint in eminent domain upon Lessee, or one hundred twenty (120) days following City's demand that Lessee acknowledge its intent to terminate this Lease, unless City and Lessee agree, in writing, to an earlier termination or to extend said period. If Lessee exercises its right to terminate this Lease pursuant to this Subsection, Lessee shall give City thirty (30) days prior written notice of the effective date of said termination.

(a) If, in the event of such taking of a portion of the Premises, Lessee does not terminate this Lease, this Lease shall continue in full force and effect as to the part not taken, and the rent to be paid by Lessee during the remainder of the term, subject to adjustment as provided elsewhere in this Lease, shall be as follows: the land and improvement rental shall be reduced in the same proportion as the land taken by eminent domain bears to the area of the Premises before the taking.

(b) In determining whether a partial condemnation renders the remainder of the Premises unsuitable for the use then being made of the Premises by Lessee, Lessee, among other things, shall take into consideration the cost of restoration, the rentable area of the remaining improvements and the suitability of the remaining Premises for conducting Lessee's operations thereon in the same manner and extent as carried on prior to such taking.

(c) Except as provided for in Section 35 (Ownership of Improvements) hereof, should Lessee terminate this Lease pursuant to this Section 55, title to all improvements, additions or alterations constructed or installed by Lessee upon the Premises and which have not already vested in City shall thereupon vest in City.

55.3 Application of Award Upon a Total or Partial Taking. If this Lease is terminated pursuant to this Section 55, or, if all or a portion of the Premises are taken, then the entire award or compensation paid for land, improvements, and buildings owned by City, the amortized portion of the value of buildings and improvements built by Lessee and which shall become the property of City upon termination of this Lease, or loss or taking of business shall be the property of City.

(a) Lessee shall have the right to receive compensation for the unamortized value of the buildings and any improvements which are still owned by Lessee and which were placed on the Premises by Lessee and located thereon at the time of such taking or appropriation, and for its trade fixtures, equipment, and supplies, and for loss or damage to Lessee's business goodwill. The "amortized value" which City shall be entitled to receive is a portion of the award for said Lessee-owned buildings and improvements equal to an amount determined by a ratio equal to the number of years the building or improvements have been in existence over the original term of the Lease, without consideration of any possibility or probability of renewal, or of options, if any. There shall be no amortization of partially constructed improvements authorized by City, if said construction is incomplete within the time period set forth in the approval granted by City. The value, to be determined by City, of such partially constructed improvements shall be paid to Lessee.

(b) Severance Damages. The entire award of compensation paid for any severance damages, whether paid for impairment of access, for land, buildings, or improvements shall be the property of City, regardless of whether any buildings or improvements so damaged are owned or were constructed by City or Lessee. However, should City determine that improvements are to be restored, that portion of the severance damages necessary to pay the cost of restoration, as set forth in Subsection 55.5 below, shall be paid to Lessee upon the written request of Lessee accompanied by evidence that the sum requested has been paid for said restoration and is a proper item of such cost and used for such purpose.

55.4 Partial Taking: Restoration. In case of a taking of the Premises other than a total taking, and where Lessee elects not to terminate this Lease, City and Lessee may mutually agree that Lessee shall restore any improvements on the Premises, and Lessee shall, at Lessee's expense, whether or not the awards or payments, if any, on account of such taking are sufficient for the purpose, promptly commence and proceed with reasonable diligence to effect (subject to Force Majeure) restoration of the improvements on the remaining portion of the Premises as nearly as possible to their condition and character immediately prior to such taking, except for any reduction in area caused thereby, or with such changes or alterations as may be made at the election of Lessee in accordance with Section 33 (Modification to Size of Premises) and Section 6 (Required Improvements), of this Lease. In the event the improvements damaged or taken belong to City, City shall not

be obligated to restore said improvements should City, in its sole discretion, determine not to do so.

55.5 Taking for Temporary Use. In the event of a taking of all or any portion of the Premises for temporary use, this Lease shall continue in full force and effect without reduction or abatement of rental or other sum payable hereunder, and Lessee shall be entitled to make claim for, recover and retain any awards or proceeds made on account thereof, whether in the form of rent or otherwise, unless such period of temporary use or occupancy extends beyond the term of this Lease, in which case such awards or proceeds shall be apportioned between City and Lessee. Lessee shall restore or cause to be restored any such areas temporarily taken to the condition existing before the taking.

55.6 Reservation of Rights. In the event of a taking or condemnation of the Premises, Lessee reserves all rights and remedies under all applicable laws, including, without limitation: (i) the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. Section 4601 et seq.); (ii) California Government Code Section 7260 et. seq.; and (iii) California Code of Civil Procedure Section 1265.010 et seq. Nothing in this Section 55 shall limit or modify Lessee's rights under such statutes and codes.

Section 56. Minority/Women/Disadvantaged Business Enterprises

56.1 As part of the procurement process, the anticipated level of participation for the construction of the Required Improvements has been set at twenty percent (20%) Minority/Women Business Enterprises ("MBE/WBE") subcontractor level of participation.

56.2 Should a substitution or an addition of subcontractor(s) become necessary, LAWA may require Lessee to make an additional good faith effort to attain the anticipated level of participation. Lessee shall notify the Contracting Division and Contract Administration Division of LAWA of the need for a substitution as soon as such need is determined, and shall not make a substitution until said Division has been notified, and the substitution has been authorized by LAWA. Should such a substitution result in a lower level of MBE/WBE, Lessee shall be required to document its good faith efforts at LAWA's request.

Section 57. Airport Concession Disadvantaged Business Enterprises

57.1 Pursuant to United States Department of Transportation 49 Code of Federal Regulations (CFR) Subtitle A, Part 23, it is the policy of LAWA to provide Airport Concessions Disadvantaged Business Enterprises (hereinafter referred to as "ACDBE") the opportunity to compete for and participate in the performance of all LAWA contracts. Lessee agrees to assist LAWA in implementing this policy by taking the necessary measures to ensure meaningful and equitable participation by ACDBEs and to encourage and facilitate the development of existing and new ACDBEs. LAWA's overall goal for ACDBE participation in this Lease is fifteen percent (15%) for the operation of the Premises.

Section 58. Miscellaneous Provisions.

58.1 Fair Meaning. The language of this Lease shall be construed according to its fair meaning, and not strictly for or against either City or Lessee.

58.2 Section Headings. The section headings appearing herein are for the convenience of City and Lessee, and shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of this Lease.

58.3 Void Provisions. If any provision of this Lease is determined to be invalid or void by any court of competent jurisdiction, then such determination shall not affect the validity or enforceability of any other provision of this Lease, and all such other provisions shall remain in full force and effect. The invalid provision shall be limited to the extent required in order to make it valid and enforceable, and if necessary, severed from this Lease. If any provision of this Lease is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

58.4 Use of Terms. Use of the word "or" shall be deemed to include "and/or." Use of "including" shall be deemed to mean "including, without limitation." The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.

58.5 Laws of California. This Lease shall be construed and enforced in accordance with the laws of the State of California and venue shall lie at Airport.

58.6 City's Consent. In each instance herein where City's, Board's or the Executive Director's approval or consent is required before Lessee may act, such approval or consent shall not be unreasonably withheld, unless otherwise provided.

58.7 Exclusivity. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act [49 U.S.C. 40103(e) and 47107(a)(4) (Public Law 103-272; 108 STAT. 1102)].

58.8 Rights of United States Government. This Lease shall be subordinate to the provisions and requirements of any existing or future agreement between City and the United States relative to the development, operation, or maintenance of Airport.

58.9 War or National Emergency. This Lease and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire affecting the control, operation, regulation, and taking over of Airport or the exclusive or nonexclusive use of Airport by the United States during the time of war or national emergency.

58.10 Time. Time shall be of the essence in complying with the terms, conditions, and provisions of this Lease.

58.11 Integration Clause. It is understood that no alteration or variation of the terms of this Lease shall be valid unless made in writing and signed by the parties hereto, and that no oral understanding or agreement, not incorporated herein in writing, shall be binding on any of the parties hereto.

58.12 Force Majeure. Whenever a day is established in this Lease on which, or a period of time, including a reasonable period of time, is designated within which, either party hereto is required to do or complete any act, matter or thing, the time for the doing or completion thereof shall be extended by a period of time equal to the number of days on or during which such party is prevented from, or is unreasonably interfered with, the doing or completion of such act, matter or thing because of strikes, lockouts, embargoes, disruption of service or brownouts from utilities not due to action or inaction of City, wars, insurrections, rebellions, civil disorder, declaration of national emergencies, acts of God ("Force Majeure"); provided, however, that nothing contained in this Section shall excuse Lessee from the prompt payment of any rental or other monetary charge required of Lessee hereunder.

58.13 Approvals. Any approvals required by City under this Lease shall be approvals of the Department of Airports acting as Lessor and shall not relate to, constitute a waiver or, supersede or otherwise limit or affect the governmental approvals or rights of the City as a governmental agency, including the approval of any permits required for construction or maintenance of the Premises and the passage of any laws including those relating to zoning, land use, building and safety.

58.14 Conflicts in this Lease. If there are any direct conflicts between the provisions of Article 1 and Article 2 of the Lease, the provisions of Article 1 shall be controlling. If there are any direct conflicts between the provisions of this Lease and any Exhibits hereto, the Lease shall be controlling.

58.15 Ordinance and Los Angeles Administrative Code (hereinafter referred to as "Code") Language Governs. Ordinance and Code Exhibits are provided as a convenience to the parties only. In the event of a discrepancy between the Exhibits and the applicable ordinance or code language, or amendments thereto, the language of the ordinance or code shall govern. The obligation to comply with any Ordinances and Codes which have been incorporated into this Lease by reference, shall extend to any amendments which may be made to those Ordinances and Codes during the term of this Lease.

58.16 Days. Unless otherwise specified, "days" shall mean calendar days.

58.17 Deprivation of Lessee's Rights. City shall not be liable to Lessee for any diminution or deprivation of Lessee's rights under this Lease which may result from Lessee's obligation to comply with any and all applicable laws, rules, regulations, restrictions, ordinances, statutes, or orders of any federal, state or local government authority or court hereunder on account of the exercise of any such authority as is provided in this Subsection, nor shall Lessee be entitled to terminate the whole or any portion of the Lease by reason thereof.

58.18 AGC Management Agreement. City hereby approves the form of the AGC Management Agreement as set forth on Exhibit F attached hereto and hereby consents to the execution and delivery thereof by Lessee. No changes shall be made to the AGC Management Agreement, except those provisions related to Article 5 thereof, without the prior approval of the Executive Director, which approval shall not be unreasonably withheld.

58.19 Termination of AGC under the Management Agreement. If Lessee terminates the Management Agreement with AGC, Lessee shall select and appoint a replacement operator that is acceptable to Executive Director, in its reasonable discretion, and in such case, shall enter into a new Management Agreement under the same terms of the AGC Management Agreement, except those provisions related to Article 5 thereof and references to the manager.

58.20 Material Contract Compliance. If AGC fails to comply with any material contract obligations related to any material contracts entered into with City and such non-compliance remains uncured after expiration of the applicable notice and cure periods, City shall provide Lessee with written notice of such non-compliance. Upon receipt of such notice, Lessee shall have the option to cause AGC to cure such non-compliance or terminate the Management Agreement with AGC in accordance with Section 58.19 above.

Section 59. First Source Hiring Program For Airport Employers (LAX only)

59.1 Lessee shall comply with the provisions of the First Source Hiring Program adopted by the Board. The rules, regulations, requirements, and penalties of the First Source Hiring Program are attached as Exhibit S-8 and made a material term of this Lease. Lessee shall be an "Airport Employer" under the First Source Hiring Program.

Section 60. Other Agreements Not Affected.

60.1 Except as specifically stated herein, this Lease, and the terms, conditions, provisions and covenants hereof, shall apply only to the Premises herein particularly described and shall not in any way change, amend, modify, alter, enlarge, impair, or prejudice any of the rights, privileges, duties, or obligations of either of the parties hereto, under or by reason of any other agreement between said parties, except that nothing contained in such other agreement shall limit the use by Lessee of the within Premises for the herein referred to purpose.

Section 61. Notices.

61.1 Written notices to City hereunder shall be sent to the Executive Director with a copy sent to the City Attorney of the City of Los Angeles and addressed to said parties at:

Executive Director	**City Attorney**
Department of Airports	**Department of Airports**
1 World Way	**1 World Way**
Post Office Box 92216	**Post Office Box 92216**

Los Angeles, CA 90009-2216 **Los Angeles, CA 90009-2216**

or to such other address as these parties may designate by written notice to Lessee.

61.2 Written notices to Lessee hereunder shall be addressed to:

Westchester Golf Partners LLC
c/o National Golf Properties LLC
2951-28th Street
Santa Monica, CA 90405
Attn: Legal Department

or to such other address as Lessee may designate by written notice to City, including to a lender providing financing secured by this Lease.

61.3 The execution of any such notice by the Executive Director shall be as effective as to Lessee as if it were executed by Board or by Resolution or Order of said Board, and Lessee shall not question the authority of the Executive Director to execute any such notice.

61.4 All such notices, except as otherwise provided herein, may either be delivered personally to the Executive Director and to the Office of the City Attorney, Airport Division, in the one case, or to Lessee in the other case, or may be deposited in the United States mail, properly addressed as aforesaid with postage fully prepaid by certified or registered mail, return receipt requested, and shall be effective upon delivery at the required address, or may be delivered by a nationally recognized overnight commercial courier service that requires the recipient's signature for delivery, and shall be effective upon delivery.

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/////

SIGNATURE BLOCKS ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have themselves or through their duly authorized officers caused this Lease to be executed as of the day and year hereinbelow written.

APPROVED AS TO FORM:

Rockard J. Delgadillo, City Attorney

Date: 6/23/09

By: _____
Deputy/~~Assistant~~ City Attorney

CITY OF LOS ANGELES

By: _____
Executive Director
Department of Airports

WESTCHESTER GOLF PARTNERS LLC,
a California limited liability company

By: NATIONAL GOLF PROPERTIES LLC,
a Delaware limited liability company

By: _____
Paul W. Major
President and CEO

APPENDIX A

City and Lessee acknowledge and agree that if the Lease commences at any time during the period between May 1, 2009 and February 1, 2010, the use of sod for the installation and maturation of the turf will be required for the timely completion of the Westchester Golf Course Three-Hole Restoration Project due to seasonal growing season constraints. Accordingly, if the Lease commences at any time during the period between May 1, 2009 and February 1, 2010, then Lessee shall purchase, install and maturate sod for the timely completion of the Westchester Golf Course Three-Hole Restoration Project, and the Lease shall be modified as follows:

(a) Section 6.2 of the Lease shall be amended such that the Minimum Capital Investment amount shall be Two Million Five Hundred Thousand Dollars ($2,500,000); and

(b) The payment of Rent under Section 5 shall be credited as follows: (i) the amount of $200,000 shall be credited toward the payment of Rent for Lease Year One; and (ii) the amount of $200,000 shall be credited toward the payment of Rent for Lease Year Two.

EXHIBIT A

PREMISES

NORTHSIDE DEVELOPMENT PROJECT

CITY OF LOS ANGELES
DEPARTMENT OF AIRPORTS

MASTER LEASE EXHIBIT

LOS ANGELES INTERNATIONAL AIRPORT

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	05°11'45"	1036.00'	93.95'
2	95°16'12"	20.00'	33.26'
3	34°17'33"	45.00'	26.93'
4	83°08'37"	25.00'	36.26'
5	04°10'44"	1924.00'	140.33'
6	05°43'47"	1127.37'	112.74'
7	03°59'03"	1928.00'	134.07'
8	29°28'22"	38.00'	19.55'
9	238°56'45"	47.00'	196.00'
10	29°28'22"	38.00'	19.55'
11	05°11'45"	1100.00'	99.75'

PROJECT SITE

VICINITY MAP

LOS ANGELES INTERNATIONAL AIRPORT
NOT TO SCALE

Scale - 1"=100'

TRACT NO. 34836
M.B. 1160 11/34

SEC. 36
T.2S., R.15W.
S.B.B.&M.

WESTCHESTER GOLF COURSE
LOT 13-B
77.1352 ACRES

LOT 13-B
7.1380 ACRES

ASR 4/9
RESTRICTIVE AREA
EL. 141.0

7 : 1 SLOPE TRANSITION SURFACE
OBSTRUCTION HEIGHT LIMIT CONTOUR LINES
ELEVATIONS IN FEET ABOVE MEAN SEA LEVEL

ASDE-3 NORTH
RESTRICTIVE AREA

F.A.A.
ASDE-3
0.2296
ACRES

64' LANDSCAPE AREA
1.8559 ACRES

LOS ANGELES COUNTY
FLOOD CONTROL
0.028 AC.

TRUE POINT OF BEGINNING

TRUE POINT OF BEGINNING

C.E.F.B.
096-116 PG. 113
N 4,097,783.05
E 4,162,619.703

REF: TRACT MAP NO. 34836
M.B. 1160-11/34
DWG. NO. 86061-80

NOTE: NO VEHICULAR OR PEDESTRIAN ACCESS WILL BE PERMITED ALONG WESTCHESTER PARKWAY AND LINCOLN BLVD.

BASIS OF BEARINGS:
CALIFORNIA COORDINATE SYSTEM ZONE 7

D.W. & P. R/W 94-162
N 95835.74
E 63942.85

158296M

AUTOCAD VERSION EXIST (ATT.3)

REV. NO.	BY	DESCRIPTION	APPROVED	DATE
4	Padilla	ADDED WESTCHESTER GOLF COURSE TITLE PER F.A.P. MEMO DATED 02/01/1996.		3/20/96

SCALE	DRAWN	CHECKED	DATE
1"=100'	Padilla	A.V.	12/12/90

SUBMITTED BY: ASST. CHIEF AIRPORTS ENGINEER
APPROVED BY: CHIEF AIRPORTS ENGINEER

SHEET NO. 4 OF 6
DRAWING NO. 90058-80

0053023

SEE SHEET NO. 3
SEE SHEET NO. 5
SEE SHEET NO. 6

EXHIBIT B-1

PROPOSED WESTCHESTER GOLF COURSE
THREE-HOLE EXPANSION PROJECT

Specifications

For

Westchester Golf Course Additional Three Holes

AT THE
LOS ANGELES INTERNATIONAL AIRPORT

IN THE
CITY OF LOS ANGELES, CALIFORNIA

LOS ANGELES INTERNATIONAL AIRPORT
Los Angeles World Airports

November 24, 2008

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SECTION 02200

SITE PREPARATION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Clearing and grubbing.

PART 2 PRODUCTS – Not used.

PART 3 EXECUTION

3.1 CLEARING AND GRUBBING

A. Except as otherwise directed, cut, grub, remove and dispose of all trees, stumps, brush, shrubs, roots, grass and any other objectionable material within the limits of the work and clear cut areas on the site and where required to construct the work.

B. Protect trees or groups of trees, designated by the Architect to remain, from damage by all construction operations by erecting suitable barriers, or by other approved means. Clearing operations shall be conducted in a manner to prevent falling trees from damaging trees designated to remain.

C. Areas outside the limits of clearing shall be protected from damage and no equipment or materials shall be stored in these areas.

D. No stumps, trees, limbs, or brush shall be buried in any fills or embankments.

3.2 DISPOSAL OF MATERIALS

A. All tree trunks, limbs, roots, stumps, brush, foliage, other vegetation and objectionable material shall be removed from the site and disposed of in a legal manner.

B. Burning of cleared and grubbed materials will not be permitted.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02200

SECTION 02221

DEMOLITION

PART 1 - GENERAL

1.01 SUMMARY

A. Provisions of the Special Provisions apply to this section.

B. Section Includes: Furnishing labor, materials and equipment necessary for demolition, dismantling, cutting and alterations as indicated, specified, or required for completion of the Work. Includes items such as the following:

1. Demolition of existing turn styles and canopies.

2. Protection of existing improvements to remain.

3. Cleaning existing improvements to remain.

4. Disconnecting and capping utilities.

5. Removing debris, waste materials, and equipment.

6. Removal of items for performance of the Work.

7. Salvageable items to be retained by the Owner.

C. Related Sections:

1. Division 15: Mechanical

2. Division 16: Electrical

D. Definitions:

1. Agency – Los Angeles World Airports (LAWA)

1.02 SUBMITTALS

A. Shop Drawings: Submit Shop Drawings indicating the extent of items and systems to be removed. Indicate items to be salvaged or items to be protected during demolition. Indicate locations of utility terminations and the extent of abandoned lines to be removed. Include details indicating methods and location of utility terminations.

1.03 QUALITY ASSURANCE

A. Perform the Work of this section by workers skilled in the demolition of buildings and structures. Perform the Work of this section under direct superintendence at all times.

B. Prior to commencement of Work, schedule a walkthrough with the Engineer, to confirm Agency property items have been removed from scheduled Work areas. Identify and mark remaining property items and schedule their removal.

C. Coordinate demolition for the correct sequence, limits, and methods. Schedule demolition work to create least possible inconvenience to the public and facility operations.

D. Related Standard: American National Standard A10.6-1983

1.04 PROJECT CONDITIONS

A. Drawings may not indicate in detail all demolition Work to be performed. Examine existing conditions to determine the full extent of required demolition.

B. Repair damage to existing improvements or damage due to excessive demolition.

C. Provide all measures to avoid excessive damage from inadequate or improper means and methods, improper shoring, bracing or support.

D. If conditions are encountered that varies from those indicated, promptly notify the Engineer for clarification before proceeding.

PART 2 - PRODUCTS

2.01 HANDLING OF MATERIALS

A. Items scheduled for salvage by the Agency shall be delivered to a location designated by the Engineer. Items shall be cleaned, packaged and labeled for storage.

B. Items scheduled for reuse shall be stored on the Project site and protected from damage, theft and other deleterious conditions.

PART 3 - EXECUTION

3.01 GENERAL

A. Protection:

1. Do not commence demolition until temporary perimeter fence, safety partitions, barricades, warning signs and other forms of protection are installed and are approved by the Engineer.

2. Provide all safeguards, including warning signs, lights and barricades, for protection of workers, occupants, and the public.

B. If, at any time, safety of existing construction appears to be endangered, take immediate measures to correct such conditions; cease operations and immediately notify the Engineer and Inspector.

3.02 DEMOLITION

A. Do not throw or drop materials. Furnish ramps or chutes as required by the Work.

B. Remove existing construction only to extent necessary for proper installation of Work and interfacing with existing construction. Cut back finished surfaces to straight, plumb or level lines as required for a smooth transition.

C. Where openings are cut oversize or in improper locations, replace or repair to required condition.

D. Do not crush materials within the limits of work. A separate area will be designated by the Engineer and will be provided to the Contractor for the recycling of such said materials.

3.03 CUTTING EXISTING CONCRETE

A. Cutting of existing concrete shall be performed by skilled workers familiar with the requirements and space necessary for placing concrete. Perform concrete cutting with concrete cutting wheels and hand chisels. Do not damage concrete intended to remain.

B. Extent of cutting of structural concrete shall be as indicated on Drawings. Cutting of non-structural concrete shall be as indicated on Drawings or as reviewed by the Architect or Engineer. Replace concrete demolished in excess of amounts indicated.

C. Prior to cutting or coring concrete, determine locations of hidden utilities or other existing improvements and provide necessary measures to protect them from damage. Contractor shall pot hole at his or her expense to determine the exact locations of hidden utilities.

3.04 REMOVAL OF EXISTING PLUMBING AND ELECTRICAL EQUIPMENT AND SERVICES

A. Remove existing plumbing and electrical equipment fixtures and services not indicated for reuse and not necessary for completion of the Work. Remove abandoned lines and cap unused portions of existing lines.

3.05 REMOVAL OF OTHER MATERIALS

A. Masonry: Cut back to joint lines and remove mortar without damaging units to remain. Allow space for repairs to backing where applicable.

B. Woodwork: Cut or remove to a joint or panel line.

C. Sheet Metal: Remove back to joint, lap, or connection. Secure loose and unfastened ends or edges and provide a watertight condition. Re-seal as required.

D. Remove existing improvements not specifically indicated or required but necessary to perform Work. Cut to clean lines, allowing for installation of Work.

3.06 PATCHING

A. Patch and/or repair materials to remain when damaged by the performance of the Work of this section. Finish material and appearance of patch and/or repair Work shall match existing.

3.07 CLEANING

A. Clean existing materials to remain with appropriate tools and equipment.

B. Protect existing improvements during cleaning operations.

C. Debris shall be dampened by fog water spray prior to transporting by truck.

D. Debris pick-up area shall be kept broom-clean and shall be washed daily with clean water.

E. Remove waste and debris, other than items to be salvaged. Turn over salvaged items to Owner, or store and protect for reuse where required. Continuously clean up and remove items as demolition Work progresses.

F. Remove rubbish, debris, and waste materials and legally dispose of off the Project site.

END OF SECTION

SECTION 02230

SITE CLEARING

PART 1 - GENERAL

1.01 SUMMARY

A. Not Used.

B. Section Includes:

1. Removal of vegetation, grass, grass roots, shrubs, tree stumps, trees, upturned stumps, weed growth, tree roots, brush, masonry, concrete, rubbish, debris and other objectionable materials, within limits of the Work.

2. Removal of concrete and bituminous surfaces.

3. Removal of existing fences and gates.

C. Related Sections:

1. Section 02310: Grading.

2. Section 02316: Excavating, Backfilling and Compacting for Pavement.

3. Section 02318: Excavating, Backfilling and Compacting for Utilities.

4. Section 02830: Chain Link Fencing.

D. Definitions:

1. The City – Los Angeles World Airports (LAWA)

1.02 SUBMITTALS

A. Shop Drawings: Submit site plan indicating extent of site clearing.

1.03 QUALITY ASSURANCE

A. Comply with Standard Specifications for Public Works Construction, current edition, as a minimum requirement.

PART 2 – PRODUCTS

2.01 HANDLING OF MATERIALS

A. Items scheduled for salvage by The City shall be delivered to a location designated by the Engineer or its designated representative. Items shall be cleaned, packaged and labeled for storage.

B. Items scheduled for reuse shall be stored on the Project site and protected from damage, theft and other deleterious conditions.

C. Do not crush materials within the limits of work. A separate area will be designated by the Engineer or its designated representative and will be provided to the Contractor for the recycling of such said materials.

PART 3 - EXECUTION

3.01 GENERAL

A. Protection:

1. Do not commence demolition until temporary perimeter fence, safety partitions, barricades, warning signs and other forms of protection are installed and are approved by the Engineer or its designated representative.

2. Provide all safeguards, including warning signs, lights and barricades, for protection of workers, occupants, and the public.

B. 1. If, at any time, safety of existing construction appears to be endangered, take immediate measures to correct such conditions; cease operations and immediately notify the Engineer or its designated representative.

3.01 TREE AND STUMP REMOVAL

A. Remove trees and stumps indicated and/or required to be removed. Remove trees, together with bulk of roots, to a minimum depth of 4 feet below required grade, and within a radius of approximately 7 feet beyond perimeter of trunk at grade.

B. Fill and compact excavation from tree and stump removal. Fill in 6 inch layers, each compacted to 90 percent of maximum density in accordance with ASTM D 1557.

1. Back filling shall not commence until the excavation is inspected and tested.

3.02 CONCRETE AND BITUMINOUS SURFACING REMOVAL

A. Break up and completely remove existing concrete surfacing, curbs, gutters, walks and

bituminous surfacing to indicated limits. Cutting shall be performed to a neat and even line with proper tools or a concrete cutting saw. Minimum depth of cut shall be 1-1/2 inches, unless otherwise indicated. Remove concrete broken beyond the indicated limits to the nearest joint or score line and replace with new concrete to match existing.

3.03 FENCING

A. Existing fences scheduled to remain may be removed to facilitate the Work, provided they are installed to their original condition in accordance with requirements of Section 02821: Chain Link Fences and Gates and the cost shall not be born by The City.

B. Fencing indicated to be removed and not reinstalled shall be completely removed, including footings. Fill and compact excavations.

C. Install chain link fencing indicated to be relocated or reset in accordance with applicable requirements specified under Section 02830: Chain Link Fences and Gates.

3.04 CLEANUP

A. Remove rubbish, debris and waste materials and legally dispose of off the Project site.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02230

SECTION 02230

SITE CLEARING

PART 1 - GENERAL

1.01 SUMMARY

A. Provisions of the Special Provisions apply to this section, including section 12 "Phasing," section 7-10.6 "Airport Security," section 11-2.8 "Security Requirements," and section 11-9 "Airport Security."

B. Section Includes:

1. Removal of vegetation, grass, grass roots, shrubs, tree stumps, trees, upturned stumps, weed growth, tree roots, brush, masonry, concrete, rubbish, debris and other objectionable materials, within limits of the Work.

2. Removal of concrete and bituminous surfaces.

3. Removal of existing fences and gates.

C. Related Sections:

1. Section 02310: Grading.

2. Section 02316: Excavating, Backfilling and Compacting for Pavement.

3. Section 02318: Excavating, Backfilling and Compacting for Utilities.

4. Section 02830: Chain Link Fencing.

D. Definitions:

1. Agency – Los Angeles World Airports (LAWA)

1.02 SUBMITTALS

A. Shop Drawings: Submit site plan indicating extent of site clearing.

1.03 QUALITY ASSURANCE

A. Comply with Standard Specifications for Public Works Construction, current edition, as a minimum requirement.

PART 2 – PRODUCTS

2.01 HANDLING OF MATERIALS

A. Items scheduled for salvage by the Agency shall be delivered to a location designated by the Engineer. Items shall be cleaned, packaged and labeled for storage.

B. Items scheduled for reuse shall be stored on the Project site and protected from damage, theft and other deleterious conditions.

C. Do not crush materials within the limits of work. A separate area will be designated by the Engineer and will be provided to the Contractor for the recycling of such said materials.

PART 3 - EXECUTION

3.01 GENERAL

A. Protection:

1. Do not commence demolition until temporary perimeter fence, safety partitions, barricades, warning signs and other forms of protection are installed and are approved by the Engineer.

2. Provide all safeguards, including warning signs, lights and barricades, for protection of workers, occupants, and the public.

B. 1. If, at any time, safety of existing construction appears to be endangered, take immediate measures to correct such conditions; cease operations and immediately notify the Engineer and Inspector.

3.01 TREE AND STUMP REMOVAL

A. Remove trees and stumps indicated and/or required to be removed. Remove trees, together with bulk of roots, to a minimum depth of 4 feet below required grade, and within a radius of approximately 7 feet beyond perimeter of trunk at grade.

B. Fill and compact excavation from tree and stump removal. Fill in 6 inch layers, each compacted to 90 percent of maximum density in accordance with ASTM D 1557.

1. Back filling shall not commence until the excavation is inspected and tested.

3.02 CONCRETE AND BITUMINOUS SURFACING REMOVAL

A. Break up and completely remove existing concrete surfacing, curbs, gutters, walks and bituminous surfacing to indicated limits. Cutting shall be performed to a neat and even line with proper tools or a concrete cutting saw. Minimum depth of cut shall be 1-1/2 inches, unless otherwise indicated. Remove concrete broken beyond the indicated limits to the nearest joint or score line and replace with new concrete to match existing.

3.03 FENCING

A. Existing fences scheduled to remain may be removed to facilitate the Work, provided they are installed to their original condition in accordance with requirements of Section 02821: Chain Link Fences and Gates.

B. Fencing indicated to be removed and not reinstalled shall be completely removed, including footings. Fill and compact excavations.

C. Install chain link fencing indicated to be relocated or reset in accordance with applicable requirements specified under Section 02821: Chain Link Fences and Gates.

3.04 CLEANUP

A. Remove rubbish, debris and waste materials and legally dispose of off the Project site.

END OF SECTION

SECTION 02300

GOLF COURSE CONSTRUCTION

PART 1 GENERAL

1.1 FIELD MEASUREMENTS

A. This section is included to outline the duties of the Golf Course Supervisor/Contractor involving project administration and supervision. This work will include, but not be necessarily limited to, the following:

1. Monthly progress and budget meetings - attendance and preparation of associated paperwork.

2. Weekly construction meetings - attendance.

3. Permit Inspection meetings by state, local, and federal agencies - attendance and compliance with all inspections and regulations, as necessary.

4. Coordination and scheduling of work related to local utility companies.

5. Preparation of forms and paperwork required by the Owner for sign-off of work completed (Clearing - acres, grassing - acres planted, load counts if needed, etc.)

6. Monthly field measurements of per hole yardages, green, tee, and bunker sizes, to help ensure compliance with the design and construction goals.

7. Monthly field measurements of per hole construction line items (subsurface drainage, cart paths, irrigation installed, etc.) to help monitor budgets and project completion totals. These measurements are to be presented to the Engineer or its designated representative at all meetings and site visits.

8. Monthly field measurements of sod installed, hydrograssed areas, hydromulched areas yet to be planted, etc. to help monitor cost and to project completion totals.

9. Preparation of a monthly estimate to complete for each line item. This list will be presented at the monthly budget meetings. The Owner will use this information to direct Engineer or its designated representative for possible additions or deletions. All totals must be accurate at time of submittal.

1.2 RELATED DOCUMENTS

A. Section 02301 – Clearing & Grubbing

B. Section 02302 – Topsoil Management

C. Section 02303 – Grading and Shaping

D. Section 02304 – Golf Course Drainage

E. Section 02306 – Green Construction

F. Section 02307 – Green and Tee Topmix

G. Section 02308 – Sand Bunkers

1.3 MATERIALS AND METHODS - FIELD MEASUREMENTS

A. The Contractor will keep a person available to measure and monitor all line items on a daily basis. The Contractor will produce monthly lists which indicate exact, updated figures representing actual work in place for each line item. This list will be available to the designer during each and every periodic site inspection. The format for each type of list will be subject to the approval of the designer and owner. The lists will be typed and packaged in a bound booklet and distributed at each monthly budget meeting.

B. The method for measurement will be in the units of each line item. For example, greens will be in square feet, cart path will be in linear feet, bulk earthwork will be by the cubic yard, etc.

C. The Contractor will be responsible for the accuracy of all numbers submitted in the Monthly Budget Report. Owner reserves the right to verify Contractor's measurements.

1.4 GRADE CHECKING AND LAYOUT STAKING

A. The person responsible for field measurements will also be utilized for layout of plans and grade checking. A laser instrument and rod will be required for this operation, as well as wood stakes, wire stake flags, and paint gun. The Engineer or its designated representative will request detail on-site checking of grades in each swale and sheet flow areas. Centerline of stakes and grades will be required at 50 foot intervals to demonstrate positive drainage of at least 1.5% in all drainage areas of fairways and roughs, unless shown otherwise on the plans or approved by the Engineer or its designated representative.

B. The Engineer or its designated representative may prepare sketches in the field for feature shaping on a hole on an as-needed basis. The layout person will be responsible for stake-out of the sketch on the ground.

C. During each site visit by the Engineer or its designated representative, the layout field measurement person will be available to work with the designer to check grades and measure sizes of features and also measure lengths of holes, if so requested.

D. All putting surfaces will require a grid stakeout indicating the grade and percent slope on each stake, this will be required to be laid out on a ten foot grid or as required by the Engineer or its designated representative. This staking will be required prior to approval of each green by the Engineer or its designated representative. This must be completed for the green subgrade and again prior to planting. Each point on the grid will have the relative elevation clearly indicated on a wire flag with a black marker.

PART 2 MATERIALS

Not Used

PART 3 – SEQUENCING AND PHASING

A. The following is a general sequencing and phasing of golf course operations.

1. Staking of centerlines and general features

2. Staking and approval of clearing

3. Clearing, debris removal
4. Stumping and Grubbing
5. Topsoil stripping
6. Earthwork, Rough Grading
7. Storm drainage and drainage structures
8. Rough shaping and fairway drainage
9. Topsoil spreading
10. Green construction
11. Irrigation installation, pumping systems
12. Clean-up shaping, design revisions
13. Bunkers construction
14. Dirt cart path installation
15. Detail shaping and bunker edge adjustments
16. Fine grading and seed bed preparation
17. Planting
18. Clean-up

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02300

SECTION 02301

CLEARING & GRUBBING

PART 1 GENERAL

1.1 WORK INCLUDED

A. The work covered by this section consists of furnishing all materials, labor and equipment for the clearing and grubbing, including the removal and satisfactory disposal of all trees, downed timber, brush, projecting roots, stumps, rubbish and all other objectionable materials or structures from the areas to be occupied by the greens, fairways, ponds, cart paths, roadways, parking areas, and any and all other locations designated on the drawings.

B. Whether shown on the detail plan(s) or not, the Contractor will be required to perform the clearing operations as required under this Contract and as directed by the Engineer or its designated representative.

1.1 CLEARING

A. Clearing is the removal of all vegetation, roots, rock, structures, and any other debris as indicated on the plans by the Engineer or its designated representative to a width as indicated on the Grading and Clearing Plan or as amended by the Engineer or its designated representative prior to the commencement of clearing operations. Clearing limits are to be marked in the field by the Contractor and approved and adjusted by the Engineer or its designated representative prior to the initiation of clearing operations.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

3.1 DESIGNATION

A. The Engineer or its designated representative shall review and approve of all clearing operations and all clearing limit lines including Total Clearing lines prior to commencement of clearing operations.

B. Before the Contractor removes any tree that the Plans state is to be removed, the Engineer or its designated representative shall review the Plan requirements and review the clearing limit lines as defined by the Contractor.

C. The Engineer or its designated representative shall exercise control over clearing and grubbing and shall designate all trees, shrubs, plants, and other objects to be removed or to remain. This work shall also include the preservation from injury or defacement of all vegetation and objects designated to remain. Specimen trees or any trees designated by the Engineer or its designated representative within the golf course area to remain will be flagged with color coded vinyl flagging material.

D. All plant material on site to be saved will be marked specifically by the Engineer or its designated representative. No plant material may by removed from the site prior to the Engineer or its designated representative's inspection. All plant material to be saved will be protected from injury to their roots to a distance three (3) feet beyond the dripline. No grading, trenching, pruning, or storage of materials may occur in this area, except as designated by the Engineer or its designated representative.

E. Clearing operations shall be conducted so as to prevent damage by falling trees onto trees designated to be left standing.

3.2 STUMPING AND GRUBBING

A. Grubbing shall consist of the removal and disposal of stumps, roots, matted roots, grass, brush, vines, stone walls and all other obstructions within all cleared areas except as otherwise directed by the Engineer or its designated representative. All stumps must be totally removed in their entirety. Roots and matted roots must be removed out to eight inches (8") below the existing grade.

B. Grubbing is to be undertaken two times. Initial grubbing is to be down the length of the golf hole. The second grubbing is to be performed at a right angle to the initial grubbing.

C. Depressions made by grubbing shall be filled with suitable material and compacted to make the surface conform to the original and/or adjacent surface of the ground.

3.3 UNAUTHORIZED REMOVAL

A. The Contractor shall pay a replacement charge for any plant removed from the site which was not specified as such by the Engineer or its designated representative. The Contractor will pay for any plant that dies due to damage during construction, if in the opinion of the Engineer or its designated representative, the Contractor or his agents were negligent or did not use proper care to protect the plant.

B. The Replacement Charge to be assessed the Contractor is as follows based upon the caliber sizes (measured at the plant base) shown below.

1. 2” - 4” = $ 200.00
2. 5” - 6” = $ 300.00
3. 7” - 8” = $ 400.00
4. 9” - 11” = $ 500.00
5. 12” - 20” = $1500.00
6. 21” + = $3000.00

C. Plants will be graded by the Owner's Representative as to variety, condition and site importance with the above figures acting as maximum penalties with the lowest assessment amount to no less than one-half (1/2) of the above replacement value figure.

3.4 CART PATH/MAINTENANCE PATH CLEARING

A. Where cart path is to go through non-cleared areas, the clearing of the cart path route is considered to be a part of the cart path construction and is the responsibility of the Contractor to remove all plant material.

B. Cart path routing in non-cleared areas will be field determined to minimize safety risks and vegetation disturbance by the Engineer or its designated representative.

3.5 DISPOSAL OF MATERIALS

A. Burning of brush materials will not be permitted on the project site.

B. Burial of cut, stumped or grubbed material is not allowable.

C. Grind and chip and remove all stumps and vegetation from the project site and dispose in a legal fashion.

D. Dispose of all non-woody waste materials from the project site and dispose in a legal fashion.

3.6 ADJUSTING AND CLEANING

A. During the progress of the work, the Contractor shall keep the premises clear of debris resulting from his operations and shall remove surplus and waste materials from the site as soon as possible.

B. Upon completion of the work, all equipment and materials used on the work as well as any debris resulting from the operations will be removed from the site.

3.7 REMOVAL OF ROCKS

A. The Contractor shall remove all rocks, and boulders larger than four inches (4”) in diameter from all play areas up to the outer edge of the selectively cleared areas unless directed otherwise by the Engineer or its designated representative.

B. Provided it is allowable under all Federal, State, and Local laws the Contractor will be allowed to bury rocks in deep burial pits. No organic matter shall be buried in these pits.

3.8 SALE OF MATERIAL

A. There will be no resale of materials.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02301

SECTION 02302

TOPSOIL MANAGEMENT

PART 1 – GENERAL

PART 2 – PRODUCTS

Not Used

PART 3 - EXECUTION

3.1 TOPSOIL STRIPPING

A. The Contractor shall mow all plant material to a height of three inches (3") above the ground, or otherwise remove all heavy grass; weeds and/or other vegetation prior to topsoil stripping. Roots and matted roots should be grubbed out prior to stripping. The plant growth removed by this process shall be removed and disposed of in a legal manner in a fashion acceptable to the Engineer or its designated representative.

B. Topsoil, where in the judgment of the Engineer or its designated representative is suitable for saving, shall be removed from all areas to be graded to a depth of at least six inches (6"). All disturbed areas are to be retopsoiled. Acceptable tolerance for stripping all available topsoil shall be plus or minus one-half inch ($\pm$ 1/2"). The full depth of topsoil shall be stripped from all golf course areas that are to be cut, filled or shaped.

C. Contractor is to strip enough topsoil to enable the replacement of a minimum of six inches (6”) over the entire golf course site.

3.2 TOPSOIL STORAGE

A. The stockpiles of topsoil shall be made in such a manner and in convenient non-play, non-construction areas before shaping so that they will be well-drained and will not impound water. All topsoil shall be stockpiled outside of all buffer zone areas as outlined on the detailed plans.

B. The topsoil shall be kept separate from the other excavated materials and shall be completely removed to the required depth from any designated area prior to the beginning of regular excavation or embankment work in the area.

C. When required by the Engineer or its designated representative, topsoil storage piles are to be protected by a complete ring of silt fencing.

3.3 TOPSOIL REPLACEMENT

A. It is the Contractor's responsibility to provide a minimum six inch (6") replaced depth of topsoil over all areas of the golf course to be seeded as well as prepare and seed all areas of the golf course where work has taken place, regardless whether shown on the plans. It is the Contractor's responsibility to remove an acceptable amount of topsoil to be replaced at the required six-inch (6") depth.

B. Areas with insufficient topsoil will require additional topsoil brought from areas on the site with an excess of topsoil.

C. All re-topsoiled areas are to be free of all rocks and stones three-quarters of an inch and larger.

D. Replaced topsoil is to be screened to a minimum of ¾ inches.

3.4 USE OF TOPSOIL FOR OTHER PURPOSES

A. Topsoil may be used in tee mixes as specified.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02302

SECTION 02303

GRADING AND SHAPING

PART 1 – GENERAL

1. DESIGN CONCEPT

A. A qualified golf course feature shaper must be provided to shape all golf features. Owner to supply resume of shaper prior to construction.

B. Any golf course feature shaper who proves that they do not have the ability to successfully shape the features to the Engineer or its designated representative's satisfaction will be removed from their shaping duty at the Engineer or its designated representative's request. They shall then be immediately replaced by a shaper approved by the Engineer or its designated representative.

C. It is not the intention of the Engineer or its designated representative to make onerous demands of the shaper, however, the shaper must fully understand the design and shaping intent of the Engineer or its designated representative and its importance to the success of the project prior to the start of the project.

1.1 ROUGH GRADING

A. Rough grading shall include the furnishing of all plant, labor, materials and appliances and the performing of all operations with the project: filling, cuts and fills; constructing embankments; earth excavation; the removal, hauling and stockpiling of suitable excavated materials for use in refilling, filling, grading and other such operations such; the removal and satisfactory disposal off of the site of unsuitable material; and appurtenant work. Complete in accordance with the Drawings and Specifications. This is also known as bulk earthmoving.

1.2 ROUGH SHAPING

A. Rough shaping shall include the preliminary shaping of the entire golf hole, all design features associated with a golf hole, the cart path and all drainage work associated with shaping. The Engineer or its designated representative will walk the hole with the shapers and explain the design concepts. The Contractor is required to take sufficient notes to ensure accurate communication. Prior to shaping, the Contractor will stake out each hole.

1.3 EARTHWORK BALANCE

A. This should be considered to be a "balanced" site. Should it be necessary, grades may be adjusted to balance the site. All grade adjustments must be approved by the Engineer or its designated representative.

1.4 GOLF COURSE SHAPING

A. In order to develop the finest possible golf course, the Engineer or its designated representative reserves the right to adjust the design of greens, tees, sand bunkers and fairway grades. These adjustments relate to green and bunker shaping, tee angles and placements, fairway slopes and mounding. All shaping refinements will be verbally communicated to the Contractor on site by the Engineer or its designated representative.

B. It should be recognized that the Engineer or its designated representative is expected to make refinements in the field in order to develop the finest quality golf course. This line item is added to ensure that the Engineer or its designated representative has the flexibility to improve a golf hole, beyond what is indicated on the grading plans. The detail plans are to act as a guide for the work, however, the Engineer or its designated representative will make these field changes in order to improve and enhance the playability and quality of the golf course.

PART 2 – PRODUCTS

Not Used

PART 3 – EXECUTION

3.1 ROUGH GRADNG

A. The Contractor shall complete all earthwork subgrading within the areas to be covered with topsoil under this item necessary to bring the surface of the proposed subgrade to the lines indicated on the Plans, and parallel to the proposed finished grade and compacted to ninety percent (90%) proctor. The surface of these subgrade areas are to be free from rock or other foreign material of four inches (4") or greater in any dimension. This operation is also known as bulk earthmoving and the acceptable level of workmanship is plus or minus one foot ($\pm$ 1').

3.2 CONDITIONS

A. The Engineer or its designated representative reserves the right to adjust any proposed grades or tee and green locations, within the parameters of the earthwork estimates, to meet field conditions or to enhance the character of the golf course and expedite construction. The detail plans act as a guide for the work; however, the Engineer or its designated representative will make changes to enhance the golf course.

B. At any time during the progress of the work that the Contractor finds any error, discrepancy, or confusion in the scope and/or quantity of the work, he must notify the Engineer or its designated representative immediately so a resolution of the problem can be made. No additional work should be done in the questionable area until a written authorization from the Engineer or its designated representative is obtained.

C. Haul distances and routes within the work area are the responsibility of the Contractor as long as they are coordinated and approved by the Engineer or its designated representative and Engineer before they are used. All haul roads must be repaired as appropriate for their location in the final golf course plan.

3.3 ROUGH SHAPING

A. Once the bulk cuts and fills are completed and compacted, the Contractor shall "shape" the fill into the desired golf features as shown on the Plans or laid out in the field by the Engineer or its designated representative. This phase is considered a critical part of the "artistic" golf course construction process that requires artistry in operating grading equipment. Many changes should be expected in the form, shape, and size of golf features during this phase. The acceptable level of workmanship for shaping is plus or minus four to six inches ($\pm$ 4"-6"). No topsoil shall be replaced until the Engineer or its designated representative approves the shaping.

B. All areas of the golf course, especially fairways and roughs are required to be graded so that surface water flows off as soon as possible. A minimum of one-and-one-half percent (1.5%) slope will be required to ensure positive drainage.

C. All areas of the golf course are to be constructed so that they are maintainable with standard riding golf course maintenance machines for the particular application or turf area. Rises that scalp when mowed, or depressions that do not allow mowing and/or allow water pocketing will not be accepted.

3.4 BENCHING

A. When embankment is to be placed on hill sides or when new embankment is to be compacted against existing embankments, or where embankment is built half-width at a time, slopes that are steeper than 8:1 shall be continuously benched as the work is brought up in layers. Benching shall be of sufficient width to permit operations of placing and compacting equipment.

3.5 VISIBILITY

A. Cuts and fills shall be made to allow for visibility from tee to landing area and shot to shot. At a minimum cuts and fills shall conform to the following (all measurements are taken from along the centerline of the golf hole):

1. On par-3 holes at least ninety percent (90%) of the putting surface shall be visible from all teeing areas.

2. On par-4 hole the entire landing area between 155 to 275 yards, along the centerline of the golf hole, as measured from the center of the rear tee shall be visible. In addition, the sixty percent (60%) of the putting surface shall be visible from this 155 to 275 yard landing area.

3. On par-5 hole the first landing area as defined above for par-4 holes shall be visible. In addition, the second landing area from 320 yards to 460 yards along the centerline of the golf hole, shall be visible from the first landing area. Sixty percent (60%) of the putting surface shall be visible from the second landing area and if possible and as directed by the Engineer or its designated representative the putting surface shall be visible from the first landing area, this is especially important for holes where the golfer is being encouraged to “go for the green in two.”

B. The cuts and fills for visibility are not necessarily shown on the plans but are a requirement for the successful development of the golf course. This is one of the most critical aspects of the golf course construction. The Contractor must be prepared and agreeable to performing these tasks until the satisfaction of the Engineer or its designated representative is achieved.

C. All landing areas are to be graded so that no slope is greater than five percent (5%).

3.6 GOLF COURSE SHAPING (FEATURE SHAPING)

A. Golf course (feature) shaping will commence after bulk cuts and fills (earthwork) is completed. This work must be performed as instructed by the Engineer or its designated representative. This work may also occur during the rough shaping work on any given hole. Since this item is designed to allow the Engineer or its designated representative to create features for the game of golf, it will be necessary that the Contractor be "flexible" for the execution of this work. In many cases, this work will be scheduled for days when the Engineer or its designated representative is physically on the site. The Engineer or its designated representative may ask that this work be completed while he is on site to review it. The Contractor should be ready and available to complete feature shaping at any time up to the installation of irrigation pipe. The Engineer or its designated representative will make an effort to be on site during the grading process to ensure architectural cuts and fills can be completed in a timely manner.

B. Feature shaping work will be staked by the Contractor as verbally instructed and approved by the Engineer or its designated representative.

C. The Engineer or its designated representative will speak directly with the Contractor's construction manager, shapers and best operators on site to verbally explain the intent of architectural cuts and fills. The Engineer or its designated representative reserves the right to request specific operators to work on the shaping of the golf course.

D. The Contractor's representative on site will receive prior notice of the Engineer or its designated representative’s site visit schedule to assist in planning construction of architectural cuts and fills.

3.7 DETAIL SHAPING

A. Detail shaping will be completed after all other work is done on the hole and prior to cleaning and finish grading. This is intended to ensure the Engineer or its designated representative’s right to make final revisions to the strategy of the golf hole. The shapers and Engineer or its designated representative will walk the hole one more time and review all last minute details of the shaping. The Contractor should at this time have the hole in a boxed-off, smoothed condition so that drainage and hole appearance can be checked.

B. During the detail shaping, the Engineer or its designated representative will concentrate on landing areas, swales, bunker line revisions, cart path walk-ons, approach areas to greens and contouring mowing patterns. The

Contractor will be required to complete the verbal instructions followed by written instructions of the Engineer or its designated representative to ensure a playable, draining golf hole. This work will include bulldozer refinements to grades, as well as additional work by a gradeall on sand trap lines. The putting surfaces will be smoothed and checked for problem areas.

C. The final grading before planting shall be done when the condition of the soil is not too wet so as to allow tracking, or too dry so that the seedbed is "fluffy" and not reasonably compacted. Any areas on the property that have been compacted by construction equipment, trucks, tractors, or storage of materials shall be plowed, disced, harrowed, fine graded, fertilized, and planted in accordance with the Specifications for the area within which it is located. The acceptable level of workmanship for fine grading is plus or minus one-half inch ($\pm$1/2").

D. The final grading on all putting and tee surfaces shall be done with either a handrake, sand trap rake, flexible mat drag, or a harrowgator. The acceptable level of workmanship for seedbed preparation is plus or minus one-quarter inch ($\pm$1/4") and a minimum of two percent (2%) positive surface drainage unless otherwise specified.

E. All other areas to be planted shall be smoothed with a land leveler, harrowgator, grader, or Scotch chain drag prior to seeding. On these areas, grade must meet an acceptable tolerance of plus or minus one-half inch ($\pm$ 1/2"). Allowances to depart from this standard must be in writing from the Engineer or its designated representative.

F. No other final grading tools will be permitted unless approved by the Engineer or its designated representative.

3.8 DIVERSION SWALES

A. Diversion swales are permanent drainage structures integrated into the golf course. Their function is to direct the flow of surface water around tees, greens, and fairways throughout the course. All swales will blend smoothly and evenly into surrounding areas. Swales will be required to drain every playing area of the golf course. Swales required are not necessarily shown on the detail plans. It is the responsibility of the Contractor to ensure that these swales are in place in order to surface drain all playing areas and shed water as quick as possible.

B. Diversion swales shall have a minimum slope of two percent (2%), side slopes will vary according to existing grades. The Contractor during

earthmoving will check the grade of these swales with surveying instruments, after topsoiling, and before planting to insure all swales have proper fall along their entire length. Contractor shall provide results of surveying information to the Engineer or its designated representative.

C. In areas where diversion swales cross proposed fairways, the Engineer or its designated representative shall direct the Contractor regarding the final location and appearance of these swales.

D. Swales shall be constructed so that they will be maintainable with standard riding golf course maintenance equipment for the particular grassing application.

3.9 WATER BARS

A. Water bars shall be installed to divert water. These water bars shall be an integral part of the golf course and blended within the earthwork and shall not be visible or offensive. Water bars shall be a minimum of twelve feet (12') long. Water bars shall be approved by theEngineer or its designated representative. Water bars shall be used as a secondary water management tool with precedent given to the diversion swales as defined in 3.8 above.

B. Grade of the water bars shall not exceed two percent (2%).

C. Water bars shall be mowable with standard riding golf course maintenance machinery used for the particular grassing application.

3.10 COMPLETION OF ROUGH GRADING AND SHAPING

A. The surface of the subgrade immediately prior to being covered with topsoil shall be raked or otherwise loosened to a depth of one inch (1"), stones greater than four inches (4") in diameter removed from the surface, and the surface graded smooth to nearly finish grade line before re-topsoiling. The intent of this provision is to insure that the topsoil layer is of consistent depth (6" compacted) over all areas free of stones and to avoid wasting topsoil to compensate for poor subgrade.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02303

SECTION 02304

GOLF COURSE DRAINAGE

PART 1 - GENERAL

A. This section refers to surface and subsurface drainage for the golf course, whether it is shown on the plans or added per Change Order.

PART 2 – PRODUCTS

2.1 FLEXIBLE DRAIN PIPE

A. The standard drain tile for greens, bunkers, and small depressions shall be flexible, perforated, corrugated, Polyethylene Drain Pipe, with a four inch (4") diameter. Pipe carrying drain water to outlet or catch basin is to be solid pipe or smooth interior corrugated pipe. Manufactures by ADS, Hancor or equal.

B. This pipe shall conform with the requirements of Type III, with a mazimum density of 0.960, Class “C”, Catergory 3, Grade P33.

C. The perforations shall have a width or diameter of between one thirty-second and one-eighth inch (1/32”-1/8) unless a different size is specified for a particular purpose.

2.2 SMOOTH WALL RIGID DRAIN PIPE

A. Rigid drain pipe may be substituted for flexible drain pipe if approved by the Engineer or its designated representative.

B. All pipe shall be rigid, thin wall, polyethylene plastic pipe, ASTM D3350, 1,500 lbs., crush test, ten foot (10’) lengths.

2.3 CORRUGATED METAL PIPE

A. Corrugated metal pipe (CMP) is not to be used unless specifically approved by the Engineer or its designated representative and the Engineer.

3.1 GENERAL

A. Surface drainage shall be directed as soon as possible to established drainage swales or diversions or to a subsurface drainage inlet. Surface drainage must be maintained to a minimum slope of two percent (2%). No surface drainage may be allowed to flow onto the tee areas or the greens, unless otherwise directed or approved by the Engineer or its designated representative.

B. All greens, bunkers, depressions, and any area that cannot be adequately drained by surface drainage shall be drained by subsurface drainage. Subsurface drain pipes are shown schematically on the Drainage Plan and in the construction details.

C. All size, length, and locations are to be considered to be estimates. Final locations, elevations, and sizes must be field verified after grading is completed. Any change from the Drainage Plan will be subject to the approval of the Engineer or its designated representative.

3.2 SUBSURFACE DRAIN PIPE

A. The minimum fall shall be one-half percent (0.5%) for corrugated interior pipe, and one twentieth of one percent (0.05%) in smooth interior pipe.

B. The Contractor shall use surveying equipment to verify the pipe has proper fall before backfilling.

C. Tile installation for drainage of greens and bunkers shall be as shown on the construction details, however the exact location of the of the tile shall be determined in the field by the Contractor, flagged, and approved by the Engineer or its designated representative prior to tile installation. Also see Green Construction Section for tile installation instruction.

D. It is the Contractor's responsibility to preserve, repair, or keep functioning all subsurface drainage on the site.

3.3 INSTALLATION

A. All drain pipe shall be installed in accordance with the construction details and in accordance with Section 02220 Trenching, Backfilling, and Compacting unless specified otherwise.

3.4 PIPE TERMINATION

A. All drain lines that terminate to atmosphere shall have the last ten foot (10') of the line composed of rigid plastic or metal, approved by the Engineer or its designated representative, equipped with an animal guard appropriate to the size and material of the pipe.

B. All pipes shall end with flared end sections manufactured for that purpose and outlet protection, such as rip-rap, appropriate for the pipe size and outlet velocity. All pipes outletting in water features with a maintained water level shall have the top of pipe a minimum of two (2) feet below the maintained water level, unless specified otherwise by the Engineer or its designated representative.

C. Pipes terminating below the maintained water level of a stream, pond, or retention basin shall have a headwall installed appropriate to the size and type of pipe.

3.5 DRAINAGE BASIN INLETS

A. It is the Engineer or its designated representative's intent to control surface water drainage by directing it to small grassy hollows that will in turn be drained as shown.

B. Location of drain inlets is to be coordinated with finish shaping to ensure proper on fairways operation of drainage system.

C. Prior to grassing, all drain inlet areas should have perforated tile encased in stone installed without inlet and exposed at least two feet (2’) until turf is established. Exposed tile shall be staked to stand straight up.

D. All drain inlets are to be sodded to a minimum distance of four feet (4’-0”) from the inlet and protected with silt fence, hay bales and silt bags.

E. It is the responsibility of the Contractor to maintain all subsurface drainage lines and drainage basins during the entire construction and grow-in process and until the time it is accepted for the Engineer or its designated representative.

3.6 FRENCH DRAINS

A. Ground water that is originating from non-detectable, sub-surface sources (springs) and cannot be surface drained shall be drained by the use of a "French drain". All French drain locations shall be verified by the Engineer or its designated representative prior to installation.

B. A French drain is constructed by excavating a trench a minimum of two inches (2") larger in width than appropriate tile size (four inches minimum) to be installed and to a depth that is either below the source of water or to a depth specified by the Engineer or its designated representative.

C. Trench shall be backfilled with washed gravel ranging from one-quarter to three-eighths inch (1/4"-3/8") in diameter to form a two inches (2") deep bed upon which the tile shall be placed, and then the trench will be backfilled with the same washed gravel to one inch (1") above existing, proposed, or surrounding grades.

3.7 AS BUILT DRAWING

A. The Contractor shall maintain at all times an up-to-date record plan showing the exact location and size of any new, replaced, or observed drain lines and to furnish these to the Engineer or its designated representative with all other "as built" drawings.

B. This drawing shall be at a scale of one to one hundred (1"=100') and shall be neat, legible, and reproducible by ordinary blue line methods.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02304

SECTION 02305

TEE CONSTRUCTION

PART 1 GENERAL

1.1 LOCATION

A. All tees shall be located as shown on the Plans and shall cover such areas as generally dimensioned, or as laid out in the field by the Engineer or its designated representative.

B. All tee construction shall be in conformance as found in the Drawings.

C. The Engineer or its designated representative reserves the right to alter size, shapes and locations of the tees so long as the total aggregate tee area over the entire golf course is not increased.

PART 2 PRODUCTS

2.1 TOPMIX

A. Topmix shall consist of 100% on-site topsoil and shall be processed through a 3/8-inch screen.

B. The Owner may determine that it is advantageous to install a sand based tee topmix and may do so at their discretion.

2.2 FERTILIZER AND LIME

A. Shall be determined by soil testing as specified in Section 02930.

2.3 STOLONS

A. As Specified in Section 02930.

PART 3 EXECUTION

3.1 SUBGRADING

A. All cuts and fills shall closely follow the Plans. Filled areas shall be laid in eight inch (8") lifts and compacted to ninety-five percent (95%) before the next lift of fill is laid in to prevent any occurrence of settling. The tees shall be built from the base upwards.

B. Care shall be taken to assure that no water will be trapped under the tee surface. To insure this, the Contractor shall construct the subgrade to a sufficient pitch to enable good subsurface drainage. The subgrade of the tees shall be of the same grade and shape of the desired finish grade.

C. The tees are to be graded and shaped in accordance with the sketch plans. In general, the tee surface, shall be constructed level from side to side. All tees are required to have a one percent (1%) fall (cross slope), from front to back.

D. Care shall be taken not to leave a sealed subsurface before topmix is applied by scoring the subgrade surface with a trackhoe, wire mat harrow, York Rake or similar implement.

E. The Engineer or its designated representative shall approve all subgrades of all tees prior the placement of the topmix.

3.2 TEE SIDESLOPES

A. In general, tee sideslopes shall be a maximum of 5:1 that is five feet horizontal to one foot vertical. Where this can not be achieved, and at the approval of the Engineer or its designated representative or as shown on the plans, sideslopes may be increased to a maximum of 3:1.

3.3 PLACEMENT OF TOPMIX

A. After acceptance of the subgrade by the Engineer or its designated representative, grade stakes shall be placed to insure a uniform depth of topmix is placed on the tee

B. Grade stakes shall not be further than fifteen (15) feet apart and should be placed at all significant contour of direction changes in subgrade

elevations unless approved by the Engineer or its designated representative.

C. With the grade stakes in place, a six inch (6”) compacted depth of the site screened topmix shall be spread on the tee surface with a bulldozer.

D. The topsoil shall be firmed in place in accordance with Specification Section 02306 – Part 3.10 with the exception that the finished depth shall be six inches (6").

E. Where multiple tees are adjacent to one another, the topmix is not to be draped over the sides of the tees. Topmix shall only be placed on the tee surfaces.

3.4 FINISH GRADING/LASER LEVELING

A. The finished grade of all tees shall be laser leveled with a laser aided grading device such as a small box blade, or attached to a small shaping bulldozer. The final laser grading of each tee must be approved by the Engineer or its designated representative.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02305

SECTION 02306

GREEN CONSTRUCTION

PART 1 GENERAL

1.1 GENERAL

A. Final shaping of greens shall be performed by an experienced golf course shaper approved by the Engineer or its designated representative.

B. The greens, bunkers, mounds, surrounds and chipping swales shall in general be shaped in accordance with the detail plans. However, the plans shall act as a guide and the Engineer or its designated representative reserves the right to make changes in their construction at any time prior to the placement of topsoil. All revisions shall be at no additional charge to the Owner.

C. The term “Greens Construction” shall refer to the green, bunkers, hollows, chipping swales, mounds and all other features that make up the entire green complex and surrounds.

D. Once drainage installation begins on any green subgrade, root zone mix shall be installed during the same day. If the root zone mix is not installed on the same day, the green cavity and drainage materials must be protected and guaranteed by the Contractor.

PART 2 - PRODUCTS

2.1 DRAINAGE

A. Refer to Section 02304.

2.2 WASHED PEA GRAVEL

A. Washed Pea-gravel is to be of one-quarter to three-eighths inch (1/4-3/8"). Pea-gravel is to conform to USGA specifications for putting green construction and meet the performance standards in Section 02307.

2.3 TOPMIX

A. Refer to Section 02307.

2.4 FERTILIZER AND LIME

A. All fertilizer shall be uniform in composition, free flowing and suitable for application with approved equipment, delivered to the site in unopened bags or other convenient containers, each fully labeled, conforming to the name or trademark, and warranty of the producer. Any fertilizer that has become caked, damaged or is unsuitable for use will be rejected. All fertilizers shall conform to the Federal and Commonwealth Fertilizer Laws. Fertilizers to be bulk spread may be delivered in bulk but must meet all of the above characteristics. All fertilizer shall include labeling bearing the manufacturers guaranteed analysis and shall conform to the individual specifications as listed in 3.12 below. Fertility program shall be by approved testing laboratory as specified in Section 02930.

2.6 SEED

A. As specified in Section 02930.

PART 3 EXECUTION

3.1 LOCATION

A. All greens shall be located as shown on the Plans and shall cover such areas as generally dimensioned on the Detailed Drawings for greens or as laid out in the field by the Contractor and as approved by the Engineer or its designated representative, or as directed in the field by the Engineer or its designated representative.

3.2 TOPSOIL

A. All topsoil shall be removed from the area to be worked prior to the commencement of green construction. If a fill is required to establish the green base elevation, the fill is to be native gravel from on site.

B. Topsoil stripping shall be done in accordance with Section 02302.

3.3 SUBGRADE

A. On proposed putting surfaces the grade shall be established and shaped sixteen inches (16") below the final green design grade. The allowable tolerance for acceptance is plus or minus one inch (±1”)

B. The subgrade shall be compacted sufficiently to prevent future settling which might create water-holding depressions in the subgrade surface and corresponding depressions in the putting surface.

C. The subgrade of the green shall be graded to conform to the finished contours of the green.

D. Prior to the installation of drainage, the subgrade of the green must be approved by the Engineer or its designated representative.

3.4 GREEN PERIMETER

A. The Contractor shall create a soil lip or “bathtub” to hold the green topmix and to establish the green perimeter, and the perimeter design grade of the greens collars and banks.

B. The interior of the green lip or “bathtub” should slope outward on a 45-degree angle or a 1:1 slope. The topmix will be contained within this perimeter.

C. The green collar will be constructed as part of the green area and will be prepared in the same manner as the green. The collar will be seeded on the outmost edge of the “bathtub” on top of the topmix.

D. A “tracer wire” shall be installed in the inside edge of all green “bathtubs.” This tracer wire shall be standard irrigation control wire.

3.5 DRAINAGE

A. Mainline trenches shall be dug as generally shown in the Plan Details. It is recognized that drainage patterns must be laid out on the subgrade of the green and can not be accurately or effectively depicted on paper. The Engineer or its designated representative is willing to demonstrate to the Contractor or his representative the system that is preferred.

B. Drain pipe for greens shall be flexible, perforated, corrugated, polyethylene drain pipe with a minimum of four-inch (4”) diameter.

C. Contractor is to supply and install any and all couplings and fittings necessary for the installation of the drainage pipe.

D. Refer to Section 02304 for pipe specifications.

E. Perforations shall be standard as per the manufacturer's specifications.

F. Drain patterns can be laid out in either a grid or herringbone pattern or a combination of both. Lateral lines shall be dug at a spacing of no more than eighteen feet (18') apart. Tile patterns should be laid out perpendicular to anticipated surface flows across the subgrade.

G. A "smile" drain is required at the low end of each green. The smile drain shall be cut as close as possible to the edge of the "bathtub" and must be a maximum of twelve inches (12") from the edge.

H. Trenches shall be dug as indicated on the construction details. The trench bottom shall produce a constant grade of not less than one-half percent (.5%) slope. The trench bottom shall also be cleaned and smoothed to a uniform grade.

I. All spoils from the trench shall be removed from the green subgrade.

J. Washed pea gravel of one-quarter to three-eighths inch (1/4-3/8") and as specified in Section 02307 shall be evenly spread four inches (4") deep in the bottom of all trenches. The four-inch (4") diameter perforated drainpipe shall be laid upon the gravel bedding. The pipe will then be covered with washed pea gravel to one inch above the level of the green subgrade and on either side of the trench to reduce the possibility of silting in.

K. Four-inch (4") solid PVC pipe shall carry the water once it leaves the green surface. All exit lines shall connect to the drainage system, or other non-play areas, or shall terminate in sumps. All sumps are to be approved prior to construction by the Engineer or its designated representative.

L. The upper end(s) of all drain lines shall begin at the high end of the green outside of the green surface in the rough area and are to be capped with a hard plastic solid cap with a metal cap for detection to allow for clean out of the drainage system. End caps shall be flush to grade to allow for proper mowing without damage, disturbance or interruption to maintenance machinery, disturbance or interruption.

M. A “tracer wire” shall be installed on all green drain pipe and shall be daylighted at the blow out vent at the upper edge of the green. This tracer wire shall be standard irrigation control wire.

3.6 GRADE STAKES

A. Grade stakes are to be placed on the green surface at frequent intervals no more than eighteen feet apart and at all significant contour or direction changes in subgrade elevations. All grade stakes should be marked at four inches (4”) and sixteen inches (16") above the subgrade. The four and sixteen inch markings refer to the green profile’s gravel layer and the finished grade of the topmix.

3.7 GRAVEL BLANKET

A. With the grade stakes in place, the subgrade of the green shall be covered with a four inch (4”) layer of washed pea-gravel, this washed pea-gravel is to be the same as used in the filling of the drainage trenches. The pea-gravel shall be graded to conform to the subgrade of the green and correspond with the four inch markings on the grade stakes.

B. Pea-gravel shall be transported to the individual green site and dumped within the bathtub and spread with a small shaping bulldozer. Gravel shall be spread so the bulldozer is operated over the gravel and not directly over the gravel backfilled drainage pipes.

3.8 SPREADING OF TOPMIX

A. The approved greens topmix shall be delivered to each green and spread immediately after installation of the gravel blanket.

B. The topmix shall be placed within one side of the green and spread with a bulldozer on top of the gravel blanket. The bulldozer is to work over the topmix so as not to disturb the gravel blanket layer. The bulldozer shall at all times work on top of a minimum twelve-inch (12”) layer of the topmix.

C. The finish grade of the topmix shall conform to the shaped subgrade of the green and shall be spread to match the elevations marked at the sixteen inch (16”) designation on the grade stakes. To re-establish the exact subgrade contours the greens mix shall be spread to conform to the grade stakes. The Contractor shall then regrade as necessary to obtain a uniform

twelve inch (12") greens mix layer. Acceptable tolerance for the final grading is plus or minus one-half inch (+ or - 1/2"). This is a critical step and will require very fine grading to achieve. The accepted method for measuring this uniformity is random probing to determine the depth of the mix.

3.9 FIRMING OF TOPMIX

A. After the topmix is spread to the required twelve inch (12”) depth it is to be uniformly firmed with the bulldozer by operating the bulldozer at numerous patterns across the surface of the topmix. The Engineer or its designated representative shall approve this process.

B. A thorough, uniform watering of the topmix may be required to aid and enhance the firming process.

3.10 FINISH GRADING

A. A final finish grading of the greens shall be performed prior to seeding. Finish grade on water soaked compacted topmix shall be accomplished only by the use of a hydraulically-controlled spike tooth harrow mounted on Toro Sand Pro, or hand raked with a three foot (3") landscape rake or other method demonstrated to, and approved by, the Engineer or its designated representative.

B. At least one hand raking of the greens will be required prior to seeding.

C. The Engineer or its designated representative must approve all operations and final finish grades before the seeding process begins.

3.11 APPLICATION OF NUTRIENTS ON THE PUTTING SURFACE(S)

A. After finish grading apply the nutrients as recommended by the soil tests as specified in Section 02930.

B. After the nutrients have been worked into the soil, fine grade the green surface. This should be accomplished by raking and rolling of the green surface. Upon completion of this step, the green should be tabletop smooth, and shall be free from any and all rocks, roots, stones and sticks. Green surface must be free from pockets that would hold water and mounds that would scalp when cut.

3.12 SEEDING

A. Before seed is applied, the putting surface shall be lightly scarified by rake or like instrument.

B. Greens are to be seeded by using a wheel mounted, gear driven, mechanical drop type seeder. The green seed must be mixed with Milorganite to help limit seed drift and improve flow through the spreader. The seeder shall be set to a low calibration so it will necessary to pass over the area not less than two (2) times and not less than two (2) different directions.

C. After seeding the green shall be "dimpled" with the tires of an Sand-Pro or other lightweight machine with similar tires. Use of a machine other then a Sand Pro must be approved by the Engineer or its designated representative or Owner's representative.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02306

SECTION 02307

GREEN TOPMIX

PART 1 GENERAL

1.1 SCOPE

A. This section specifies the components and the blending of the approved sand, peat moss and organic matter (as recommended by the laboratory from sample testing for mix ratios) sources to produce a rooting medium that is non-compacting, has high infiltration rates, ideal soil-water-air relationships, and will support vigorous plant growth when properly managed. This amended greens mix or blend shall be used on putting surfaces and greens collars.

B. Sand for the root zone mix shall for the most part meet all criteria of the USGA specifications for putting green construction. ***Test of sand is to be supplied.***

C. All other components for the root zone mix (peat and recommended organic matter) and gravel shall conform to all aspects of the USGA specifications, including bridging requirements.

D. All components of the root zone mix shall be approved by an approved testing laboratory such as Hummel and Company. Tests will continue to be performed until Hummel and Company approves a mix. The address for the test laboratory is N. W. Hummel & Co., 61 Cayuga Street, Trumansburg, New York 14886, Ph 607-387-5694, Fax 607-387-9499.

E. Contractor shall make available the principal of Hummel and Company to speak directly to the Engineer or its designated representative.

F. All reports from the testing company shall be original, signed and sealed. No second hand, copied or faxed reports will be accepted.

G. Contractor shall bear the costs of all testing and shipping of all samples. The Contractor shall pay for subsequent testing and shipping on rejected samples.

1.2 ROOT ZONE MIX

A. The root zone will be defined in this section and shall be selected as such. The root zone mixture will consist of a sand, processed peat, and recommended organic matter. The root zone mix will be evaluated using the ASTM Test Methods for putting green root zones by the Owner's testing agent, Hummel and Company at the Contractor's cost. A sand sample, a processed peat and recommended organic matter sample shall be submitted to Hummel and Company and tested for adherence to the specifications.

B. The root zone mix for greens putting surfaces will consist of approximately eighty percent (80%) sand of USGA specifications, and five percent (5%) recommended organic matter, and fifteen percent (15%) processed Sphagnum Peat by volume, and shall be at least twelve inches (12") deep when compacted and conform to design grade. ***The percentages of the blend may vary based upon the laboratory results and recommendation.***

C. Upon approval of the individual materials (sand, peat, recommended organic matter; as defined below) the testing agent shall blend the components as they deem most appropriate and then define the ratio of the sand, peat and recommended organic matter used to create the root zone mix. The ratio of sand, peat and recommended organic matter shall be based on laboratory testing and performance criteria defined in this section of the specifications.

PART 2 PRODUCTS

2.1 GRAVEL DRAINAGE MATERIALS

A. The gravel shall be a washed pea-stone or crushed stone that meets the following criteria: gravel material shall not have an LA Abrasion test (ASTM C-131) value exceeding 40, and a loss not exceeding 12% using the sulfate soundness test (ASTM C-88). In addition, the under drainage stone must meet the following criteria:
   1. 100% passing through a ½ inch sieve
   2. No more than 10% passing a 2mm (No 10) sieve
   3. No more than 5% passing a 1mm (No 18) sieve
   4. A uniformity coefficient (D90/D15) of less than or equal to 2.5

5. The D13 of the gravel must be less than or equal to 5 x D85 of the root zone mix
6. The D15 of the gravel must be greater than 5 x D15 of the root zone mix

2.2 PROCESSED SAND

A. Sand shall meet the following particle size criteria:

	Sieve Mesh	Diameter of sieve (mm)	Allowable range of % retained
Gravel	10	2.00	0 – 3%
Very coarse sand	18	1.00	0 – 10% combined with gravel
Coarse Medium	35 60	0.50 0.25	At least 60% In this range
Fine	100	0.15	20% maximum
Very fine	270	0.05	5% maximum
Silt		0.002	5% maximum
Clay		< 0.002	3% maximum

B. In addition to the above, there should be 100% passing through the No. 5 screen (4mm), and no more than 10% combined very fine sand, silt and clay.

2.3 RECOMMENDED ORGANIC MATTER

A. Organic matter shall be acceptable compost or humate as approved by the testing lab. Exact rates to be determined by testing lab. All components are to meet USGA specs.

2.4 PROCESSED PEAT

A. Peat shall be free of sticks, stones, or other debris and comply with the following: Peat shall have a total ash content of less than or equal to 15%, and a moisture content of 40 to 70%.

2.5 ROOT ZONE MIXTURE PERFORMANCE TESTING

A. ASTM Test Methods for sand based putting greens shall be used for the performance testing. Water retention shall be done at 30-cm tension. Tests shall determine compliance with specified ratio and provide calibration data for the quality control program. Tests shall comply with the following criteria on a core compacted at 14.3 ft-lbs/square inch.

Saturated hydraulic conductivity (inches per hour)	6 to 24 inches per hour
Bulk density (gm/cc)	1.3 to 1.65
Total porosity (percent)	35 – 55%
Aeration porosity*	15 – 30%
Capillary porosity*	15 – 25%
Saturation percentage*	40 – 55%

*determined @ 30 cm tension

B. The root zone mixture shall have an organic matter content of 0.7 to 3% on a dry weight basis, as determined by Method 1 of ASTM F-1647. The sand-soil-peat shall be mixed off site to a uniform consistency.

2.6 QUALITY CONTROL DURING CONSTRUCTION

A. Gravel Drainage Material: A one-gallon sample from each 500 cubic yard lot of gravel shall be tested. Upon approval of each of materials, the gravel shall be released for placement on the greens site. Contractor shall bear the cost of all testing and re-testing.

B. Root Zone Mix: After approval of the root zone mix components and mix, a one gallon sample of the blended mix for every 500 tons of mix shall be submitted for testing, to include particle size analysis, and organic matter content. Physical performance testing may be required if the Owners Testing Agent determines that there are discrepancies in the samples. Upon approval of the blended root zone mix, the material shall be released for placement on the greens. Contractor shall bear the cost of all testing and re-testing.

2.7 MATERIAL COMPLIANCE

A. The Contractor is responsible for ensuring that all the materials for greens construction are in total compliance with these plans and specifications. It

is suggested that the Contractor take sufficient samples to determine that daily deliveries to the site are always in specification compliance.

B. The topmix must adhere to USGA guidelines and recommendations for greens construction.

PART 3 EXECUTION

3.1 PREPARATION OF MODIFIED SOIL MIX

A. All blending of materials must be done off the site, unless another method of mixing is approved the Engineer or its designated representative.

3.2 OFF-SITE MIXING

A. The preferred method of blending approved sand and organic matter together to form a modified soil mix or amended soil blend is by using an auger type machine designed specifically for that purpose.

B. Off-site mixing shall be performed by company that specializes in computerized golf course mixing such as Greensmix or equal.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02307

SECTION 02308

SAND BUNKERS

PART 1 - GENERAL

1.1 SUMMARY

A. The bunkers shall, in general, be shaped in accordance with the details shown on the plans. However, the Contractor must be aware that the plans shall act as a guide and the Engineer or its designated representative reserves the right to make changes in their construction at any time prior to the placement of sand. All revisions shall be at no cost to the Owner.

B. Final shaping of bunkers shall be performed by an experienced golf course shaper approved by the Engineer or its designated representative.

PART 2 – PRODUCTS

2.1 BUNKER SAND

A. Bunker sand shall be screened to a medium grade A.S.T.M.E. size thirty-five (35) screen or Tyler equivalent of thirty-two (32), or an approved equal, or as accepted by the Engineer or its designated representative or Owner. Sand is to be imported white sand and free from stones. Sand is to be tested by the same laboratory in which the topmix is tested and may be the same sand as used in the topmix providing it meets all of the criteria listed above. The Engineer or its designated representative shall have final approval of the sand.

2.2 PIPE

A. Refer to Section 02304.

2.3 WASHED PEA GRAVEL

A. As specified in Section 02307.

PART 3 – EXECUTION

3.1 PREPARATION

A. All bunkers shall follow the Engineer or its designated representative's design in size, shape and depth as delineated on construction Detail sheets or laid out in the field by the Engineer or its designated representative. No bunker should be finish shaped until the Engineer or its designated representative has reviewed the bunker.

B. Machine and hand contouring will be a major portion of the bunker clean and finish grading. The Contractor shall have an experienced crew to complete this work. The Engineer or its designated representative will review this work verbally with the Contractor. It will be required that the same crew is responsible for the completion of all bunkers.

3.2 DRAINAGE

A. Trenches shall extend a minimum of ten (10) feet into each low area of the bunkers. The trench shall be a maximum of twelve inches (12") wide by a minimum of twelve-inches (12") deep. The bottom shall produce a constant grade of not less than one-half percent (.5%). The trenches shall exit to adjacent drainage systems, ponds or sumps in non-play areas, or as directed in the field by the Engineer or its designated representative.

B. Washed pea-gravel of one-quarter to three-eighths (1/4-3/8) inch diameter shall be evenly spread four inches (4") deep in the bottom of all trenches. Upon the gravel shall be laid the same four inch perforated pipe used in greens, without sock. A clean out shall be provided and capped at the high end of the bunker.

C. At the exit point of the bunker, the perforated pipe shall connect to four-inch (4") solid PVC pipe that shall exit as described above. Greenside bunkers may be connected to the solid outlet piping from the green and may be connected to the same outlet source.

D. The trenches shall then be backfilled to one (1) inch above grade with the gravel so as to prevent soil erosion onto the gravel. The portion outside the bunker shall be backfilled with soil and then covered with four (4) inches of topsoil, and prepared as specified for fairway and rough areas.

E. All drain lines where sand is not immediately installed are to be protected by the Contractor at his expense and repaired if necessary.

3.3 EDGING

A. The edging of the bunkers is the responsibility of the Contractor and will be coordinated and approved by the Engineer or its designated representative.

B. Prior to edging, the Engineer or its designated representative will determine which bunkers are ready for edging and he will mark the perimeter of the sand with paint provided by the Contractor.

C. The Contractor shall edge the bunkers to provide for an eight inch (8") vertical face at the bunker edge and then work the trap bottom to a concave shape. The base shall be compacted until it is smooth and firm.

D. After edging, all materials loosened will be removed by the Contractor prior to providing a smooth firm bottom ready to receive sand.

E. Any damages caused by the edging or filling operations shall be repaired by the Contractor to a smooth and harmonious grade and either seeded or sodded as determined by the Engineer or its designated representative.

F. No sand shall be placed in the bunker prior to the completion of the above steps without written permission of the Engineer or its designated representative.

3.4 SAND

A. Prior the placement of sand in bunkers, all bunker floors are to be compacted with a mechanical sidewalk compactor.

B. The sand will be spread evenly throughout the bunker at a depth of not less than six inches (6") loose compacted, in a manner approved by the Engineer or its designated representative. The sand will be kept free of debris until the course is turned over to the Owner at the completion of the project.

C. No sand shall be hauled to or deposited in the bunkers if damage to the course will result from such hauling.

D. All sand shall be hauled to the bunkers when the ground is frozen or solid to a depth sufficient to support the hauling vehicle or during any time when the ground is very dry and will support the hauling vehicle.

E. No sand shall be hauled to any bunker until it has been approved by the Engineer or its designated representative as being ready to receive sand.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02308

SECTION 02310

GRADING

PART 1 - GENERAL

1.01 SUMMARY

A. Provisions of the Special Provisions apply to this section.

B. Section Includes:

1. General exterior grading, cutting and filling, including grading for paving, planting areas, banks and hillsides.

C. Related Sections:

1. Section 02230: Site Clearing.

2. Section 02316: Excavating, Back-filling and Compacting for Pavement.

3. Section 02318: Excavating, Back-filling and Compacting for Utilities.

D. Definitions:

1. Agency – Los Angeles World Airports (LAWA)

1.02 SYSTEM DESCRIPTION

A. General:

1. Fees: Pay as required by authorities having jurisdiction over the area.

2. Bonds: Post as required by authorities having jurisdiction over the area.

3. Haul Routes and Restrictions: Comply with requirements of authorities having jurisdiction over the area.

4. Before grading, contact Underground Service Alert of Southern California (USASC) for information on buried utilities and pipelines.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Materials shall conform to requirements specified in this, related sections, and the Geotechnical Report, if available.

PART 3 - EXECUTION

3.01 PREPARATION

A. Protect and maintain installed stakes until their removal is required for the Work. Provide replacement grade or location stakes lost or disturbed.

B. Install grade stakes and compare to indicated grades. If discrepancies are found between existing grades and grades indicated on Drawings, do not proceed until discrepancies are resolved.

3.02 ROUGH AND FINE GRADING

A. Rough grade area sufficiently high to require cutting by fine grading:

1. Grade area for bituminous surfacing and other paving to the indicated grades, equal to the section of the indicated base and pavement.

2. Slope banks to required finish grades as cut progresses or leave cuts full and finish grade by mechanical equipment to provide grades and soil densities indicated on the Drawings.

3. Rough grade, fill and compact banks beyond indicated finish grades. Finish grade banks and slopes to indicated grades and specified soil densities.

4. Grade Only Areas: In areas not indicated to receive pavement, rough grade to approximate finish grades and then scarify, moisten and roll to obtain required density and indicated finish grades.

5. Tolerances: Finish grades shall be within a tolerance of 0.05 inch per foot above or below grades indicated. Provide an average grade as indicated.

B. Base or Subgrade:

1. After subgrade has been constructed to approximate required grades, scarify to a depth of at least 6 inches:

a. After scarifying, process loosened material to a finely divided condition and adjust moisture content to optimum condition by addition of water, addition and blending of dry suitable material, or by drying of existing material.

b. Subgrade material shall be compacted by tamping, sheepsfoot rollers or pneumatic tire rollers. Required relative compaction shall be 90 percent minimum for the top 6 inches below subgrade.

c. Install base course in accordance with Section 02319: Base Course.

2. Tolerance of completed grades of base or subgrade shall not vary more than 0.03 inch per foot from grades indicated. Provide an average grade as indicated.

3.03 SHORING

A. Provide shoring as necessary to properly and safely support earth sides of excavations, and existing curbs, sidewalks, gutter, drives and stairs, against movement and collapse.

B. Design and Calculations: Provide in accordance with requirement of governing California Building Code and Safety Orders of State of California, Division of Industrial Safety; Title 8, Subchapter 4, Article 6, Sections 1530 and 1541.

C. Remove shoring upon completion of the Work of this section or when no longer needed unless required otherwise by authorities having jurisdiction.

3.04 EXCESS MATERIAL DISPOSAL

A. Remove rubbish, debris, and waste materials and legally dispose of off the Project site.

3.05 PROTECTION

A. Protect the Work of this section until Substantial Completion.

END OF SECTION

SECTION 02316

EXCAVATING, BACKFILLING AND COMPACTING FOR PAVEMENT

PART 1 - GENERAL

1.01 SUMMARY

A. Provisions of the Special Provisions apply to this section.

B. Section Includes:

1. Excavating, backfill, and compacting for paved areas.

2. Installation of fill materials.

C. Related Sections:

1. Section 02230: Site Clearing.

2. Section 02310: Grading.

3. Section 02318: Excavating, Backfilling and Compacting for Utilities.

4. Section 02770: Site Concrete Work.

D. Definitions:

1. Agency – Los Angeles World Airports (LAWA)

1.02 SYSTEM DESCRIPTION

A. Import and Export of Earth Materials:

1. Fees: Pay as required by authorities having jurisdiction over the area.

2. Bonds: Post as required by authorities having jurisdiction over the area.

3. Haul Routes and Restrictions: Comply with requirements of authorities having jurisdiction over the area.

1.03 SUBMITTALS

A. Imported Soils: The Engineer, shall obtain initial product Sample for testing in accordance with the terms of sub-section 3.05 of this section.

1.04 QUALITY ASSURANCE

A. Comply with Standard Specifications for Public Works Construction, current edition, except as modified herein.

B. Sampling, testing, and certification of imported and/or exported soils shall be performed in accordance with Special Provisions.

1.05 PROJECT CONDITIONS

A. Information on Drawings or in soils report does not constitute a guarantee of accuracy or uniformity of soil conditions over the Project site.

B. A copy of the soils report is available for examination at the Engineer's office during regular office hours. Recommendations of the soil's report are part of this specification and shall be adhere to during construction by the Contractor.

PART 2 - PRODUCTS

2.01 BASE MATERIALS

A. Concrete Slabs On Grade: Provide "Crushed Aggregate Base " as specified in the Standard Specifications for Public Works Construction, Section 200: "Rock Materials," with ¾ inch maximum size aggregates. Provide 3 inch thick base, unless noted otherwise.

B. Bituminous Surfacing: As indicated on Drawings and specified in Section 02319 - Base Course.

2.02 FILL AND BACKFILL MATERIALS

A. Fill and backfill materials shall be previously excavated materials or imported fill material, free of clods and stones larger than 4 inches, foreign materials, vegetable growths, sod, expansive soils, rubbish and debris. Material shall conform to these specified requirements and related sections.

B. Fill material exhibiting a wide variation in consistency and/or moisture content shall be blended and/or aerated to stabilize and upgrade the material.

C. Imported Fill Material:

1. Provide suitable materials obtained from Project site excavations for earthwork and fill materials. If excavated materials are not of suitable quality or sufficient quantity, import additional materials as necessary.

2. Imported fill shall be a granular material with sufficient binder to form a firm and stable unyielding subgrade and shall not have more than 60 percent of fines passing 200 mesh sieve. Material shall have a coefficient of expansion of not more than 2 percent from air dry to optimum moisture content and not more than 6 percent from air dry to saturation. Imported material shall be clean and free of rubbish, debris, and toxic or hazardous contaminants. Adobe or clay soils are not permitted.

D. Other Fill Materials: Brick rubble and broken concrete originating from the Project site may be legally disposed of off the Project site or incorporated in fill, if reviewed by the Engineer. Unless otherwise required, no such materials may be imported from outside the Project site.

E. Permeable Backfill:

1. Provide permeable backfill material behind retaining structures consisting of gravel, crushed gravel, crushed rock, natural sands, manufactured sand, or combinations of these materials conforming to the following gradations:

Sieve Size:	Percentage Passing:
3/4 inch (19mm)	100
3/8 inch (10mm)	80-100
No. 100	0-8
No. 200	0-3

2. Those portions of fill material passing a No. 4 sieve shall provide a sand equivalent of at least 60.

3. Provided backing for weep-holes shall consist of 2 cu. ft. of aggregate in burlap sacks, securely tied. Aggregate shall conform to requirements for No. 3 concrete aggregate as specified in subsection 200-1.4 of the Standard Specifications for Public Works Construction.

4. Permeable Backfill Alternate Materials: Instead of the materials specified for retaining structures backfill, a drainage matting system such as Miradrain by Mirafi, Inc., or equal, may be provided if reviewed by the Engineer.

PART 3 - EXECUTION

3.01 SITE PREPARATION

A. Clear the Project site as required in Section 02230: Site Clearing.

3.02 PROTECTION

A. Protect and guard excavations against danger to life, limb, and property as required by, but not limited to, OSHA regulations.

B. Protect adjacent existing improvements including landscaping against damage.

3.03 EXISTING UTILITY LINES

A. Protect existing utility lines from damage or displacement.

B. Remove conduits or pipes not in service, exposed during Work, unless a minimum cover of 2 feet is provided. Remove concrete, clay or other non-metallic pipe over 8 inches in diameter, unless otherwise indicated.

3.04 EXCAVATION

A. Unclassified Excavations: Comply with the Standard Specifications for Public Works Construction, Section 300: "Earthwork," except as modified herein.

3.05 FILL

A. Unclassified Fill and Compaction: Comply with the Standard Specifications for Public Works Construction, Section 300: "Earthwork," except as modified herein.

B. Provide fill materials as specified in Part 2 – Products. If excavated materials from the Project site are not of required quality or sufficient quantity, import additional materials as necessary.

C. In addition to the requirements of this section, import and/or exported materials shall comply with the requirements of Geotechnical Report.

D. Imported fill materials shall be sampled by a geotechnical engineer, retained by the Owner as an Owner Consultant, for compliance with the requirements of Part 2 of this section.

E. The Engineer shall submit all samples to the Inspector.

F. Initial sampling shall be performed by the Engineer, before importing material to the Project site. Identify the location of the source site in addition to the address, name of the person and/or entity responsible for the source site. The Engineer, shall obtain both the initial and additional samples from the identified site and shall submit all samples to the approved independent testing laboratory for testing.

G. The Engineer, shall perform additional sampling during import operations. If the total quantity of import is determined to be greater than 1000 cubic yards of material, one sample shall be obtained and submitted for testing tested for each 250 cubic yards of imported material. If the total quantity of import is determined to be less than 1000 yards, one sample shall be obtained and submitted for testing for each 100 cubic yards of imported material.

H. The independent approved testing laboratory shall perform the required tests and report results of all tests noting if the tested material passed or failed such tests and shall furnish copies to the Inspector, Engineer, Architect, Contractor, and others as required. Report shall state tests were conducted under the responsible charge of a licensed State of California professional engineer and the material was tested in accordance with applicable provisions of the Contract Documents, Title 24, CCR.

I. Bills of lading or equivalent documentation will be submitted to the IOR on a daily basis.

J. Upon completion of import operations, provide the Inspector and the Engineer a certification statement attesting that all imported material has been obtained from the identified source site.

3.06 INSTALLATION OF MATERIALS

A. Fill or backfill materials shall be installed in horizontal layers of 6-8 inches, unless otherwise required. Each layer shall be evenly placed and moistened or aerated as necessary. Unless otherwise reviewed by the Engineer, each layer of fill material shall cover the length and width of the area to be filled before the next layer of material is installed. Top surface of each layer shall be installed to an approximate level with a crown or crossfall of at least 1 in 50, but no more than 1 in 20. Provide adequate drainage at all times during construction of the Work of this section.

3.07 COMPACTING

A. Each layer of fill material shall be compacted by tamping, sheepsfoot rollers, or pneumatic-tired rollers to provide specified relative compaction. At inaccessible locations, provide specified compaction by manually held, operated and directed compaction equipment.

B. Unless otherwise indicated, compact each layer of earth fill to a relative compaction of at least 90 percent.

C. When fill materials, or a combination of fill materials, are encountered or provided which develop densely packed surfaces as a result of installation or compacting operations, scarify each compacted layer before installing the next succeeding layer.

3.08 INSPECTION AND TESTING

A. The Engineer will inspect and test excavations, sample material quality as required in Part 2, and observe installation and compaction of fill materials.

B. The Engineer, will sample imported fill materials from their designated source before delivery to the Project site.

C. Installation of backfill shall be observed by the Engineer.

D. The Engineer, will inspect and test excavation Work before the installation of fill and/or other materials.

E. Compaction: Test compaction in accordance with ASTM D 1557, Method C.

3.09 PROTECTION

A. Protect the Work of this section until Substantial Completion.

3.10 CLEANING

A. Remove rubbish, debris, and waste materials and legally dispose of off the Project site.

END OF SECTION

SECTION 02318

EXCAVATING, BACKFILLING AND COMPACTING FOR UTILITIES

PART 1 - GENERAL

1.01 SUMMARY

A. Provisions of the Special Provisions apply to this section, including section 5 "Utilities."

B. Section Includes:

1. Excavating, backfilling, and compacting utility trenches such as water, gas, irrigation, storm drain, sewer lines, concrete-encased conduits, and manholes, vaults, valve boxes, catch basins, underground tanks, thrust blocks, yard boxes, pull boxes and other utility appurtenances.

C. Related Sections:

1. Section 02230: Site Clearing.

2. Section 02310: Grading.

3. Section 02316: Excavating, Backfilling and Compacting for Pavement.

4. Section 02630: Storm Drainage Systems.

5. Section 02770: Site Concrete Work.

6. Division 15: Mechanical.

7. Division 16: Electrical.

D. Definitions:

1. Agency – Los Angeles World Airports (LAWA)

1.02 SYSTEM DESCRIPTION

A. Import and Export of Earth Materials:

1. Fees: Pay as required by authorities having jurisdiction over the area.

2. Bonds: Post as required by authorities having jurisdiction over the area.

3. Haul Routes and Restrictions: Comply with requirements of authorities having jurisdiction over the area.

1.03 SUBMITTALS

A. Imported Soil: The Engineer shall obtain initial product Sample for testing in accordance with the terms of sub-section 3.05 of this section.

1.04 QUALITY ASSURANCE

A. Comply with the following as a minimum requirement: Standard Specifications for Public Works construction, current edition except as modified herein.

B. Sampling, testing, and certification of imported and/or exported soils shall be performed in accordance with Section 01440.

1.05 PROJECT CONDITIONS

A. Information on Drawings or in soils report does not constitute a guarantee of accuracy or uniformity of soil conditions over the Project site.

B. A copy of the soils report is available for examination at the Engineer's office during regular office hours. Recommendations of the soil's report are part of this specification and shall be adhere to during construction by the Contractor.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Bedding material from trench bottom to one foot above the pipe:

1. Sand, gravel, crushed aggregate or native free-draining granular material providing a sand equivalent of at least 30 or a coefficient of permeability greater than 1.4 inches per hour.

2. Sand complying with the Specifications for cement concrete aggregates.

B. Backfill Materials:

1. Excavated trench material to be installed for backfilling shall be clean, free of large clods, and stones larger than 2-1/2 inches in any dimension.

2. Cement-sand slurry shall be provided with 1 sack of cement per cubic yard of the mixture.

3. Imported Fill Material: Imported fill material shall be a granular material with sufficient binder to form a firm and stable unyielding subgrade and shall not have more than 60 percent of fines passing a 200 mesh sieve. Material shall provide a coefficient of expansion of not more than 2 percent from air dry to optimum moisture content and not more than 6 percent from air dry to saturation. Imported materials shall be clean and free of rubbish, debris, and toxic or hazardous contaminants. Adobe or clay soils are not permitted.

PART 3 - EXECUTION

3.01 GENERAL

A. Before excavation, contact the "Underground Service Alert of Southern California" (USASC) for information on buried utilities and pipelines.

B. Barricade trenches, ditches, pits, sumps, and similar Work outside the barricaded working area with chain link fence as specified in the Special Provisions, and in accordance with Cal-OSHA standards and requirements.

C. Saw-cut concrete or bituminous paving for trench installation.

D. Trenches over 5 feet in depth shall conform to the Construction Safety Orders of the California Division of Industrial Safety.

E. Where indicated and/or required to excavate in lawn areas, protect adjoining lawn areas outside of the Work area. Replace or install removed sod upon completion of backfill by installing sod level with adjacent lawns. If installation of removed sod fails, furnish sod and install to match existing lawns.

F. Backfill over excavations to the required elevations with earth, gravel, sand, or concrete and compact as required. Provide excavations free from standing water by pumping, draining, or providing protection against water intrusion. Slope adjacent grades away from excavations to minimize entry of water.

G. Do not install piping lengthwise under concrete walks without review by the Architect.

H. Do not excavate trenches parallel to footings closer than 18 inches from the face of the footing or below a plane having a downward slope of 2 horizontal to one vertical, from a line 9 inches above bottom of footings.

1. Unless otherwise indicated on Drawings, depth of excavations outside the buildings shall allow for a minimum coverage above top of pipe, tank, or conduit measured from the lowest adjoining finished grade, as follows:

Steel Pipe	24 inches below finished grade
Copper Water Tube	18 inches below finished grade
Cast-Iron Pressure Pipe	36 inches below finished grade
Plastic Pipe (other than waste)	30 inches below finished grade
Tanks or other structures	36 inches below finished grade
Soil, Sewer & Storm Drain	minimum 30 inches below finished grade, and as required for proper pitch and traffic load. (Install polypropylene sewer pipe with at least 24 inches coverage)
Irrigation Pipe:	nonpressure pipe - 12 inches, pressure pipe 24 inches

2. Trench width shall provide ample space for fitting and joining. Excavate for piping bells and fittings, bell and spigot pipe and other fittings.

I. Unless indicated otherwise, excavate trenches to the required depths for utilities, such as pipes, conduit and tanks, with minimum allowances of 6 inches at the bottom and 6 inches at the sides for bedding of unprotected piping or as required for concrete encasement of conduits as indicated on Drawings. Grade bottom of trenches to a uniform smooth surface. Remove loose soil from the excavation before installing sand bedding or concrete encasement.

J. Provide excavations free from standing water by pumping, draining, or providing protection against water intrusion. If soil becomes soft, soggy, or saturated, excavate to firm undisturbed soil and fill as required. Slope adjacent grades away from excavations to minimize entry of water.

K. Provide a minimum clear dimension of 2 inches from sides of wall excavation to outer surfaces of buried pipes or conduits installed in the same trench or outside surfaces of containers and/or tanks.

L. Do not install backfill until required inspections and testing is completed.

M. Backfill electrical or other excavated utility trenches located outside of barricaded installation areas within 24 hours after inspection by the IOR.

N. Install backfill materials in layers not exceeding 4 inches in thickness and compact to 90 percent of the maximum density.

O. If materials excavated from the Project site are not permitted for trench backfill in paved areas, backfill trenches with a cement-sand slurry mix. Install backfill to an elevation of the existing undisturbed grade plus one inch.

P. Install and compact sand bedding to provide a uniform full length bearing under piping and conduits.

Q. Where portions of existing structures, walks, paving, or other improvements are removed or cut for piping or conduit installation, replace the material with equal quality, finished to match adjoining existing improvements. Repair pavement as specified in Section 02765: Pavement Repair.

3.02 IMPORT/EXPORT OF MATERIALS

A. Provide fill materials as specified in Part 2- Products. If excavated materials from the Project site are not of required quality or sufficient quantity, import additional materials as necessary.

B. In addition to the requirements of this section, import and/or exported materials shall comply with the requirements of the Geotechical Report.

C. Imported fill materials shall be sampled by the Engineer for compliance with the requirements of Part 2 of this section.

D. The Engineer shall perform the tests by utilizing an independent approved testing laboratory.

E. Initial sampling shall be performed by the Engineer before importing material to the Project site. Identify the location of the source site in addition to the address, name of the person and/or entity responsible for the source site. The Engineer shall obtain both the initial sample and additional samples from the identified site and shall submit all samples to the approved independent testing laboratory.

F. The Engineer shall perform additional sampling during import operations. If the total quantity of import is determined to be greater than 1000 cubic yards of material, one sample shall be obtained and submitted for testing for each 250 cubic yards of imported material. If the total quantity of import is determined to be less than 1000 yards, one sample shall be obtained and submitted for testing for each 100 cubic yards of imported material.

G. The independent approved testing laboratory shall perform the required tests and report results of all tests noting if the tested material passed or failed such tests and shall furnish copies to the Inspector, Engineer, and Architect. Contractor, and others as required. Report shall state tests were conducted under the responsible charge of a licensed State of California professional engineer and the material was

tested in accordance with applicable provisions of the Contract Documents, Title 24, CCR. Upon completion of the Work of this section, the independent testing laboratory and the engineer shall submit a verified report to the Inspector as required by Title 24, CCR.

H. Bills of lading or equivalent documentation will be submitted to the Inspector on a daily basis.

I. Upon completion of import operations, provide the Engineer a certification statement attesting that all imported material has been obtained from the identified source site.

3.03 INSPECTION AND TESTING

A. The Engineer will inspect and test excavations, sample material quality as required in Part 2, observe installation and compaction of fill materials.

B. Compaction test shall be performed in accordance with ASTM D 1557, method "C."

3.04 PROTECTION

A. Protect the Work of this section until Substantial Completion.

3.05 CLEANUP

A. Remove rubbish, debris, and waste materials and legally dispose of off the Project site.

END OF SECTION

SECTION 02630 - STORM DRAINAGE SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Provisions of Part 1 - General Provisions apply to this section.

B. Section Includes:

1. Catch basins, grates and frames; curb inlets; drainage pipes; sub-surface drains; manhole covers and frames; surface run-off collection.

C. Related Sections include the following:

1. Section 02230: Clearing and Grubbing.

2. Section 02310: Grading.

3. Section 02315: Excavating, Backfilling and Compacting.

1.2 REFERENCES

A. ASTM D1557 – Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb Rammer and 18 inch Drop.

B. “Standards Plans and Specifications, Department of Public Works,” City of Los Angeles.

C. CALTRANS Standards, Latest Edition.

1.3 SUBMITTALS

A. Shop Drawings: Submit site plan denoting locations of lines, valves, and appurtenances.

B. Product Data: Submit data for all required materials, including technical data for accessories, information concerning gaskets, joints and couplings.

1.4 SUBMITTALS AT PROJECT CLOSEOUT

A. Accurately record actual locations components and invert elevations.

B. Identify and describe unexpected variations to subsoil conditions or discovery of uncharted utilities.

1.5 REGULATORY REQUIREMENTS

A. Perform all work of this Section in strict accordance with applicable Government Codes and Regulations especially meeting all safety standards and requirements of CAL/OSHA, Department of Public Works, and the City of Los Angeles as indicated.

B. CALTRANS Standards.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Storm Drain Pipe: Provide in conformance with Section 207 - Pipes and Section 208 - Pipe Joint Types and Materials of the Standard Specifications for Public Works Construction.

B. Perforated Subsurface Drain Pipe: Provide shop-perforated with perforations symmetrically located within a maximum arc of 160 degrees. Perforations shall provide a total open area of at least 0.3 square inches per linear foot of pipe, with a minimum of one perforation per linear foot, except for joint areas. Perforation shall be either holes or slots. Hole diameters of 1/4 inch minimum to 3/8 inch maximum. Width of slots of 3/16 inch minimum to 5/16 inch maximum with slot length not exceeding 4 inches.

C. Concrete, Mortar and Related Materials: Conform to Section 02770: Site Concrete Work.

D. Metal Covers, Grates, Frames and Accessories:

1. Conform to Section 206 - Miscellaneous Metal Items of the Standard Specifications for Public Works Construction.

2. Hot-dip galvanize steel parts after fabrication and before installation, in accordance with Section 210 - Paint and Protective Coating of the Standard Specifications for Public Works Construction.

3. Grates and Frames: Vandal-proof design and construction.

E. Bedding Material for Pipe: Conform to the requirements of Section 02315: Excavating, Backfilling and Compacting as required.

F. Filter Material for Subsurface Drain: Non-woven geotextile filter fabric, Mirafi 140N, or ECC2 by US Construction Fabrics LSS; or approved equal.

G. Aggregate Around Perforated Pipe: 6 inches of gravel containing no particles finer than a 3/8 inch to 1/2 inch sieve opening size.

H. Manhole Brick Mortar, Grout, and Plaster: Conform to Standard Specifications for Public Works Construction, Section 202 - Masonry Materials.

PART 3 - EXECUTION

3.1 EXCAVATION, BACKFILLING AND COMPACTING

A. Conform to the requirements of Section 02315: Excavating, Backfilling and Compacting as required.

3.2 INSTALLATION OF PIPE

A. Conform to Section 306 - Underground Conduit Construction of the Standard Specifications for Public Works Construction.

B. Non-ferrous drain pipe installed with less than 12 inches of cover to finish grade shall be provided with a 4 inch thick concrete pipe encasement.

3.3 DRAINAGE APPURTENANCES

A. Catch basins, junction chambers, manholes, box culverts, outlet chambers and other drainage structures: Construct as indicated on drawings and as specified in Section 02770: Site Concrete Work.

3.4 ABANDONED DRAINAGE LINES AND STRUCTURES

A. Cap or plug existing drain lines that are cut and abandoned and remove existing drainage structures that are abandoned.

3.5 PROTECTION

A. Protect the work of this section until substantial completion.

3.6 CLEANUP

A. Remove rubbish, debris, and waste materials and legally dispose of them off the project site.

END OF SECTION- 02630

SECTION 02770

SITE CONCRETE WORK

PART 1 - GENERAL

1.01 SUMMARY

A. Provisions of the Special Provisions apply to this section.

B. Section Includes:

1. Portland cement concrete pavement, cement walks, curbs, gutters, mowing strips, fence post footings, sliding gate concrete tracks, catch basins, pipe bedding and encasements, and light standard bases and footings, and equipment pads.

C. Related Sections:

1. Section 02310: Grading.

2. Section 02316: Excavating, Backfilling and Compacting for Pavement.

3. Section 02319: Base Course.

4. Section 02630: Storm Drainage Systems.

5. Division 15: Mechanical.

6. Division 16: Electrical.

1.02 SUBMITTALS

A. Shop Drawings: Submit plans, elevations and details of concrete site Work.

B. Product Data: Submit mix designs and manufacturer's technical data for materials and products. Submit 3" x 3" concrete Sample of each specified color.

C. Material Sample: Submit one concrete bumper to the Inspector for destructive testing.

1.03 QUALITY ASSURANCE

A. Comply with Standard Specifications For Public Works Construction.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Concrete, Mortar and Related Materials: Comply with applicable provisions of Standard Specifications for Public Works Construction, Section 201 - Concrete, Mortar and Related Materials:

1. Concrete: 28-day compressive strength 2,500 psi, unless specified otherwise.

2. Reinforcing Mesh: ASTM A 185, 4x4/W1.4 x W1.4 welded wire mesh.

3. Expansion Joint Filler: Preformed expansion joint filler, bituminous type, complying with ASTM D 994.

B. Form Materials:

1. Side forms: Douglas fir, Construction Grade or Better or metal forms.

2. Stakes: Douglas fir, Construction Grade or Better or metal stakes.

PART 3 - EXECUTION

3.01 CONSTRUCTION OF FORMS FOR CAST-IN-PLACE STRUCTURES

A. Concrete Pavement: Install Portland cement concrete pavement in compliance with the Standard Specifications for Public Works Construction, Section 302- Roadway Surfacing.

B. Miscellaneous Exposed Concrete: Install concrete curbs, walks, gutters, cross gutters, access ramps, driveways, catch basins, yard boxes, vaults and similar structures, in compliance with the Standard Specifications for Public Works Construction, Section 303 - Concrete and Masonry Construction.

C. Exposed Concrete Bases: Install bases, such as for post, light standards and similar bases, in compliance with the Standard Specifications for Public Works Construction, Section 303 - Concrete and Masonry Construction.

D. Post, light standard footings below grade, underground conduit bedding, encasements, and similar structures may be placed \directly in excavations conforming to the required sizes.

E. Reinforcement installation and concrete placement, surface finishes, curing and removal of forms shall be performed in compliance with applicable provisions of Standard Specifications for Public Works Construction, Section 303 - Concrete and Masonry Construction. Provide heavy broom finish at slopes exceeding six (6) percent and medium broom finish at slopes up to six (6) percent.

3.03 CLEAN UP

A. Remove rubbish, debris, and waste materials and legally dispose of off the Project site.

3.04 PROTECTION

A. Protect the Work of this section until Substantial Completion.

END OF SECTION

SECTION 02811

GOLF COURSE TURF IRRIGATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Pipe and fittings, valves, outlets, and accessories.

B. Connection to utilities.

C. Control sections.

1.02 RELATED SECTIONS

A. Section (Local Codes): Water Supply

B. Section (Local Codes): Electric Supply

1.03 REFERENCES

A. ANSI/ASTM D2282 – Acrylonitrile-Butadiene-Styrene (ABS) Plastic Pipe (SDR-PR).

B. ANSI/ASTM D2564 – Solvent Cement for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings.

C. ASTM B32 – Solder Metal.

D. ASTM D2235 – Solvent Cement for Acrylonitrile-Butadiene-Styrene (ABS) Plastic Pipe and Fittings.

E. ASTM D2241 – Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR).

F. FS 0-F506-Flux, Soldering; Paste and Liquid.

1.04 SYSTEM DESCRIPTION

A. The sprinkler system shall include sprinklers, valves, piping, fittings, controller, wiring, all sizes and types as shown on the drawings and specified. The system shall be constructed to grades and conform to areas and locations as shown on the drawings.

Sprinkler lines shown on the drawings are essentially diagrammatic. Spacing of the sprinkler heads or quick coupling valves are shown on drawings.

Unless otherwise specified or indicated on the drawings, the construction of the sprinkler system shall include the furnishing, installing, and testing of all mains, laterals, risers, and fittings, sprinkler heads, quick coupling valves, gate valves, control valves, controllers, electric wire, controls, enclosures, and other necessary specialties and the removal and /or restoration of existing improvements, excavating and backfill, and all other work in accordance with the plans and specifications as required for a complete system.

1.05 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Within five (5) days after award of the contract, the contractor shall submit three (3) copies of a material list, complete with manufacturer's name and numbers covering all material to be furnished under this contract with three (3) copies of descriptive literature on all items listed on material list. Commence no work before approval of material by the Engineer or its designated representative. No material to be installed before on site inspection and approval by Engineer or its designated representative.

Items to be covered:

Pipe
Fitting and Solvent
Gate Valves
Automatic Valves
Automatic Controls
Wire Connectors
Sprinklers

All material shall be those specified and approved by the Engineer or its designated representative. Substitution will be allowed only where the substitution is approved by the Engineer or its designated representative.

For purposes of a cleaner and legible drawing, sprinkler lines are essentially diagrammatic and size and location of the equipment is drawn to scale whenever possible. Contractor shall make use of all data in all contract documents and shall verify this information at the construction site with the Owner's Representative. Contractor shall furnish and install all work called for on the drawings, whether or not specifically mentioned in the specifications.

All sleeves shall be Class 200 PVC or stronger – size noted on plans. All sleeves are required at every crossing indicated on drawings.

All sleeves are to be installed under proposed pavement areas prior to subgrade and base construction.

Sleeves are to have a minimum of 24" and a maximum of 36" clearance below bottom of curb.

All sleeves are to have a minimum horizontal separation of 24" and a maximum of 36" from center to center.

Stub up sleeve pipe 12" above ground surface and cap. Paint cap with fluorescent orange paint for easy identification.

The location of all sleeves shown on the plans is schematic. The contractor shall make any adjustments necessary to accommodate existing vegetation, utilities, or other existing conditions of sprinkler heads, plant and landscaping features, site structures, schedule of fittings to be used.

C. Product data: Provide component and control system and wiring diagrams.

D. Samples: Provide one outlet of each type, with housing. [Accepted samples may (not) be used in work].

E. Manufacturers' installation instructions: Include controller, pump unit.

1.06 PROJECT RECORD DOCUMENTS

A. Submit under provisions of Section 01702.

B. Accurately record actual locations of piping system and Control System for Engineer or its designated representative review visits.

1.07 OPERATION AND MAINTENANCE DATA

A. Submit under provisions of Section 01702.

B. Provide instruction for operation and maintenance of system and controls, seasonal activation and shutdown, and manufacturer's parts catalog.

1.08 REGULATORY REQUIREMENTS

A. Codes and Ordinances:

1. All materials and operations shall conform to all applicable codes and ordinances. It is the Contractor's responsibility to investigate and adhere to all regulations.
2. Irrigation System shall adhere to all located codes and regulations related to utilization of reuse irrigation water. It is Contractor's responsibility to investigate and adhere to all regulations.

B. Permits and Fees:

The Contractor shall obtain, at his expense, all required permits and shall pay all required fees. Any penalties imposed due to failure to obtain any permits or pay any fee shall be the responsibility of the Contractor.

C. Warranty and Guarantee:

The Contractor shall furnish a certificate of warranty registration and a written guarantee of work and materials for a one-year period from the date of final acceptance of the irrigation system by the Engineer or its designated representative.

1.09 FIELD MEASURMENTS

A. Verify that field measurements are as shown on drawings.

1.10 EXTRA MATERIALS

A. Provide the following extra components under provisions of Section 01702:

1. Six sprinkler heads of each type and size.
2. Six valve keys for manual valves.
3. Six valve box keys.
4. Six wrenches for each type head core and for removing and installing each type head.
5. A set of equipment tools for maintenance repair.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Rain Bird or Toro or Hunter: Control System.

B. Rain Bird or Toro or Hunter: Remote Control Valve

C. Rain Bird or Toro or Hunter: Sprinklers

D. Substitutions: Under Provisions of Section 01600.

2.02 MATERIALS

A. Pipe: PVC in accordance with ASTM D2241; 200 PSI, 1.38 MP a pressure rated upstream from control, rubber gasketed joints and solvent-weld sockets.

B. Sleeve Material: Class 200 PVC Pipe.

2.03 OUTLETS: Durable Plastic Construction.

A. Sprinkler Heads:

Unless otherwise specified or designated on the drawings, the installation of sprinkler heads shall include the excavation and backfill, the furnishing, installing and testing of risers, fittings, and sprinkler heads, and the removal and/or restoration of existing improvements and all other work in accordance with the plans and specifications.

Sprinkler heads shall be of the types and sizes with the diameter of radius of throw, pressure, discharge and any other designations necessary to determine the types and sizes, as indicated on the drawings. All cases shall be 11/2"or 1" as noted on drawings.

All heads of a particular type and for a particular function in the system shall be of the same manufacturer and shall be marked with the manufacturer's name and identification, in such a position that they can be identified without being removed from the system.

All sprinkler heads and quick-coupling valves shall be set perpendicular to finished grades unless otherwise designated on the drawing or otherwise specified.

B. QUICK COUPLING VALVE

The body shall be constructed of heavy cast bronze. The cover shall be adurable, protective rubber cover.

The valve shall be opened and closed by a brass key of the same manufacturer. The valve throat shall have a keyway with detent positions for regulating water flow.

The quick coupling valves, where indicated on the drawings, turf valves constructed of highest grade heavy bronze casted bodies.

2.04 VALVES

A. Automatic Remote Control Valves, Electric Solenoid Type.

The automatic remote control valves, where shown on the drawings, shall be slow acting diaphragm type electric solenoid operated valves of sizes as indicated on the drawings. The valves shall be solenoid actuated, hydraulic operating valves of the glove screwed pattern type. The solenoid shall be for 24 volt, 60 cycle operation with running current of 2 Watts. The solenoid shall be completely epoxy encapsulated for positive waterproofing with a stainless steel shunt band. The valve shall be slow opening and closing. The valve bonnet shall be constructed of heavy cast bronze with accurately machined valve seat surfaces, internal parts and female pipe thread connections. The outlet side of the valve. The solenoid plunger shall be spring loaded so that the valve may be operated when installed in any position and shall be constructed of stainless steel. The diaphragm shall be of a durable nylon reinforce neoprene. Valve bonnet shall be equipped with a bleed screen for manual operation of the valve at any time. Valve bonnet shall be secured to the valve body by corrosion resistant stainless steel bolts. Valve to have pressure regulator.

B. GATE VALVES FOR MAINLINE

All gate valves for PVC shall be rubber ring type with bells modified for PVC pipe rubber rings shall also be of AWWA specifications. Waterous Series 500 or approve equal.

C. VALVE BOXES

All remote control valves, manual control valves, zone shut off valves, gate valves, or globe valves unless otherwise indicated shall be installed in suitable plastic or other type valves access box of proper size as required for easy access to valve. Access boxes shall be complete with plastic or other approved type cover, as indicated on plan, as manufactured by Ametek.

All valve access boxes shall be provided with proper length and size extensions, wherever required, to bring the valve boxes level with the finish grade.

2.05 AUTOMATIC CONTROLLER AND CONTROL SYSTEM

A. The Automatic Sprinkler System Controls shall be as specified or designated on the drawings, complying to manufacturers specifications for lightning protection and installation.

B. 24 VOLT WIRING

All electrical controls wire size #14-1 and common wire size #10-1 shall be irrigation direct burial control cable. Wiring used for connecting the automatic remote control valve to the automatic controllers shall be type "UF" 600 volt, solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder cable.

Insulation shall be a minimum 4/64" thick covering of ICC-100 compound for Positive water proofing protection. Each controller shall have it's own common wire to respective valve. Control and common wires for each controll shall be colored as follows: Common – White; Control – Red.

Contractor verification of wire types and installation procedures shall be checked to make sure they conform to local codes.

ELECTRICAL WIRE CONNECTIONS

Wire connection to remote control electric valves and splices of wire in the field, if allowed by the Engineer or its designated representative, shall be made in the following manner and as shown on the details of the plans, using Pen-tite wire connectors and sealing cement.

1) Strip ends of wires and push wires though the holes of the based of socket.

2) Twist wires together and mechanically bond together using crimp pliers.

3) Pull wire connection back into based socket as far as possible.

4) Apply solvent cement to outside of sealing plug. This assures cement completely sealing around wire insulation and water proofing the connection.

5) Push sealing plug into base socket, using slight twisting motion until it bottoms.

6) Push wire unseating sealing plug. This assures cement completely sealing around wire insulation and waterproofing the connection.

It is important the joint be absolutely waterproof so that there is no chance for leakage of water and corrosion build-up on the joint.

C. 120 VOLT WIRING

1) Wire sizes indicated on submittal shall be for copper (#8 and smaller wire shall be solid; #6 and larger shall be stranded).

2) Wiring shall be installed with twenty-four (24") inch cover with a bright colored ribbon 2" above wire imprinted with the notation "Electrical Under" continuously on ribbon. 120 VAC power lines that are not installed with controller control wiring shall have ribbon installed.

3) Minimum depth of ribbon shall be 18".

4) All splices shall be done with Scotchlok Epoxy splice kits or equal.

5) All wiring shall be done in accordance with applicable electrical codes.

6) All wire shall be type UF/UL approved copper for underground direct burial.

7) All circuits shall be identifiable by color coding.

8) All controllers are to be grounded in accordance to local code and the manufacturer's recommendations.

9) All wire installed above ground shall be installed in steel conduit per applicable codes.

2.06 SLEEVES

A. All sleeves shall be Class 200 PVC or stronger. Size noted on plans. All sleeves are required at every crossing indicated on drawings.

B. All sleeves are to be installed under proposed pavement areas prior to subgrade and base construction.

C. Sleeves are to have a minimum of 24" clearance below bottom of finish.

D. All sleeves are to have a minimum horizontal separation of 24" and a maximum of 36" from center to center.

E. The location of all sleeves shown on the plans is schematic. The Contractor shall make any adjustments necessary to accommodate existing vegetation, utilities, or other existing conditions of sprinkler heads, plant and landscaping features, site structures, schedule of fittings to be used.

PART 3 - EXECUTION

A. Verify that field conditions are acceptable and are ready to receive work.

B. Verify location of existing utilities.

C. Verify that required utilities are available, in proper location, and ready for use.

D. Beginning of installation means installer accepts existing conditions.

3.01 PREPARATION

A. Piping layout indicated in diagrammatic only. Route piping to avoid plants and structures.

B. Layout and stake locations of system components.

C. Review layout requirements with other affected work. Coordinate locations of sleeves to accommodate system.

3.02 TRENCHING

A. Trench and backfill in accordance with Section 02225.

B. Trench widths shall be adequate to allow installation of wires as detailed. Minimum width as follows:

12” Pipe – 16” width
10” Pipe – 16” width
8” Pipe – 16” width
6” Pipe – 12” width
4” Pipe – 12” width

Mainline trench depth shall provide a minimum of 24” cover over the pipe.

Backfill material shall be placed in no less than three (3) layers (lifts). Each layer shall be compacted before the next layer is applied. All backfill shall be compacted to 90%.

C. Trench to accommodate grade changes and slope to drains.

D. Maintain trenches free of debris, material, or obstructions that may damage pipe.

3.03 INSTALLATION

A. Install pipe, valves controls, and outlets in accordance with manufacturers' instructions.

B. Connect to water and electrical service as per local codes and ordinances.

C. Set sprinkler heads and box covers at finish grade elevations.

D. Provide for thermal movement of components in system.

E. Use threaded nipples for risers to each outlet to facilitate easy replacement as per details.

F. Install control wiring. Provide 10 inch expansion coil at each valve to which controls are connected, and at 20 ft. intervals bury wire beside pipe.

G. After piping is installed but before sprinkler heads are installed and backfilling commences, open valves and flush system with full head of water.

H. Control Wire

1) Control wire shall be type UF/UL approved for direct burial and shall be size 14" or larger for the control wire and size 12" or larger for common wire.

2) Joining of underground wires shall be made with watertight connectors in valve boxes. No splicing between boxes is acceptable.

3) All wire connections in valve boxes; first example shall stay open until Engineer or its designated representative approves.

3.04 FIELD QUALITY CONTROL

A. Field inspection and testing will be performed under provisions of Section 01400 and 01410.

B. Prior to backfilling, test system for leakage [at main piping] [for whole system] to maintain 120 PSI pressure for one hour. System is acceptable if no leakage for loss of pressure occurs during test period.

3.05 BACKFILLING

A. Provide 6 inch top soil cover over piping. Backfill trench and compact to sub-grade elevation as specified in Section 02318. Protect piping from displacement

B. Replace work damage by the work of this Section with equivalent products.

3.06 INSTALLER'S FIELD SERVICE

A. Prepare and start systems under provisions of Section 01600.

B. Provide one complete spring startup and fall shutdown.

3.07 ADJUSTING

A. Adjust work under provisions of Section 01650.

B. Adjust control system to achieve time cycles required.

C. Change head types as directed.

3.08 DEMONSTRATION

A. Provide system demonstration under provisions of Section 01670.

B. Instruct Owner's personnel in operation and maintenance of system, including adjusting of sprinkler heads. Use operation and maintenance material as basis for demonstration.

3.09 SCHEDULES

A. Greens (full vs part circle)

B. Tees

C. Fairways

D. Roughs

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02811

SECTION 02830
CHAIN LINK FENCING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Vinyl coated chain link fence.
2. Supplementary parts and components, such as inserts, clips, bracing, anchors, fasteners and other miscellaneous supports required for a complete installation.

B. Related work:

1. Section 02230: Site Clearing.

C. Unit prices: Refer to Section 01270 for description of work under this Section affected by unit prices.

D. Reference SSPWC Section 206-6.

E. Provisions of the Special Provisions apply to this section.

1.2 SUBMITTALS

A. Procedure: In accordance with Section 01340.

B. Shop drawings: Show the fence layout, footing details and typical elevations.

C. Samples: 12 in. square of vinyl coated fabric, post (1-foot section).

1.3 HANDLING

A. Procedure: In accordance with Section 01655.

B. Handling/storage: Handle and store components to avoid damaging the finish. Store off the ground in a protected location.

PART 2 – PRODUCTS

2.1 MATERIALS

A. Vinyl coated framework:

1. Tubular members: ASTM F 1043, Schedule 40, galvanized with a zinc coating of not less than 1.8 oz./sq. ft. minimum.
   a. Class 1 steel pipe in accordance with ASTM F1083 (Reference SSPWC Sect. 210-3).
2. Poly(Vinyl Chloride) (PVC) coating: ASTM F668.

B. Vinyl coated chain link fabric: ASTM F668, complying with SSPWC 206-6.3

1. One piece width, 1 in. mesh, 6 gage min. finish (9 gage core).
2. Knuckled edge at both selvage.
3. PVC coated fabric shall be in conformance with SSPWC Sect. 206-6.3, Class 1.

C. Vinyl coated accessories: ASTM F 626 accessories, except for tie wires shall comply with ASTM A 1664, Class 2b.

1. Tension wire: 6 gage high strength steel wire.
2. Tension rod: As indicated on Drawings.
3. Stretcher bars: One piece length equal to full height of fabric. Provide one stretcher bar for each end post, and 2 for each corner and pull post.
4. Stretcher bar bands: Heavy pressed steel to secure stretcher bars to intermediate, corner posts.
5. Post tops: Steel or malleable iron designed as a weathertight closure cap. Design caps with opening to permit passage of the top rail, when rail is provided.
6. Wire ties: For tying fabric to line posts, use 6 gage steel wire clips spaced 12 in. o.c. For tying fabric to tension wire use 9 gage hog rings spaced at 24 in. o.c.
7. Steel bands: 11 gage, 7/8 in. bands at 12 in on center for barrier.
8. Barbed wire supporting arms: Galvanized steel assembly complete with provision for anchorage to posts and provision for attachment of 3 rows of barbed wire to each arm. Supporting arm may be either attached to posts or integral with post top weather cap. Provide Vee type with 2 arms at 45 deg. to vertical.

D. Zinc coated barbed wire: ASTM A 121, Class 3, 12-1/2 gauge wire, with 4 point, 14 gauge aluminum alloy barbs spaced at 3" o.c.

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify conditions and measurements affecting the work of this Section at site. Make sure that detrimental conditions are corrected before proceeding with installation.

Vinyl coating on fence shall be shop inspected prior to transportation of fence to job-site.

3.2 INSTALLATION

A. General: Comply with ASTM F 567 and the following.

B. Posts: Provide corner, end, and intermediate posts. Erect posts plumb and level, in straight alignment, and set in concrete footings. Support and brace until concrete sets. Use of slurry mix or non-shrink grout will not be allowed for installation of posts.

C. Tension wire: Install before stretching fabric and tie to each posts with ties or clips.

D. Bracing: Brace corner, end, and pull posts to the nearest post with a horizontal brace used as a compression member and a diagonal truss rod and truss tightener used as a tension member.

E. Tension wire: Install before installing fabric. Pull wire taut and anchor securely to the posts.

F. Fabric:

1. Install fabric within 1 in. of grade or paving on outside of security side of fencing and anchor to framework so that fabric remains in tension after pulling force is released.
2. Pull taut and tie to posts, rails, and tension wire.
3. Attach to rails and tension wires. Attach to posts with stretcher bars as specified below.

G. Stretcher bars: Thread through fabric and secure to posts with steel bands.

END OF SECTION

SECTION 02830
CHAIN LINK FENCING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Vinyl coated chain link fence.
2. Supplementary parts and components, such as inserts, clips, bracing, anchors, fasteners and other miscellaneous supports required for a complete installation.

B. Related work:

1. Section 02230: Site Clearing.

C. Not used.

D. Reference SSPWC Section 206-6.

E. Provisions of the Special Provisions apply to this section.

1.2 SUBMITTALS

A. Shop drawings: Show the fence layout, footing details and typical elevations.

B. Samples: 12 in. square of vinyl coated fabric, post (1-foot section).

1.3 HANDLING

A. Handling/storage: Handle and store components to avoid damaging the finish. Store off the ground in a protected location.

PART 2 – PRODUCTS

2.1 MATERIALS

A. Vinyl coated framework:

1. Tubular members: ASTM F 1043, Schedule 40, galvanized with a zinc coating of not less than 1.8 oz./sq. ft. minimum.
   a. Class 1 steel pipe in accordance with ASTM F1083 (Reference SSPWC Sect. 210-3).
2. Poly(Vinyl Chloride) (PVC) coating: ASTM F668.

B. Vinyl coated chain link fabric: ASTM F668, complying with SSPWC 206-6.3

1. One piece width, 1 in. mesh, 6 gage min. finish (9 gage core).
2. Knuckled edge at both selvage.
3. PVC coated fabric shall be in conformance with SSPWC Sect. 206-6.3, Class 1.

C. Vinyl coated accessories: ASTM F 626 accessories, except for tie wires shall comply with ASTM A 1664, Class 2b.

1. Tension wire: 6 gage high strength steel wire.
2. Tension rod: As indicated on Drawings.
3. Stretcher bars: One piece length equal to full height of fabric. Provide one stretcher bar for each end post, and 2 for each corner and pull post.
4. Stretcher bar bands: Heavy pressed steel to secure stretcher bars to intermediate, corner posts.
5. Post tops: Steel or malleable iron designed as a weathertight closure cap. Design caps with opening to permit passage of the top rail, when rail is provided.
6. Wire ties: For tying fabric to line posts, use 6 gage steel wire clips spaced 12 in. o.c. For tying fabric to tension wire use 9 gage hog rings spaced at 24 in. o.c.
7. Steel bands: 11 gage, 7/8 in. bands at 12 in on center for barrier.
8. Barbed wire supporting arms: Galvanized steel assembly complete with provision for anchorage to posts and provision for attachment of 3 rows of barbed wire to each arm. Supporting arm may be either attached to posts or integral with post top weather cap. Provide Vee type with 2 arms at 45 deg. to vertical.

D. Zinc coated barbed wire: ASTM A 121, Class 3, 12-1/2 gauge wire, with 4 point, 14 gauge aluminum alloy barbs spaced at 3" o.c.

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify conditions and measurements affecting the work of this Section at site. Make sure that detrimental conditions are corrected before proceeding with installation. Vinyl coating on fence shall be shop inspected prior to transportation of fence to job-site.

3.2 INSTALLATION

A. General: Comply with ASTM F 567 and the following.

B. Posts: Provide corner, end, and intermediate posts. Erect posts plumb and level, in straight alignment, and set in concrete footings. Support and brace until concrete sets. Use of slurry mix or non-shrink grout will not be allowed for installation of posts.

C. Tension wire: Install before stretching fabric and tie to each posts with ties or clips.

D. Bracing: Brace corner, end, and pull posts to the nearest post with a horizontal brace used as a compression member and a diagonal truss rod and truss tightener used as a tension member.

E. Tension wire: Install before installing fabric. Pull wire taut and anchor securely to the posts.

F. Fabric:

1. Install fabric within 1 in. of grade or paving on outside of security side of fencing and anchor to framework so that fabric remains in tension after pulling force is released.
2. Pull taut and tie to posts, rails, and tension wire.
3. Attach to rails and tension wires. Attach to posts with stretcher bars as specified below.

G. Stretcher bars: Thread through fabric and secure to posts with steel bands.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02830

SECTION 02930

GOLF COURSE PLANTING

PART 1 GENERAL

1.1 INTENT

A. The intent of this section is to ensure that the golf course is planted correctly.

1.2 GUARANTEE

A. Provide protection from traffic by approved warning signs or barricades, and repair any areas damaged following the grassing operations due to wind, water, fire or other causes. Such damaged areas shall be repaired to re-establish to condition and grade of the area prior to seeding and shall then be refertilized, re-seeded as directed by the Engineer or its designated representative.

B. Any erosions that occur during or because of this operation shall be promptly repaired.

1.3 SOIL TESTING

A. Prior to planting, soil tests are to be performed by an approved testing laboratory to determine the fertility program for all of the areas of the golf course. These tests will determine the exact fertility program for greens, tees, fairways and roughs.

1.4 PLANTING SCHEDULE

A. The golf course shall be planted as follows:

Area	**Plant**	**Notes**
Greens	G-2 bentgrass	Equal mix
	A-4 bentgrass	Seed at 2.0 lbs per 1,000 SF
	A-1 bentgrass	Seed in two directions
Tees, Fairways,	Tifway 419 Bermuda	Hydrostolonize at rate of
Roughs		400 bushels per acre

.

PART 2 PRODUCTS

2.1 SEED

A. All seed shall be labeled in accordance with the USDA Rules and Regulations under the Federal Seed Act and any State Seed Laws. The kind and minimum percentage by weight of P.L.S. (Pure Live Seed) shall be those called official and tabulated in the USDA Bulletin No. 480, or latest revision thereof, or as specified, whichever is greater. Seed is to be delivered to the site in sealed, unopened containers. All containers will show all data required under federal and state laws. Certified seed shall be in accordance with all of the above and contain blue tags.

2.2 SOD

A. The sod shall consist of live, growing, mature Tifway 419 Bermuda sod. The sod shall be cut from the field with a minimum of one-half inch of soil that completely covers the roots of the sod. The sod shall have a healthy, virile root system of dense, thickly matted roots throughout.

B. The sod shall arrive vigorous and have a lush appearance, uniform texture and dark-green color throughout with no dead or dry edges. The sod shall be sufficiently dense to bear handling and placement without tearing.

C. The sod shall be free of disease and harmful insects, obnoxious weeds or other grasses and shall not contain any other matter deleterious to its growth or which might affect its subsistence or hardiness when transplanted.

2.2 STOLONS

A. Stolons shall be shall be Tifway 419 Bermudagrass. The stolons shall be completely healthy and free of weeds, disease and insect infestations.

B. Net weight should not be less than 5 lbs. per bushel.

PART 3 EXECUTION

3.1 PREPLANTING CARE

A. If construction of the golf course proper and the irrigation system is completed before the specified planting date, the Contractor shall maintain all specified areas in a condition of readiness for planting by continuous discing, harrowing and dragging, or by approved chemical weed control to prevent the growth of weeds that would hinder or prevent an effective planting at the specified planting time.

3.2 PLANTING DATES

A. After areas to be planted have been prepared, graded smooth, and approved by the Engineer or its designated representative, they shall be planted on or around May 15, 2009.

3.3 QUALITY ASSURANCE

A. MATERIALS

1. All seed used shall be identified by lot number used in the mixture and shall be accompanied by a comprehensive Seed Test Report (25 gram sample) to certify freedom from Bentgrass and Poa annua and listing weed seed, crop seed, and inert content. Seed for greens shall be accompanied by a comprehensive Seed Test Report (25 gram sample) to certify freedom from Poa annua and listing weed seed, crop seed and inert matter.

2. All seed sources must be listed by the Contractor and approved by the Engineer or its designated representative.

3. All seed under this Section of the Specifications shall be certified as to genetic purity and a minimum germination by the United States Department of Agriculture, or other agency approved by the Engineer or its designated representative.

3.4 SOWING

A. A satisfactory method of sowing the seed shall be employed by making use of approved mechanical power drawn seeders, Brillion seeder, mechanical hand seeders or other approved methods.

B. If delays in construction carry the work beyond the most favorable planting season for the species designated, or when conditions are such by reason of drought, high winds, excessive moisture, or other factors, that satisfactory results

are not likely to be obtained, the work shall be stopped by the Engineer or its designated representative and shall not be resumed until directed.

C. In inspection, during seeding operations or after there is a show of green, if there are indications that strips wider than the space between rows planted have been left unplanted, or that areas have been skipped, the Engineer or its designated representative shall require additional seeding in these areas.

3.4 SODDING

A. Approximately 75,000 square feet of sod is to be used in the construction of the golf course. This sod is to be mainly used to surround greens, tees and bunkers. grasses. It will also be used on steep slopes. Placement of the sod is to be determined by the Engineer or its designated representative.

3.5 STOLONIZING

A. All stolons are to be installed by the process of hydrostolonization. This shall be performed by an approved sub-contractor.

B. Stolons are to be installed at a rate of 400 bushels per acre.

C. Install stolons immediately upon delivery. In hot weather, protect unplanted stolons by placing them in shade, covering with moist burlap sacking and sprinkling.

D. Thoroughly water the completed installation immediately after stolon application.

E. Reapply stolon application to all areas where the turf is thin or bare after the germination period.

3.5 GRASSING BY PHASES

A. As soon each phase is completely ready for grassing and the irrigation system proven reliable, the Contractor shall plant these areas.

3.6 REPLANTING & RESODDING

A. Areas that need replanting or resodding will be designated by the Engineer or its designated representative. This shall take place prior to acceptance to the hole.

B. Replanting or resodding shall be completed within ten (10) days of date of such designation or with such longer periods as may be allowed by the Engineer or its designated representative.

C. All areas of the golf course shall be carefully inspected after planting for rooting of and germination..

D. Any bare sections or areas of weak catch shall be replanted immediately, until all areas are sufficiently planted and growing to meet the Specifications and requirements of the grassing phase.

E. Replanting shall be with seed, stolons or sod specified in the appropriate Specification Sections.

F. Replanting with seed shall be at the specified rates and in a manner that will cause a minimum of disturbance to the existing stand of grass. A rotary hoe, rock hound, or rotovator is recommended for this operation.

G. The Contractor is to respond immediately to any areas requiring replanting or sodding due to insufficient catch of seeding, erosion, damage by dehydration or equipment, etc.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 02930

SECTION 16050

BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and General Section, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:

1. Supporting devices for electrical components.
2. Fuses.
3. Concrete equipment bases.
4. Cutting and patching for electrical construction.
5. Touchup painting.

1.3 SUBMITTALS

A. Field Test Reports: Indicate and interpret test results for compliance with performance requirements.

1.4 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

C. All electrical equipment shall be UL Listed or ETL Listed.

1.5 COORDINATION

A. Coordinate electrical service connections re-routing and removal with respective utility companies prior to starting any work.

PART 2 – PRODUCTS

2.1 SUPPORTING DEVICES

A. Material: Cold-formed steel, with corrosion-resistant coating acceptable to authorities having jurisdiction.

B. Metal Items for Use Outdoors or in Damp Locations: Hot-dip galvanized steel.

C. Slotted-Steel Channel Supports: Flange edges turned toward web, and 9/16-inch-diameter slotted holes at a maximum of 2 inches o.c., in webs.

1. Channel Thickness: Selected to suit structural loading.

2. Fittings and Accessories: Products of the same manufacturer as channel supports.

D. Raceway and Cable Supports: Manufactured clevis hangers, riser clamps, straps, threaded C-clamps with retainers, ceiling trapeze hangers, wall brackets, and spring-steel clamps or click-type hangers.

E. Pipe Sleeves: ASTM A 53, Type E, Grade A, Schedule 40, galvanized steel, plain ends.

F. Cable Supports for Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug for non-armored electrical cables in riser conduits. Plugs have number and size of conductor gripping holes as required to suit individual risers. Body constructed of malleable-iron casting with hot-dip galvanized finish.

G. Expansion Anchors: Carbon-steel wedge or sleeve type.

H. Toggle Bolts: All-steel springhead type.

2.2 FUSES

A. All fuses shall be slow blow fuses. Fuses shall be installed in in-line waterproof fuse holders.

2.3 CONCRETE BASES

A. Concrete Forms and Reinforcement Materials: Comply with requirements of electrical power utility company as shown on drawing.

2.4 TOUCHUP PAINT

A. For Equipment: Equipment manufacturer's paint selected to match installed equipment finish.

B. Galvanized Surfaces: Zinc-rich paint recommended by item manufacturer.

PART 3 – EXECUTION

3.1 ELECTRICAL EQUIPMENT INSTALLATION

A. Equipment: Install to facilitate service, maintenance, and repair or replacement of components. Connect for ease of disconnecting, with minimum interference with other installations.

B. Right of Way: Give to raceways and piping systems installed at a required slope.

3.2 WIRING METHODS FOR POWER, LIGHTING, AND CONTROL CIRCUITS

A. Feeders: Type THHN/THWN insulated conductors in raceway.

B. Underground Feeders and Branch Circuits: Type THWN or single-wire, Type UF insulated conductors in raceway.

C. Branch Circuits: Type THHN/THWN insulated conductors in raceway.

D. Remote-Control Signaling and Power-Limited Circuits: Type THHN/THWN insulated conductors in raceway for Classes 1, 2, and 3, unless otherwise indicated.

3.3 WIRING INSTALLATION

A. Install splices and taps that are compatible with conductor material and that possess equivalent or better mechanical strength and insulation ratings than unspliced conductors. The splice and tap shall be capable of satisfactory operation under continuous submersion in water.

B. Install wiring at outlets with at least 5 feet of slack conductor at each outlet.

C. Connect outlet and component connections to wiring systems and to ground. Tighten electrical connectors and terminals, according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A.

3.4 ELECTRICAL SUPPORTING DEVICE APPLICATION

A. Damp Locations and Outdoors: Hot-dip galvanized materials or nonmetallic, U-channel system components.

B. Dry Locations: Steel materials.

C. Support Clamps for PVC Raceways: Click-type clamp system.

D. Selection of Supports: Comply with manufacturer's written instructions.

E. Strength of Supports: Adequate to carry present and future loads, times a safety factor of at least four; minimum of 200-lb design load.

3.5 SUPPORT INSTALLATION

A. Install support devices to securely and permanently fasten and support electrical components.

B. Install individual and multiple raceway hangers and riser clamps to support raceways. Provide U-bolts, clamps, attachments, and other hardware necessary for hanger assemblies and for securing hanger rods and conduits.

C. Support parallel runs of horizontal raceways together on trapeze- or bracket-type hangers.

D. Size supports for multiple raceway installations so capacity can be increased by a 25 percent minimum in the future.

E. Support individual horizontal raceways with separate, malleable-iron pipe hangers or clamps.

F. Install 1/4-inch-diameter or larger threaded steel hanger rods, unless otherwise indicated.

G. Arrange supports in vertical runs so the weight of raceways and enclosed conductors is carried entirely by raceway supports, with no weight load on raceway terminals.

H. Simultaneously install vertical conductor supports with conductors.

I. Separately support cast boxes that are threaded to raceways and used for fixture support. Support sheet metal boxes directly from the building structure or by bar hangers. If bar hangers are used, attach bar to raceways on opposite sides of the box and support the raceway with an approved fastener not more than 24 inches from the box.

J. Install metal channel racks for mounting cabinets, panelboards, disconnect switches, control enclosures, pull and junction boxes, transformers, and other devices unless components are mounted directly to structural elements of adequate strength.

K. Install sleeves for cable and raceway penetrations of concrete slabs and walls unless core-drilled holes are used. Install sleeves for cable and raceway penetrations of masonry and of all other fire-rated floor and wall assemblies. Install sleeves during erection of concrete and masonry walls.

L. Securely fasten electrical items and their supports to any structure, unless otherwise indicated. Perform fastening according to the following unless other fastening methods are indicated:

1. Wood: Fasten with wood screws or screw-type nails.

2. Masonry: Toggle bolts on hollow masonry units and expansion bolts on solid masonry units.

3. New Concrete: Concrete inserts with machine screws and bolts.

4. Existing Concrete: Expansion bolts.

5. Steel: Welded threaded studs or spring-tension clamps on steel.
   a. Field Welding: Comply with AWS D1.1.

6. Welding to steel structure may be used only for threaded studs, not for conduits, pipe straps, or other items.

7. Light Steel: Sheet-metal screws.

8. Fasteners: Select so the load applied to each fastener does not exceed 25 percent of its proof-test load.

3.6 CONCRETE BASES

A. Construct concrete bases of dimensions indicated, but not less than 4 inches larger, in both directions, than supported unit. Follow supported equipment manufacturer's anchorage recommendations and setting templates for anchor-bolt and tie locations,

unless otherwise indicated. Use 3000-psi, 28-day compressive-strength concrete and reinforcement. Applicable requirements from Section 03300 shall apply.

3.7 CUTTING AND PATCHING

A. Cut, channel, chase, and drill floors, walls, partitions, ceilings, and other surfaces required to permit electrical installations. Perform cutting by skilled mechanics of trades involved.

B. Repair and refinish disturbed finish materials and other surfaces to match adjacent undisturbed surfaces. Install new fireproofing where existing firestopping has been disturbed. Repair and refinish materials and other surfaces by skilled mechanics of trades involved.

3.8 FIELD QUALITY CONTROL

A. Inspect installed components for damage and faulty work, including the following:

1. Supporting devices for electrical components.

2. Concrete bases.

3. Cutting and patching for electrical construction.

4. Touchup painting.

3.9 REFINISHING AND TOUCHUP PAINTING

A. Refinish and touch up paint. Paint materials and application requirements as follows:

1. Clean damaged and disturbed areas and apply primer, intermediate, and finish coats to suit the degree of damage at each location.

2. Follow paint manufacturer's written instructions for surface preparation and for timing and application of successive coats.

3. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.

4. Repair damage to PVC or paint finishes with matching touchup coating recommended by manufacturer.

3.11 CLEANING AND PROTECTION

A. On completion of installation, including outlets, fittings, and devices, inspect exposed finish. Remove burrs, dirt, paint spots, and construction debris.

B. Protect equipment and installations and maintain conditions to ensure that coatings, finishes, and cabinets are without damage or deterioration at time of Substantial Completion.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16050

SECTION 16071

SEISMIC CONTROLS FOR ELECTRICAL WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and General Section, apply to this Section.

1.2 SUMMARY

A. This Section includes seismic restraints and other earthquake-damage-reduction measures for electrical components. It complements optional seismic construction requirements in the various electrical component Sections.

1.3 DEFINITIONS

A. UBC: Uniform Building Code (2002 LABC (1997 UBC) code, or most recent version.

B. Seismic Restraint: A fixed device (a seismic brace, an anchor bolt or stud, or a fastening assembly) used to prevent vertical or horizontal movement, or both vertical and horizontal movement, of an electrical system component during an earthquake.

C. Mobile Structural Element: A part of the building structure such as a slab, floor structure, roof structure, or wall that may move independent of other mobile structural elements during an earthquake.

1.4 SUBMITTALS

A. Product Data: Illustrate and indicate types, styles, materials, strength, fastening provisions, and finish for each type and size of seismic restraint component used.

1. Anchor Bolts and Studs: Tabulate types and sizes, complete with report numbers and rated strength in tension and shear as evaluated an agency approved by authorities having jurisdiction.

B. Shop Drawings: For anchorage and bracing not defined by details and charts on Drawings. Indicate materials, and show designs and calculations signed and sealed by a professional engineer.

1. Design Analysis: To support selection and arrangement of seismic restraints. Include calculations of combined tensile and shear loads.

2. Details: Detail fabrication and arrangement. Detail attachment of restraints to both structural and restrained items. Show attachment locations, methods, and spacings, identifying components and listing their strengths. Indicate direction and value of forces transmitted to the structure during seismic events.

C. Product Certificates: Signed by manufacturers of seismic restraints certifying that products furnished comply with requirements.

1.5 QUALITY ASSURANCE

A. Comply with seismic restraint requirements in UBC, unless requirements in this Section are more stringent.

1.6 PROJECT CONDITIONS

A. Project Seismic Zone and Zone Factor as Defined in UBC: Zone 4, Zone Factor 0.40.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Amber/Booth Company, Inc.

2. B-Line Systems, Inc.

3. Erico, Inc.

4. GS Metals Corp.

5. Loos & Company, Inc.

6. Mason Industries, Inc,

7. Powerstrut.

8. Thomas & Betts Corp.

9. Unistrut Corporation.

2.2 MATERIALS

A. Use the following materials for restraints:

1. Outdoors and Damp Locations: Galvanized steel.

2. Corrosive Locations: Stainless steel.

2.3 ANCHORAGE COMPONENTS

A. Strength: Defined in reports by agency acceptable to authorities having jurisdiction.

1. Structural Safety Factor: Strength in tension and shear of components used shall be at least two times the maximum seismic forces to which they will be subjected.

B. Concrete and Masonry Anchor Bolts and Studs: Steel-expansion wedge type.

C. Concrete Inserts: Steel-channel type.

D. Through Bolts: Structural type, hex head, high strength. Comply with ASTM A 325.

E. Welding Lugs: Comply with MSS SP-69, Type 57.

F. Bushings for Floor-Mounted Equipment Anchors: Neoprene units designed for seismically rated rigid equipment mountings, and matched to the type and size of anchor bolts and studs used.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install seismic anchorage and restraints according to applicable codes and regulations and as approved by authorities having jurisdiction, unless more stringent requirements are indicated.

3.2 ELECTRICAL EQUIPMENT ANCHORAGE

A. Anchor rigidly to a single mobile structural element or to a concrete base that is structurally tied to a single mobile structural element.

B. Anchor panelboards, switchboards, transformers, busways, as follows:

1. Size concrete bases so expansion anchors will be a minimum of 10 bolt diameters from the edge of the concrete base.

2. Concrete Bases for Floor-Mounted Equipment: Use female expansion anchors and install studs and nuts after equipment is positioned.

3. Bushings for Floor-Mounted Equipment Anchors: Install to allow for resilient media between anchor bolt or stud and mounting hole in concrete.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16071

SECTION 16075

ELECTRICAL IDENTIFICATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and General Section, apply to this Section.

1.2 SUMMARY

A. This Section includes electrical identification materials and devices required to comply with ANSI C2, NFPA 70, OSHA standards, and authorities having jurisdiction.

1.3 SUBMITTALS

A. Product Data: For each electrical identification product indicated.

B. Schedule of Nomenclature: An index of electrical equipment and system components used in identification signs and labels.

C. Samples: For each type of label and sign to illustrate color, lettering style, and graphic features of identification products.

1.4 QUALITY ASSURANCE

A. Comply with ANSI C2.

B. Comply with NFPA 70.

C. Comply with ANSI A13.1 and NFPA 70 for color-coding.

PART 2 - PRODUCTS

2.1 RACEWAY AND CABLE LABELS

A. Comply with ANSI A13.1, Table 3, for minimum size of letters for legend and for minimum length of color field for each raceway and cable size.

1. Color: Black letters on orange field.

2. Legend: Indicates voltage and service.

B. Adhesive Labels: Preprinted, flexible, self-adhesive vinyl with legend over laminated with a clear, weather- and chemical-resistant coating.

C. Pre-tensioned, Wraparound Plastic Sleeves: Flexible, preprinted, color-coded, acrylic band sized to suit the diameter of the line it identifies and arranged to stay in place by pre-tensioned gripping action when placed in position.

D. Colored Adhesive Tape: Self-adhesive vinyl tape not less than 3 mils thick by 1 to 2 inches wide.

E. Underground-Line Warning Tape: Permanent, bright-colored, continuous-printed, vinyl tape.

1. Not less than 6 inches wide by 4 mils thick.

2. Compounded for permanent direct-burial service.

3. Embedded continuous metallic strip or core.

4. Printed legend indicating type of underground line.

F. Tape Markers: Vinyl or vinyl-cloth, self-adhesive, wraparound type with preprinted numbers and letters.

G. Aluminum, Wraparound Marker Bands: Bands cut from 0.014-inch-thick aluminum sheet, with stamped or embossed legend, and fitted with slots or ears for permanently securing around wire or cable jacket or around groups of conductors.

H. Plasticized Card-Stock Tags: Vinyl cloth with preprinted and field-printed legends. Orange background, unless otherwise indicated, with eyelet for fastener.

I. Aluminum-Faced, Card-Stock Tags: Weather-resistant, 18-point minimum card stock faced on both sides with embossable aluminum sheet, 0.002 inch thick, laminated with moisture-resistant acrylic adhesive, punched for fasteners, and preprinted with legends to suit each application.

J. Brass or Aluminum Tags: 2 by 2 by 0.05-inch metal tags with stamped legend, punched for fastener.

2.2 NAMEPLATES AND SIGNS

A. Safety Signs: Comply with 29 CFR, Chapter XVII, Part 1910.145.

B. Engraved Plastic Nameplates and Signs: Engraving stock, melamine plastic laminate, minimum 1/16 inch thick for signs up to 20 sq. in. and 1/8 inch thick for larger sizes.

1. Engraved legend with black letters on white face.

2. Punched or drilled for mechanical fasteners.

C. Exterior, Metal-Backed, Butyrate Signs: Weather-resistant, nonfading, preprinted, cellulose-acetate butyrate signs with 0.0396-inch galvanized-steel backing; and with colors, legend, and size required for the application. 1/4-inch grommets in corners for mounting.

D. Fasteners for Nameplates and Signs: Self-tapping, stainless-steel screws or No. 10/32, stainless-steel machine screws with nuts and flat and lock washers.

2.3 MISCELLANEOUS IDENTIFICATION PRODUCTS

A. Cable Ties: Fungus-inert, self-extinguishing, one-piece, self-locking, Type 6/6 nylon cable ties.

1. Minimum Width: 3/16 inch.

2. Tensile Strength: 50 lb minimum.

3. Temperature Range: Minus 40 to plus 185 deg F.

4. Color: According to color-coding.

B. Paint: Formulated for the type of surface and intended use.

1. Primer for Galvanized Metal: Single-component acrylic vehicle formulated for galvanized surfaces.

2. Primer for Concrete Masonry Units: Heavy-duty-resin block filler.

3. Primer for Concrete: Clear, alkali-resistant, binder-type sealer.

4. Enamel: Silicone-alkyd or alkyd urethane as recommended by primer manufacturer.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Identification Materials and Devices: Install at locations for most convenient viewing without interference with operation and maintenance of equipment.

B. Lettering, Colors, and Graphics: Coordinate names, abbreviations, colors, and other designations with corresponding designations in the Contract Documents or with those required by codes and standards. Use consistent designations throughout Project.

C. Sequence of Work: If identification is applied to surfaces that require finish, install identification after completing finish work.

D. Self-Adhesive Identification Products: Clean surfaces before applying.

E. Install painted identification according to manufacturer's written instructions and as follows:

1. Clean surfaces of dust, loose material, and oily films before painting.

2. Prime surfaces using type of primer specified for surface.

3. Apply one intermediate and one finish coat of enamel.

F. Circuit Identification Labels on Boxes: Install labels externally.

1. Exposed Boxes: Pressure-sensitive, self-adhesive plastic label on cover.

2. Concealed Boxes: Plasticized card-stock tags.

3. Labeling Legend: Permanent, waterproof listing of panel and circuit number or equivalent.

G. Paths of Underground Electrical Lines: During trench backfilling, for exterior underground power, control, signal, and communication lines, install continuous underground plastic line marker located directly above line at 6 to 8 inches below finished grade. Where width of multiple lines installed in a common trench or concrete envelope does not exceed 16 inches overall, use a single line marker. Install line marker for underground wiring, both direct-buried cables and cables in raceway.

H. Secondary Service, Feeder, and Branch-Circuit Conductors: Color-code throughout the secondary electrical system.

1. Color-code 208/120-V system as follows:
   a. Phase A: Black.
   b. Phase B: Red.
   c. Phase C: Blue.
   d. Neutral: White.
   e. Ground: Green.

2. Color-code 480/277-V system as follows:
   a. Phase A: Brown.
   b. Phase B: Orange.
   c. Phase C: Yellow.
   d. Neutral: White with gray stripe
   e. Ground: Green.

3. Factory apply color the entire length of conductors, except the following field-applied, color-coding methods may be used instead of factory-coded wire for sizes larger than No. 10 AWG:
   a. Colored, pressure-sensitive plastic tape in half-lapped turns for a distance of 6 inches from terminal points and in boxes where splices or taps are made. Apply last two turns of tape with no tension to prevent possible unwinding. Use 1-inch-wide tape in colors specified. Adjust tape bands to avoid obscuring cable identification markings.
   b. Colored cable ties applied in groups of three ties of specified color to each wire at each terminal or splice point starting 3 inches from the terminal and spaced 3 inches apart. Apply with a special tool or pliers, tighten to a snug fit, and cut off excess length.

I. Power-Circuit Identification: Metal tags or aluminum, wraparound marker bands for cables, feeders, and power circuits in vaults, pull and junction boxes, manholes, and switchboard rooms.

1. Legend: 1/4-inch-steel letter and number stamping or embossing with legend corresponding to indicated circuit designations.

2. Tag Fasteners: Nylon cable ties.

3. Band Fasteners: Integral ears.

J. Apply identification to conductors as follows:

1. Conductors to Be Extended in the Future: Indicate source and circuit numbers.

2. Multiple Power or Lighting Circuits in the Same Enclosure: Identify each conductor with source, voltage, circuit number, and phase. Use color-coding to identify circuits' voltage and phase.

K. Apply warning, caution, and instruction signs as follows:

1. Warnings, Cautions, and Instructions: Install to ensure safe operation and maintenance of electrical systems and of items to which they connect. Install engraved plastic-laminated instruction signs with approved legend where instructions are needed for system or equipment operation. Install metal-backed butyrate signs for outdoor items.

2. Emergency Operation: Install engraved laminated signs with white legend on red background with minimum 3/8-inch-high lettering for emergency instructions on power transfer, load shedding, and other emergency operations.

L. Equipment Identification Labels: Engraved plastic laminate. Install on each unit of equipment, including central or master unit of each system. This includes power, lighting, communication, signal, and alarm systems, unless units are specified with their own self-explanatory identification. Unless otherwise indicated, provide a single line of text with 1/2-inch-high lettering on 1-1/2-inch-high label; where two lines of text are required, use labels 2 inches high. Use white lettering on black field. Apply labels for each unit of the following categories of equipment using mechanical fasteners:

1. Panelboards, electrical cabinets, and enclosures.

2. Contactors.

3. Control devices.

4. Transformers.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16075

SECTION 16090

ELECTRICAL DEMOLITION

PART 1 - GENERAL

1.1 REFERENCES (NOT APPLICABLE)

1.2 GENERAL REQUIREMENTS

A. Designated Area - The work includes demolition, salvage of identified items and materials, and removal of resulting rubbish and debris within the designated area as noted on the plans.

B. Property - All demolished material becomes the property of the Contractor, and shall be removed from LAWA property. The Contractor shall dispose of removed material in compliance with all local, regional and federal regulations.

C. Damage and Repair - The removal and disposal of all items under this section shall be accomplished without damage to adjacent facilities and other features to remain. All damage to existing facilities to remain in the final project shall be repaired as directed by the Contracting Officer at the Contractor's expense.

D. Rubbish and Debris Removal - Rubbish and debris shall be removed daily, unless otherwise directed, to avoid accumulation at the demolition site. Materials that cannot be removed daily shall be stored in areas. In the interest of conservation salvage shall be pursued to the maximum extent possible; salvaged items and materials shall be disposed of as specified.

1.3 JOB CONDITIONS

A. Pre-Bid Site Inspection - The Contractor represents that it has visited the site to become familiar with the quantity and character of all materials to be demolished.

B. The Contractor agrees that the premises were made available prior to the deadline for submission of bids for whatever inspections deemed needed.

C. Maintain Existing Services - The work area contains critical electrical, utility, security and communications lines and facilities. The Contractor shall maintain these services, except as specifically delineated in the project scope. Any damages that occur shall be repaired by the Contractor at no additional cost to the Owner. The Contractor shall be

responsible any lost productivity and loss of revenue claims occurring due to claims resulting from severance of services that occurs due to its actions.

1.4 SUBMITTALS

A. Submit work plan of the procedures proposed for the accomplishment of the work. The procedures shall provide for safe conduct of the work, careful removal and disposition of materials specified to be salvaged, protection of property which is to remain undisturbed, coordination with other work in progress, and timely disconnection of utility services. The procedures shall include a detailed description of the methods and equipment to be used for each operation, and the sequence of operations.

1.5 DUST CONTROL

A. The amount of dust resulting from demolition shall be controlled to prevent the spread of dust to occupied portions of the construction site and to avoid creation of a nuisance in the surrounding area. Use of water will not be permitted when it will result in, or create, hazardous or objectionable conditions such as flooding and pollution.

B. Refer to Section 12, the special revision for the phasing section, Section 7-8.1 for clean-up and dust control, Section 11-2.8 for security requirements and Section 11-9 for airport security requirements.

1.6 PROTECTION

A. Protection of Existing Property - Before beginning any demolition work, the Contractor shall carefully survey the site and examine the drawings and specifications to determine the extent of the work. The Contractor shall take all necessary precautions to avoid damage to existing items to remain in place, to be reused, or to remain and any damaged items shall be repaired or replaced as approved by the owner at no additional. The Contractor shall carefully coordinate the work of this section with all other work and shall construct and maintain shoring, bracing and supports, as required.

B. Protection From the Weather - Salvageable materials and equipment shall be protected from the weather at all times.

1.7 BURNING

A. The use of burning at the project site for the disposal of refuse and debris will not be permitted.

1.8 USE OF EXPLOSIVES

A. Use of explosives will not be permitted.

1.9 AVAILABILITY OF WORK AREAS

A. Areas in which the work is to be accomplished will be available as directed.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 UTILITIES

A. Disconnection of utility services, with related meters and equipment, are specified in the applicable Section. Existing utilities shall be removed as indicated. When utility lines are encountered that are not indicated on the drawings, the Owner shall be notified prior to further work in that area.

3.2 DISPOSITION OF MATERIAL

Title to all materials to be demolished is vested in the Contractor when the material to be demolished is removed from the site.

A. Salvageable Items and Materials - Contractor shall salvage items and materials to the maximum extent possible.

1. Material Salvaged for the Contractor - Material salvaged for the Contractor shall be stored as approved by the Owner and shall be removed from the property before completion of the contract. Material salvaged for the Contractor shall not be sold on the site.

2. Items Salvaged for the Using Service - Contractor shall remove and salvage materials as indicated on the plans, and as directed by the Engineer or its designated representative. Deliver to the designated site.

3. Unsalvageable Materials - Concrete, masonry, and other noncombustible materials, shall be removed from the property.

3.3 CLEAN-UP

Debris and rubbish shall be removed. Debris shall be removed and transported in a manner that prevents spillage on streets or adjacent areas. Local regulations regarding hauling and disposal shall apply.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16090

SECTION 16118

ELECTRICAL UNDERGROUND DUCT
AND
ELECTRICAL PULL BOXES AND MANHOLES

PART 1 -GENERAL

A. The Contractor shall perform all work in accordance with the Standard Specifications and as modified herein and as shown on the plans.

PART 2 - INSTALLATION OF UNDERGROUND ELECTRICAL DUCT AND PULLBOXES

2.1 DESCRIPTION

A. This item shall consist of underground electrical ducts, pullboxes, installed in accordance with this specification at the locations and in accordance with the dimensions, designs, and details shown in the plans. This item shall include the installation of all underground electrical ducts, conduits or pullboxes. It shall also include all trenching, backfilling, removal, and restoration of any paved areas; concrete encasement, mandreling installation of steel drag wires and duct markers, capping, and the testing of the installation as a completed duct system ready for installation of cables, to the satisfaction of the Engineer or its designated representative.

B. When excavating and trenching within the vicinity of the existing utilities, the Contractor shall employ hand excavation to avoid damages to existing utilities. Any damage caused by the Contractor shall be repaired by the Contractor at his/her own expense to a condition at least equal to that prior to damage taken place.

2.2 EQUIPMENT AND MATERIALS

A. General:

1. All equipment and materials covered by referenced specifications shall be subject to acceptance through manufacturer's certification of compliance with the applicable specification when so requested by the Engineer or its designated representative.

B. Concrete, Concrete Encasement, Slurry Backfill and Elastomeric Concrete:

1. Concrete shall conform to Advisory Circular No. 150/5370-10A, Part VII Miscellaneous (Structural Portland Cement Concrete, using 1inch maximum size coarse aggregate.

2. Slurry backfill shall be cemented sand type conforming to SECTION 201-1.1.2 of the STANDARD SPECIFICATIONS.

3. Rapid Set Concrete Back Fill. Concrete shall be a Rapid Set, non-shrink, multipurpose grout with 6 percent, +/- 1 percent air entrainment in the mix, meeting the specification requirements of ASTM C 1107 for non-shrink grouts for use around base cans. Concrete shall attain a minimum of 2000 psi compression strength and be ready for traffic within one hour. Contractor shall comply with all manufacturer's instructions for surface preparation, mixing, and curing.

4. The manufacturer's representative shall be onsite for startup for trench preparation checking, training, mixing, and testing. The contact for this product shall be as follows:

   C.T.S. Cemet
   15510 S.E. 12th Street
   Vancouver, Washington 98664
   Chuck Vetch
   Pager (800) 759-8255
   PIN # 838-3190

C. Elastomeric Concrete. Elastomeric concrete shall be a two-part, unrethane-based materials as manufactured by Delcrete. The Elastomeric concrete shall attain a minimum of 2500 psi tensile strength and bc ready or airport traffic within one hour. Contractor shall comply with all manufacturer's instructions for surface preparation, mixing, and curing. Contractor shall use Elastomeric concrete in areas of existing concrete for backfill around conduit trenching.

D. The manufacturer of the Elastomeric concrete shall have a qualified technical service representative on the project to oversee, supervise, and assist the mixing and pouring equipment supplied by the manufacturer or licensed installer. The contact person for this product shall be as follows:

   D.S. Brown Delcrete Elastomeric Concrete Co.
   300 East Cherry Street
   N. Baltimore, Ohio 45872
   Don Tylenda
   (419) 257-3561 Main Office
   (916) 442-7869 CA Representative
   (916) 685-4143 fax

E. Steel Conduit: Rigid galvanized steel conduit and fittings shall conform to the requirements of Underwriters Laboratories Standard 6, 514, and 1242.

F. Plastic Conduit: Plastic conduit and fittings shall be used for all airfield lighting circuits and shall conform to the requirements of UL – 514 and UL – 651 (Schedule 40, PVC) and shall be suitable for underground use encased in concrete.

G. Pull Box: Reinforced precast concrete pull box conforming to concrete requirements of the Standard Specifications for Public Works Construction, latest edition and as shown on contract plans.

2.3 CONSTRUCTION METHODS

A. General:

1. The Contractor shall install underground ducts at the approximate locations indicated in the airport layout plans. The Engineer or its designated representative shall indicate specific locations as the work progresses. Ducts shall be of the size, material, and type indicated in the plans or specifications. Where no size is indicated in the plans or specifications, the ducts shall be not less than 3 inches inside diameter. All duct lines shall be laid so as to grade toward pull boxes and duct ends for drainage. Grades shall be at least 3 inches per 100 feet. On runs where it is not practicable to maintain the grade all one way, the duct lines shall be graded from the center in both directions toward handholes, or duct ends. Pockets or traps where moisture may accumulate shall be avoided.

2. The Contractor shall mandrel each duct. An iron-shod mandrel, not more than 1/4-inch smaller than the bore of the duct shall be pushed through each duct by means of jointed conduit rods. The mandrel shall have a leather or rubber gasket slightly larger than the duct hole.

3. All installed ducts and conduits shall be provided with a nylon rope for pulling the permanent wiring. Sufficient length shall be left in pull boxes to prevent it from slipping back into the duct. Nylon pull rope shall be installed in all spare ducts. Where spare ducts are installed, as indicated on the plans, the open ends shall be plugged with removable tapered plugs, designed by the duct manufacturers, or with hardwood plugs conforming accurately to the shape of the duct and having the larger end of the plug at least 1/4-inch greater in diameter than the duct.

4. All ducts shall be securely fastened in place during construction and progress of the work and shall be plugged to prevent seepage of grout, water, or dirt. Any duct section having a defective joint shall not be installed. Ducts installed in

trench shall be opened the complete length for inspection and approval by the Engineer or its designated representative prior to backfill and compaction.

5. All plastic ducts, shall be encased in a concrete envelope.

6. Trenches for ducts may be excavated manually or with mechanical trenching equipment. Walls of trenches shall be essentially vertical so that a minimum of shoulder surface is disturbed. Blades of road patrols or graders shall not be used to excavate the trench. The Contractor shall ascertain the type of soil or rock to be excavated before bidding. All excavation shall be unclassified.

7. Ducts installed in trench shall be opened the complete length for inspection and approval by the City of Los Angeles Building & Safety Inspector prior to backfill and compaction.

8. Geogrid soil stabilization shall not be disturbed or cut except for penetrations required by transformer base housing or concrete pull box installation.

B. Ducts Encased In Concrete:

1. Unless otherwise shown in the plans, concrete-encased ducts shall be installed so that the top of the concrete envelope is not less than 18 inches below the finished subgrade where installed under runways, taxiways, aprons, or other paved areas, and not less than 18 inches below finished grade where installed in unpaved areas. Ducts under paved areas shall extend at least 3 feet beyond the edges of the pavement or 3 feet beyond any underdrains, which may be installed alongside the paved area. Trenches for concrete-encased ducts shall be opened the complete length before concrete is laid so that if any obstructions are encountered, proper provisions can be made to avoid them. All ducts for concrete encasements shall be placed on a layer of concrete not less than 3 inches thick prior to its initial set. Where two or more ducts are encased in concrete, the Contractor shall space them not less than 2-1/2 inches apart (measured from outside wall to outside wall) using spacers applicable to the type of duct. As the duct laying progresses, concrete not less than 3 inches thick shall be placed around the sides and top of the duct bank. End bells or couplings shall be installed flush with the concrete encasement where required. All concrete for duct or conduit encasement shall be dyed “Red”.

C. Duct Bank Markers:

1. The location of the ends of all ducts shall be marked by a concrete slab marker 2 feet square and 4 inches thick extending approximately 1 inch above the surface. The markers shall be located above the ends of all ducts or duct banks, except where ducts terminate in a handhole, or building.

2. The Contractor shall impress the word ``duct bank'' on each marker slab. He shall also impress on the slab the number and size of ducts beneath the marker. The letters shall be 4 inches high and 3 inches wide with width of stroke 1/2-inch and 1/4-inch deep or as large as the available space permits.

D. Conduit Duct Bank Marker Tape:

1. All new electrical conduit installed underground shall be marked by a 4 inch wide plastic tape, detectable type, colored red with suitable warning legend describing buried electrical lines, to agree with Special Provisions Section 5-2.1.

E. Backfilling:

1. Prior inspection and laboratory testing of base material and on-site backfill by Engineer or its designated representative shall be required. After concrete-encased ducts have been properly installed and the concrete has had time to set, the trench shall be backfilled with cemented/sand slurry as detailed on plans. Slurry backfill in paved areas shall be covered with pcc or crushed aggregate base and asphalt paving as detailed on plans. In unpaved areas, backfill top of slurry with excavated material not larger than 2 inches in diameter and thoroughly tamped and compacted to 90% minimum density. If necessary to obtain the desired compaction, the backfill material shall be moistened or aerated as required.

2. The trench shall be completely backfilled and tamped level with the adjacent surface.

3. Any excess excavated material shall be removed and disposed of in accordance with instructions issued by the Engineer or its designated representative.

F. Restoration:

1. Where sod has been removed, it shall be replaced as soon as possible after the backfilling is completed. All areas disturbed by the trenching, storing of dirt, cable laying, pad construction, pullbox and manhole installation and other work shall be restored to its original condition. The restoration shall include any necessary topsoiling, fertilizing, liming, seeding, sprigging, or mulching. All such work shall be performed in accordance with the FAA Standard Turfing Specifications. The Contractor shall be held responsible for maintaining all disturbed surfaces and replacements until final acceptance. Refer to Section 02675 Pavement Repair for requirement.

G. Removal of Water and Debris

1. Contractor shall remove water, sand, dirt, debris, etc. encountered in existing manholes, pull boxes, base housings junction cans, etc. in areas affected by the current project construction. This shall include de-watering, vacuuming or other necessary means required to remove water and debris.

2.4 METHOD OF MEASUREMENT

A. The quantity of underground duct to be paid for under this Item shall be measured by the linear feet of encased conduits and ductbank installed, measured in place, completed, as described in the foregoing paragraphs and accepted. Separate measurement shall be made for the various types and sizes. Measurement shall be made from the outside faces of the fixtures bases, pull boxes as applicable. Electrical pullboxes will be measured by each complete unit installed in accordance with the plans and specifications and accepted by the Engineer or its designated representative. The quantity of cores into existing base housing or pull boxes shall be incidental to the bid items and no separate payment will be made. The work for excavation, backfill, compaction, concrete, removal and disposal of existing pavement over trench installation shall be incidental to the bid items and no separate payment will be made. The work for removal of water, sand, dirt, debris, etc. from existing manholes, pull boxes, base housings, junction cans, etc. shall be incidental to the bid items and no separate payment will be made.

2.5 MATERIAL REQUIREMENTS

A. Underwriters Laboratories Standard 514, Conduits and Fittings; Non-metallic, Rigid (Plastic)

B. Underwriters Laboratories Standard 6, Rigid Metal Conduit

C. Underwriters Laboratories Standard 514, Fittings for Conduit and Outlet Boxes

PART 3 - ELECTRIC PULLBOXES AND MANHOLES

3.1 GENERAL

A. The Contractor shall furnish all labor, equipment, and material, and of performing all operations in connection with modifications of existing and installation of new Electrical Pullboxes and Manholes.

B. All equipment shall bear the label of a nationally recognized testing laboratory in accordance with the National Electrical Code.

3.2 MATERIALS

A. Backfill shall consist of two layers of excavated material no larger than 4 inches in diameter thoroughly tamped and compacted. Earth backfill shall be Unclassified Fill as defined by Section 300-4 of the SSPWC, Latest Edition. Shop Drawings will be required for castings, frames and pull-in irons.

B. Acceptable Manufacturers:

1. Brooks Products

2. Associated Concrete Products (Quickset)

3. Utility Vault Company

C. The Contractor shall furnish all equipment, materials, labor, and supervision to install precast electrical pull boxes as detailed on the plans and in accordance with applicable provisions of Standard Specifications for Public Works Construction, latest edition as modified herein.

D. The electrical pull boxes shall include a ground lug, ground rod and grounding wires as shown on the plans.

E. Install cable rack supports and cable hooks on pull box walls as detailed on the plans.

F. Each pull box shall have drain pipe from sump hole to aggregate drain area as shown in detail on plans.

G. Reinforcing steel bars shall be intermediate grade deformed-type bars, and shall meet the requirements of Subsection 201-2 of the Standard Specification for Public Works Construction, Latest Edition.

H. Ground rods shall be 5/8 inch diameter solid copper clad steel by 8 feet, complying with Division 250 of the National Electrical Code (NEC), latest edition. No separate payment will be made for ground rods.

I. Each frame and cover or grate unit shall be provided with fastening members to prevent it from being dislodged by traffic, but which will allow easy removal for access to the structure.

J. Each cover shall be provided with a torsion spring assembly to aid in raising the cover and a safety bar to secure the cover in the open position. Torsion springs shall assist in 75% of the cover opening force.

K. All castings shall be thoroughly cleaned and given two coats of approved bituminous paint. After fabrication, structural steel units shall be galvanized to meet the requirements of AASHTO M111.

L. Trench backfill shall be provided for excavations whose edges fall beneath or within 2 feet of any proposed pavements and shall be backfilled as specified in Section 2.3, E, above.

M. Excavation for structures shall be no wider than required to successfully construct the structure and shall be performed as shown on the Plans and as specified.

N. Pullboxes shall meet LADOT standards for traffic rated pull boxes, unless otherwise indicated.

O. Each cover shall be provided with welded identification (2-inch high lettering), wording shall be “POWER” and “SIGNAL”.

PART 4 - CONSTRUCTION METHODS

A. Excavation for the placing of structures shall be performed in accordance with General Section. Precast concrete structures shall be installed on compacted base, conforming to the dimensions and form indication on the Plans. The gravel base shall conform to the requirements specified in Subsection 201-1.3 of the SSPWC, latest edition.

B. All castings, frames and fittings shall be placed in the positions indicated on the Plans or as approved by the Engineer or its designated representative, and shall be set true to line and flush with final grade elevation. If frames or fittings are to be set in concrete or cement mortar, all anchors or bolts shall be in place and position before the concrete or mortar is placed. The unit shall not be disturbed until the mortar or concrete has set and has gained sufficient strength to avoid damage.

C. After the frames or fittings have been set in final position and the concrete or mortar has been allowed to harden for 7 days, the grates or covers shall be placed and fastened down.

4.1 BACKFILLING

A. After a structure has been completed, the area around it shall be filled with trench backfill or Unclassified Fill, in horizontal layers not to exceed 8 inches in loose depth, and compacted to the density required. Each layer shall be deposited all around the structure to approximately the same elevation. The top of the fill shall meet the elevation shown on the Plans or as approved by the Engineer or its designated representative.

B. Backfilling shall not be placed against any cast-in-place structure until permission is given by the Engineer or its designated representative. In the case of concrete, such permission shall not be given until the concrete has been in place 7 days, or until tests made by the laboratory under supervision of the Engineer or its designated representative establishes that the concrete has attained sufficient strength to provide a factor of safety against damage or strain in withstanding any pressure created by the backfill or the methods used in placing it.

C. After the backfill is completed, the Contractor shall dispose of all surplus material, dirt, and rubbish from the site. Surplus dirt may be deposited in embankments, shoulders, all as approved by the Engineer or its designated representative. The Contractor shall restore all disturbed areas to their original condition, and to comply with the civil soil report requirements.

D. Neutral conductors, non-current-carrying metallic parts of equipment, and exposed metal in all pullboxes shall be securely grounded. Existing conductors shall be installed in a neat and workmanlike manner, and in structures shall be securely held in place by means of straps spaced at proper intervals. Connections to the grounding systems shall be thermite welded.

E. The normal daytime operating functions of the Airport will be continued while the work under the Contract is being accomplished. Operations and work in some areas will be permitted only at specified times and under suitable weather conditions.

4.2 RESTORATION

A. All areas disturbed by the excavation, storing of dirt, cable laying, pad construction and other work shall be restored to its original condition. The restoration shall include any necessary topsoiling, fertilizing, liming, seeding, sprigging, or mulching. In areas restored by seeding, place a minimum of 4 inches of topsoil compacted to 90% prior to placement of seed. The Contractor shall be held responsible for maintaining all disturbed surfaces and replacements until final acceptance.

4.3 MEASURMENT

A. The quantity of new electric pullboxes and manholes to be paid for will be the number of each type complete, ready for operation, and accepted.

B. No separate measurement will be made for excavation, backfilling, concrete, reinforcing steel, ground rods, painting, or any miscellaneous hardware, but these will be considered incidental to the electric pullbox and manhole items.

4.4 BASIS OF PAYMENT

A. Payment will be made at the contract unit price for each type and size of single-way or multi-way duct completed and accepted. This price shall be full compensation for furnishing all materials and for all preparation, assembly, and installation of these materials, and for all labor, equipment, tools, and incidentals necessary to complete this item.

B. Payment will be made at the Contract Unit Price for each complete electric pullbox or manhole installed in place by the Contractor and accepted by the Engineer or its designated representative. The price shall be full compensation for furnishing all materials, including ground rod, for all preparation, assembly, and installation; and for all labor, equipment tools and incidentals necessary to complete this unit as required by these Specifications, and as detailed on the Plans.

C. No additional payment will be made for difficulties encountered when accomplishing work described in this section of the specifications in areas of night construction, or in other areas subject to construction phasing restrictions. The Contractor shall be responsible for any cost associated with the testing and approval of equipment by an approved testing laboratory. Payment will be made at the Contract Unit Price for each electric pullbox or manhole provided and installed as designated on the Plans.

D. Payment will be made under:

1. 2’ x 3’ Concrete Pullbox, EA

2. UG Ductbank “AA”, “A”, “B” (2'-2” and 2'-4” Conduit), LF

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16118

SECTION 16120

600-VOLT WIRE AND CABLE

PART 1 - GENERAL

This item shall include the installation of the new wire and cable in underground ducts. The removal of the existing wire and cable as indicated on the Plans to be per Section 16090 Electrical Demolition.

This item shall also include splicing, cable testing, and all incidentals necessary to place the cable in operating condition as a completed unit to the satisfaction of the Engineer or its designated representative. This item shall not include the installation of the underground ductbanks or electric pullboxes which shall be paid under their respective sections.

PART 2 - MATERIALS

2.1 GENERAL

A. All other equipment and materials covered by other referenced specifications shall be subject to acceptance through manufacturer's certification of compliance with the applicable specification, when requested by the Engineer or its designated representative.

2.2 WIRE AND CABLE

A. Wire and cable shall be soft copper, properly refined, and shall have minimum conductivity of 98 percent. Aluminum conductors are not acceptable.

B. Wire for power and lighting systems shall be Number 12 AWG minimum, unless otherwise indicated on the Plans. Wire for control and signal systems shall be as indicated on the plans.

C. Wire and cable shall be delivered to the job site in original packing or on factory reels.

D. All wire and cable shall bear tagging or marking on the finish at regular intervals and consisting of manufacturer's name as well as the insulation type, voltage rating, UL listing and date of manufacturer.

E. Wire and cable shall have factory color-coded insulation. Green shall only be used for grounding only.

F. The insulation shall be Type RHH, RHW or USE suitable for wet locations for all underground installations.

G. Wire number 10 AWG and smaller shall be solid copper. Wire number 8 and larger shall be standard.

H. The 600 Volt insulated wires and cables shall be factory tested prior to shipment in accordance with ICEA standards for the insulation specified.

I. Samples and reports on the results of shop tests for all wire and cables, descriptive literature for splices and terminations shall be submitted to the Engineer or its designated representative.

J. All secondary cable extensions shall be equipped with Type L-823 low voltage connectors at both ends. Secondary cable shall be a minimum 2/C No. 12 AWG.

K. Acceptable manufacturers for 600 volt rated cable shall be American Insulated Wire Corp., Cablec, Okonite, Pirelli, Rome or approved equal. Acceptable cable for secondary extensions shall be submitted to the Engineer or its designated representative.

2.3 IDENTIFICATION

A. Each conductor shall be tagged in each vault, panel, at cables termination points, handholes, manholes, pullboxes and sign bases with not less than one marker per conductor at each entrance to the structure.

B. Markers shall be cable tags attached to the cable immediately after installation. Tags shall be circular in shape, 2-inch minimum diameter of not less than 0.020-inch thick copper or 0.0625-inch thick lead. Steel lettering dies, 1/4-inch minimum size or the equivalent engraving process, shall be used to mark the tags. Each tag shall be securely attached to the cable using 1/8-inch nylon cord. Tags shall be marked with an abbreviation of the name of the facility or facilities served by the cable plus an appropriate letter: "P","T","C", or "R".

2.4 CONNECTORS

A. Compression connectors shall be long barrel, tin plated copper closed end compression type. All connectors shall be copper. Each barrel shall be sized for the exact cable size specified. Aluminum connectors are not acceptable.

B. Connectors shall be Burndy Type YA, Anderson Type VHCL, T&B Series 54800 and 54900, or approved equal with heat shrink insulation. Heat shrink sleeves shall be as manufactured by Raychem Corp. Part WCSM, Signaform Corp. Part SST or approved equal.

2.5 TAPE

A. Splices shall be made with UL approved, black, self-fusing jacketing tape, resistant to weather, oils, water and chemicals.

B. Acceptable manufacturers shall be Amazon, Permacel, 3-M, or approved equal.

2.6 GROUND RODS

A. Ground rods shall be ¾" x 10' copper clad steel.

PART 3 - CONSTRUCTION METHODS

3.1 INSTALLATION IN PULLBOXES:

A. Provide 5 feet of slack in each wire and each cable in each pullbox or structure.

B. Splices shall be a minimum of two feet from the mouth of the duct opening into the pullbox, and splices in different conductors shall be staggered.

3.2 INSTALLATION IN DUCT AND CONDUIT

A. Wire and Cable shall be installed by methods which insure against harmful stretching of the conductor, injury to the insulation, or damage to the outer protective covering.

B. All duct lines and capped conduit lines shall be swabbed to remove any debris or accumulated moisture before cables or wires are pulled in.

C. Splices shall not be drawn inside ducts.

D. Where more than one conductor will be installed in a duct or conduit, all shall be pulled in at the same time.

E. Lubricants approved by Underwriters' Laboratories, Inc., shall be used.

3.3 SPLICES AND TERMINATIONS

A. No splicing will be permitted except in junction boxes, pullboxes, manholes, handholes, and field panels. Splices and terminations shall be made with compression type connectors and lugs. The lug manufacturer's recommended tools shall be used.

B. Indenter type compression fittings will not be acceptable. Lugs shall be 1- or 2-hole, color keyed. Lug bolting shall include a flat washer, a Belleville washer, and a locknut.

C. Splices and terminations shall be covered using heat shrinkable sleeves to provide insulation equal to that of the conductors.

D. Splices shall be capable of satisfactory operation under continuous submersion in water.

3.4 COLOR CODING

A Phase conductors shall be color coded as follows:

1. Under 600 Volts:
   a. Line 1 – Black
   b. Line 2 – Red
   c. Line 3 - Blue
   d. Neutral – White
   e. Ground – Green

B. A conductor with white or green insulation may not be used as a phase conductor by taping or any other means.

3.5 CABLE TAGS

A. In addition to color-coding, all cables shall be tagged in each manhole and pull box with not less than two tags per cable, one near each duct entrance hole. Tags shall be attached to cable immediately after cable installation.

PART 4 -TESTING

4.1 THE CONTRACTOR SHALL TEST AND DEMONSTRATE TO THE SATISFACTION OF THE ENGINEER OR ITS DESIGNATED REPRESENTATIVE THE FOLLOWING:

A. All circuits shall be free from unspecified grounds.

B. For 600 Volt wires and cables, a test voltage of 1,500 volts AC shall be applied for a period of one minute between all conductors in the same conduit, and between each conductor to ground. The minimum acceptable megger resistance shall be fifty megohms for each conductor to ground.

C. All control cable shall be measured for continuity, freedom from shorts and insulation resistance. The insulation resistance shall be measured between conductors and between each conductor and ground. The test instrument shall be a 500-volt D.C. insulation tester. The minimum acceptable value is 50 megohms. Cable failing to meet test requirements as described after installation shall be replaced or repaired at the expense of the Contractor. Conductor pairs showing a resistance less than infinity shall be noted and tabulated. The Contractor shall record the result of each test performed for each cable and submit the results to the Engineer or its designated representative.

D. All tests shall be made at the Contractor's expense and certification of the tests shall be submitted to the Engineer or its designated representative. If any failure occurs during the test, the Contractor shall replace the cable at no charge to the Agency.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16120

SECTION 16130

RACEWAYS AND BOXES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and General Section, apply to this Section.

1.2 SUMMARY

A. This Section includes raceways, fittings, boxes, enclosures, and cabinets for electrical wiring.

1. Raceways include the following:
   a. RMC.
   b. RNC.
   c. PVC externally coated, rigid steel conduits.
   d. FMC.
   e. LFMC.
   f. Wireways.

2. Boxes, enclosures, and cabinets include the following:
   a. Device boxes.
   b. Outlet boxes.
   c. Pull and junction boxes.
   d. Cabinets and hinged-cover enclosures.

1.3 DEFINITIONS

A. FMC: Flexible metal conduit.

B. LFMC: Liquid tight flexible metal conduit.

C. RMC: Rigid metal conduit.

D. RNC: Rigid nonmetallic conduit.

1.4 SUBMITTALS

A. Product Data: For wireways and fittings, hinged-cover enclosures, and cabinets.

B. Shop Drawings: Include layout drawings showing components and wiring for nonstandard boxes, enclosures, and cabinets.

1.5 QUALITY ASSURANCE

A. Listing and Labeling: Provide raceways and boxes specified in this Section that are listed and labeled.

1. The Terms "Listed" and "Labeled": As defined in NFPA 70, Article 100.

2. Listing and Labeling Agency Qualifications: A "Nationally Recognized Testing Laboratory" as defined in OSHA Regulation 1910.7.

B. Comply with NECA's "Standard of Installation."

C. Comply with NFPA 70.

1.6 COORDINATION

A. Coordinate layout and installation of raceways and boxes with other construction elements to ensure adequate working clearance, and access.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Metal Conduit and Tubing:
   a. Alflex Corp.
   b. Anamet, Inc.; Anaconda Metal Hose.
   c. Anixter Brothers, Inc.
   d. Carol Cable Co., Inc.
   e. Cole-Flex Corp.

f. Electri-Flex Co.
g. Flexcon, Inc.; Coleman Cable Systems, Inc.
h. Grinnell Co.; Allied Tube and Conduit Div.
i. Monogram Co.; AFC.
j. Spiraduct, Inc.
k. Triangle PWC, Inc.

2. Wheatland Tube Co.

3. Nonmetallic Conduit and Tubing:
   a. Anamet, Inc.; Anaconda Metal Hose.
   b. Arnco Corp.
   c. Breeze-Illinois, Inc.
   d. Cantex Industries; Harsco Corp.
   e. Certainteed Corp.; Pipe & Plastics Group.
   f. Cole-Flex Corp.
   g. Condux International; Electrical Products.
   h. Electri-Flex Co.
   i. George-Ingraham Corp.
   j. Hubbell, Inc.; Raco, Inc.
   k. Lamson & Sessions; Carlon Electrical Products.
   l. R&G Sloan Manufacturing Co., Inc.
   m. Spiraduct, Inc.
   n. Thomas & Betts Corp.

4. Conduit Bodies and Fittings:
   a. American Electric; Construction Materials Group.
   b. Crouse-Hinds; Div. of Cooper Industries.
   c. Emerson Electric Co.; Appleton Electric Co.
   d. Hubbell, Inc.; Killark Electric Manufacturing Co.
   e. Lamson & Sessions; Carlon Electrical Products.
   f. O-Z/Gedney; Unit of General Signal.
   g. Scott Fetzer Co.; Adalet-PLM.
   h. Spring City Electrical Manufacturing Co.

5. Metal Wireways:
   a. Hoffman Engineering Co.
   b. Keystone/Rees, Inc.
   c. Square D Co.

6. Boxes, Enclosures, and Cabinets:
   a. American Electric; FL Industries.
   b. Butler Manufacturing Co.; Walker Division.
   c. Crouse-Hinds; Div. of Cooper Industries.
   d. Electric Panelboard Co., Inc.

e. Erickson Electrical Equipment Co.
f. Hoffman Engineering Co.; Federal-Hoffman, Inc.
g. Hubbell Inc.; Killark Electric Manufacturing Co.
h. Hubbell Inc.; Raco, Inc.
i. Lamson & Sessions; Carlon Electrical Products.
j. O-Z/Gedney; Unit of General Signal.
k. Parker Electrical Manufacturing Co.
l. Robroy Industries, Inc.; Electrical Division.
m. Scott Fetzer Co.; Adalet-PLM.
n. Spring City Electrical Manufacturing Co.
o. Thomas & Betts Corp.
p. Woodhead Industries, Inc.; Daniel Woodhead Co.

2.2 METAL CONDUIT AND TUBING

A. Rigid Steel Conduit: ANSI C80.1.

B. Plastic-Coated Steel Conduit and Fittings: NEMA RN 1.

C. FMC: Zinc-coated steel.

D. LFMC: Flexible steel conduit with PVC jacket.

E. Fittings: NEMA FB 1; compatible with conduit/tubing materials.

2.3 NON-METALLIC CONDUIT AND TUBING

A. RNC: NEMA TC 2, Schedule 40 or 80 PVC.

B. ENT and RNC Fittings: NEMA TC 3; match to conduit or conduit/tubing type and material.

2.4 METAL WIREWAYS

A. Material: Sheet metal sized and shaped as indicated.

B. Fittings and Accessories: Include couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.

C. Select features, unless otherwise indicated, as required to complete wiring system and to comply with NFPA 70.

D. Wireway Covers: As indicated

E. Wireway Covers: Hinged type.

F. Wireway Covers: Screw-cover type.

G. Wireway Covers: Flanged-and-gasketed type.

H. Finish: Manufacturer's standard enamel finish.

2.5 OUTLET AND DEVICE BOXES

A. Cast-Metal Boxes: NEMA FB 1, Type FD, cast box with gasketed cover.

2.6 PULL AND JUNCTION BOXES

A. Cast-Metal Boxes: NEMA FB 1, cast aluminum with gasketed cover.

2.7 ENCLOSURES AND CABINETS

A. Hinged-Cover Enclosures: NEMA 3R, with continuous hinge cover and flush latch.

1. Metal Enclosures: Galvanized steel, finished inside and out with manufacturer's standard enamel.

B. Cabinets: NEMA 3R, galvanized steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel. Hinged door in front cover with flush latch and concealed hinge. Key latch to match panelboards. Include metal barriers to separate wiring of different systems and voltage, and include accessory feet where required for freestanding equipment.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine surfaces to receive raceways, boxes, enclosures, and cabinets for compliance with installation tolerances and other conditions affecting performance of raceway installation. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 WIRING METHODS

A. Outdoors: Use the following wiring methods:

1. Exposed: Rigid steel.

2. Underground, Single Run: RNC.

3. Underground, Grouped: RNC.

4. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): LFMC.

5. Boxes and Enclosures: NEMA 250, Type 3R or Type 4.

3.3 INSTALLATION

A. Install raceways, boxes, enclosures, and cabinets as indicated, according to manufacturer's written instructions.

B. Minimum Raceway Size: 3/4-inch trade size.

C. Install raceways level and square and at proper elevations.

D. Complete raceway installation before starting conductor installation.

E. Support raceways as specified in Division 16 Section "Basic Electrical Materials and Methods."

F. Use temporary closures to prevent foreign matter from entering raceways.

G. Protect stub-ups from damage where conduits rise through floor slabs. Arrange so curved portion of bends is not visible above the finished slab.

H. Make bends and offsets so ID is not reduced. Keep legs of bends in the same plane and straight legs of offsets parallel, unless otherwise indicated.

I. Use raceway fittings compatible with raceways and suitable for use and location.

J. Raceways Embedded in Slabs: Install in middle third of slab thickness where practical, and leave at least 1-inch concrete cover.

1. Secure raceways to reinforcing rods to prevent sagging or shifting during concrete placement.

2. Space raceways laterally to prevent voids in concrete.

3. Run conduit larger than 1-inch trade size (DN27) parallel to or at right angles to main reinforcement. Where at right angles to reinforcement, place conduit close to slab support.

4. Transition from nonmetallic tubing to Schedule 80 nonmetallic conduit, rigid steel conduit, or IMC before rising above floor.

K. Install exposed raceways parallel to or at right angles to nearby surfaces or structural members, and follow the surface contours as much as practical.

1. Run parallel or banked raceways together, on common supports where practical.

2. Make bends in parallel or banked runs from same centerline to make bends parallel. Use factory elbows only where elbows can be installed parallel; otherwise, provide field bends for parallel raceways.

L. Join raceways with fittings designed and approved for the purpose and make joints tight.

1. Make raceway terminations tight. Use bonding bushings or wedges at connections subject to vibration. Use bonding jumpers where joints cannot be made tight.

2. Use insulating bushings to protect conductors.

M. Tighten set screws of threadless fittings with suitable tools.

N. Terminations: Where raceways are terminated with locknuts and bushings, align raceways to enter squarely and install locknuts with dished part against the box. Where terminations are not secure with 1 locknut, use 2 locknuts: 1 inside and 1 outside the box.

O. Where raceways are terminated with threaded hubs, screw raceways or fittings tightly into the hub so the end bears against the wire protection shoulder. Where chase nipples are used, align raceways so the coupling is square to the box and tighten the chase nipple so no threads are exposed.

P. Install pull wires in empty raceways. Use No. 14 AWG zinc-coated steel or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of the pull wire.

Q. Stub-up Connections: Extend conduits through concrete floor for connection to freestanding equipment. Install with an adjustable top or coupling threaded inside for plugs set flush with the finished floor. Extend conductors to equipment with rigid steel conduit; FMC may be used 6 inches above the floor. Install screwdriver-operated, threaded flush plugs flush with floor for future equipment connections.

R. Flexible Connections: Use maximum of 6 feet of flexible conduit for recessed and semi-recessed lighting fixtures; for equipment subject to vibration, noise transmission,

or movement; and for all motors. Use liquid tight flexible conduit in wet or damp locations. Install separate ground conductor across flexible connections.

S. Do not install aluminum conduits embedded in or in contact with concrete.

T. PVC Externally Coated, Rigid Steel Conduits: Use only fittings approved for use with that material. Patch all nicks and scrapes in PVC coating after installing conduits.

U. Surface Raceways: Install a separate, green, ground conductor in raceways from junction box supplying the raceways to receptacle or fixture ground terminals.

1. Select each surface raceway outlet box, to which a lighting fixture is attached, of sufficient diameter to provide a seat for the fixture canopy.

2. Where a surface metal raceway extension is made from an existing outlet box on which a lighting fixture is installed, no additional surface-mounted outlet box is required. Provide a back plate slightly smaller than the fixture canopy.

V. Install hinged-cover enclosures and cabinets plumb. Support at each corner.

3.4 PROTECTION

A. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure coatings, finishes, and cabinets are without damage or deterioration at the time of Substantial Completion.

1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.

2. Repair damage to PVC or paint finishes with matching touchup coating recommended by manufacturer.

3.5 CLEANING

A. On completion of installation, including outlet fittings and devices, inspect exposed finish. Remove burrs, dirt, and construction debris and repair damaged finish, including chips, scratches, and abrasions.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16130

SECTION 16145

LIGHTING CONTROL PANEL AND DEVICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and General Section, apply to this Section.

1.2 SUMMARY

A. This Section includes programmable lighting control panel, photoelectric relays and multi-pole lighting relays and contactors.

1.3 SUBMITTALS

A. Product Data: Include dimensions and data on features, components, and ratings for lighting control devices.

B. Field Test Reports: Indicate and interpret test results for compliance with performance requirements.

C. Maintenance Data: For lighting control devices to include in maintenance manuals specified in General Section.

1.4 QUALITY ASSURANCE

A. Source Limitations: Obtain lighting control devices from a single source with total responsibility for compatibility of lighting control system components specified in this Section.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, for their indicated use and installation conditions by a testing agency acceptable to authorities having jurisdiction.

C. Comply with NFPA 70.

1.5 COORDINATION

A. Coordinate features of devices specified in this Section with systems and components specified in other Sections to form an integrated system of compatible components.

B. Match components and interconnections for optimum performance of specified functions.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Contactors and Relays:
   a. Cutler-Hammer Products; Eaton Corporation.
   b. GE Lighting Controls.

2. Photoelectric Relays:
   a. Allen-Bradley/Rockwell Automation.
   b. Intermatic, Inc.
   c. Paragon Electric Co., Inc.
   d. Rhodes: M H Rhodes, Inc.
   e. SSAC, Inc.
   f. Tork, Inc.

3. Programmable Lighting Control Panel:
   a. Lightolier Controls Lyteswitch Model LSW36 PRO-LSWBOX3.
   b. Approved equal.

2.2 PHOTOELECTRIC RELAYS

A. Description: Solid state, with single-pole, single-throw dry contacts rated to operate connected relay or contactor coils or microprocessor input, and complying with UL 773A; or intermatic photo control relay part number K4121- single pole single throw (SPST) photoelectric relay rated 120V with a two wire control.

B. Light-Level Monitoring Range: 0 to 3500 fc with an adjustment for turn-on/turn-off levels.

C. Time Delay: Prevents false operation.

D. Outdoor Sealed Units: Weather tight housing, resistant to high temperatures and equipped with sun-glare shield and ice preventer.

2.3 MULTIPOLE CONTACTORS AND RELAYS

A. Description: Electrically operated and mechanically held, and complying with UL 508 and NEMA ICS 2.

1. Current Rating for Switching: UL listing or rating consistent with type of load served, including tungsten filament, inductive, and high-inrush ballast (ballasts with 15 percent or less total harmonic distortion of normal load current).

2. Control Coil Voltage: Match control power source.

2.4 LIGHTING CONTROL PANEL

A. Description: Fully programmable systems, see plan for additional control.

1. The relay cabinet(s) shall be fully digital and shall cable for 36 relays. See plan for quantity required.

2. The relay cabinets shall utilize mechanically latched relays specifically designed and intended for lighting control applications. Relay systems incorporating ‘electronic’ latching shall not be acceptable.

3. Cabinet setup and preset data shall, as standard, be fully user programmable on a per cabinet or system wide basis.

4. Relay systems shall be CSA listed to UL508 to UL924.

5. Relay systems shall comply with the Reduction of Hazardous Substances Directive and shall not contain excessive levels of lead, cadmium, mercury, hexavelent chromium, polybrominated biphenyl (PBB), or polybrominated diphenyl ether (PDBE).

6. Relay systems shall be designed and manufactured in the United States of America.

7. The relay cabinet shall be a wall-mount enclosure, substantially framed and enclosed with 16-gauge, formed steel panels and shall be inside a NEMA 3R

cabinet (maximum of 32" wide). All cabinet components shall be properly treated, primed and finished in fine texture, scratch resistant, black powder coat paint.

8. Relay cabinets shall not exceed for:
   a. 36 Circuit: 4.1"D x 34.77H x 23.5"W

9. The system shall be convection cooled and fans shall not be required. Systems requiring forced air-cooling shall not be acceptable.

10. The cabinet shall be factory pre-wired and dressed for all low-voltage wiring. The contractor shall provide and terminate all feed, load and control wiring on compression terminals fitted within the cabinet or directly on the relay devices.

11. High Voltage Cable entry for all cabinets shall be on the top, and/or side(s) of the cabinet. Low voltage cable entry shall be from either side of the cabinet. The cabinet shall be capable of inverted installation to allow for high voltage cable entry from the bottom.

12. All terminations and internal wiring shall be accessible via a removable front cover panel. The processor module shall be accessible for programming at all times.

13. The power efficiency of the relay cabinet shall be greater than 99% at any load.

14. The cabinets shall be suitable fro 50/60hz supplies of 120/208VAC.

15. The relay cabinet shall have an internal power supply to support up to (24) 24vdc Lyteswitch Digital Control Stations or Lytemodel architectural control stations. A supplementary power supply shall also be available to power additional control stations and/or touchscreens.

16. A "Panic" facility shall turn selected relays to on if the processor module is removed or fails. Relays are selected from the cabinet processor. It shall also be possible to selected "Panic" as follows:
   a. The cabinet processor on the front of the cabinet selects "Panic" and "Normal" operation.
   b. Remote maintained contact closure for fire alarm interface.
   c. Remote maintained contact closure for panic interface.

17. The main relay control electronics shall be housed in one cabinet processor module. The relay control electronics shall be completely digital.
   a. The relay cabinet standard control signal shall be Pathport DMX Management via Ethernet.

B. Equipment List (quantities as shown in schedules and drawings):

1. LSW36PRO 36 Circuit Relay Panel

2. LSWBOX3 Relay Panel Enclosure

PART 3 – EXECUTION

3.1 INSTALLATION

A. Install equipment level and plumb and according to manufacturer's written instructions.

B. Mount lighting control devices according to manufacturer's written instructions and requirements in Division 16 Section "Basic Electrical Materials and Methods."

C. Mounting heights indicated are to bottom of unit for suspended devices and to center of unit for wall-mounting devices.

3.2 CONTROL WIRING INSTALLATION

A. Install wiring between sensing and control devices according to manufacturer's written instructions.

B. Wiring Method: Install all wiring in raceway as specified in Division 16 Section "Raceways and Boxes."

C. Bundle, train, and support wiring in enclosures.

D. Ground equipment.

E. Connections: Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A.

3.3 IDENTIFICATION

A. Identify components and power and control wiring according to Division 16 Section "Electrical Identification."

3.4 FIELD QUALITY CONTROL

A. Schedule visual and mechanical inspections and electrical tests with at least seven days' advance notice.

B. Inspect control components for defects and physical damage, testing laboratory labeling, and nameplate compliance with the Contract Documents.

C. Check tightness of electrical connections with torque wrench calibrated within previous six months. Use manufacturer's recommended torque values.

D. Verify settings of photoelectric devices with photometer calibrated within previous six months.

E. Electrical Tests: Use particular caution when testing devices containing solid-state components. Perform the following according to manufacturer's written instructions:

1. Continuity tests of circuits.

2. Operational Tests: Set and operate devices to demonstrate their functions and capabilities in a methodical sequence that cues and reproduces actual operating functions.
   a. Include testing of devices under conditions that simulate actual operational conditions. Record control settings, operations, cues, and functional observations.

F. Correct deficiencies, make necessary adjustments, and retest. Verify that specified requirements are met.

G. Test Labeling: After satisfactory completion of tests and inspections, apply a label to tested components indicating test results, date, and responsible agency and representative.

H. Reports: Written reports of tests and observations.

I. Record defective materials and workmanship and unsatisfactory test results. Record repairs and adjustments.

3.5 CLEANING

A. Cleaning: Clean equipment and devices internally and externally using methods and materials recommended by manufacturers, and repair damaged finishes.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16145

SECTION 16196

ELECTRICAL TESTING

PART 1 - GENERAL

A. Tests and checks shall be made on all electrical equipment and wiring to ensure compliance with the applicable codes and standards and with the Plans and Specifications.

B. Whenever possible, all checks and tests shall be made just prior to energizing the equipment or circuits and shall be coordinated with the field schedule and field conditions.

C. Before testing and energizing a system, all necessary precautions shall be taken to ensure the safety of personnel and equipment. All conductors and all electrical equipment shall be properly insulated and enclosed. All enclosures for conductors and equipment shall be properly grounded. Insulation resistance measurements must have been made and approved on all conductors and energized parts of electrical equipment.

PART 2 - TESTING

A. Tests shall be performed for the following list, but shall not be limited to this list. Tests will be supervised and witnessed by the Engineer or its designated representative.

1. Proper phase rotation.

2. Short circuits.

3. Improper grounds.

4. Power and control electrical circuits for circuit continuity and function test.

5. The assembled control equipment and wiring connections shall be insulated for a voltage of 600 volts and shall be subjected to a one minute test of 2200 volts ac phase to ground at the factory, after fabrication and assembly is complete, in accordance with ANSI Standard C37.20-5.3.4.2.

B. The Contractor shall furnish all meters, instruments, cable connections, equipment or apparatus necessary for making all tests.

PART 3 - TESTS

A. The Contractor is responsible for conducting all the necessary tests and checks, and to report all results to the Engineer or its designated representative in a timely manner. No equipment or circuits shall be energized without the written consent of the Engineer or its designated representative.

B. The Contractor shall check and test all circuits, power panels, feeders, power and control cables and connections to assure proper connection.

C. After wires and cables are in place and connected to devices and equipment, the system shall be tested for short circuits, improper grounds, and other faults. If fault condition is present, the trouble shall be rectified, and the wiring system shall be retested.

D. Conductors, if shorted, grounded or at fault shall be removed, shall be replaced and the wiring system shall be retested.

E. A voltage test shall be made at each lighting panel, distribution panel and at the last outlet on each circuit. If drop in potential exceeds one percent, the Contractor shall correct the condition by locating the ground or high resistance splice or connection and retest.

F. Any wiring device, electrical apparatus, or lighting fixture grounded or shorted on any integral "live" part, shall be removed and the trouble rectified by replacing the defective parts or materials.

G. Upon completion of the work, the Contractor shall place the entire installation in operation, test for proper function, and show systems and equipment to be free of defects. A "burn" test will be required for the lights. It shall be the Contractor's responsibility to demonstrate to the satisfaction of the Engineer or its designated representative that the lighting circuits are continuous and free from short circuits and unspecified grounds, that the circuits are properly connected, that the circuits are operable and automatic, and that the resistance to ground of each non-grounded conductor is not less than 50 megohms.

H. The Engineer or its designated representative will conduct from time to time such tests as may be required to any part of the equipment to determine if it is installed in accordance with specifications. The Contractor shall extend to the Engineer or its designated representative all facilities to this end and shall furnish skilled or unskilled help required. All tests shall be witnessed by the Engineer or its designated representative and three copies of the verified test results shall be given to the Engineer or its designated representative promptly upon completion of a test.

I. A log shall be maintained for all tests. This log shall be certified before completion of the work, both as to test value and date of test. All major equipment shall be energized initially in the presence of the Engineer or its designated representative.

J. Any faults in the work performed by the Contractor or in materials or equipment furnished by this Contractor shall be corrected or replaced promptly by the Contractor at his own expense. Any faults in materials or equipment furnished by the Contractor which is the result of careless, incompetent or improper handling or installation by the Contractor shall be corrected or replaced promptly by the Contractor at his own expense.

K. All tests shall be made at the Contractor's expense and certification of the tests shall be submitted to the Engineer or its designated representative. If any failures occur during the tests, the Contractor shall replace the failed component. All tests shall be recorded on the following Forms:

Form Number	Description
36A	Multiple Conductor Cable Megger Test, 300 Volts and Less
36B	Single and Multiple Conductor Power Cable Megger Test 600 Volts and Less

FORM 36A

MULTIPLE CONDUCTOR CABLE MEGGER TEST, 300 VOLTS AND LESS

WIRING - SIGNAL AND COMMUNICATION CABLE

Testing shall be performed before connecting the cables to the terminals at either end. Continuity of each conductor shall be checked at this time.

Each conductor shall be checked with a 500-volt megger to ground, with all other conductors in the cable and shield, grounded. The minimum acceptable megger resistance shall be 50 megohms for each conductor to ground.

DATE_____

PROJECT NAME_____

FEEDER NUMBER_____ LOCATION_____

FROM MANHOLE_____ TO MANHOLE_____

CABLE SIZE_____ CABLE LENGTH_____

NUMBER OF CONDUCTORS_____ INSULATION TYPE_____

MANUFACTURER_____ LINE VOLTAGE_____

TEMPERATURE_____ HUMIDITY_____

MEGGER TYPE_____ SERIAL NUMBER_____

TEST VOLTAGE_____ MULTIPLIER_____

REMARKS_____

CONDUCTOR NO.	MEGOHM		CONTINUITY		CONDUCTOR NO.	MEGOHMS		CONTINUITY	
	C/C	C/S	PASS			C/C	C/S	PASS	FAIL

TEST PERFORMED BY_____ _____
Signature Date

TEST WITNESSED BY_____ _____
Signature Date

FORM 36B

SINGLE & MULTIPLE CONDUCTOR POWER CABLE, CABLE MEGGER TEST 600V & LESS

WIRING – FEEDER CIRCUITS

Testing shall be performed before connecting the cable to the terminals at either end. Continuity of each conductor shall be checked at this time.

Each conductor shall be checked with a 500-volt megger to ground, with all other conductors in the cable and shield, grounded. The minimum acceptable megger resistance shall be 50 megohms for each conductor to ground.

DATE_____

PROJECT NAME_____

FEEDER NUMBER_____ LOCATION_____

FROM_____ TO _____

CABLE SIZE_____ CABLE LENGTH_____

NUMBER OF CONDUCTORS_____ INSULATION TYPE_____

MANUFACTURER_____ LINE VOLTAGE_____

TEMPERATURE_____ HUMIDITY_____

MEGGER TYPE_____ SERIAL NUMBER_____

TEST VOLTAGE_____ MULTIPLIER_____

REMARKS_____

If Applicable, All Shields Must Be Properly Grounded prior to Testing.

Cable No.	MEGOHMS Phase A	MEGOHMS Phase B	MEGOHMS Phase C

TEST PERFORMED BY_____ _____
Signature Date

TEST WITNESSED BY_____ _____
Signature Date

PART 4 - WIRE AND CABLE TESTING (600 VOLTS)

A. The 600-volt insulated wires and cables shall be factory tested prior to shipment in accordance with ICEA Standards for the insulation specified.

B. A DC high potential test voltage, as specified in ICEA, shall be applied for a period, as specified in the Standard, between all conductors specified in the Standard, between all conductors in the same conduit and between each conductor to ground.

PART 5 - MEASUREMENT

A. No separate measurement will be made for the electrical testing or tests. Measurement shall be deemed to be included in other associated sections of this Contract.

PART 6 - PAYMENT

A. No separate payment will be made for the electrical testing or tests. Payment shall be deemed to be included in associated sections of this Contract.

NOTE: It is the responsibility of the Contractor to maintain all items within the scope of work during the entire construction and grow-in process and until the time they are accepted for The City through project completion and accepted by Owner.

END OF SECTION 16196

EXHIBIT B-2

GOLF COURSE OPERATING REQUIREMENTS

[Lessee's Proposal to be attached hereto]

BUSINESS AND MARKETING PLAN

Pursuant to a sub-contract for management services with Westchester Golf Partners, American Golf will operate Westchester Golf Course with the same professionalism and community commitment as it is currently operated. American Golf's business plan for Westchester is dynamic and specific to the property but also incorporates the unique advantage of integrating Westchester with a substantial number of local American Golf courses. This combination allows us to share best practices, people and resources, cross-market courses and leverage our size to better serve the Westchester and neighboring community.

Business and Marketing Plan

Westchester Golf Course will continue to be operated as a quality municipal golf course in the high-volume, value segment of the market. The three-hole restoration allows us to market Westchester as an 18-hole executive facility (short-course) with night-lighting and opens the door to new rounds that would otherwise not play Westchester as a 15-hole facility. Through our competitive market research and experience with Westchester, we are confident that Westchester's target market remains the value golfer playing the local municipal facilities.

Marketing & Sales

Westchester will receive the support of our internal marketing department, which works with our sales teams to ensure that all print ads and sales collateral are professional and effective. Our marketing department also works with each course to develop high-quality, user-friendly internet websites and electronic collateral.

Initial Golf and Range Fee Pricing Plan

Westchester Golf Course			Post-Renov
Golf and Range Fees		**2009**	**2010**
Non Resident	Weekday 18 - Non Resident	$18.00	$23.00
	Friday - Non Resident	$18.00	$23.00
	Weekend 18 - Non Resident	$23.00	$28.00
	Weekday Twilight - Non Resident	$14.00	$19.00
	Friday Twilight - Non Resident	$14.00	$19.00
	Weekend Twilight - Non Resident	$18.00	$23.00
	Senior Non Resident Weekday	$14.00	$19.00
	Senior Non Resident Friday	$14.00	$19.00
Resident	Weekday - Resident	$18.00	$23.00
	Friday - Resident	$18.00	$23.00
	Weekend - Resident	$23.00	$28.00
	Weekday Twilight - Resident	$14.00	$19.00
	Friday Twilight - Resident	$14.00	$19.00
	Weekend Twilight - Resident	$18.00	$23.00
Sr	Weekday - Senior	$14.00	$19.00
	Weekend - Senior		
S-Twi	Weekday Super Twilight	$9.00	$14.00
	Friday Super Twilight	$9.00	$14.00
	Weekend Super Twilight	$11.00	$16.00
EB9	Weekday EB9	$6.00	$9.00
	Weekend EB9	$10.00	$13.00
Trn	Tournament Rack - Weekday	$21.00	$26.00
	Tournament Rack - Weekend	$28.00	$33.00
Mis	Replay	$9.00	$12.00
	Juniors	$9.00	$10.00

Cart Rentals		**2009**	**2010**
Carts	18 Hole Cart	$8.50	$10.00
	9 Hole Cart	$6.00	$7.00
	Twilight Cart	$8.50	$10.00
	Senior Cart	$8.50	$10.00
Optional	Pull Cart	$3.00	$3.50

Range Fees		**2009**	**2010**
Range	Small	44 Balls	44 Balls
	Medium	67 Balls	67 Balls
	Large	100 Balls	100 Balls
	Price Per Ball	$0.09	$0.09

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Sample Advertisement

Southern California Golfer's Club

Westchester will be included our local affinity and frequency marketing programs similar to the Southern California Golfers Club, as modified from time to time. Golfers subscribing to this program for a low annual fee, as determined by American Golf from time to time, enjoy exclusive benefits at golf courses throughout Southern California. Benefits include range card discounts, a USGA Approved Handicap Index®, special subscriber only events and additional perks like one-hour early access to twilight rates & subscriber-only specials.

Yield & Revenue Management

Our yield and revenue management strategy may include a variety of the following proprietary tools:

- Ez-Links (or a similar system as determined from time to time by American golf) Electronic Tee Sheet integrated with Course Point-of-Sale (POS)
- Full-Time Revenue Management Professionals Based in Southern California
- On-Line Development and Internet Bookings
- A Large Southern California Golfer E-Mail Marketing & E-Mail Database
- Integrated Driving Range Sales Software (E-Range)

Ez-Links Electronic Tee Sheet integrated with Course Point-of-Sale

American Golf has made significant investments to integrate EZ-Links electronic tee sheets with our new point of sale systems at each of our public golf courses, including Westchester. Electronic tee sheet integration provides extensive benefits to individual courses in our portfolio through:

- Networking and Oversight –Individual golf courses are able to view and book tee times and at the same time view available tee times at sister facilities, which allows us to maximize rounds within the American Golf network. Networking also provides Revenue Managers and operators with the tools to improve overall compliance with yield and revenue management strategies (outlined below). The E-Range system (installed at Westchester) also provides the capacity to network with surrounding courses to improve guest satisfaction. This system allows golfers to purchase an E-Range key at one property but to hit golf balls wherever convenient at local American Golf properties.
- Flexibility to Yield Manage in Real-Time – Integrated tee sheets provide the ability to react to changing market conditions in real-time by adjusting tee times and making instant pricing adjustments to increase demand. E-Range software also provides the capacity to adjust range ball pricing during low and high utilization times, set happy hour pricing specials and drive monthly/annual membership programs.
- Reporting and Analysis – Improved reporting capabilities facilitate detailed analysis into demand patterns. Revenue Managers and operators use this information to develop and adjust core business strategies.
- Improved Customer Service – System integration now allows each golf course to provide exceptional customer service with automated confirmation emails, reminder emails and thank you e-mails. In addition, coupons are automatically generated in our POS system and distributed by receipt to each guest and pace of play tracking reduces first tee delays.

On-Line Development and Internet Bookings

Utilizing websites such as www.americangolf.com and www.savesomegreen.com (or similar sites as created over the term) to provide online tee time reservations, merchandise sales, regional membership directories and news/specials updates.

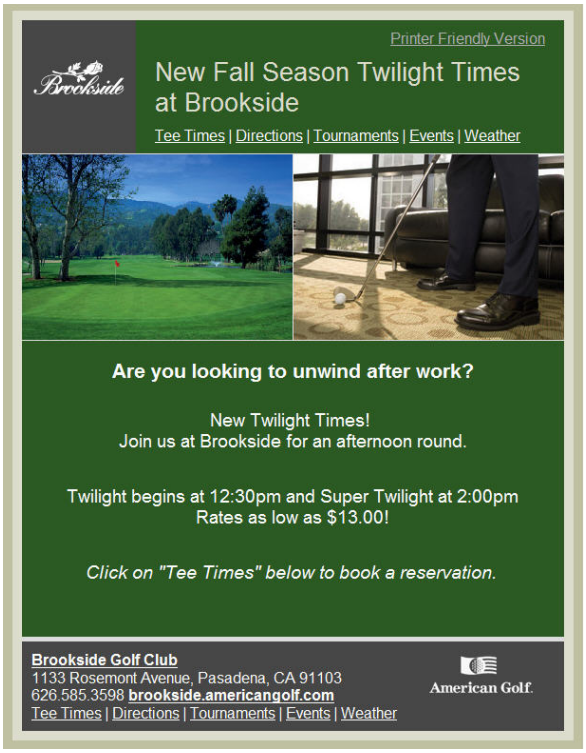
E-Mail Marketing & E-Mail Database

Continue to collect and maintain a large golfer e-mail databases to communicate with and market to golfers.

Examples of our professional designed e-mail advertisements and specials are to the left and on the following page.

Integrated Driving Range Sales Software (E-Range)

In 2007, AGC began the process of replacing all our range ball distribution machines with state-of-the-art range technology (E-Range) and Westchester served as the program's pilot facility. The new system operates using a pin code and electronic key system that facilitates improved reporting, networking and security. Outside of the basic functions of the old technology, AGC is now able to network and track range play patterns for "patrons" as well as offer special incentives and promotions like happy hour specials and monthly range passes. The system operates by generating pin codes with each POS range transaction which are entered into the machine to dispense balls. There is also an electronic key function that allows guests to purchase large quantities of balls that can be distributed over time at a discounted rate. Additionally, this conversion improves cash handling security with the elimination of range cards. This system may be modified by American Golf from time to time with the intention to provide similar or better operating results.



POS, Accounting, Reporting and Oversight

American Golf installs and utilizes its proprietary computerized POS system at all the golf courses it operates. The uniformity of these systems maximizes our ability to train co-workers in utilizing the systems, and ensures each property has the benefit of quality systems and effective reporting. These systems further ensure proper review and oversight of golf course operations by our internal accounting staff, regional operating teams and landlords. The system is linked to American Golf's central accounting department in Santa Monica where the information is further audited and reports developed for distribution. These reports allow for daily tee sheet and sales report reconciliation audits by General Mangers and periodic audits coordinated by Regional Directors of Operations. All deficiencies are quickly resolved and significant issues will result in involvement by American Golf's Director of Security.

WESTCHESTER

GOLF COURSE

The POS system is also integrated with our EZ-Links on-line tee time reservation system and provides a seamless interface for computerized tee time reservations, auditing tee time utilization and daily tee sheet and cash handling audits.

Hours of Operation

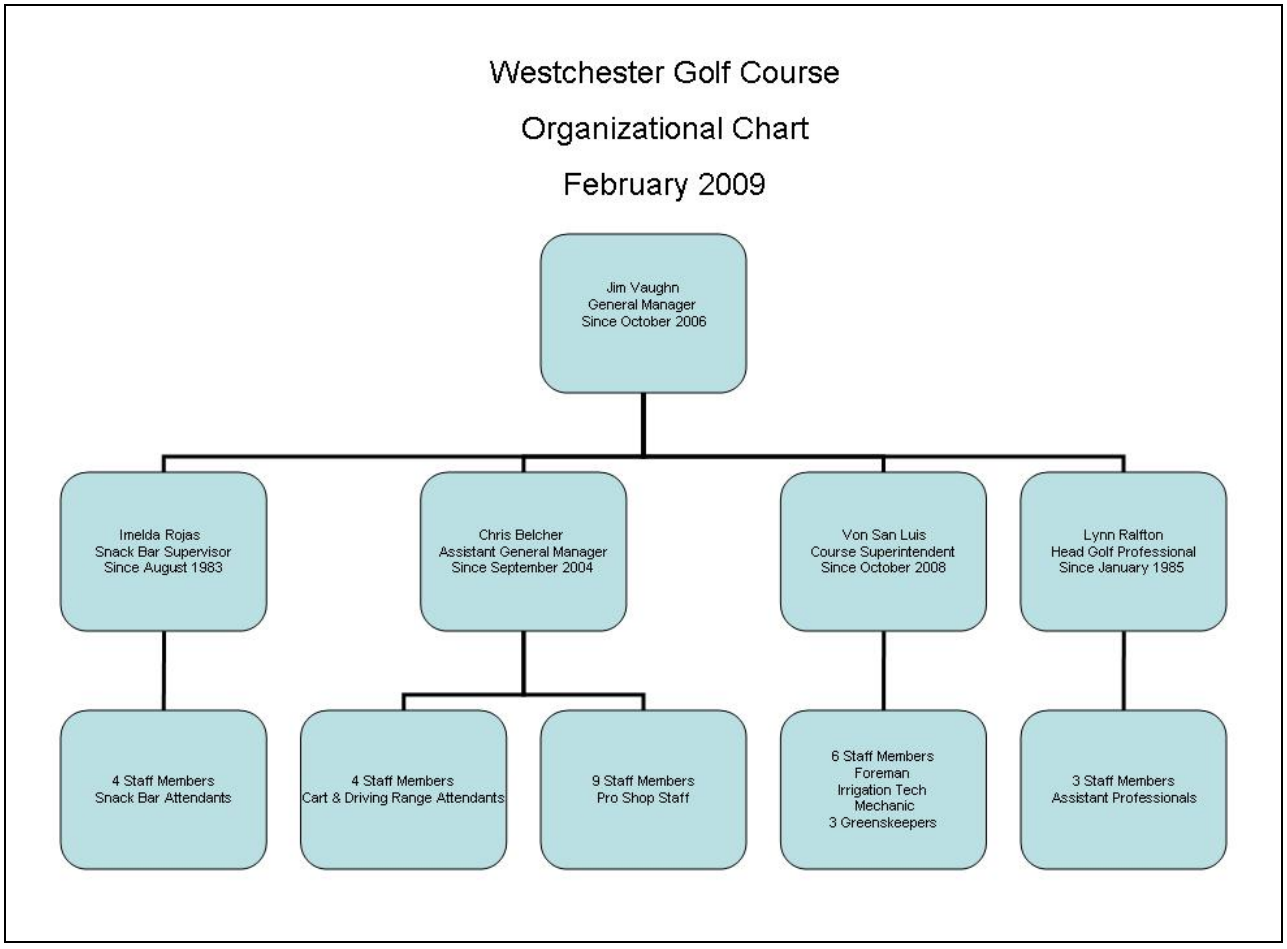
American Golf will set Westchester's opening and closing schedules to provide the best service and access to our guests. Those schedules will be as follows:

1. Course will be open 365 days per year weather permitting.
2. Opening Times – Golf course and clubhouse will open one-half hour before sunrise and will set the first tee time as early as daylight will allow. The clubhouse snack bar will also open at this time to provide all of our services to our guests.
3. Closing Times – Golf course, clubhouse and driving range will close at 10:00PM unless weather or other unique circumstances dictate otherwise.

STAFFING PLAN

Westchester Golf Course shall be staffed with the same or similarly experienced professionals to those who currently operate Westchester Golf Course. The organizational chart for property staffing will be substantially similar to the chart below as reasonably modified from time to time to reflect actual personnel changes or staffing requirements.

The property team will continue to receive oversight and support from American Golf's corporate operations and maintenance team.



MANAGEMENT AND OPERATIONS PLAN

Operations Excellence

American Golf believes that outstanding guest service begins with outstanding people. To this end, the company relies on extensive employee recruitment, selection and training processes to attract and retain the most talented, seasoned professionals from a variety of golf and hospitality disciplines.

Once hired, candidates who meet American Golf's stringent qualifications are entered into training programs designed to provide co-workers with the skills and tools necessary to make good decisions, provide excellent customer service, take responsibility for their actions, and excel in the operating requirements of their respective positions.

Although the specific program may change from time to time over the course of the Term, American Golf will utilize training and oversight tools to ensure our General Managers and their staffs provide quality customer service including programs similar to:

- ☐ American Golf University ("AGU") is our proprietary training program at our headquarters in Santa Monica where our General Managers and Assistant General Managers receive extensive training in all facets of golf operations including customer service, tee sheet and yield management, course maintenance, safety, purchasing, accounting, and human resource training.

- ☐ Structured Unit Visits ("SUV's") are regular facility audits performed by American Golf's Regional Directors of Operations to ensure compliance with American Golf policies and procedures including facility quality and customer service standards.

- ☐ Training functional experts in a variety of key areas of the business conducted by functional experts at regular regional meetings.

- ☐ Company Intranet (the Gopher) that provides access to all programs, accounting, financial reporting and sales management systems as well as serving as a conduit to deliver important information to the field and provide electronic access to all documents and files related to key policies, procedures, operating standards, tools and training.

MAINTENANCE PLAN

Westchester Golf Course
Golf Course Maintenance Standards

Following are the Westchester Golf Course Maintenance Standards outlining the frequency of inspection, maintenance, repair, and replacement procedures American Golf will undertake to assure the continued proper physical condition and appearance of the golf course.

The Maintenance Standards for Westchester Golf Course are intended to establish the frequency and method of routine maintenance practices along with prescribing the level of amenity packages needed.

A golf course audit (Standard Unit Visit or SUV) will be conducted by the Director of Maintenance at least two times per year. As a result of the audit, a written golf course improvement plan will be developed if any areas do not meet the maintenance standards. The superintendent and entire team will be accountable for the timely execution of this plan. Additionally, the General Manager and Golf Course Superintendent will jointly conduct a weekly inspection while American Golf's regional management team will conduct a monthly inspection.

Purpose

This document contains a general overview of the maintenance standards for Westchester Golf Course highlighting the details and standards for each area of the golf course.

Note: If at any time adverse conditions arise due to inclement weather conditions certain standards will not be able to be performed on a consistent basis. At such time, it is required that the superintendent communicate with the General Manager, Regional Director and Director of Maintenance that there will be an adjustment to normal course conditioning.

Standards

Greens

- Overview: All greens are to be smooth, uniformly turfed, firm but not hard, well defined and free of all major pest problems. Cups, poles and flags are to be uniform, clean and in good repair.

Sg.1
Mowing frequency — Daily

Sg.2
Cutting height — 1/8 – 3/16
.125 - .187

Sg.3
Light Topdressing — As needed to maintain a smooth putting surface.

Sg.4
Daily Putting speed — 7.0 – 8.0

Sg.5
Cups Changed — Daily
>50 Rounds >50 Rounds

Sg.6
Ballmarks repaired, no ballmarks Within 10 foot radius of hole. — Daily

Sg.7
Dew & Clippingremoval — Daily

Sg.9
Amenities:
- Plastic or zinc cups — OK
- Logo flags
- Red/white/blue flag system — Yes
- Replace flags & cups (12 mo. play) — 2X/year

Sg.9
Irrigation Head Trimming around Greens — Tri-weekly

Tees, Collars & Approaches

- Overview: Tees smooth, completely turfed, firm but not hard, clean, properly directed, with amenities in good condition and repair, consistent and uniform. Markers rotated consistent with cup rotation system and aligned with the line of play.

St.1
Mowing frequency — 3X/week

St.2
Cutting height — 1/2 – 3/4

St.3
Greens Approach & collar cut Frequency — 3x/week

St.4
Tee markers changed — Daily
>50 Rounds >50 Rounds

St.5
Divots repaired — Daily

St.6
Amenities:

Ballwashers/trash containers
- Regular Tees 9 per 18

St.7
Ball washer Detailing 3x week

St.8

Benches as needed
Tee signage Yes

Divot buckets on Par 3's Yes

St.9
Irrigation Head Trimming 2 x per year

Course Restrooms

Srr.1
- Service Frequency Daily

Fairways

- Overview: Smooth, uniform turf cover, stripe-mowed, clean, firm but not hard, well defined and contoured to properly support the ball for play.

Sf.1
Mowing frequency 2-3x/week

Sf.2
Cutting height ½" - 1"
.500-1

Sf.3
Divot repair 1x week

Sf.4
Divot Repair (Landing Areas) 1x/week

Sf.5
Yardage markings (1 system minimum required.)

- 150 Vertical center post Yes

Sf.6
Irrigation Head Edging 2x per year

Roughs

- Overview: Properly mowed and trimmed, clean and adequately uniform for play, distinct in height from fairway and intermediate rough.

Sr.1
Mowing frequency 1X/week

Sr.2
Cutting height (effective) 1" – 2"
Warm Season

Sr.3
Mowing - green/tee banks 1X/week

Sr.4
Chemical trimming of trees, fences Yes

Bunkers

- Overview: Clean, well-defined, raked and edged, and well drained. Minimum sand depth of four inches. Rakes placed outside and parallel to the line of play.

Sb.1
Mechanical or hand raking frequency MUST INCLUDE WEEKENDS AND HOLIDAYS

- Green bunkers 4X/week
- Fairway bunkers 4X/week

Sb.2
Edging - Cool Season Grasses
- Mechanical (interval) 3 weeks
ex. Stick Edging (maintenance)

Sb.3
Edging - Warm Season Grasses
- Mechanical (interval) 2 weeks
ex. Stick Edging (maintenance)

Cart Paths, Curbs & Traffic Control

- Overview; All paths clean, well defined, edged, smooth, well drained and properly located with adequate width and proper surface for use. Permanent traffic devices should be pre-approved and carried consistently throughout the property, keeping aesthetic value and safety in mind.

Scp.1

Edging with disc (concrete)

-Warm Season (Interval)	Every 2 weeks

Scp.2

-Cool Season (Interval)	Every 15-20 weeks

Scp.3

Sweeping/Blowing Paths (Buffalo Turb.)

-Green/Tee areas	1x week
-All other	Fridays

Scp.4

Worn areas adjacent to path	Not
-where irrigated	Acceptable

Scp.5

Repair pot Holes	1x week

Landscape Beds

- Overview; These are areas that are meant to enhance the landscape and catch the eye of the customer, so they should be weed free, edged and have good seasonal color.

Sl.1

Edging

-Warm Season (Interval)	Every 3 weeks
-Cool Season (Interval)	Every 4 weeks

Sl.2

Chemically/Manual Remove Weeds	bi-weekly

Sl.3

Mulching (Raking or Tilling)	monthly

Clubhouse Grounds

Scgpg

- Overview: Neat, well maintained grounds. Lawns mowed and edged, flowers of the season well cared for and properly rotated. All beds free of weeds, leaves and litter. All grounds free of debris.

- Parking lots and sidewalks policed for litter daily and blown with blower or swept daily prior to guests/members arrival or at night after closing.

- Lawns will be mowed one time per week and fertilized, irrigated where irrigation exist, and edged weekly.

- Landscape materials will be designed and installed to support both sun or shade as the areas present themselves. All plant material shall be fertilized, properly pruned and pest free. Annual plantings shall be rotated as seasonal climate dictates at the beginning of each season, such that they are always near or at their peak.

- Annuals and perennials will be planted in properly amended soil and support sun or shade as the areas present themselves.

Driving Range & Practice Center

1. PRACTICE GREEN STANDARDS:

- Overview: All practice greens are to be as similar as possible to well-maintained course greens. Amenities are to be uniform, clean and in good repair.

Spg.1	
Mowing frequency	Daily
Spg.2	
Cutting height	1/8 – 3/16 .125 - .187
Spg.3	
Light Topdressing	As needed to maintain smooth ball roll.
Spg.4	
Daily Putting speed	7.0 – 8.0
Spg.5	
Cups changed (No spiked flag sticks)	Daily >50 Rounds >50 Rounds
Spg.6	
Dew & Clipping Removal	Daily
Spg.7	
Amenities:	
Plastic or zinc cups	OK

2. RANGE LANDING AREA STANDARDS:

- Overview: Range landing areas are to be clean and well marked to direct players. Nets and screens, when used, are to be in good repair.

Srl.1
Mowing frequency 1X/week

Srl.2
Cutting height (Fairway) 1.0" – 2.0"

Srl.3
Target greens Yes

Srl.4
Yardage Flags with oversized poles Yes
(New) Color Coded
With distance sign to each flag.

3. PRACTICE TEE STANDARDS:

- Overview: All practice tees are to be smooth, within the current line location. Mats, if used, are to be clean and in good repair and replaced as necessary to ensure quality.

Spt.1
Mowing frequency 2X/week

Spt.2
Cutting height 1/2 - 3/4
.500 - .750

Spt.3
Line location changed Daily

Spt.4
Divots repaired 1X/week

Spt.5
Overseeding - warm season turf Optional

Spt.6
Amenities:
Trash containers Yes
Benches Yes
Bag racks Yes
Yardage Marking system @ Tee Yes

PACE OF PLAY STANDARDS:

- Overview: The facility is to have a pre-defined, written plan developed by BOTH the Superintendent and General Manager, outlining how the golf course will be set up on a "High Utilization" peak day. Tee positions, pin placements, amenities, and general course maintenance should provide the guest an enjoyable golfing experience while maximizing tee time utilization. The course plan should include the following as a minimum standard to be met:

Spp.1	
Written Pace of Play Plan	Yes
Spp.2	
Tee marker placement defined in plan	Yes
Spp.3	
Pin positions defined in plan	Yes
Spp.4	
Red/white/blue flag system	Yes
Spp.5	
Fairway- cutting height	½ - 1"
(unless agronomic cond. prevails)	.500-1.00
Spp.6	
Rough- cutting height	
Warm Season	1.0 - 1.5
Cool Season	1.5 - 2.0
Spp.7	
White OB Stakes	Yes
Spp.8	
Yellow/red hazard stakes-or-marking (lateral/red should be utilized whenever possible)	Yes
Spp.9	
Drop Areas	
Par 3's (forced carry over water)	Yes
Spp.10	
Near known hazards	Yes
Spp.11	
Distance & Directional Markings	
200/150/100 markers on path	Hwy Marker
250/200/100 ydg flush w/ground	Optional
Ydg flush w/ground on all Tees	Yes
Signage indicating ydg to hazard	Yes
Target flags on blind holes	Optional

Spp.12

Cart Ruling (unless agronomic cond. prevails)

90 degree rule	Yes

Spp.13

Debris

Foliage / underbrush maintained	Yes
Leaf removal	Yes

Spp.14

Bunker Rakes	1 rake per 40 lin.ft

EXHIBIT C-1

CALIFORNIA ASBESTOS NOTIFICATION

EXHIBIT C

CALIFORNIA ASBESTOS DISCLOSURE

TO: Westchester Golf Partners LLC at Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California (the "**Premises**")

FROM: THE CITY OF LOS ANGELES DEPARTMENT OF AIRPORTS, a municipal corporation ("**City**"), acting by order of and through its Board of Airport Commissioners ("**Board**")("**Lessor**")

DATE: June 22___, 2009

RE: **Asbestos Notification**

Pursuant to California law, we are providing you with this notice with respect to the building(s) (the "**Buildings**") located at the Premises, to inform you of certain asbestos-containing materials potentially present in the Building. This notice describes the location of these materials and requests your assistance in following proper handling procedures and in reporting any deterioration you may observe in the condition of these materials.

1. **ASBESTOS SURVEYS AND ABATEMENT PROGRAMS**

In April 2009, in connection with a site walk through as part of an environmental site assessment conducted by Bureau Veritas North America, Inc. ("**BVNA**") on behalf of the then tenant of the Premises, BVNA assessed the Premises and the improvements thereon for the presence of suspect asbestos-containing materials ("**ACM**") by conducting a non-destructive visual assessment of observable building materials. BVNA concluded that suspect ACM and presumed ACM were potentially present at the Property at the locations specified below. No sampling or analysis of suspect ACM or presumed ACM was conducted by BVNA. To date, to Lessor's knowledge, no sampling or analysis of any potential suspect or presumed ACM has been conducted, no operations and maintenance program has been established and no abatement programs have been implemented. In accordance with the requirements of the Lease, Lessee shall prepare and implement an operations and maintenance plan ("**O&M Plan**") with respect to the suspect and/or presumed ACM.

2. **LOCATION OF SUSPECT AND/OR PRESUMED ASBESTOS-CONTAINING MATERIALS**

BVNA concluded that suspect ACM and presumed ACM were potentially present at the Property at the following locations:

Location	Suspect ACM and/or Presumed ACM	Friable/ Non-Friable	Condition
All Buildings	Wallboard, tape, and joint compound	Non-Friable	Good
Offices, Pro Shop & Cafe	Carpet mastic	Non-Friable	Good
All Buildings	Baseboard and associated mastic	Non-Friable	Good
Maintenance Building Office	Linoleum Flooring and associated mastic	Non-Friable	Good
Facades of all Buildings	Plaster and Stucco	Non-Friable	Good
Clubhouse Roof	Spanish Tile	Non-Friable	Good

3. AIR MONITORING

No air monitoring for ACM has been performed at the Premises.

4. ASBESTOS HANDLING PROCEDURES

Because an alterations in certain areas of the Buildings could disturb potentially asbestos-containing materials and possibly release asbestos fibers into the air, the inhalation of which could present a health hazard, Lessee should require that anyone potentially disturbing suspect and/or presumed asbestos-containing materials contact Lessee's Asbestos Coordinator for detailed handling procedures and to obtain approval prior to beginning such projects. These projects would include, but are not limited to, drilling holes, installing electrical, telecommunications or computer lines, or any activity in any of the areas noted above which may disturb suspect and/or presumed asbestos-containing materials. Lessee is required to prepare and implement an O&M Plan for each of the Buildings and such projects should be handled in accordance with this document.

In addition, please contact Lessee's Asbestos Coordinator should you notice any deterioration in the condition of the potentially asbestos-containing materials described above or should you discover any additional suspect and/or presumed asbestos-containing materials.

5. POTENTIAL HEALTH HAZARDS

Studies have shown that exposure to asbestos fibers may cause development of certain diseases, notably lung disease and cancer. Most of these studies involved exposure to massive amounts of asbestos during insulation manufacture or ship building. Moreover, most asbestos-related diseases occur years after exposure.

However, because we are not asbestos experts, we urge you to contact the Occupational Safety and Health Administration, the California State Department of Health Services, or the Los Angeles County Department of Health Services for more information.

6. AVAILABILITY OF SURVEYS AND OTHER DATA

The results of all of our existing asbestos surveys and data are available for you review and photocopying. Lessee is also required to have the O&M Plans available for viewing. If you would like to see these materials, please make an appointment with Lessee's Asbestos Coordinator. We make no representations or warranties as to the contents of the consultants' reports or the methods employed by the consultants or the accuracy of the survey or test results, or any other matters.

EXHIBIT C

EXHIBIT C-2

BASELINE

Phase I Environmental Site Assessment

Westchester Golf Course
6900 West Manchester Avenue
Los Angeles, California 90045

June 17, 2009
Project Number: 33109-009212.00

Prepared for
American Golf Corporation
c/o Archon Group, L.P.
6011 Connection Drive
Irving, Texas 75039

For the benefit of business and people

Bureau Veritas North America, Inc.
Los Angeles Regional Office
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EXECUTIVE SUMMARY

Mr. Jay Mason, Archon Group, L.P., retained Bureau Veritas North America, Inc. (Bureau Veritas) to conduct a Phase I Environmental Site Assessment of Westchester Golf Course located at 6900 West Manchester Avenue, Los Angeles, California 90045 (the "subject property"). The objective of the assessment was to provide an independent, professional opinion regarding recognized environmental conditions (REC), as defined by ASTM, associated with the subject property. This assessment was requested in association with a real estate transaction.

This assessment was performed in accordance with Archon's February 2009 *Phase I Environmental Site Assessment Scope of Services*, and ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The scope of services provided by Bureau Veritas was conducted under the conditions of Bureau Veritas' March 2001 Master Services Agreement with Archon. Any exceptions to, additions to, or deletions from the ASTM practice are described in the report. Details of the work performed, sources of information, and findings are presented in the report. Limitations of the assessment are described in Sections 1.2 and 1.4.

The subject property, currently owned by the City of Los Angeles, Department of Airports, consists of a public 15-hole golf course. The site is located on approximately 60 acres and was developed as a golf course in 1965. Features of the golf course include a pro shop, small café, management offices and storage areas located in one building on the north-central portion of the subject property. Immediately adjacent to the east is a second building for golf cart storage. A range shack and pro office is located on the northwestern portion of the subject property, north of the driving range and south of the asphalt-paved parking lot. A water feature is located on the south-central portion of the subject property and a radio tower and support equipment for the south adjoining Los Angeles International Airport is located on the southwestern portion of the subject property. The onsite maintenance area is located on the west-central portion of the subject property and consists of a 1,000-gallon split AST with gasoline and diesel fuel, as well as a metal storage unit for tools and pesticides/herbicides, a small maintenance shop, and a maintenance storage shed. The planned short term use for the subject property is continued operation as Westchester Golf Course.

Based on available information, the subject property was undeveloped from at least 1896 until at least 1928, when two small structures were observed on the north-central portion of the subject property. In 1947, a small structure and unimproved road were observed on the north-central portion of the subject property and remaining areas appeared to be used for vegetation harvesting (hay-bale). In a 1956 aerial photograph, the subject property appeared developed for agricultural purposed and harvesting of various crops. In 1965, dirt roads were observed traversing the subject property, and one also appeared to enter the subject property from the east adjoining West 88th Street. According to building permits and owner interviews, construction of the current golf course began in 1965.

In 2002, the current radio tower and support features were observed in their current configuration on the southwestern portion of the subject property. According to city directories, two listings were recorded for the subject property; M. Yoshioka between 1954 and 1960 and Westchester Driving Range/Pro

Shop/Golf Course/Driving Ranges from 1970 to present. Adjoining properties have consisted of undeveloped land from at least 1896 until at least 1947, when residential housing was observed in aerial photographs to the north and east. In 1956, a surface street and Los Angeles International Airport were developed to the south. In 1965, development of the current adjoining park was observed to the west/northwest and a large commercial building was observed to the southwest in an aerial photograph.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

The following notable findings were revealed during this assessment:

- A 550-gallon gasoline UST was formerly located on the subject property and reportedly removed in 1990. Based on information provided by Archon Group, L.P., Shaw Environmental, Inc. reviewed records at the Los Angeles Fire Department Underground Tank Unit (LAFDUTU). Based on Shaw's review, subsurface contamination was not identified during removal of the UST; however, Shaw's review did not note if a closure letter was present in the file. Therefore, it is unclear if the former UST has received closure from the LAFD. Bureau Veritas is awaiting a response from the LAFD regarding records on file for the subject property. Should a closure letter exist, Bureau Veritas will forward to Archon Group, L.P., along with any additional information pertaining to the former onsite UST. Because subsurface contamination was not identified, the former onsite UST is not considered to be a *recognized environmental condition*.
- According to building permits, 70,000 cubic yards of fill was used to re-grade the golf course in 1995. No information regarding the origin of the fill material was available. However, given the relatively recent age of the fill placement, and the fact that the subject property is not used for residential purposes, the unknown fill is unlikely to present a concern, and therefore is not considered to be a *recognized environmental condition*.
- The subject property was agricultural land from approximately 1947 to 1965. Due to history of use, it is possible that hazardous materials including pesticides and/or herbicides were previously used on the subject property. Based on Bureau Veritas' experience in sampling soils for residual pesticides and/or fertilizers that have been applied in conjunction with normal agricultural activities, the length of time since agricultural activity occurred on site, and since the site has been redeveloped, the likelihood that residual chemicals will be found above clean-up levels is low. Based on this evaluation, it is Bureau Veritas' opinion that the potential past use of pesticides and/or fertilizers is not a *recognized environmental condition*, as defined by ASTM.

1.0 INTRODUCTION

Archon Group, L.P., retained Bureau Veritas North America, Inc. (Bureau Veritas) to conduct a Phase I Environmental Site Assessment of Westchester Golf Course located at 6900 West Manchester Avenue, Los Angeles, California 90045 (the "subject property").

1.1 METHODOLOGY AND EXCEPTIONS

Good commercial and customary practice for conducting environmental site assessments has the goal of providing an independent, professional opinion regarding recognized environmental conditions, as defined by ASTM, associated with the subject property. The term *recognized environmental conditions* (*RECs*) is defined as 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, groundwater, 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 minimis* 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 minimis* are not RECs.

This assessment was performed in accordance with Archon's February 2009 *Phase I Environmental Site Assessment Scope of Services*, and ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The scope of services provided by Bureau Veritas was conducted under the conditions of Bureau Veritas' March 2001 Master Services Agreement with Archon.

The assessment included the following components:

- A site walkthrough inspection of the property for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation; indications of waste dumping or burial, pits, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists; and underground and aboveground storage tanks.
- An investigation of historical use of the subject property through reasonably ascertainable ASTM Standard Historical Sources (e.g., aerial photographs, fire insurance maps, city directories,) for evidence of prior land use that could have led to *recognized environmental conditions*.
- A review of information available on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive

receptors, such as streams, that might be impacted by *recognized environmental conditions* and environmental issues.

- A review of environmental records available from the client, property owner or site contact including regulatory agency reports, permits, registrations, and consultants' reports for evidence of *recognized environmental conditions* and activity and use limitations (AULs).
- A review of recorded land title records and judicial records for environmental liens or activity and use limitations.
- A site property line visual assessment of adjacent properties for evidence of potential offsite environmental conditions that may affect the subject property.
- A review of a commercial database summary of federal, state and tribal regulatory agency records pertinent to the subject property and offsite facilities located within ASTM-specified search distances from the subject property.
- Review of reasonably ascertainable Federal, State, Tribal and Local environmental agency case files for the subject property. This also included interviewing agency project managers (if available) regarding the status of the subject property (e.g. LUST incident closure, etc.).
- Interviews with the subject property owner or their designated *Key Site Manager*, *Occupants and State/Local Government Officials*, regarding current and previous uses of the property, particularly activities involving hazardous substances and petroleum products. Past owners, operators and occupants were also interviewed to the extent they were identified and their information was not likely to be duplicative.
- Evaluation of information gathered during the assessment to reach conclusions concerning RECs, and development of this report.

This assessment did not include sampling or analysis of soil, groundwater or other materials.

Ms. Katie Birge from Bureau Veritas' Los Angeles Regional Office, conducted the site walkthrough portion of the assessment on April 9, 2009, accompanied by Mr. Jim Vaughn, General Manager for Westchester Golf Course. Mr. Vaughn has been associated with the subject property for two years. Ms. Birge performed this assessment under the responsible charge of Trevor Donaghu, an Environmental Professional as defined in §312.10 of 40 CFR 312. Resumes for assessors and environmental professionals involved in this assessment are included in the appendices (see table of contents for a list of appendices). Photographs taken at the time of the assessment are included behind the *Photographs* Tab.

1.2 LIMITING CONDITIONS OF ASSESSMENT

Information for the assessment was obtained from sources listed in the appendices. This information, to the extent it was relied on to form our opinion, is assumed to be correct and complete. Bureau Veritas is not responsible for the quality or content of information from these sources.

1.2.1 Unavailable Documentation

At the time of this assessment, the following documents regarding the subject property were requested, but were not made available for review:

- Records were requested from the Los Angeles Fire Department Underground Tank Unit (LAFDUST) on April 8, 2009.

Bureau Veritas has not received a response to the above noted request as of the date of this report. If later findings materially affect the conclusions and recommendations in this report, Bureau Veritas will contact Archon Group, L.P.

1.2.2 Lack of Access

Access was provided to all areas of the subject property.

1.2.3 Data Gaps

Historical subject property ownership and/or use information was obtained for the time period 1896 to present

Bureau Veritas has established the history of previous uses at subject property use since 1940 or first development. No significant data gaps were encountered during this assessment.

1.3 RELIANCE

The information and opinions rendered in this report are exclusively for use by Archon Group, L.P. and American Golf Corporation. Bureau Veritas will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by Bureau Veritas in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 USER PROVIDED INFORMATION

ASTM E 1527 defines “user” as the party seeking to use Practice E 1527 to complete an environmental site assessment of the subject property, and in this case, the user is Archon Group, L.P. ASTM E 1527 specifies that certain tasks associated with identifying potential RECs at the subject property should be

performed by the user and provided to the environmental professional. Accordingly, Bureau Veritas provided a Questionnaire to Archon Group, L.P. requesting specific information. This Section documents the information obtained from the user. A copy of the Questionnaire is included in the Appendices.

2.1 RECORDED LAND TITLE RECORDS

At the request of Archon Group, L.P., Bureau Veritas obtained reasonably ascertainable recorded environmental liens and/or AULs records that are filed under federal, state, tribal, or local law from EDR. Please refer to Section 4.6 for further information.

2.2 SPECIALIZED KNOWLEDGE

Archon Group, L.P. indicated that it has no specialized knowledge or experience of environmental issues of concern associated with the subject property.

2.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Archon Group, L.P, representative, Mr. Jay Mason, was asked if he was aware of any of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		Yes	**X**	No

Archon Group, L.P. indicated that it is unaware of any commonly known or reasonably ascertainable information within the local community about the subject property that is material to identifying environmental issues of concern associated with the subject property.

2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The current real estate transaction concerning the subject property is a refinance and not a purchase. Therefore, this section does not apply.

2.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Archon Group, L.P. indicated that it has no specific information from the City of Los Angeles, Department of Airports, that is material to identifying environmental issues of concern associated with the subject property. This includes information regarding the “degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.”

2.6 REASON FOR PERFORMING PHASE I

Archon Group, L.P. indicated that this assessment was requested in association with a refinancing.

Archon Group, L.P. also desired to understand potential *RECs* or non-ASTM considerations that could affect business decisions.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property, Westchester Golf Course, is located at 6900 West Manchester Avenue, Los Angeles, Los Angeles County, California in a residential setting (Figures 1 and 2, Figures Tab). According to Los Angeles County tax records, the subject property is owned by the City of Los Angeles, Department of Airports and includes 60 acres and is situated on Assessor's Parcel Number (APN) 4122-022-930.

3.2 CURRENT USE OF SUBJECT PROPERTY

The subject property, currently owned by the City of Los Angeles, Department of Airports, consists of a public 15-hole golf course. The site is located on approximately 60 acres and was developed as a golf course in 1965. Features of the golf course include a pro shop, small café, management offices and storage areas located in one building on the north-central portion of the subject property. Immediately adjacent to the east is a second building for golf cart storage. A range shack and pro office is located on the northwestern portion of the subject property, north of the driving range and south of the asphalt-paved parking lot. A water feature is located on the south-central portion of the subject property and a radio tower and support equipment for the south adjoining Los Angeles International Airport is located on the southwestern portion of the subject property. The onsite maintenance area is located on the west-central portion of the subject property and consists of a 1,000-gallon split AST with gasoline and diesel fuel, as well as a metal storage unit for tools and pesticides/herbicides, a small maintenance shop, and a maintenance storage shed.

The Los Angeles Building Department provided the following information regarding subject property utilities:

- Electricity: Los Angeles Department of Water and Power
- Natural Gas: The Gas Company
- Water: Los Angeles Department of Water and Power (domestic and irrigation)
- Sewer: Los Angeles Bureau of Sanitation
- Heating and cooling are provided by wall mounted and free-standing electrical units.

The planned short-term use for the subject property is continued operation as Westchester Golf Course.

3.3 CURRENT USES OF ADJOINING/NEARBY PROPERTIES

The area surrounding the subject property consists of residential development, as well as the Los Angeles International Airport. Adjoining properties were observed (from the subject property or from public access areas) for signs of *RECs* and their potential to pose an environmental concern to the subject property (Figure 2, Figures Tab). The uses and features of adjoining properties are described below.

North: West Manchester Avenue, beyond which were single-family residential housing.

East: Single-family residential housing to the northeast, and a vacant parcel to the southeast.

South: Westchester Parkway, beyond which was the Los Angeles International Airport.

West: City park (7000 West Manchester Avenue), beyond which was Lincoln Boulevard/Route1.

Current visible uses of adjoining properties do not appear to present an environmental concern to the subject property.

Information regarding historical or other documented uses of nearby properties that may pose an environmental concern to the subject property is discussed in Sections 4.0 and 6.0.

3.4 PHYSICAL SETTING

The subject property is located in the Transverse Ranges Physiographic Region of California. The general area is characterized by a west-east trending complex of rock blocks and fold separated by west-east trending faults. The Los Angeles Basin is a major structural syncline within the Transverse Ranges area that has been the site of marine and non-marine sedimentary deposition for the past several million years. The Pacific Ocean is located approximately 2.25 miles west of the subject property. Elevations at and around the subject property range from 110 to 130 feet (Venice, California, 1994).

The subject property is underlain by surface deposits of Quaternary alluvium comprised of gravel, sand, silt, and clay (Geologic Map of California, Los Angeles Sheet, 1969). The main soil type found on and around the subject property consists of sandy loams of the Hanford Association. Hanford soils occur on gently sloping alluvial fans between elevations from near sea level to 3,500 feet. These soils are well drained and have moderately rapid subsoil permeability (USDA, Report and General Soil Map of Los Angeles County, California, 1967).

Bureau Veritas contacted the Los Angeles County Department of Public Works Hydrologic Records for information regarding depth to groundwater information. No groundwater wells are located within a one-mile radius of the subject property. The inferred groundwater flow direction is expected to be southwesterly, towards the Pacific Ocean. Groundwater levels often fluctuate seasonally or as the result of local landscape irrigation. The local gradient and flow direction under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

4.0 HISTORICAL REVIEW

4.1 SUMMARY OF HISTORICAL REVIEW

The historical research presented in this assessment has established the use of the subject property since 1896.

Based on available information, the subject property was undeveloped from at least 1896 until at least 1928, when two small structures were observed on the north-central portion of the subject property. In 1947, a small structure and unimproved road were observed on the north-central portion of the subject property and remaining areas appeared to be used for vegetation harvesting (hay-bale). In a 1956 aerial photograph, the subject property appeared developed for agricultural purposed and harvesting of various crops. In 1965, dirt roads were observed traversing the subject property, and one also appeared to enter the subject property from the east adjoining West 88th Street. According to building permits and owner interviews, construction of the current golf course began in 1965.

In 2002, the current radio tower and support features were observed in their current configuration on the southwestern portion of the subject property. According to city directories, two listings were recorded for the subject property; M. Yoshioka between 1954 and 1960 and Westchester Driving Range/Pro Shop/Golf Course/Driving Ranges from 1970 to present. Adjoining properties have consisted of undeveloped land from at least 1896 until at least 1947, when residential housing was observed in aerial photographs to the north and east. In 1956, a surface street and Los Angeles International Airport were developed to the south. In 1965, development of the current adjoining park was observed to the west/northwest and a large commercial building was observed to the southwest in an aerial photograph.

A chronological summary of the historic use of the subject and adjoining/nearby properties, based on information gathered from various sources, is presented below. Details regarding the sources of this information are presented in the following Sections. Please refer to Section 1.2.3 for a summary of data gaps (if any).

Time Period	Use	Source	Data Gaps?*
Subject Property:			
1896 to 1928	Undeveloped	Topographic maps	No
1928 to 1947	Primarily undeveloped with two small structures on the north-central portion of the property	Aerial photographs and topographic maps	No
1947 to 1965	Agricultural use	Aerial photographs and topographic maps	No

Time Period	Use	Source	Data Gaps?*
1965 to present	Golf Course	Aerial photographs, topographic maps, city directories, building permits, and owner interview	No
1966	Building permit issued for construction of multiple onsite structures	Building records	No
1994/1995	Site grading (use of fill)	Building records	No
Adjacent/Nearby Properties:			
1896 to 1947	Undeveloped	Topographic maps	No
1947 to present	Single-family residential housing	Aerial photographs and topographic maps	No
1956 to 1976	A surface street and the Los Angeles International Airport to the south	Aerial photographs and topographic maps	No
1965	City park to the west	Aerial photographs and topographic maps	No
1976 to present	Residential to the north, east, and southwest. Park to the west and Los Angeles International Airport to the south, beyond a surface street.	Aerial photographs, topographic maps, owner interview	No

4.2 AERIAL PHOTOGRAPHS

Aerial photographs, including the subject and adjoining properties, were obtained from EDR for the period 1928 to 2005 (Appendices). Photographs reviewed are summarized as follows:

Date: 1928 **Scale 1" : 500'**

The subject property consisted of undeveloped land covered in native vegetation with two small structures located on the north-central portion of the subject property. Adjoining properties consisted of undeveloped land covered in native vegetation.

Date: 1938 **Scale 1" : 555'**

The subject property appeared unchanged from the 1928 aerial photograph. Adjoining properties included:

North: A surface street, beyond which appeared undeveloped land covered in native vegetation.

South: An unimproved road, beyond which appeared undeveloped land covered in native vegetation.

East: Undeveloped land covered in native vegetation, beyond which appeared an intermittent stream.

West: Undeveloped land covered in native vegetation, beyond which appeared an unimproved road.

Date: 1947 **Scale 1" : 666'**

The subject property appeared unchanged from the 1938 aerial photograph, except that the property appeared to be used for vegetation harvesting (hay-bale). Adjoining properties included:

North: A surface street, beyond which appeared single-family residential housing.

South: No apparent changes were noted from the 1938 aerial photograph.

East: Single-family residential housing.

West: No apparent changes were noted from the 1938 aerial photograph.

Date: 1956 **Scale 1" : 400'**

Date: 1965 **Scale 1" : 666'**

The subject property appeared developed for agricultural purposed and growing and harvesting of various crops. Structures were observed as noted in the previous aerial photographs, however specific features were difficult to discern. In the 1965 aerial photograph, dirt roads were observed traversing the subject property, and one also appeared to enter the subject property from the east adjoining West 88th Street. Adjoining properties included:

North: No apparent changes were noted from the 1947 aerial photograph.

South: No apparent changes were noted from the 1947 aerial photograph, except for what appeared to be a drainage channel running east to west. In the 1965 aerial photograph, a surface street was observed, beyond which appeared the Los Angeles International Airport.

East: No apparent changes were noted from the 1947 aerial photograph.

West: A small structure to the northwest and undeveloped land to the southwest. It should be noted that half of the west adjoining property was not included in the 1956 aerial photograph. In the 1965 aerial photograph, development of the current adjoining park was observed to the west/northwest and a large commercial building was observed to the southwest, beyond which appeared single-family residential housing and the Los Angeles International Airport.

Date: 1976 **Scale 1" : 666'**

The subject property appeared developed as a golf course. A parking lot was observed on the northwestern portion of the subject property, along with two small structures along the north-central portion of the property. A driving range was observed in its current configuration, and a small structure was observed near the current maintenance area. Additionally, a small water feature was observed on the south-central portion of the subject property in its current configuration. Adjoining properties included:

North: No apparent changes were noted from the 1965 aerial photograph.

South: No apparent changes were noted from the 1965 aerial photograph.

East: No apparent changes were noted from the 1965 aerial photograph.

West: No apparent changes were noted from the 1965 aerial photograph, except for further development of the adjoining park.

Date: 1989 **Scale 1" : 666'**

The subject property appeared unchanged from the 1976 aerial photograph. Adjoining properties included:

North: No apparent changes were noted from the 1976 aerial photograph.

South: No apparent changes were noted from the 1976 aerial photograph.

East: Single-family residential housing was observed to the east/northeast and vacant undeveloped land covered in native vegetation and surface streets was observed to the east/southeast.

West: No apparent changes were noted from the 1976 aerial photograph, except that the previous single-family structures beyond a surface street were now developed with multi-family residential structures.

Date: 1994 **Scale 1" : 666'**

Date: 2002 **Scale 1" : 666'**

Date: 2005 **Scale 1" : 484'**

The subject property appeared unchanged from the 1989 aerial photograph, except that the driving range appeared to have had some improvements. In the 2002 aerial photograph, the current radio tower and support features were observed in their current configuration on the southwestern portion of the subject property. Adjoining properties included:

North: No apparent changes were noted from the 1989 aerial photograph.

South: No apparent changes were noted from the 1989 aerial photograph.

East: No apparent changes were noted from the 1989 aerial photograph.

West: No apparent changes were noted from the 1989 aerial photograph.

No readily apparent evidence of potential recognized environmental conditions at the subject or adjoining properties was noted on the aerial photographs reviewed.

4.3 USGS TOPOGRAPHIC MAPS

Historic topographic maps for the subject property and vicinity were obtained from EDR for the period 1896 to 1981 (Appendices). The maps depicted the following:

Quadrangle: Redondo, California **Scale: 1:62,500** **Series: 15 Minute**

1896: The subject and adjoining properties appear unimproved.

Quadrangle: Southern California Sheet 1, California **Scale: 1:250,000** **Series: 60 Minute**

1901: No apparent changes were noted from the 1896 topographic map.

Quadrangle: Venice, California **Scale: 1:24,000** **Series: 6 Minute**

1934: The subject property and the east, south, and west adjoining properties appeared unimproved. Manchester Avenue was observed to the north, beyond which appeared unimproved land and surface streets to the northeast.

Quadrangle: Redondo, California **Scale: 1:50,000** **Series: 15 Minute**

1948: No apparent changes were noted from the 1934 topographic map, except for a small structure and unimproved road on the north-central portion of the subject property.

Quadrangle: Venice, California **Scale: 1:24,000** **Series: 7.5 Minute**

1950: The subject property appeared primarily unimproved, except for a small structure and unimproved road on the north-central portion of the subject property. Manchester Avenue was observed to the north, beyond which appeared surface streets within an urban setting as indicated by pink shading on the topographic map. Surface streets within an urban setting were also observed to the east. Lincoln Boulevard was observed to the south, beyond which appeared unimproved land, an intermittent stream, and land labeled as “airport expansion area”. Unimproved land was observed to the west, beyond which appeared Lincoln Boulevard.

1964: No apparent changes were noted from the 1950 topographic map, except for development of Westchester Playground to the west. Additionally, urban development was observed to the southwest, beyond Lincoln Boulevard. Lincoln Boulevard was observed to the south, beyond which appeared unimproved land, an intermittent stream, and the Los Angeles International Airport.

1972: No apparent changes were noted from the 1964 topographic map, except that the current water feature was observed on the south-central portion of the subject property, as well as a small structure on the north-central portion of the subject property in its current configuration.

1981: No apparent changes were noted from the 1972 topographic map.

No readily apparent evidence of potential recognized environmental conditions at the subject or adjoining properties was noted on the topographic maps reviewed.

4.4 FIRE INSURANCE MAPS

Fire insurance maps covering the subject property and adjoining properties were requested from EDR. Fire insurance maps were not available for the subject or adjoining properties (EDR, 2009). A copy of the "No Coverage" letter is included in the appendices.

4.5 CITY DIRECTORIES

City directories that include the subject property and adjoining properties were obtained from EDR for the period between 1920 and 2006. Two separate listings were recorded for the subject property at 6900 West Manchester Avenue; M. Yoshioka between 1954 and 1960 and Westchester Driving Range/Pro Shop/Golf Course/Driving Ranges from 1970 to present. Adjoining properties consisted primarily of residential listings between 1950 and present. A copy of the city directories listing is included in the appendices.

No readily apparent evidence of potential recognized environmental conditions at the subject or adjoining properties was noted in the city directories reviewed.

4.6 PRIOR OWNERSHIP

As part of this assessment, Bureau Veritas requested reasonably ascertainable recorded lien records and activity and use limitation records filed under federal, state, tribal, or local law on behalf of Archon Group, L.P. This work was subcontracted to EDR and was limited to a review of these records for the presence of environmental liens and AULs. No environmental liens or AULs were identified.

4.7 AGENCY CONTACTS

4.7.1 Building, Planning, and/or Zoning Departments

The Los Angeles Building and Planning Department was contacted on April 9, 2009 to obtain historical use information for the subject property. According to the staff, the following information was on file for the subject property:

- **03/10/66** Building permit issued for installation of fence, 2,400–square foot golf shop/restaurant (tile roof & concrete slab), 1,300-square foot storage shed (aluminum/dirt-floor), 30 flood-light poles, and a 100-square foot driving range shed.
- **10/23/91** Building permit issued for an irrigation pump house.
- **04/16/92** Building permit issued for the addition of a canopy to an existing retaining wall.
- **07/16/92** Grading permit issued for grading to the driving range.

- **1991-1994** Memo from the City of Los Angeles regarding a permit address changing West Manchester from Boulevard to Avenue in the records logs.
- **01/03/94** Grading permit issued for redevelopment of the Westchester Golf Course. Permit noted site would be cut and filled. No information regarding the fill was included.
- **1995** Re-grade golf course, 70,000 cubic yards of fill for re-grading

4.7.2 Los Angeles Fire Department – Underground Tank Unit

The Los Angeles Fire Department – Underground Tank Unit (LAFD-UST) was contacted on April 8, 2009 to obtain information regarding any complaints, permits, violations, or USTs on record for the subject property. Bureau Veritas has not received a response from the LAFD-UST as of the date of this report.

4.7.3 Los Angeles Fire Department – Hazardous Materials Records

The Los Angeles Fire Department – Hazardous Materials Records (LAFD-HAZMAT) was contacted on April 8, 2009 to obtain information regarding any complaints, permits, violations, chemical inventories, or ASTs on record for the subject property. According to the LAFD-HAZMAT on April 8, 2009, the following records were on file for the subject property:

- **1987:** Hazardous Materials Inventory listing the following chemicals; 55-gallon drum of engine oil; 50 pounds acetylene; 50 pounds compressed oxygen; 110-gallons of diesel fuel; one-ton of ammonia sulfate; 200-pounds of Scotts Fertilizer; 360-pounds of High K Greens Fertilizer; and 550-gallons of gasoline.
- **1/1/88** Hazardous Materials Inventory listing the following chemicals; 500-gallons of gasoline and 110-gallons of diesel.
- **5/23/96** Hazardous Materials Inventory identified the onsite presence of the following chemicals: 2,000-pounds of ammonia sulfate, 500-gallons of diesel fuel and 500-gallons of gasoline fuel.
- **4/17/98** Hazardous Materials Inventory identified the onsite presence of the following chemicals: 15,500-pounds of calcium nitrate, 2,000-pounds of ammonia sulfate, 500-gallons of diesel fuel and 500-gallons of gasoline fuel.
- **10/1/02** Hazardous Materials Inventory identified the onsite presence of the following chemicals: 15,500-pounds of calcium nitrate, 2,000-pounds of ammonia sulfate, 500-gallons of diesel fuel and 500-gallons of gasoline fuel.
- **2/19/04** Hazardous Materials Inventory identified the onsite presence of the following chemicals: 15,500-pounds of calcium nitrate, 2,000-pounds of ammonia sulfate, 500-gallons of diesel fuel and 500-gallons of gasoline fuel.

4.7.4 Los Angeles Regional Water Quality Control Board

The Los Angeles Regional Water Quality Control Board – SLIC Unit (LARWQCB-SLIC) was contacted on April 8, 2009 to obtain any files regarding USTs or subsurface contamination at the subject property. According to the LARWQCB-SLIC staff on April 9, 2009, there are no records on file for the subject property.

The Los Angeles Regional Water Quality Control Board – UST Unit (LARWQCB-UST) was contacted on April 8, 2009 to obtain any files regarding USTs or subsurface contamination at the subject property. According to the LARWQCB-UST staff on April 14, 2009, there are no records on file for the subject property.

4.7.5 Department of Toxic Substances Control

The Department of Toxic Substances Control (DTSC) was contacted on April 8, 2009 to obtain any files regarding subsurface contamination at the subject property. According to the DTSC on April 10, 2009, there are no records on file for the subject property.

4.7.6 South Coast Air Quality Management District

The South Coast Air Quality Management District (SCAQMD) website was visited on April 8, 2009 to obtain information regarding any environmental concerns, air emission sources, asbestos removal or violations at the subject property. According to the SCAQMD website on April 8, 2009, the following records were on file for the subject property:

- Permit for an internal combustion engine, John Deere, diesel fueled, driving an emergency generator.
- Permit for one combined 500-gallon gasoline and 500-gallon diesel AST.
- **7/30/91** Permit to operate a gasoline storage tank was granted.
- **9/10/04** Notice of Violation issued for failure to provide re-verification testing report for back pressure test. Violation was corrected and closed on September 30, 2004.
- **07/21/07** Notice of Violation issued for failure to conduct re-verification test for AST dispenser. Violation was corrected and closed on October 9, 2008.

4.7.7 Los Angeles Department of Public Works– Bureau of Sanitation

The Los Angeles Department of Public Works Bureau of Sanitation (LADPWBS) was contacted on April 8, 2009 to obtain information regarding any environmental concerns, wastewater discharge permits and violations at the subject property. According to the LADPWBS staff on April 9, 2009, there are no records on file for the subject property.

4.7.8 Los Angeles County Public Health Investigation

The Los Angeles County Public Health Investigation (LACPHI) was contacted on April 8, 2009 to obtain information regarding any environmental concerns, chemical inventories, or violations at the subject property. According to LACPHI staff, there are no files for the subject property.

4.8 PREVIOUS ENVIRONMENTAL REPORTS OR OTHER DOCUMENTS

During this assessment, Clayton reviewed the following reports, which were provided by Archon Group, L.P.:

- Phase I Environmental Site Assessment for Westchester Golf Course located at 6900 West Manchester Boulevard, dated December 4, 2002 (Reissued on January 6, 2003), prepared by Clayton Group Services, Inc.

  Clayton Group Services, Inc. (Clayton) prepared a Phase I Environmental Site Assessment (ESA) on Westchester Golf Course. The Phase I ESA identified the subject property as a public 15-hole golf course located on approximately 55 acres developed as a golf course in 1965. Features noted on the site included a driving range, pond, club house, golf cart building, and maintenance area. According to Clayton's Phase I report, a 550-gallon gasoline UST was formerly located on the subject property, reportedly removed in 1990. No documentation regarding the removal of the UST was available for review. This former UST was considered a *recognized environmental condition* (*REC*). The Phase I report also noted two non-*RECs;* 70,000 cubic yards of fill was used to re-grade the golf course and the presence of stained flooring within a maintenance building.

- Updated Phase I Environmental Site Assessment for Westchester Golf Course located at 6900 West Manchester Boulevard, dated June 3, 2005, prepared Clayton Group Services, Inc.

  Clayton Group Services, Inc. (Clayton) prepared an Updated Phase I Environmental Site Assessment (ESA) on Westchester Golf Course. Information in the report was similar to that which is discussed in the original Phase I completed in 2002. However, a recommendation was presented concerning the former UST. Clayton recommended that a file review be conducted to locate closure documentation and determine if regulatory requirements were met during the tank removal and if there was any subsurface contamination documented.

- File Review for Westchester Golf Course located at 6900 West Manchester Boulevard, dated January 9, 2009, prepared by Shaw Environmental, Inc.

  Shaw Environmental, Inc. (Shaw) conducted a file review based on a recommendation from Clayton Group Services, Inc. in an Updated Phase I Environmental Site Assessment Report dated June 3, 2006. On December 19, 2005, Shaw conducted a file review at the Los Angeles Fire Department Underground Tank Unit. According to the records reviewed, a 550-gallon gasoline tank was removed from the subject property on February 28, 1990. One soil sample was collected from the excavation pit and analyzed for total petroleum hydrocarbons as gasoline (TPH-g). Laboratory results indicated that the soil sample was non-detect for TPH-g. The UST was noted as being located approximately 800 feet south of Manchester Boulevard, along the service road along the western side of the golf

course. Based on the information discerned from the file review, it was concluded that no subsurface contamination was identified during the UST removal. However, Shaw's review did not indicate if a closure letter was contained in the file.

5.0 INTERVIEWS

Bureau Veritas Interviewed owners, operators, occupants, and others as noted in the sections below.

5.1 INTERVIEW WITH OWNER

Mr. Jay Mason, with Archon Group, L.P. completed a property questionnaire on April 16, 2009. Mr. Mason was forthcoming with information for which he had knowledge. Mr. Mason has been associated with the subject property for approximately seven years. Mr. Mason referred Bureau Veritas to information presented on the subject property in previous environmental reports detailed in Section 4.8.

Mr. Mason was asked if he was aware of any of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		Yes	**X**	No

Previous owners were not interviewed during this assessment.

5.2 INTERVIEW WITH SITE MANAGER

Mr. Jim Vaughn, Westchester Golf Course General Manager, was interviewed in April 9, 2009. Mr. Vaughn was forthcoming with information for which he had knowledge. Mr. Vaughn has been associated with the subject property for approximately two years. Mr. Vaughn provided general information regarding historic and current operations at the subject property. Mr. Vaughn is unaware of any environmental issues or concern associated with the subject property. Additionally, Mr. Vaughn stated that he was aware of a former 500-gallon gasoline UST that removed from the property in the early 1990s, as well as the current 1,000-gallon AST located in the maintenance area. Mr. Vaughn stated that he was unaware of any other in-ground features historically or currently located on the subject property.

Mr. Vaughn was asked if he was aware of any of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No

Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		Yes	**X**	No

5.3 INTERVIEWS WITH OCCUPANTS

Please refer to Section 5.2, subject property site manager.

6.0 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL

Available government database information prepared by EDR was reviewed to evaluate both the subject property and any listed sites within ASTM-recommended search distances. Federal, state, tribal, and local databases reviewed are included in the appendices.

The subject property was not identified in the databases reviewed.

The database review identified one or more nearby/adjoining facilities within the specified search distances from the subject property. It is Bureau Veritas' opinion that most of these sites present no environmental concern relative to the subject property because: 1) they only hold an operating permit (which does not imply a release), 2) require "No Further Action" by the appropriate regulatory agency, and/or 3) based upon Bureau Veritas' review, are considered to be too distant and/or topographically downgradient or crossgradient relative to the subject property to reasonably be expected to affect it. The following nearby/adjoining facilities were noted:

Offsite Property	Database	Orientation from Subject Site	Environmental Concern/Reason
Mobil #11-GKV 6600 West Manchester Avenue	LUST	~ 1,405 feet east/northeast upgradient/ crossgradient	No, the site received closure on October 8, 1996 for other groundwater impacted by "other solvent or non-petroleum hydrocarbon" and the site is distant from the subject property
Texaco #0358 6575 West Manchester Boulevard	LUST	~ 1,650 feet east/northeast Upgradient	No, the site received closure on July 29, 1996 for gasoline impacted soil and the site is distant from the subject property

No properties were listed that present an environmental concern to the subject property based on distance or surface topography.

Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded due to inaccurate or missing information in the environmental database record provided by its applicable agency. Cross referencing addresses and site names, as well as a visual reconnaissance of surrounding properties, has been completed for the unmappable facility sites in the database report. The subject and adjacent properties were not identified on the unmappable sites listing in the environmental database report. No unmappable sites were identified with the potential to impact the subject property.

7.0 SITE RECONNAISSANCE

7.1 METHODOLOGY AND LIMITATIONS

The subject property was thoroughly inspected on foot. Photographs taken at the time of the ESA are included behind the *Photographs* Tab.

7.2 GENERAL OBSERVATIONS

At the time of the walkthrough, the areas associated with the subject property appeared to be in good condition. The subject property, currently owned by American Golf Company, consists of a public 15-hole golf course. The site is located on approximately 60 acres and was developed as a golf course in 1965. Features of the golf course include a pro shop, small café, management offices and storage areas located in one building on the north-central portion of the subject property. Immediately adjacent to the east is a second building for golf cart storage. A range shack and pro office is located on the northwestern portion of the subject property, north of the driving range and south of the asphalt-paved parking lot. A water feature is located on the south-central portion of the subject property and a radio tower and support equipment for the south adjoining Los Angeles International Airport is located on the southwestern portion of the subject property. The onsite maintenance area is located on the west-central portion of the subject property and consists of a 1,000-gallon split AST with gasoline and diesel fuel, as well as a metal storage unit for tools and pesticides/herbicides, a small maintenance shop, and a maintenance storage shed.

7.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The subject property was assessed for signs of storage, use, or disposal of hazardous substances and/or petroleum products. The assessment consisted of noting evidence (e.g., drums, unusual vegetation patterns, staining) indicating that hazardous substances and/or petroleum products are currently or were previously located on the subject property.

Potentially hazardous substances and/or petroleum products observed at the subject property include:

- Diesel and gasoline fuel in a 1,000-gallon split-tank AST located in the maintenance area on the west-central portion of the subject property. No staining was observed on the concrete berm surrounding the AST.
- 55-gallon aqueous parts washer was located in the maintenance shop. Minor staining (de minimus) was observed on the concrete flooring surrounding the drum.
- 55-gallon of new motor oil and one 55-gallon of waste oil were located in the maintenance shed. Minor staining (de minimus) was observed on the floor surrounding the drums.
- Gasoline in one-and five-gallon containers were located in the maintenance shed. Minor staining (de minimus) was observed on the floor surrounding the containers.
- Herbicides, pesticides and fungicides in one- and five-gallon containers were stored in a metal storage unit in the maintenance area. Minor staining (de minimus) was observed on the floor surrounding the containers. Herbicide, pesticide, and fungicide applications are done by two licensed members of the maintenance staff. Chemicals are mixed in the maintenance yard immediately prior to being applied. Spraying / application equipment is rinsed after use, and the rinsate is sprayed onto the golf course.
- New and used oil in five gallon containers and 55-gallon drums were located in the maintenance shed. Minor staining (de minimus) was observed on the floor surrounding the containers.
- Paints in various-sized containers were stored in their original containers on wood shelves in the maintenance area. No staining was observed around the paint containers.
- Compressed gasses for minor welding use were stored in the maintenance area.
- Typical janitorial cleaning supplies were observed in the main clubhouse building on the north-central portion of the subject property. No staining was observed on the flooring surrounding the cleaning materials.
- Multiple small propane cylinders were stored in a metal storage unit in the maintenance area.
- Multiple batteries were located in the maintenance shed. No staining was observed on the floor surrounding the batteries.

Historical chemicals documented in routine inspections from the Los Angeles Fire Department Hazardous Materials Division can be found in Section 4.7.3

Currently, hazardous waste is generated onsite. Waste includes waste oil that is stored in a 55-gallon drum located within the maintenance shed. The 55-gallon drum of oil was located within secondary containment. Minor staining was observed on the flooring surrounding the waste oil drum (de minimus), which was also located next to a 55-gallon drum of new oil in the secondary containment unit. The waste oil is collected and transported to an offsite disposal facility by AES Services on an as-needed basis.

7.4 STORAGE TANKS

7.4.1 Underground Storage Tanks

The subject property was inspected for evidence of underground storage tanks (USTs) (e.g., vent piping, dispensing equipment, pavement variations).

Evidence of USTs was not observed at the subject property during the assessment. In addition, no features were observed at the subject property that would have required USTs to have been present (such as standby generators or boilers), and there are no USTs registered with the state of California (EDR, 2009). However, Mr. Jim Vaughn stated that one 500-gallon gasoline UST was formerly located at the subject property. The UST was reportedly installed in 1966 and removed in 1990. Please refer to Section 4.8 for additional information.

7.4.2 Aboveground Storage Tanks

The subject property was inspected for evidence of ASTs (e.g. concrete foundations or saddles, pedestals or steel support structures).

The facility currently has a one 1,000-gallon split tank AST with 500-gallons of gasoline and 500-gallons of diesel fuel. The AST is located in the maintenance area on the west-central area of the subject property. The AST is reportedly constructed of steel and encased in 6-inches of concrete, was installed in early 1990s, and does have appropriate spill containment and protection.

7.4.3 In-Ground Hydraulic Equipment

The subject property was inspected for evidence of in-ground hydraulic equipment (e.g. hydraulic elevators or lifts that have hydraulic fluid-containing reservoirs or jacks below ground surface). Although not regulated as USTs, hydraulic equipment of this type can be of concern due to the potential for oil leaks from the hydraulic cylinders. Hydraulic fluid in equipment installed in 1978 or before may contain PCBs.

Evidence of in-ground hydraulic equipment was not observed during the assessment. In addition, Mr. Jim Vaughn stated that to the best of his knowledge in-ground hydraulic equipment has never been present at the subject property.

7.5 WASTES

Currently, non-hazardous solid waste is generated onsite. Waste is in the form of general refuse (e.g., paper, household trash) that is disposed of dumpsters located on the north-central portion of the subject property. The waste is collected and transported to an offsite disposal facility on a weekly basis.

According to building permits, 70,000 cubic yards of fill was used to re-grade the golf course in 1995. No information regarding the origin of the fill material was available.

7.6 POLYCHLORINATED BIPHENYLS (PCBS)

The subject property was inspected for the presence of liquid-cooled electrical units (transformers, light ballasts, and capacitors), and major sources of hydraulic fluid (elevators and lifts). Such units are notable because they may be potential PCB sources.

Transformers, capacitors, or other potential PCB sources were not observed at the subject property.

7.7 WASTEWATER AND STORM WATER DISCHARGE

Wastewater from the subject property originates from sinks, toilets, and floor drains, and is discharged to the municipal sewer. One floor drain was located in the prep area of the cafe, and discharges to the municipal sewer.

The storm water runoff from the subject property flows via sheetflow into the onsite stormdrain swale or percolates into the soil.

7.7.1 Discharge Sources

Evidence of industrial, process or other discharge sources (i.e. other than domestic waste water from sinks and toilets) was not observed at the subject property.

7.7.2 Oil/Water Separators, Clarifiers, Sumps, and Trenches

The subject property was inspected for evidence of oil/water separators, clarifiers, sumps and trenches (e.g. hatches, manholes, patches on the floor slabs). Although not regulated as USTs, these features can be of concern due to the potential for leaks into the subsurface.

Evidence of oil/water separators, clarifiers, sumps or trenches was not observed. In addition, Mr. Jim Vaughn stated that to the best of his knowledge, these items have never been present at the subject property.

7.7.3 Septic Systems

The subject property was inspected for evidence of current or former septic systems (e.g. clean out manhole, records, interviews).

Evidence of septic systems was not observed during the assessment. In addition, Mr. Jim Vaughn stated that to the best of his knowledge, a septic system has never been present at the subject property.

7.8 WELLS

The subject property was inspected for evidence of wells (*e.g.,* dry, irrigation, injection, abandoned, monitor, supply).

Bureau Veritas did not observe evidence of wells at the subject property. According to EDR, there are no records of active, inactive, destroyed wells, or dry wells at the subject property.

7.9 DRY CLEANING OPERATIONS

There are currently no dry cleaners on the subject property, and research did not reveal that dry cleaning operations have been conducted on the subject property in the past.

7.10 ASBESTOS-CONTAINING MATERIALS

The subject property was assessed for the presence of suspect asbestos-containing materials (ACM) such as ceiling and roofing materials, and presumed asbestos-containing materials (PACM) as defined by OSHA (29 CFR 1926.1101), which includes thermal system insulation and surfacing material, if building construction was prior to 1981. Asphalt and vinyl flooring material installed no later than 1980 must also be considered asbestos-containing unless proven otherwise.

The assessment consisted of noting observable materials (i.e., materials that are readily accessible and visible without dismantling elements of the structure, such as carpeting, wallboard, or ceiling panels) which may contain asbestos, or are, by definition, presumed asbestos-containing materials. The assessment was not intended to identify all possible sources of suspect ACM or PACM; rather, it was designed to assess the presence of suspect ACM and PACM in the most significant (because of the quantity present, condition, and/or ease of accessibility) sources observed at the property. Suspect ACM and PACM observed at the subject property includes the following:

SUSPECT ACM AND PACM

Location	Suspect ACM and PACM	Friable/ Non-Friable	Condition
Subject property buildings	Wallboard, tape, and joint compound	Friable	Good
Offices, pro shop, cafe	Carpet mastic	Non-Friable	Good
Subject property buildings	Baseboard and associated mastic	Non-Friable	Good
Maintenance building office	Linoleum flooring and associated mastic	Non-Friable	Good
Building facades	Plaster and stucco	Friable	Good
Clubhouse roof	Spanish tile	Non-Friable	Good

All suspect ACM was observed to be in good condition and physical sampling and analysis of suspect ACM or PACM was not conducted during the assessment.

7.11 RADON

Radon is a naturally occurring radioactive gas formed by the decay of uranium in bedrock and soil. The potential adverse health effects associated with radon gas depend on various factors, such as the concentration of the gas and duration of exposure. The concentration of radon gas in a building depends on subsurface soil conditions, the integrity of the building's foundation, and the building's ventilation system.

The potential for elevated radon concentrations was evaluated for the subject property vicinity, through a review of EPA Radon Zone data, provided by EDR. Los Angeles County is located in Zone 2. Zone 2 has predicted average screening concentrations ranging between 2 picoCuries of radon per liter of air (pCi/L) to 4 pCi/L. The USEPA action level is 4.0 pCi/L.

No further investigation of radon is recommended since the subject property is not located in a high radon area.

7.12 LEAD-BASED PAINT

Due to the age of the buildings on the subject property, the paints used in these structures may contain lead. The condition of painted surfaces at the subject property was observed in good condition, and there were only a few small areas of peeling and/or chipping paint observed on the clubhouse building.

7.13 WETLANDS

The subject property was inspected for the presence of sensitive ecological areas by noting environmental indicators (e.g., wetlands vegetation, floodplains) located on or immediately adjoining the subject property.

No sensitive ecological areas were observed on the subject property. The USGS 7.5-Minute Topographic Map Venice, California, 1981, which includes the subject and adjoining properties, does not depict creeks or delineated wetlands located on the subject or adjoining properties; however, a pond was observed on the west adjoining property. A United States Fish and Wildlife Service (USFWS) National Wetland Map was not available for review.

The Federal Emergency Management Agency Flood Insurance Rate Map was reviewed to determine if the subject property is located in a flood hazard area. The subject and adjoining properties are not located in a flood hazard zone (Community Panel 06037C1760F, dated September 26, 2008).

7.14 AIR EMISSIONS

Bureau Veritas did observe sources of air emissions at the subject site at the time of the site walkthrough. Air emissions are generated from an onsite 1,000-gallon gasoline and diesel AST, as well as a combustion engine driving an emergency generator. Please refer to Section 4.7.6 for information detailing permits for this equipment and two violations which have been corrected for the subject property.

7.15 INDOOR AIR QUALITY/VISIBLE FUNGAL GROWTH

Fungal spores, nutrient sources, and suitable temperatures are present in almost all buildings suitable for human occupancy. The factor that controls fungal amplification in the indoor environment is the presence of water. Water, in the form of either free water or moisture due to elevated relative humidity, is a requirement for fungal growth. Proper management of water indoors, including indoor relative humidity, will contribute to prevention of indoor fungal amplification.

Quick response to water incursion events such as floods, pipe breaks or roof leaks, including rapid drying with dehumidification and removal of remaining water, is critical in preventing or limiting indoor fungal growth. Generally, water leaks should be immediately repaired when they occur, and thorough drying of water damaged building materials within 24 hours of becoming wet should be accomplished.

Mr. Jim Vaughn indicated that there have been no incidents of flooding, leaks, or other water incursion, and that there have been no complaints related to indoor air quality.

A visual inspection of the subject property buildings was conducted for evidence of moisture incursion and visible fungal growth was performed. A complete listing of the units, areas inspected, and findings is provided in the appendices. The inspection was not intended to disclose all possible microbial reservoirs or growth sites; rather, it was designed to screen the subject property for evidence of potential microbial issues in the areas inspected. Physical sampling and analysis of materials or air was not conducted during the assessment.

No evidence of suspect visible fungal growth was observed in the areas inspected.

8.0 FINDINGS, OPINIONS, AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with Archon's February 12, 2001 *Phase I Environmental Site Assessment Scope of Services*, and ASTM E 1527-05 of Westchester Golf Course located at 6900 West Manchester Avenue, Los Angeles, California, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.4 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

The following notable findings were revealed during this assessment:

- A 550-gallon gasoline UST was formerly located on the subject property and reportedly removed in 1990. Based on information provided by Archon Group, L.P., Shaw Environmental, Inc. reviewed records at the Los Angeles Fire Department Underground Tank Unit (LAFDUTU). Based on Shaw's review, subsurface contamination was not identified during removal of the UST; however, Shaw's review did not note if a closure letter was present in the file. Therefore, it is unclear if the former UST has received closure from the LAFD. Bureau Veritas is awaiting a response from the LAFD regarding records on file for the subject property. Should a closure letter exist, Bureau Veritas will forward to Archon Group, L.P., along with any additional information pertaining to the former onsite UST. Because subsurface contamination was not identified, the former onsite UST is not considered to be a *recognized environmental condition*.
- According to building permits, 70,000 cubic yards of fill was used to re-grade the golf course in 1995. No information regarding the origin of the fill material was available. However, given the relatively recent age of the fill placement, and the fact that the subject property is not used for residential purposes, the unknown fill is unlikely to present a concern, and therefore is not considered to be a *recognized environmental condition*.

- The subject property was agricultural land from approximately 1947 to 1965. Due to history of use, it is possible that hazardous materials including pesticides and/or herbicides were previously used on the subject property. Based on Bureau Veritas' experience in sampling soils for residual pesticides and/or fertilizers that have been applied in conjunction with normal agricultural activities, the length of time since agricultural activity occurred on site, and since the site has been redeveloped, the likelihood that residual chemicals will be found above clean-up levels is low. Based on this evaluation, it is Bureau Veritas' opinion that the potential past use of pesticides and/or fertilizers is not a *recognized environmental condition*, as defined by ASTM.

This report was prepared, under the responsible charge of the Environmental Professional noted below, by:

Katie Birge
Consultant
Health, Safety, and Environmental Services
Los Angeles Regional Office
Bureau Veritas North America, Inc.

Environmental Professional's Certification:

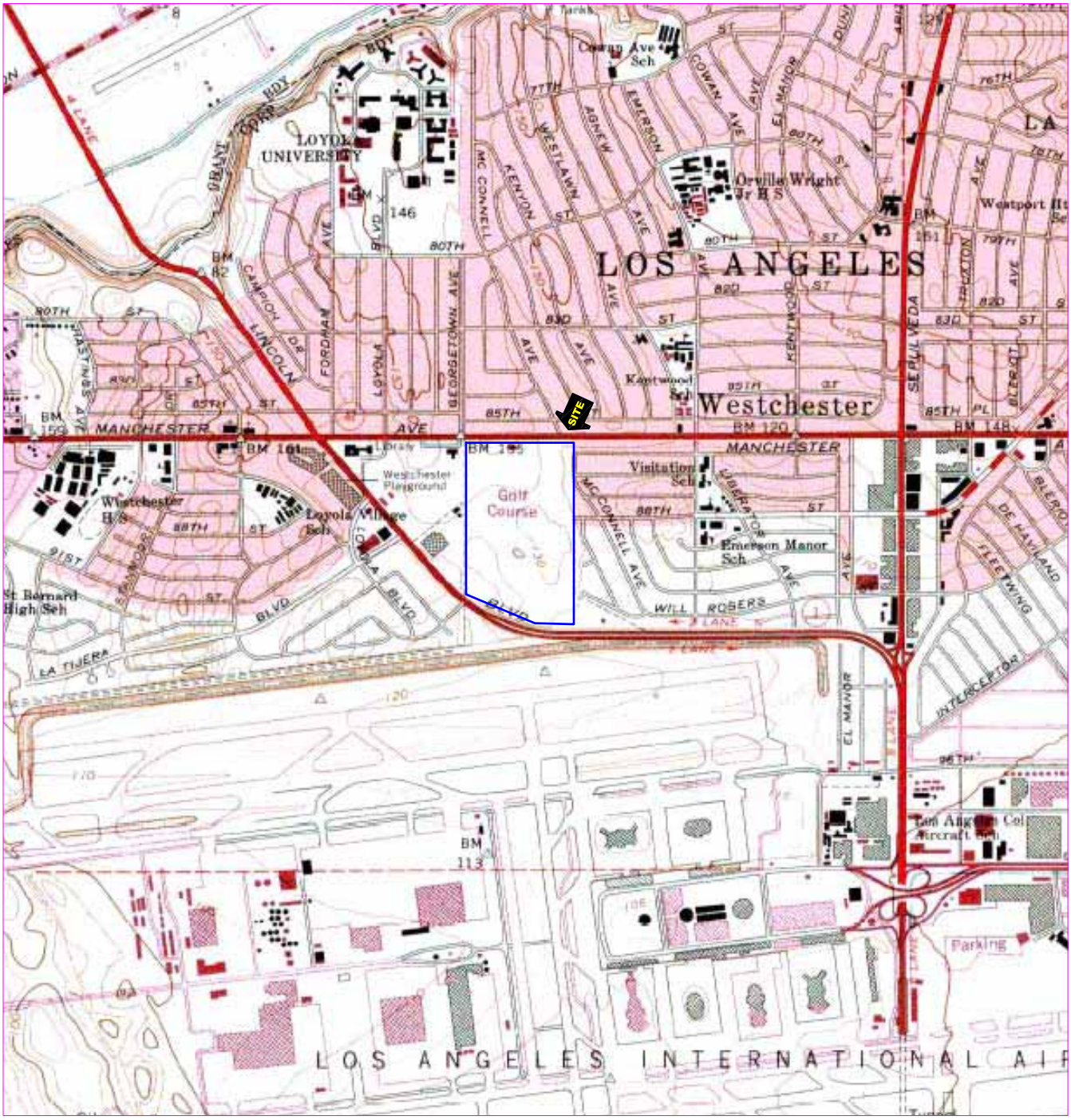
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Trevor A. Donaghu, REA
Manager, National Accounts
San Francisco Regional Office
Bureau Veritas North America, Inc.

June 17, 2009

Bureau Veritas Project No. 33109-009212.00

FIGURES



SCALE 1:24,000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

NORTH

Portion of 7.5-minute Series (Topographic) Map
United States Department of the Interior
Geological Survey
Venice, California Quadrangle 1981

CAL

QUADRANGLE LOCATION

Bureau Veritas North America, Inc.
1565 MacArthur Boulevard
Costa Mesa, CA 92626

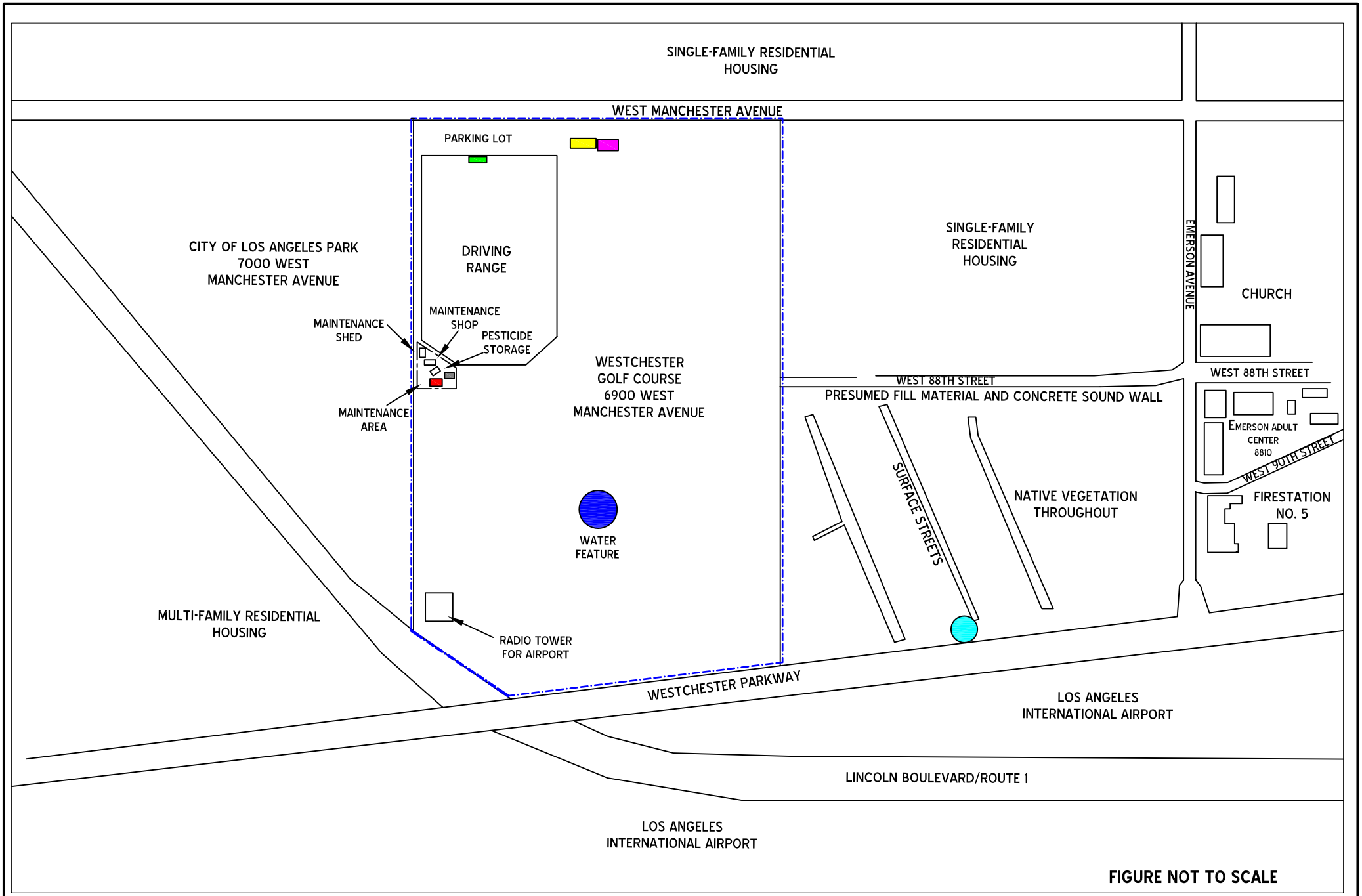
Main: (714) 431-4100
Fax: (714) 825-0685
www.us.bureauveritas.com

DATE:	04/2009
DRAWN BY:	KB
CHECKED BY:	SG
PROJECT NO.:	33109-009212.00
CAD NO:	33109-009212.00-1

SITE VICINITY MAP

ARCHON GROUP, L.P.
WESTCHESTER GOLF COURSE
6900 WEST MANCHESTER AVENUE
LOS ANGELES, CALIFORNIA

FIGURE 1



N

TOPOGRAPHIC SLOPE

LEGEND

- APPROXIMATE SUBJECT PROPERTY BOUNDARY
- STORMWATER SWALE
- PRO SHOP/CAFE/OFFICE
- CART STORAGE
- RANGE SHACK
- 1,000-G AST
- FORMER UST

SUBJECT PROPERTY

ARCHON GROUP, L.P.
WESTCHESTER GOLF COURSE
6900 WEST MANCHESTER AVENUE
LOS ANGELES, CALIFORNIA
Bureau Veritas Project No. 33109-009212.00

FIGURE

2

BUREAU VERITAS

PHOTOGRAPHS

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

1

View of the subject property, Westchester Golf Course, facing southeast. Note: View is of clubhouse.

2

View of the entrance into the subject property club house/greens/proshop/café on the northeastern portion of the subject property facing east.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

3

View of the northwestern portion of the subject property facing southeast.

4

View of the golf cart storage area off of the eastern side of the proshop/café/office building located on the north-central portion of the subject property.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

5

View of the golf cart washing area on facing east.

6

Interior view of the prep area for the café located adjacent to the proshop on the north-central portion of the subject property.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

7

View of the northeastern portion of the subject property facing northeast.

8

View of the range shack/pro office located on the northwestern portion of the subject property facing northeast.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

9

View of the driving range located on the northwestern portion of the subject property.

10

View of the northeastern portion of the subject property facing south/southeast.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

11

View of the central portion of the subject property facing south.

12

View of the onsite water feature located on the south-central portion of the subject property facing east.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

13

View of the southwestern portion of the subject property facing west. Note: Adjoining apartment buildings.

14

View of the southern portion of the subject property facing southeast. Note: Adjoining Westchester Parkway and Los Angeles International Airport.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

15

View of the southeastern portion of the subject property facing east.

16

View of the 1,000-gallon diesel/gasoline AST located on the southwestern portion of the subject property in the maintenance area facing northeast.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

17

View of a golf-ball washing station located in the maintenance area facing northwest.

18

View of propane cylinder storage and a storage unit used to store tools, as well as pesticides and herbicides in the maintenance area.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

19

Interior view of the maintenance shop area. Note: Aqueous parts washer.

20

Interior view of the maintenance area storage shed. Note: New and used oil in 55-gallon drums, as well as 1-gallon containers of lubricant.

21

Interior view of the maintenance area storage shed. Note: Containers of gasoline and staining below on the wood flooring.

22

View of the western border of the subject property from the southwestern corner facing north.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

23

View of the north adjoining West Manchester Avenue and single-family residential housing facing northwest.

24

View of the northeast adjoining single-family residential housing.

CLIENT:	Archon Group, L.P.	**PROJECT No.:**	33109-009212.00
LOCATION:	Westchester Golf Course, 6900 West Manchester Avenue, Los Angeles, California	**DATE:**	April 9, 2009

25

View of the southwest adjoining property facing west.

26

View of the west/northwest adjoining property facing southwest.

APPENDIX A

RESUMES OF ENVIRONMENTAL PROFESSIONALS

TREVOR A. DONAGHU
Senior Project Manager, Real Estate and Financial Services

Summary of Professional Experience

Trevor A. Donaghu has more than seven years of experience in the field of environmental consulting. He is a highly trained professional with demonstrated results in project planning and management. Mr. Donaghu is experienced in conducting environmental site assessments (ESAs), project management, design and budgeting, proposal preparation, technical review, and quality assurance/quality control (QA/QC).

Project Experience

Due Diligence
Real Estate and Financial Services Industry
Mr. Donaghu was responsible for managing the completion of due diligence projects in Northern California (San Francisco Bay Area, Sacramento, Redding). He managed a full-time and flex-time professional staff, reviewed project design and budgeting, and prepared proposals. In addition, Mr. Donaghu provided technical review and QA/QC, coordinated and scheduled projects, and maintained client contacts. Recent project experience includes managing the completion of ESAs, Property Condition Assessments, and/or Seismic Reports for several multi-property portfolios for various major lenders. Several of the properties also required additional Phase II investigation, which also had to be coordinated to meet client-specific deadlines.

Due Diligence
Real Estate and Financial Services Industry
Mr. Donaghu has conducted over 200 Phase I Environmental Site Assessments throughout United States for the real estate and banking industries. Mr. Donaghu is familiar with the rules and laws, which establish standards and regulatory requirements within the environmental industry, and has conducted regulatory compliance auditing as well as hazardous waste management and removal activities. He reviewed project design, project budgeting, and proposals. He also reviewed the final reports completed by other professional staff.

Subsurface Investigation
Various Industries
Mr. Donaghu has additionally conducted Phase II and III Assessments to characterize the extent of soil and groundwater contamination. He is experienced in a variety of assessment techniques, including geophysical surveys, soil boring and monitoring well installation, soil and groundwater sampling, and storm drain discharge assessment.

Underground Storage Tanks Management
Various Industries
Mr. Donaghu has managed and conducted oversight for the removal and closure of USTs, clarifiers, and other subsurface structures at numerous facilities, such as gas stations,

chemical companies, and manufacturing facilities. Specific projects include oversight for the removal of 22 USTs from a former chemical company facility, and an emergency removal of two USTs discovered during grading activities at a new construction site (construction was being delayed). Closure activities included project design & budgeting, coordination of staff, subcontractors, and regulators, remediation of impacted soil, and obtaining final agency approval.

Information Technology

Industrial Clients

Mr. Donaghu developed databases for numerous applications, using dBase, Paradox, and Access. Specific projects include development of a database for large, multi-unit complex site inspections for indoor air quality (IAQ) issues, including mold. The database included modules for sample and analytical data, inspector notes, and reporting (reports for individual tenants, summary reports, and abatement cost projection). Mr. Donaghu also developed Clayton's Real Estate and Financial Services Project Management Database, which is used for startup, assignment, tracking, and managing all due diligence projects. Application-specific requirements included the ability to handle projects with an unlimited number of sites, modules for date and budget calculations, form generation, and periodic reporting. Mr. Donaghu has also developed databases for marketing/contact management of 50,000+ records.

Web Development

Industrial Clients

Mr. Donaghu has over three years of experience providing Internet consulting and web site/application development services for clients in various industries. His expertise includes the use of Hyper-Text Markup Language (HTML), JavaScript, PERL, and CGI. Specific projects include development of web sites and Intranets for consulting, retail, manufacturing, and environmental firms.

Employment History

Clayton Group Services, Inc. – Pleasanton, California
Senior Project Manager
1999 to Present

ATC Associates, Inc. – Pleasanton, California
Manager, Due Diligence Services
1998 to 1999

CERES Environmental – Santa Fe Springs, California
Project Manager
1997 to 1998

CERES Environmental – Santa Fe Springs, California
Environmental Specialist

1994 to 1997

On-Site Environmental – Santa Clara, California
Technician
1993 to 1994

Pacific Gas & Electric Company
Engineering Technician I
1992 to 1993

Education

B.S., Environmental Planning and Management, 1993
University of California at Davis, Davis, California

Professional Registrations and Certifications

OSHA 40-hour Certification in Hazardous Waste Operations
AHERA 24-hour Accreditation, Building Inspector

Professional Affiliations

ASTM, Committee E50

Katie Birge

Environmental Consultant, Environmental Services

B.A., Environmental Studies and Political Science (with Thesis), 2003
University of Vermont
Burlington, Vermont

Certified ISO 9001 Internal Auditor

OSHA 40-hour Hazardous Waste, Health and Safety Accreditation Training

Occupational Health and Safety Administration (OSHA) 40-Hour Hazardous Waste Site

Operations and Emergency Response (HAZWOPER) Training, 2003

HAZWOPER 8-Hour Refresher, annually

Asbestos Hazard Emergency Response Act (AHERA) Certified Building Inspector, 2004

AHERA Refresher Annual Update

Indoor Environmental Quality Training, 2005

Ms. Birge has 5 years experience in conducting Phase I Environmental Site Assessments (ESAs) for financial, real estate, industrial, and commercial clients. Using American Society for Testing Materials (ASTM) standard practices as a guideline, Ms. Birge has conducted Phase I ESAs of manufacturing and industrial sites, residential and commercial properties, and undeveloped land throughout California, Arizona, and Mexico. These have included performing historical research, interviewing owners, occupants, and local government officials, and generating reports. Some of the projects required subsequent Phase II subsurface investigations, based on findings presented in Phase I reports. Ms. Birge has also performed National Environmental Protection Act (NEPA) compliance work in Southern California and Arizona for various telecommunication clients. She has researched and generated reports regarding the specific location of historical sites, endangered species and habitats, wildlife and wilderness preserves, and Native American religious areas. Ms. Birge has conducted SPCC/SWPP compliance inspections for automotive, commercial and industrial facilities in a Los Angeles County city. Ms. Birge has also completed Environmental Baseline Surveys (EBS) and Finding of Suitability to Lease (FOSL) Reports for the Department of Navy (DoN) on behalf of a major wireless telecommunications client at MCB Camp Pendleton. Additionally, Ms. Birge is a certified ISO 9001 Internal Auditor for Bureau Veritas. Ms. Birge has been involved with the implementation and ongoing initiative of the ISO 9001 Quality System within the ES Business Line.

Project Experience

Phase I Environmental Site Assessments (ESAs)

Real Estate Transactions

Ms. Birge has conducted various ESAs throughout California and Arizona to satisfy due diligence investigations for real estate transactions, banks, real estate investment companies, developers and property owners. Some of the projects required subsequent Phase II subsurface investigations, based on findings presented in Phase I reports. Ms. Birge conducted site inspections and investigated surrounding property usage; reviewed relevant regulatory files for investigations at the site or in the immediate area; and surveyed past site and surrounding property uses using aerial photographs, city directories, fire insurance maps and government records.

Certified ISO 9001 Internal Auditor

Bureau Veritas North America, Inc.

Katie Birge

Ms. Birge is a certified ISO 9001 Internal Auditor for Bureau Veritas. Ms. Birge has been involved with the implementation and ongoing initiative of the ISO 9001 Quality System within the ES Business Line.

Environmental Insurance Assessments

National Environmental Insurance Carrier

Ms. Birge has conducted assessments for a national environmental insurance carrier relating to general liability, auto liability and pollution liability in California, Arizona, Oklahoma, and Missouri.

SPCC/SWPP Compliance Inspections

City within Los Angeles County

Ms. Birge conducted Spill Prevention, Control and Countermeasure/Stormwater Pollution Prevention (SPCC/SWPP) compliance inspections for automotive, commercial and industrial facilities in a Los Angeles County city. The inspections included observations of hazardous materials use, storage, waste and potential impact to stormwater. Follow-up inspections were conducted on all facilities with violations. All applicable facilities were inspected to ensure current onsite SPCC and/or SWPP Plans were present.

NEPA Compliance Assessments

Wireless Communications

Ms. Birge conducted assessments for a cellular communications company in Southern California and Arizona. She assisted with research and report generation, as well as with file reviews, interviews, and database investigations.

Environmental Baseline Survey (EBS) and Finding of Suitability to Lease (FOSL)

Department of Navy (DON)

Ms. Birge has conducted Environmental Baseline Surveys (EBS) and Finding of Suitability to Lease (FOSL) Reports for the Department of Navy (DoN) on behalf of a major wireless telecommunications client at MCB Camp Pendleton.

Asbestos and Lead Surveys

National Property Developer

Ms. Birge has conducted various building inspections and sample collection on commercial properties pending redevelopment. The sample collection included quantifying and mapping all materials sampled.

Suspect Fungal Growth Surveys

Residential Housing and National Hotel Chain

Ms. Birge has conducted various inspections on multi-family and single-family homes, as well as a national hotel chain. Sample collection included sampling to determine the possible presence and extent of fungal contamination.

Katie Birge

Phase II Subsurface Investigations

Real Estate and Financial Services

Ms. Birge has assisted in a variety of activities associated with Phase II ESAs, including soil-gas surveys, soil borings by hollow-stem augers and direct-push methods, and redevelopment of groundwater monitoring wells.

Groundwater Sampling

Joint Forces Training Base, Los Alamitos

Ms. Birge conducted fieldwork, including sounding, purging and sampling of monitoring wells, for quarterly groundwater monitoring at the Los Alamitos Armed Forces Reserve Center.

Employment History

Bureau Veritas North America, Inc. – Costa Mesa, California
Environmental Consultant
2005 to present

Clayton Group Services, Inc., *a Bureau Veritas Company* – Costa Mesa, California
Environmental Consultant
2005

Clayton Group Services, Inc. – Costa Mesa, California
Staff Environmental Consultant
2003 to 2005

APPENDIX B

LIST OF SOURCES/REFERENCES

LIST OF SOURCES/REFERENCES

Sources of Information

Name/Title Agency	Agency Phone Number	Date	Information Requested	Comments
Mr. Jim Vaughn General Manager	P: 310.649.9167	4/9/09	Property information	Property information
Los Angeles Building and Planning	P: 213.482.6862	04/09/09	Permits and zoning	No permits were on file for the subject property.
Los Angeles Fire Department UST	F: 213.482.6511	N/A	Records	No response as of the date of this report.
Los Angeles Fire Department HAZMAT	F: 213.978.3615	4/8/09	Records	No records for the subject property.
Los Angeles Regional Water Quality Control Board UST	F: 213.576.6707	4/14/09	Records	No records for the subject property.
Los Angeles Regional Water Quality Control Board SLIC	F: 213.576.6717	4/9/09	Records	No records for the subject property.
Los Angeles County Public Health Investigation	F: 323.728.0217	N/A	Records	No response as of the date of this report.
Department of Toxic Substance Control	F: 818.717.6526	4/10/09	Records	No records for the subject property.
Los Angeles Department of Public Works Bureau of Sanitation	F: 323.342.6111	4/9/09	Records	No records for the subject property.
South Coast Air Quality Management District	W: www.aqmd.gov	04/09/09	Records	No records for the subject property.

LIST OF SOURCES/REFERENCES

(Continued)

Name of publication:	Venice, California, 7.5 Minute Series
Author of publication:	United States Geological Survey (USGS)
Date of publication:	1981
Page number(s):	N/A
Information obtained:	Physical/topographic features of site

Name of publication:	Environmental record search for the subject property
Author of publication:	EDR Environmental Data Resources, Inc.
Date of publication:	April 9, 2009
Page number(s):	N/A
Information obtained:	Regulatory database, aerial photographs, topographic maps, city directories, fire insurance maps, site geology, and environmental lien search.

REFERENCES

Aerial Photographs

Date: 1928	**Scale 1"** : 500’
Date: 1938	**Scale 1"** : 555’
Date: 1947	**Scale 1"** : 666’
Date: 1956	**Scale 1"** : 400’
Date: 1965	**Scale 1"** : 666’
Date: 1976	**Scale 1"** : 666’
Date: 1989	**Scale 1"** : 666’
Date: 1994	**Scale 1"** : 666’
Date: 2002	**Scale 1"** : 666’
Date: 2005	**Scale 1"** : 484’

Topographic Maps

Quadrangle: Redondo, California **Scale: 1:62,500** **Series: 15 Minute**

Year: 1896

Quadrangle: Southern California Sheet 1, California **Scale: 1:250,000** **Series: 60 Minute**

Year: 1901

LIST OF SOURCES/REFERENCES

(Continued)

Quadrangle: Venice, California	**Scale: 1:24,000**	**Series: 6 Minute**
Year: 1934		
Quadrangle: Redondo, California	**Scale: 1:50,000**	**Series: 15 Minute**
Year: 1948		
Quadrangle: Venice, California	**Scale: 1:24,000**	**Series: 7.5 Minute**
Years: 1950, 1964, 1972, and 1981		

Previous Reports

- Phase I Environmental Site Assessment for Westchester Golf Course located at 6900 West Manchester Boulevard, dated December 4, 2002 (Reissued on January 6, 2003), prepared by Clayton Group Services, Inc.
- Updated Phase I Environmental Site Assessment for Westchester Golf Course located at 6900 West Manchester Boulevard, dated June 3, 2005, prepared Clayton Group Services, Inc.
- File Review for Westchester Golf Course located at 6900 West Manchester Boulevard, dated January 9, 2009, prepared by Shaw Environmental, Inc.

APPENDIX C
USER QUESTIONNAIRE

ASTM PRACTICE E 1527-05 OWNER QUESTIONNAIRE

Providing the following information to the *environmental professional* (Bureau Veritas) is one of the requirements to qualify for one of the *Landowner Liability Protections* offered under CERCLA. Missing or incomplete information could result in a determination that "*all appropriate inquiry*" is not complete.

GENERAL INFORMATION

Owner Name(s): American Golf Corporation

Date of property purchase: 2002

Westchester Golf Course

6900 West Manchester Avenue, Los Angeles, CA

APN 4122-022-930

Deleted: Property Name, Address & APN (Parcel No):¶ Historical address(es)):

Property Type: golf course, vacant land

Previous Site Owner(s) Information: I don't have this for the golf course, the vacant land is currently owned by the airport

REQUIRED INFORMATION

The citation at the end of each item (e.g., 40 CFR 312.XX) is the section of EPA's November 1, 2005 AAI Final Rule which discusses that item.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

No

ASTM PRACTICE E 1527-05 OWNER QUESTIONNAIRE

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

3. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?
(b.) Do you know of specific chemicals that are present or once were present at the *property*?
(c.) Do you know of spills or other chemical releases that have taken place at the *property*?
(d.) Do you know of any environmental cleanups that have taken place at the *property*?

Please see previous reports provided.

4. The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
Are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Please see previous reports provided.

ASTM PRACTICE E 1527-05 OWNER QUESTIONNAIRE

5. Any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.

No

6. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

No

7. Any below grade features (USTs, sumps, pits, trenches, drains, septic systems, hydraulic hoists, holding tanks, etc. currently/formerly on the subject property. Please provide brief description for any/all that apply.

Please see previous report provided.

8. Has there been any onsite environmental testing (soil, groundwater, lead, asbestos, etc.)? If so, please provide a brief description of what work was conducted and what the results were.

Please see previous report provided.

ASTM PRACTICE E 1527-05 OWNER QUESTIONNAIRE

9. Any additional items you would like to mention regarding the subject property?

SIGNATURE

It is understood that the information presented in this form is an integral part of the Phase I ESA process and that Bureau Veritas will evaluate and rely on this information in the development of the final Phase I ESA report.

Questionnaire Prepared By:	
Print/Type Name:	Jay Mason
Title:	Senior Project Manager
Company:	Archon Group, LP
Date:	4/16/09

APPENDIX D
CITY DIRECTORY ABSTRACT

American Golf Corporation
6900 West Manchester Avenue
Los Angeles, CA 90045

Inquiry Number: 2464197.6
April 09, 2009

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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2009 Enhancements to EDR City Directory Abstract

New for 2009, the EDR City Directory Abstract has been enhanced with additional information and features. These enhancements will make your city directory research process more efficient, flexible, and insightful than ever before. The enhancements will improve the options for selecting adjoining properties, and will speed up your review of the report.

City Directory Report. Three important enhancements have been made to the EDR City Directory Abstract:

1. *Executive Summary.* The report begins with an Executive Summary that lists the sources consulted in the preparation of the report. Where available, a parcel map is also provided within the report, showing the locations of properties researched.

2. *Page Images.* Where available, the actual page source images will be included in the Appendix, so that you can review them for information that may provide additional insight. EDR has copyright permission to include these images.

3. *Findings Listed by Location.* Another useful enhancement is that findings are now grouped by address. This will significantly reduce the time you need to review your abstracts. Findings are provided under each property address, listed in reverse chronological order and referencing the source for each entry.

Options for Selecting Adjoining Properties. Ensuring that the right adjoining property addresses are searched is one of the biggest challenges that environmental professionals face when conducting city directory historical research. EDR's new enhancements make it easier for you to meet this challenge. Now, when you place an order for the EDR City Directory Abstract, you have the following choices for determining which addresses should be researched.

1. *You Select Addresses and EDR Selects Addresses.* Use the "Add Another Address" feature to specify the addresses you want researched. Your selections will be supplemented by addresses selected by EDR researchers using our established research methods. Where available, a digital map will be shown, indicating property lines overlaid on a color aerial photo and their corresponding addresses. Simply use the address list below the map to check off which properties shown on the map you want to include. You may also select other addresses using the "Add Another Address" feature at the bottom of the list.

2. *EDR Selects Addresses.* Choose this method if you want EDR's researchers to select the addresses to be researched for you, using our established research methods.

3. *You Select Addresses.* Use this method for research based solely on the addresses you select or enter into the system.

4. *Hold City Directory Research Option.* If you choose to select your own adjoining addresses, you may pause production of your EDR City Directory Abstract report until you have had a chance to look at your other EDR reports and sources. Sources for property addresses include: your Certified Sanborn Map Report may show you the location of property addresses; the new EDR Property Tax Map Report may show the location of property addresses; and your field research can supplement these sources with additional address information. To use this capability, simply click "Hold City Directory research" box under "Other Options" at the bottom of the page. Once you have determined what addresses you want researched, go to your EDR Order Status page, select the EDR City Directory Abstract, and enter the addresses and submit for production.

Questions? Contact your EDR representative at 800-352-0050. For more information about all of EDR's 2009 report and service enhancements, visit www.edrnet.com/2009enhancements

EXECUTIVE SUMMARY

DESCRIPTION

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

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2006. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	*Source*	*TP*	*Adjoining*	*Text Abstract*	*Source Image*
2006	Haines Company	-	-	-	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	HAINES & COMPANY INC.	-	-	-	-
2000	Haines	-	-	-	-
1999	Haines Company	-	-	-	-
1996	Pacific Bell	-	-	-	-
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	GTE CALIFORNIA INC.	-	-	-	-
1990	Pacific Bell	-	-	-	-
1986	Pacific Bell	-	-	-	-
1985	Pacific Bell	-	-	-	-
1981	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	X	X	X	-
1976	R. L. Polk & Co.	-	-	-	-
1975	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	THE PACIFIC TELEPHONE AND TELEGRAPH COMPNAY	-	-	-	-
1965	The Pacific Telephone and Telegraph Co	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	X	X	X	-
	Pacific Telephone and Telegraph Company	X	X	X	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	X	X	X	-
1956	R. L. Polk & Co.	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	X	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	R. L. Polk & Co.	-	-	-	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Los Angeles Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	X	X	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	R. L. Polk & Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	R. L. Polk & Co.	-	-	-	-
1937	Beverly Hills Chamber of Commerce	-	-	-	-
1936	R. L. Polk & Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Beverly Hills Chamber of Commerce	-	-	-	-
1932	R. L. Polk & Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

6900 West Manchester Avenue
Los Angeles, CA 90045

FINDINGS DETAIL

Target Property research detail.

Year	*Uses*	*Source*
1980	Westchester Driving Range	Pacific Telephone
	Westchester Golf Course Maintenance Shop	Pacific Telephone
	Westchester Golf Courses & Driving Ranges	Pacific Telephone
	Westchester Golf Shop	Pacific Telephone
1975	Westchester Driving Range	Pacific Telephone
	Westchester Golf Course Maintenance Shop	Pacific Telephone
	Westchester Golf Courses & Driving Ranges	Pacific Telephone
	Westchester Pro Shop	Pacific Telephone
1970	Westchester Driving Range	Pacific Telephone
	Westchester Golf Course	Pacific Telephone
	Westchester Golf Course Maintenance Shop	Pacific Telephone
	Westchester Pro Shop	Pacific Telephone
1960	YOSHIOKA M	Pacific Telephone and Telegraph Company
	YOSHIOKA M	Pacific Telephone
1957	YOSHIOKA M	Pacific Telephone
1954	YOSHIOKA M	R. L. Polk & Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

85TH PL

6816 85TH PL

Year	Uses	Source
1965	CIARAMITARO MECURIO	The Pacific Telephone and Telegraph Co

6834 85TH PL

Year	Uses	Source
1965	AGNEW C V	The Pacific Telephone and Telegraph Co
1960	PARKER PAUL C	Pacific Telephone and Telegraph Company

6836 85TH PL

Year	Uses	Source
1960	LEVINE ALEX	Pacific Telephone and Telegraph Company

6840 85TH PL

Year	Uses	Source
1965	BRUCHS VIOLA J	The Pacific Telephone and Telegraph Co
1960	CADMAN DEREK R	Pacific Telephone and Telegraph Company

6842 85TH PL

Year	Uses	Source
1965	BRUCH FRANK G ORO 4523	The Pacific Telephone and Telegraph Co
1960	BRUCH FRANK G	Pacific Telephone and Telegraph Company

6843 85TH PL

Year	Uses	Source
1965	COPSEY R T ORO 6931	The Pacific Telephone and Telegraph Co
1960	COPSEY R T	Pacific Telephone and Telegraph Company

6845 85TH PL

Year	Uses	Source
1965	MC CUTCHEON ALICE ORO 3760	The Pacific Telephone and Telegraph Co
1960	MC CUTCHEON ALICE	Pacific Telephone and Telegraph Company

FINDINGS

6846 85TH PL

Year	Uses	Source
1965	LANTRY MILDRED	The Pacific Telephone and Telegraph Co
1960	STONE DENIS	Pacific Telephone and Telegraph Company

6851 85TH PL

Year	Uses	Source
1965	STRASSBURGER J P	The Pacific Telephone and Telegraph Co

6852 85TH PL

Year	Uses	Source
1965	GERTZ JACK ORO 5471	The Pacific Telephone and Telegraph Co
1960	GERT 2 JACK	Pacific Telephone and Telegraph Company

6857 85TH PL

Year	Uses	Source
1965	PRATT M STEPHEN ORO 7220	The Pacific Telephone and Telegraph Co
1960	PRATT M STEPHEN	Pacific Telephone and Telegraph Company

6858 85TH PL

Year	Uses	Source
1965	LA TIJERA RADIO TV ORO 4388	The Pacific Telephone and Telegraph Co
	NUNBERG OAVID ORO 4073	The Pacific Telephone and Telegraph Co
1960	NUNBERG DAVID	Pacific Telephone and Telegraph Company
	LA TIJERA RADIO TV	Pacific Telephone and Telegraph Company

6861 85TH PL

Year	Uses	Source
1965	MATSON HOWARD N ORO 6374	The Pacific Telephone and Telegraph Co
1960	MATSON HOWARD N	Pacific Telephone and Telegraph Company

6862 85TH PL

Year	Uses	Source
1960	DONKERSLOOT WM	Pacific Telephone and Telegraph Company

6900 85TH PL

Year	Uses	Source
1965	BAUMGARTNER ROs BT H ORO 5456	The Pacific Telephone and Telegraph Co
1960	BAUMGARTNER ROBT H	Pacific Telephone and Telegraph Company

FINDINGS

6901 85TH PL

Year	Uses	Source
1965	ALBERG JOHN F ORO 6680	The Pacific Telephone and Telegraph Co
1960	ALBERG JOHN F	Pacific Telephone and Telegraph Company

6907 85TH PL

Year	Uses	Source
1965	AGUILAR ANTHONY ORO 6002	The Pacific Telephone and Telegraph Co
1960	AGUILAR ANTHONY	Pacific Telephone and Telegraph Company

6912 85TH PL

Year	Uses	Source
1960	MARCHI JOS P	Pacific Telephone and Telegraph Company

6916 85TH PL

Year	Uses	Source
1965	FUEG L B ORO 5253	The Pacific Telephone and Telegraph Co
1960	FUEG L B	Pacific Telephone and Telegraph Company

6917 85TH PL

Year	Uses	Source
1965	MC PEAK E L ORO 5944	The Pacific Telephone and Telegraph Co
1960	MC PEAK E L	Pacific Telephone and Telegraph Company

6922 85TH PL

Year	Uses	Source
1965	JONES TOM R JR	The Pacific Telephone and Telegraph Co
1960	MURDICK PHYLLIS	Pacific Telephone and Telegraph Company

6926 85TH PL

Year	Uses	Source
1965	STEVENSON ALEX P ORO 5052	The Pacific Telephone and Telegraph Co
1960	STEVENSON ALEX P	Pacific Telephone and Telegraph Company

6927 85TH PL

Year	Uses	Source
1960	MOUNT ELMER J	Pacific Telephone and Telegraph Company

6932 85TH PL

Year	Uses	Source
1965	DILLOW ROLLA ORO 1641	The Pacific Telephone and Telegraph Co
1960	DILLOW ROLLor	Pacific Telephone and Telegraph Company

FINDINGS

6937 85TH PL

Year	*Uses*	*Source*
1965	COOPER ROBT L	The Pacific Telephone and Telegraph Co
1960	ROUSE A N	Pacific Telephone and Telegraph Company

6938 85TH PL

Year	*Uses*	*Source*
1965	WATSON W 0 ORO 6672	The Pacific Telephone and Telegraph Co
1960	NANCARROW JAS	Pacific Telephone and Telegraph Company

6941 85TH PL

Year	*Uses*	*Source*
1965	JENSEN STANLEY G ORO 3714	The Pacific Telephone and Telegraph Co
1960	JENSEN STANLEY G	Pacific Telephone and Telegraph Company

6942 85TH PL

Year	*Uses*	*Source*
1965	MARSHALL HAROLD T ORO 5462	The Pacific Telephone and Telegraph Co
1960	MARSHALL HAROLD T	Pacific Telephone and Telegraph Company

6948 85TH PL

Year	*Uses*	*Source*
1965	MC GEE R L LT COL	The Pacific Telephone and Telegraph Co
1960	LUCAS CHAS E	Pacific Telephone and Telegraph Company

6951 85TH PL

Year	*Uses*	*Source*
1965	BRADLEY WILBUR ORO 5266	The Pacific Telephone and Telegraph Co
1960	BRADLEY WILBUR	Pacific Telephone and Telegraph Company

6954 85TH PL

Year	*Uses*	*Source*
1965	CAYWOOD C W	The Pacific Telephone and Telegraph Co
1960	CAYWOOD CHAS W	Pacific Telephone and Telegraph Company

6958 85TH PL

Year	*Uses*	*Source*
1965	FINCH HARRY L ORO 6447	The Pacific Telephone and Telegraph Co
1960	FINCH HARRY L	Pacific Telephone and Telegraph Company

FINDINGS

6963 85TH PL

Year	Uses	Source
1965	WALKER RICHARD W ORO 3962	The Pacific Telephone and Telegraph Co
1960	WALKER RICHARD W	Pacific Telephone and Telegraph Company

6964 85TH PL

Year	Uses	Source
1965	ALEXANDER B Y	The Pacific Telephone and Telegraph Co
1960	ALEXANDER JIMMY J	Pacific Telephone and Telegraph Company

85TH W ST

6909 85TH W ST

Year	Uses	Source
1965	SMOCK 0 J ORO 4547	The Pacific Telephone and Telegraph Co

6911 85TH W ST

Year	Uses	Source
1965	BALDWIN F	The Pacific Telephone and Telegraph Co
1960	STEVEN WM G	Pacific Telephone and Telegraph Company

6912 85TH W ST

Year	Uses	Source
1965	ZUSMAN H S SP	The Pacific Telephone and Telegraph Co
	ZUSMAN LOUISE 0 RO 5986	The Pacific Telephone and Telegraph Co
1960	ZUSMAN LOUISE	Pacific Telephone and Telegraph Company
	ZUSMAN H S SP	Pacific Telephone and Telegraph Company

6916 85TH W ST

Year	Uses	Source
1965	BRADLEY RICHARD 0 ORO 4227	The Pacific Telephone and Telegraph Co
1960	BRADLEY RICHARD D	Pacific Telephone and Telegraph Company

6921 85TH W ST

Year	Uses	Source
1965	GRIFFITHS WM T ORO 4218	The Pacific Telephone and Telegraph Co
1960	GRIFFITHS WM T	Pacific Telephone and Telegraph Company

6922 85TH W ST

Year	Uses	Source
1965	SORKIN JOEL E	The Pacific Telephone and Telegraph Co
1960	AUGER ALFRED H	Pacific Telephone and Telegraph Company

FINDINGS

6926 85TH W ST

Year	Uses	Source
1965	FEINGUT MELVIN F ORO 5930	The Pacific Telephone and Telegraph Co
1960	FEINGUT MELVIN F	Pacific Telephone and Telegraph Company

6931 85TH W ST

Year	Uses	Source
1960	VOSSLER CHAS M	Pacific Telephone and Telegraph Company

6932 85TH W ST

Year	Uses	Source
1965	AVERY H W RO 5740	The Pacific Telephone and Telegraph Co
1960	AVERY H W	Pacific Telephone and Telegraph Company

6936 85TH W ST

Year	Uses	Source
1965	BEARDEN F J ORO 6953	The Pacific Telephone and Telegraph Co
1960	BEARDEN F J	Pacific Telephone and Telegraph Company

6937 85TH W ST

Year	Uses	Source
1965	BEAUDIN A D	The Pacific Telephone and Telegraph Co
1960	FREGULIA CHAS J	Pacific Telephone and Telegraph Company

6942 85TH W ST

Year	Uses	Source
1965	SMALLEY JOHN L	The Pacific Telephone and Telegraph Co
1960	WEB 8 ROBT M	Pacific Telephone and Telegraph Company

6946 85TH W ST

Year	Uses	Source
1965	CONNELL ROBT P ORO 3340	The Pacific Telephone and Telegraph Co

6947 85TH W ST

Year	Uses	Source
1965	FLANNERY JERRY	The Pacific Telephone and Telegraph Co
1960	COX DONALD	Pacific Telephone and Telegraph Company

6951 85TH W ST

Year	Uses	Source
1965	0 BRIEN WM G LT COL ORO 3982	The Pacific Telephone and Telegraph Co
1960	0 BRIEN WM G LT COL	Pacific Telephone and Telegraph Company

FINDINGS

6952 85TH W ST

Year	Uses	Source
1965	ROTHSTEIN MICHAEL ORO 5135	The Pacific Telephone and Telegraph Co
1960	ROTHSTEIN MICHAEL	Pacific Telephone and Telegraph Company

6956 85TH W ST

Year	Uses	Source
1965	JOHNSON JOS H ORO 4311	The Pacific Telephone and Telegraph Co
1960	JOHNSON JOS H	Pacific Telephone and Telegraph Company

6957 85TH W ST

Year	Uses	Source
1965	GLEINN HENRY ORO 4872	The Pacific Telephone and Telegraph Co
1960	GLEINN HENRY	Pacific Telephone and Telegraph Company

6962 85TH W ST

Year	Uses	Source
1965	KLEIN J	The Pacific Telephone and Telegraph Co
1960	RODENHAUSEN JOHN E	Pacific Telephone and Telegraph Company

6963 85TH W ST

Year	Uses	Source
1965	BRADSHAW JOHN V ORO 6119	The Pacific Telephone and Telegraph Co
1960	BRADSHAW JOHN V	Pacific Telephone and Telegraph Company

6966 85TH W ST

Year	Uses	Source
1965	WILSON M B	The Pacific Telephone and Telegraph Co
1960	NEVILLE RICHARD C	Pacific Telephone and Telegraph Company

6967 85TH W ST

Year	Uses	Source
1965	BOYD HORACE M ORO 2542	The Pacific Telephone and Telegraph Co
1960	BOYD HORACE M ORO2542	Pacific Telephone and Telegraph Company

6971 85TH W ST

Year	Uses	Source
1965	TICE CARL A R ORO 4129	The Pacific Telephone and Telegraph Co
1960	TICE CARL A R	Pacific Telephone and Telegraph Company

FINDINGS

6972 85TH W ST

Year	Uses	Source
1965	ALTCHULER SOL ORO 4920	The Pacific Telephone and Telegraph Co
	ALTCHULER D ORO 6190	The Pacific Telephone and Telegraph Co
1960	ALTCHULER SOL	Pacific Telephone and Telegraph Company

6973 85TH W ST

Year	Uses	Source
1960	COUVILLON T J MRS	Pacific Telephone and Telegraph Company

6976 85TH W ST

Year	Uses	Source
1965	BINDER BRUCE A ORO 4352	The Pacific Telephone and Telegraph Co
1960	BINDER BRUCE or	Pacific Telephone and Telegraph Company

6982 85TH W ST

Year	Uses	Source
1965	SMITH H F	The Pacific Telephone and Telegraph Co
1960	TISCH FRANK P	Pacific Telephone and Telegraph Company

7000 85TH W ST

Year	Uses	Source
1965	MC KNETT F M ORO 5197	The Pacific Telephone and Telegraph Co
1960	MC KNETT F M SP	Pacific Telephone and Telegraph Company

7004 85TH W ST

Year	Uses	Source
1965	WATKINS DON	The Pacific Telephone and Telegraph Co
1960	JOHNSON GEO R	Pacific Telephone and Telegraph Company

7008 85TH W ST

Year	Uses	Source
1965	BELL RUSSELL ORO 6043	The Pacific Telephone and Telegraph Co
1960	BELL RUSSELL	Pacific Telephone and Telegraph Company

MANCHESTER W AVE

7000 MANCHESTER W AVE

Year	Uses	Source
1965	WESTCHSTR PLAYGROUND OR	The Pacific Telephone and Telegraph Co
	L A CITY OF ORO 9476	The Pacific Telephone and Telegraph Co
1960	L A CITY OF	Pacific Telephone and Telegraph Company

FINDINGS

Year	Uses	Source
1960	WE 5 TCHSTR PLAYGROUND	Pacific Telephone and Telegraph Company

7001 MANCHESTER W AVE

Year	Uses	Source
1965	MALONE C E ORO 6034	The Pacific Telephone and Telegraph Co

7003 MANCHESTER W AVE

Year	Uses	Source
1965	COOMES I R ORO 0870	The Pacific Telephone and Telegraph Co

7005 MANCHESTER W AVE

Year	Uses	Source
1965	MCCLOSKEY R R	The Pacific Telephone and Telegraph Co
	1/2 PRICE B	The Pacific Telephone and Telegraph Co

7007 MANCHESTER W AVE

Year	Uses	Source
1965	WILMS B J J ORO 3801	The Pacific Telephone and Telegraph Co
1960	WILMS BERNARD J JR	Pacific Telephone and Telegraph Company

7009 MANCHESTER W AVE

Year	Uses	Source
1965	BAKER R L	The Pacific Telephone and Telegraph Co

7011 MANCHESTER W AVE

Year	Uses	Source
1965	1/2 PEEBLES L ELIZABETH ORO 3803	The Pacific Telephone and Telegraph Co
	BYRNE ETHEL ORO 11 L	The Pacific Telephone and Telegraph Co
1960	1/2 PEEBLES L ELIZABETH	Pacific Telephone and Telegraph Company
	ANDERSON DAVE	Pacific Telephone and Telegraph Company

7013 MANCHESTER W AVE

Year	Uses	Source
1965	1/2 NEWMAN J	The Pacific Telephone and Telegraph Co
	MILLION ABRAHAM ORO 6254	The Pacific Telephone and Telegraph Co
1960	MILLION ABRAHAM	Pacific Telephone and Telegraph Company

FINDINGS

MCCONNELL AVE

8500 MCCONNELL AVE

Year	Uses	Source
1980	Grant C V Jr	Pacific Telephone
1975	Grant C V Jr	Pacific Telephone
1970	Grant Luana	Pacific Telephone
	Grant C V Jr	Pacific Telephone
1965	GRANT C V JR ORO 2551	The Pacific Telephone and Telegraph Co
1964	GRANT C V JR	Pacific Telephone
1960	GRANT C V JR	Pacific Telephone
	GRANT C V JR	Pacific Telephone and Telegraph Company
1957	GRANT C VJR	Pacific Telephone
1954	GRANT C V JR R	R. L. Polk & Co.
1950	GRANT C V JR R	Pacific Telephone

8501 MCCONNELL AVE

Year	Uses	Source
1975	Himmelman Carl H	Pacific Telephone
1970	Himmelman Carl H	Pacific Telephone
1965	HIMMELMAN CARL H SP	The Pacific Telephone and Telegraph Co
1964	HIMMELMAN CARL H	Pacific Telephone
1960	HIMMELMAN CARL H	Pacific Telephone
	HIMMELMAN CARL H SP	Pacific Telephone and Telegraph Company
1957	QUEEN H M SR	Pacific Telephone
1954	QUEEN H M SI	R. L. Polk & Co.
1950	SULLIVAN STANLEY	Pacific Telephone

8506 MCCONNELL AVE

Year	Uses	Source
1980	Taylor Stanley	Pacific Telephone
1975	Taylor Stanley	Pacific Telephone
1970	Taylor Stanley	Pacific Telephone
1965	TAYLOR STANLEY ORO 3570	The Pacific Telephone and Telegraph Co
1964	TAYLOR STANLEY	Pacific Telephone
1960	MILLOVICH DAVID P	Pacific Telephone
	MILLOVICH DAVID P	Pacific Telephone and Telegraph Company
1957	MILLOVICH DAVID P	Pacific Telephone
1954	MILLOVICH DAVID P	R. L. Polk & Co.
1950	IOG JOE W R	Pacific Telephone

FINDINGS

8507 MCCONNELL AVE

Year	*Uses*	*Source*
1980	De Bode Lewis B	Pacific Telephone
1975	De Bode Lewis B	Pacific Telephone
1970	De Bode Lewis B	Pacific Telephone
1965	DE BODE L	The Pacific Telephone and Telegraph Co
1964	LATOURETTE CHAS D	Pacific Telephone
1960	RONCO FRED P	Pacific Telephone
	RONCO FRED P SP	Pacific Telephone and Telegraph Company
1957	GORDON MYRON A	Pacific Telephone
1954	LEVER T B	R. L. Polk & Co.
1950	LEVER T B R	Pacific Telephone

8510 MCCONNELL AVE

Year	*Uses*	*Source*
1980	Ashenfelter Erwin	Pacific Telephone
1975	Ashenfelter Erwin	Pacific Telephone
1970	Ashenfelter Erwin	Pacific Telephone
1965	ASHENFELTER ERWIN ORO 4823	The Pacific Telephone and Telegraph Co
1964	ASHENFELTER ERWIN	Pacific Telephone
1960	ASHENFELTER ERWIN	Pacific Telephone and Telegraph Company
1957	ASHENFELTER ERWIN	Pacific Telephone
1954	ASHENFELTER ERWIN	R. L. Polk & Co.
1950	MAIRS ROY M R	Pacific Telephone

8513 MCCONNELL AVE

Year	*Uses*	*Source*
1980	Brooks John D	Pacific Telephone
	Lambert Jesse J	Pacific Telephone
1975	Lambert Jesse J	Pacific Telephone
1970	Lambert Jesse J	Pacific Telephone
1965	LAMBERT JESSE J ORO 5660	The Pacific Telephone and Telegraph Co
1960	LAMBERT JESSE J	Pacific Telephone and Telegraph Company
	LAMBERT JESSE J	Pacific Telephone
1957	LAMBERT JESSE J	Pacific Telephone
1954	LAMBERT JESSE J	R. L. Polk & Co.
1950	LAMBART JESSE J R	Pacific Telephone

FINDINGS

8516 MCCONNELL AVE

Year	Uses	Source
1975	Burke Myrtle Mrs	Pacific Telephone
1970	Bielefelt Robt	Pacific Telephone
1965	BIELEFELT ROBT	The Pacific Telephone and Telegraph Co
1964	BIELEFELT CONNIE	Pacific Telephone
1960	CANNON JOHN J	Pacific Telephone
	CANNON JOHN J	Pacific Telephone and Telegraph Company
1957	OCZACHOWSKL STANLEY C	Pacific Telephone
1954	OCZACHOWSKI STANLEY C	R. L. Polk & Co.
	SALISBURY VALORE R	R. L. Polk & Co.
1950	SALISBURY VALORE R	Pacific Telephone

8519 MCCONNELL AVE

Year	Uses	Source
1980	Pinckney Chas B	Pacific Telephone
1975	Pinckney Chas B	Pacific Telephone
1970	Pinckney Chas B	Pacific Telephone
1965	PINCKNEY CHAS B ORO 6756	The Pacific Telephone and Telegraph Co
1960	PINCKNEY CHAS B	Pacific Telephone and Telegraph Company
1957	PINCKNEY CHAS B	Pacific Telephone
1954	HARDIE JOHN L R	R. L. Polk & Co.
1950	IEBOE V R R	Pacific Telephone

8520 MCCONNELL AVE

Year	Uses	Source
1980	Rohe John A	Pacific Telephone
1975	Startup Gerald	Pacific Telephone
1970	Startup Gerald	Pacific Telephone
1965	0 BRIEN J ORO 6386	The Pacific Telephone and Telegraph Co
1964	O BRIEN JOHN	Pacific Telephone
1960	HEISER CHAS W	Pacific Telephone and Telegraph Company
1957	ER CHAS W	Pacific Telephone
1954	HEISER CHAS W R	R. L. Polk & Co.

8524 MCCONNELL AVE

Year	Uses	Source
1975	Warren Robt W Jr	Pacific Telephone
1970	Warren Robt W Jr	Pacific Telephone
1965	WARREN ROBT W JR ORO 5608	The Pacific Telephone and Telegraph Co

FINDINGS

Year	Uses	Source
1964	WARREN ROBT W JR	Pacific Telephone
1960	WARREN ROBT W JR	Pacific Telephone and Telegraph Company
1957	WARREN ROBT W JR	Pacific Telephone
1954	WARREN ROBT W JR R	R. L. Polk & Co.
1950	HOWARD W R	Pacific Telephone

8525 MCCONNELL AVE

Year	Uses	Source
1980	Guzman Henry	Pacific Telephone
1970	Giroux Kathy	Pacific Telephone
1960	GIROUX CLYDE V	Pacific Telephone
	GIROUX CLYDE V	Pacific Telephone and Telegraph Company
1957	GLROUX CLYDE V	Pacific Telephone
1954	GIROUX CLYDE V	R. L. Polk & Co.
1950	GIROUX CLYDE V R	Pacific Telephone

8530 MCCONNELL AVE

Year	Uses	Source
1975	Shepherd Harry G Jr	Pacific Telephone
1970	Shepherd Harry G Jr	Pacific Telephone
1965	SHEPHERD HARRY G JR ORO 7222	The Pacific Telephone and Telegraph Co
1960	SHEPHERD HARRY G JR	Pacific Telephone and Telegraph Company
	SHEPHERD HARRY G JR	Pacific Telephone
1957	SHEPHERD HARRY G JR	Pacific Telephone
1954	BRAZELL CHAS F	R. L. Polk & Co.
1950	HUBER HOWARD J R	Pacific Telephone

8536 MCCONNELL AVE

Year	Uses	Source
1980	Hagen H	Pacific Telephone
1975	Highland CJ	Pacific Telephone
	Wulfeck Jos W	Pacific Telephone
1970	Highland Jane D Mrs	Pacific Telephone
1965	HIGHLAND RICHARD 1 ORO 5309	The Pacific Telephone and Telegraph Co
1960	HIGHLAND RICHARD W	Pacific Telephone and Telegraph Company
1957	HIGHLAND RICHARD W	Pacific Telephone
1954	LYFORD REID B JR R	R. L. Polk & Co.

FINDINGS

8551 MCCONNELL AVE

Year	Uses	Source
1980	Genco Wm	Pacific Telephone
1970	Hemmings ME	Pacific Telephone
1965	HEMMINGS M E	The Pacific Telephone and Telegraph Co
1964	HEMMINGS MARY E	Pacific Telephone
1960	WOLFUS JACOBO	Pacific Telephone
	WOLFUS JACOBO SP	Pacific Telephone and Telegraph Company
1957	VOURNAS TED C	Pacific Telephone
1954	GUDE RICHARD0	R. L. Polk & Co.

8555 MCCONNELL AVE

Year	Uses	Source
1975	Fender Mildred F Mrs	Pacific Telephone
1970	Fender Mildred F Mrs	Pacific Telephone
1965	FENDER MILDRED F DRO 3989	The Pacific Telephone and Telegraph Co
1960	FENDER MILDRED F	Pacific Telephone and Telegraph Company
1957	FENDER MILDRED F MRS	Pacific Telephone
1954	FENDER MILDRED F MRSR	R. L. Polk & Co.

W 85TH

6912 W 85TH

Year	Uses	Source
1962	Zusman H S	Pacific Telephone

6922 W 85TH

Year	Uses	Source
1971	Sorkin Joel E	Pacific Telephone

6941 W 85TH

Year	Uses	Source
1971	Talley Carl J	Pacific Telephone

W 85TH PL

6816 W 85TH PL

Year	Uses	Source
1964	CIARAMITARO MECURIO LOS ANGELES	Pacific Telephone
1957	O SHEA HENRY D	Pacific Telephone

FINDINGS

Year	Uses	Source
1954	SCHENCK HERSCHEL W R	R. L. Polk & Co.

6834 W 85TH PL

Year	Uses	Source
1964	AGNEW ETHEL MRS	Pacific Telephone
	AGNEW CHAS V	Pacific Telephone
1960	PARKER PAUL C	Pacific Telephone
	PARKER JUANITA B	Pacific Telephone
1954	SLYE CHAS W	R. L. Polk & Co.

6836 W 85TH PL

Year	Uses	Source
1954	SLYE GERTRUDE C MRS	R. L. Polk & Co.

6840 W 85TH PL

Year	Uses	Source
1964	BRUCHS VIOLA J	Pacific Telephone

6842 W 85TH PL

Year	Uses	Source
1964	BRUCH FRANK G	Pacific Telephone
1960	BRUCH FRANK G	Pacific Telephone
1957	BRUCH FRANK G	Pacific Telephone
1954	BRUCH FRANK G R	R. L. Polk & Co.

6843 W 85TH PL

Year	Uses	Source
1954	PATTERSON EDWIN L	R. L. Polk & Co.
1950	PATTERSON EDWIN L R	Pacific Telephone

6845 W 85TH PL

Year	Uses	Source
1950	BUTTS GENE W R	Pacific Telephone

6851 W 85TH PL

Year	Uses	Source
1964	STRASSBURGER JAS P LOS ANGELES	Pacific Telephone
1957	WEXLER ARNOLD H	Pacific Telephone
1954	WEXLER ARNOLD H	R. L. Polk & Co.
1950	WWILER ARNOLD H R	Pacific Telephone

FINDINGS

6861 W 85TH PL

Year	Uses	Source
1964	MATSON HOWARD N	Pacific Telephone
1960	MATSON HOWARD N	Pacific Telephone
1957	DON-E DIANI	Pacific Telephone
1954	DORSE DANL E	R. L. Polk & Co.
1950	KARBO JOS R	Pacific Telephone

6901 W 85TH PL

Year	Uses	Source
1950	PASTOR M A R	Pacific Telephone

6907 W 85TH PL

Year	Uses	Source
1964	AGUILAR ANTHONY	Pacific Telephone
1950	CRAM LAURITA R	Pacific Telephone

6909 W 85TH PL

Year	Uses	Source
1957	STAUFFER FRED C	Pacific Telephone
1954	STAUFFER FRED C	R. L. Polk & Co.
1950	GRETTENBERG ROBT HR	Pacific Telephone

6911 W 85TH PL

Year	Uses	Source
1957	WITTENBERG MORRIS	Pacific Telephone
1954	GRAVES WM E	R. L. Polk & Co.
1950	SITHURR WM J R	Pacific Telephone
	ROBBINS RICHARD C R	Pacific Telephone

6912 W 85TH PL

Year	Uses	Source
1964	CADMAN DEREK R	Pacific Telephone
1960	MARCHI JOS P	Pacific Telephone
1957	ZUSMAN H S	Pacific Telephone
	ZUSMAN LOUISE	Pacific Telephone
1954	ZUSMAN H S	R. L. Polk & Co.
1950	ZUSMAN H S R	Pacific Telephone

FINDINGS

6916 W 85TH PL

Year	Uses	Source
1957	CULLETON ROHT J	Pacific Telephone
1954	CULLETON ROBT J R	R. L. Polk & Co.
1950	CULLETON ROBT JR	Pacific Telephone

6917 W 85TH PL

Year	Uses	Source
1964	MCPEAK E L	Pacific Telephone
1960	MCPEAK E L LOS ANGELES	Pacific Telephone
1957	MCPEAK E L	Pacific Telephone
1954	SCHIFFSAMI E	R. L. Polk & Co.
1950	IFF S&MI	Pacific Telephone

6921 W 85TH PL

Year	Uses	Source
1957	PATRICK MARJORIE J	Pacific Telephone
	GRIFFITHS WM T	Pacific Telephone
1954	GRIFFITHS WM T R	R. L. Polk & Co.
	PATRICK WM H R	R. L. Polk & Co.
1950	GRIFFITHS WM T R	Pacific Telephone
	PATRICK WM H R	Pacific Telephone

6922 W 85TH PL

Year	Uses	Source
1964	JONES TOM R JR	Pacific Telephone
	JONES INGE	Pacific Telephone
1957	LYNCH HELEN G	Pacific Telephone
1954	SCANNELL FRANCIS P R	R. L. Polk & Co.

6926 W 85TH PL

Year	Uses	Source
1957	FELIRGUT MLELVIN F	Pacific Telephone
1954	FEINGUT MELVIN F R	R. L. Polk & Co.
1950	FEINGUT MELVIN F R	Pacific Telephone

6927 W 85TH PL

Year	Uses	Source
1964	MOUNT ELMER J	Pacific Telephone
1960	MOUNT MARILYN J	Pacific Telephone
	MOUNT ELMER J	Pacific Telephone

FINDINGS

Year	Uses	Source
1950	SCHWARTZ JEROME W R	Pacific Telephone
	GARSON ARTHUR MR	Pacific Telephone

6931 W 85TH PL

Year	Uses	Source
1957	JAROS JOHN R	Pacific Telephone
1954	STEINBERG AARON H	R. L. Polk & Co.
	SIEGERT BENJ O	R. L. Polk & Co.
1950	WALKER ROBT A R	Pacific Telephone
	SIEGERT BENJ R	Pacific Telephone

6932 W 85TH PL

Year	Uses	Source
1964	AVERY H W	Pacific Telephone
1957	AVERY H W	Pacific Telephone
1954	AVERY H W R	R. L. Polk & Co.
1950	AVERY H WR	Pacific Telephone

6936 W 85TH PL

Year	Uses	Source
1957	BEARDEN F J	Pacific Telephone
	ARMORLITE FLUORESCENT LIGHTING FIXTURES	Pacific Telephone
1954	MCCONN DONALD W R	R. L. Polk & Co.
1950	MCCONN DONALD W R	Pacific Telephone

6937 W 85TH PL

Year	Uses	Source
1964	COOPER CAROL LOS ANGELES	Pacific Telephone
	COOPER ROBT L LOS ANGELES	Pacific Telephone
1960	ROUSE A N	Pacific Telephone
1957	FREGULSA CHAS J	Pacific Telephone
1954	FREGULIA CHAS JR	R. L. Polk & Co.
1950	FREGULIA CHAS J R	Pacific Telephone

6938 W 85TH PL

Year	Uses	Source
1957	STABNAU GEO R	Pacific Telephone
	PFIUGI LEONARD	Pacific Telephone

FINDINGS

6941 W 85TH PL

Year	Uses	Source
1957	KARSOI MURRY	Pacific Telephone
1954	ARSH MURRY R	R. L. Polk & Co.

6942 W 85TH PL

Year	Uses	Source
1954	MCGREGOR GEO A R	R. L. Polk & Co.
1950	MCGREGOR GEO A R	Pacific Telephone

6946 W 85TH PL

Year	Uses	Source
1957	GRANTHAM LEIGHTON M	Pacific Telephone
1954	DONAHUE J RAY JR	R. L. Polk & Co.
1950	MCLEOD R H R	Pacific Telephone

6947 W 85TH PL

Year	Uses	Source
1958	Dougherty J F	Pacific Telephone
1957	DOUGHERTY J F	Pacific Telephone
	BOTBWELL GEA C	Pacific Telephone
1954	DOUGHERTY J F	R. L. Polk & Co.
	BOTHWELL GEO C R	R. L. Polk & Co.
1950	DOUGHERTY J F R	Pacific Telephone

6951 W 85TH PL

Year	Uses	Source
1964	BRADLEY WILBUR	Pacific Telephone
1960	BRADLEY WILBUR	Pacific Telephone
1957	BRADLEY WILHUR	Pacific Telephone
	KURTH KENNETH K	Pacific Telephone
1954	BRADLEY WILBUR R	R. L. Polk & Co.
1950	BRADLEY WILBUR R	Pacific Telephone
	BRADLEY ROBT A R	Pacific Telephone

6952 W 85TH PL

Year	Uses	Source
1957	ROTHSTEIN MICHAEL	Pacific Telephone
1954	ROTHSTEIN MICHAEL R	R. L. Polk & Co.
1950	ROTHSTEIN MICHAELR	Pacific Telephone

FINDINGS

6956 W 85TH PL

Year	Uses	Source
1957	JHOHSON JOS H	Pacific Telephone
1954	JOHNSON JOS H	R. L. Polk & Co.
1950	CRIVIER RICHARDR	Pacific Telephone

6957 W 85TH PL

Year	Uses	Source
1957	GLEINE HENRY	Pacific Telephone
1954	GLEINN HENRY	R. L. Polk & Co.
1950	BOLINGER EUGENE D R	Pacific Telephone
	GLEINN HENRY R	Pacific Telephone

6962 W 85TH PL

Year	Uses	Source
1957	IREENE ROY E	Pacific Telephone
1954	GREENE ROY E R	R. L. Polk & Co.
1950	GREENE ROY E R	Pacific Telephone

6963 W 85TH PL

Year	Uses	Source
1957	BRADSHAW JOHN V	Pacific Telephone
1954	BRADSHAW JOHN V	R. L. Polk & Co.
1950	SCHONEMAN WRN R	Pacific Telephone

6964 W 85TH PL

Year	Uses	Source
1967	Alexander Beverly Y	Pacific Telephone
1964	ALEXANDER BEVERLY Y	Pacific Telephone

6966 W 85TH PL

Year	Uses	Source
1957	NEEDHAM ROBT E	Pacific Telephone
1954	NEEDHAM ROBT E R	R. L. Polk & Co.

6967 W 85TH PL

Year	Uses	Source
1957	CALVERT DONALD R	Pacific Telephone
1954	DUNCAN EARL G R	R. L. Polk & Co.
1950	DUNCAN EARL GR	Pacific Telephone

FINDINGS

6971 W 85TH PL

Year	Uses	Source
1957	PELRCE ETHALE	Pacific Telephone
1954	PEIRCE ETHALE	R. L. Polk & Co.

6972 W 85TH PL

Year	Uses	Source
1957	ALTCHULER SOL	Pacific Telephone
1954	ALTCHULER SOL R	R. L. Polk & Co.
1950	ALTCHULER SOL R	Pacific Telephone

6973 W 85TH PL

Year	Uses	Source
1957	PETERSON JOHN C	Pacific Telephone
1954	ZINKOW EDW	R. L. Polk & Co.
1950	MULL GEO W R	Pacific Telephone

6976 W 85TH PL

Year	Uses	Source
1954	WORTHINGTON JOHN H	R. L. Polk & Co.
1950	WORTHINGTON JOHN H R	Pacific Telephone

6981 W 85TH PL

Year	Uses	Source
1957	JACOB VICTOR MRS-ORCHRD 2-5829	Pacific Telephone
1954	JACOB VICTOR MRS R	R. L. Polk & Co.

6982 W 85TH PL

Year	Uses	Source
1957	BRINGS VERNON R	Pacific Telephone
1954	BRIGGS VERNON R	R. L. Polk & Co.

7000 W 85TH PL

Year	Uses	Source
1957	MCKNETT F M	Pacific Telephone
1954	MCKNETT F M R	R. L. Polk & Co.
1950	MCKNETT F M R	Pacific Telephone

7001 W 85TH PL

Year	Uses	Source
1954	EDWARDS JOS F R	R. L. Polk & Co.

FINDINGS

7004 W 85TH PL

Year	Uses	Source
1957	JOHNSON GEEOR	Pacific Telephone
1954	MCCLUSKEY LOUIS A	R. L. Polk & Co.
1950	BALES R H R	Pacific Telephone

7008 W 85TH PL

Year	Uses	Source
1957	GOODALE WM A	Pacific Telephone
	BELL CHAS R	Pacific Telephone
1954	BELL CHAS R R	R. L. Polk & Co.
	GOODALE WM A	R. L. Polk & Co.
1950	BELL CHAS R R	Pacific Telephone

W 85TH ST

6909 W 85TH ST

Year	Uses	Source
1980	Grandon Kevin	Pacific Telephone
1970	Nielsen Kenneth	Pacific Telephone
1964	SMOCK D J LOS ANGELES	Pacific Telephone

6911 W 85TH ST

Year	Uses	Source
1980	Miller Jack B	Pacific Telephone
1975	Miller Jack B	Pacific Telephone
1970	Miller Jack B	Pacific Telephone
1964	BALDWIN FRED A	Pacific Telephone
1960	STEVEN WM G	Pacific Telephone

6912 W 85TH ST

Year	Uses	Source
1970	Turner Norman M	Pacific Telephone
1967	Zusman H S	Pacific Telephone
1964	ZUSMAN LOUISE	Pacific Telephone
	ZUSMAN H S	Pacific Telephone
1960	ZUSMAN LOUISE	Pacific Telephone
	ZUSMAN H S	Pacific Telephone
1958	Zusman H S	Pacific Telephone

FINDINGS

6916 W 85TH ST

Year	Uses	Source
1970	Bradley Richard D	Pacific Telephone
1964	BRADLEY RICHARD D	Pacific Telephone
1960	BRADLEY RICHARD D	Pacific Telephone

6921 W 85TH ST

Year	Uses	Source
1980	Griffiths Wm T	Pacific Telephone
1975	Griffiths Wm T	Pacific Telephone
1970	Griffiths Wm T	Pacific Telephone
1964	GRIFFITHS WM T	Pacific Telephone
1960	GRIFFITHS WM T	Pacific Telephone

6922 W 85TH ST

Year	Uses	Source
1970	Sorkin Joel E	Pacific Telephone
1964	SORKIN JOEL	Pacific Telephone
1960	AUGER ALFRED H LOS ANGELES	Pacific Telephone
1950	SEANNELL FRANCIS P R	Pacific Telephone

6926 W 85TH ST

Year	Uses	Source
1980	Feingut Melvin F	Pacific Telephone
1975	Felngut Melvin F	Pacific Telephone
1970	Feingut Melvin F	Pacific Telephone
1964	FEINGUT MELVIN F	Pacific Telephone
1960	FEINGUT MELVIN F	Pacific Telephone

6927 W 85TH ST

Year	Uses	Source
1954	SCHWARTZ JEROME W R	R. L. Polk & Co.

6931 W 85TH ST

Year	Uses	Source
1980	Grigg Graham S	Pacific Telephone
1975	Ward Curtis	Pacific Telephone
1970	Brown Jas S	Pacific Telephone
1964	BROWN JAS S	Pacific Telephone
1960	VOSSLER CHAS M	Pacific Telephone

FINDINGS

6932 W 85TH ST

Year	Uses	Source
1980	Avery HW	Pacific Telephone
1975	Avery H W	Pacific Telephone
1970	Avery H W	Pacific Telephone
1960	AVERY H W	Pacific Telephone

6936 W 85TH ST

Year	Uses	Source
1980	Bearden FJ	Pacific Telephone
1975	Bearden F J	Pacific Telephone
1970	Bearden FJ	Pacific Telephone
1964	BEARDEN F J	Pacific Telephone
1960	BEARDEN F J	Pacific Telephone

6937 W 85TH ST

Year	Uses	Source
1975	Nishiya K	Pacific Telephone
1970	Nithman Chas E	Pacific Telephone
1964	BEAUDIN ANDRE D	Pacific Telephone
1960	FREGULIA CHAS J	Pacific Telephone

6941 W 85TH ST

Year	Uses	Source
1980	Berger Alex & Dianne	Pacific Telephone
1975	Talley S	Pacific Telephone
1970	Talley Carl J	Pacific Telephone

6942 W 85TH ST

Year	Uses	Source
1975	Smalley John L	Pacific Telephone
1970	Smalley John L	Pacific Telephone
1960	WEBB ROBT M	Pacific Telephone
1958	Mc Gregor Geo A	Pacific Telephone
1957	MCGREGOR GEO A	Pacific Telephone

6946 W 85TH ST

Year	Uses	Source
1980	Trainer D L	Pacific Telephone
1975	Trainer Pete J	Pacific Telephone
1970	Connell Robt P	Pacific Telephone

FINDINGS

Year	Uses	Source
1964	CONNELL ROBT P	Pacific Telephone

6947 W 85TH ST

Year	Uses	Source
1980	Owings Donaid R	Pacific Telephone
1975	Owings Donald R	Pacific Telephone
1970	Owings Donald R	Pacific Telephone
1964	FLANNERY JERRY	Pacific Telephone

6951 W 85TH ST

Year	Uses	Source
1980	OBrien Tim B	Pacific Telephone
1975	OBrien Wmn G Col Ret	Pacific Telephone
1970	OBrien Wm G Lt Col	Pacific Telephone
1964	O BRIEN WM G LT COL	Pacific Telephone
1960	O BRIEN WM G LTCOL	Pacific Telephone

6952 W 85TH ST

Year	Uses	Source
1980	Olsen Richard C	Pacific Telephone
1975	Olsen Richard C	Pacific Telephone
1970	Rothstein Michael	Pacific Telephone
1964	ROTHSTEIN MICHAEL	Pacific Telephone
1960	ROTHSTEIN MICHAEL	Pacific Telephone

6956 W 85TH ST

Year	Uses	Source
1980	Lane Michael	Pacific Telephone
1970	Bruckshaw S V	Pacific Telephone
1964	JOHNSON JOS H	Pacific Telephone
1960	JOHNSON JOS H	Pacific Telephone

6957 W 85TH ST

Year	Uses	Source
1980	Gleinn Henry	Pacific Telephone
1975	Gleinn Henry	Pacific Telephone
1970	Gleinn Henry	Pacific Telephone
1964	GLEINN HENRY	Pacific Telephone
1960	GLEINN HENRY	Pacific Telephone

FINDINGS

6962 W 85TH ST

Year	Uses	Source
1964	KLEIN JEROME	Pacific Telephone
1960	RODENHAUSEN JOHN E LOS ANGELES	Pacific Telephone

6963 W 85TH ST

Year	Uses	Source
1980	Kim Yong Man	Pacific Telephone
1975	Bradshaw John V	Pacific Telephone
1970	Bradshaw John V	Pacific Telephone
1964	BRADSHAW JOHN V	Pacific Telephone
1960	BRADSHAW JOHN V	Pacific Telephone

6966 W 85TH ST

Year	Uses	Source
1975	Bishop Thos E	Pacific Telephone
1970	Wilson Melvin B	Pacific Telephone
1964	WILSON MELVIN B	Pacific Telephone
1960	NEVILLE RICHARD C	Pacific Telephone
1950	NEEDHAM ROBT E R	Pacific Telephone

6967 W 85TH ST

Year	Uses	Source
1980	Boyd Horace M	Pacific Telephone
1975	Boyd Horace M	Pacific Telephone
1970	Boyd Horace M	Pacific Telephone
1964	BOYD HORACE M	Pacific Telephone
1960	BOYD HORACE M	Pacific Telephone

6971 W 85TH ST

Year	Uses	Source
1975	Mc Iver Robt W	Pacific Telephone
1970	Mclver Robt W	Pacific Telephone
1964	TICE CARL A R	Pacific Telephone
1960	TICE CARL A R	Pacific Telephone

6972 W 85TH ST

Year	Uses	Source
1970	Altchuler Sol	Pacific Telephone
1964	ALTCHULER DAN	Pacific Telephone

FINDINGS

Year	Uses	Source
1964	ALTCHULER SOL	Pacific Telephone
1960	ALTCHULER SOL	Pacific Telephone

6973 W 85TH ST

Year	Uses	Source
1960	COUVILLON T J MRS LOS ANGELES	Pacific Telephone

6976 W 85TH ST

Year	Uses	Source
1975	Binder Bruce A	Pacific Telephone
1970	Binder Melanie	Pacific Telephone
	Binder Bruce A	Pacific Telephone
1964	BINDER BRUCE A	Pacific Telephone
1960	BINDER BRUCE A	Pacific Telephone

6982 W 85TH ST

Year	Uses	Source
1980	Smith H F Jr	Pacific Telephone
1975	Smith H F Jr	Pacific Telephone
1970	Smith H F Jr	Pacific Telephone
1964	TISCH FRANK P	Pacific Telephone
1960	TISCH FRANK P	Pacific Telephone
1958	Briggs Vernon R	Pacific Telephone

7000 W 85TH ST

Year	Uses	Source
1980	Mc Knett F M	Pacific Telephone
1975	Mc Knett FM	Pacific Telephone
1970	Mc Knett F M	Pacific Telephone
1964	MCKNETT F M	Pacific Telephone
1960	MC KNETT F M	Pacific Telephone
1958	Mc Knett F M	Pacific Telephone

7001 W 85TH ST

Year	Uses	Source
1980	Deasy John	Pacific Telephone

7003 W 85TH ST

Year	Uses	Source
1946	Bell Russell r	Southern California Telephone Co

FINDINGS

7004 W 85TH ST

Year	Uses	Source
1975	Drago P	Pacific Telephone
1970	Watkins Don	Pacific Telephone
1964	WATKINS DON	Pacific Telephone
	WATKINS MAUDE	Pacific Telephone
1960	JOHNSON GEO R	Pacific Telephone

7008 W 85TH ST

Year	Uses	Source
1980	Bell Russell	Pacific Telephone
1975	Bell Russell	Pacific Telephone
1970	Bell Russell	Pacific Telephone
1964	BELL RUSSELL	Pacific Telephone
1960	BELL RUSSELL	Pacific Telephone

W MANCHESTER AVE

7000 W MANCHESTER AVE

Year	Uses	Source
1980	Westchester Rfireatiuri Center	Pacific Telephone
	Los Angeles City Of	Pacific Telephone
1975	Los Angeles City Of	Pacific Telephone
1970	Los Angeles City Of	Pacific Telephone
1964	LOS ANGELES CITY OF RECREATION & PARKS	Pacific Telephone
1960	MOULDER BROS INDSCPE CONTRS	Pacific Telephone
	LOS ANGELES CITY OF RECREATION & PARKS	Pacific Telephone
1957	LOS ANGELES CITY OF RECREATION & PARKS	Pacific Telephone
1954	LOS ANGELES CITY OF RECREATION & PARKS	R. L. Polk & Co.

7001 W MANCHESTER AVE

Year	Uses	Source
1964	MALONE C E	Pacific Telephone
1957	HANBY RICHARD	Pacific Telephone
	BROWN WON	Pacific Telephone
	SMITH WALTER	Pacific Telephone
1954	WHITE THOS	R. L. Polk & Co.

FINDINGS

7003 W MANCHESTER AVE

Year	Uses	Source
1970	St John Edw Jr	Pacific Telephone
1964	COOMES IDA R	Pacific Telephone
1960	ALDRICH DONALD	Pacific Telephone
1957	LAOCHEL HELEN G	Pacific Telephone
1954	BEYER DUANE	R. L. Polk & Co.

7005 W MANCHESTER AVE

Year	Uses	Source
1980	Parks Lester W	Pacific Telephone
1975	Feldman Ben	Pacific Telephone
	Byrne Tim	Pacific Telephone
1970	Feaster Ronald Q	Pacific Telephone
	Carr Homer H	Pacific Telephone
1964	SCHEIHAGEN A E	Pacific Telephone
1957	EVANS FRED K	Pacific Telephone
1954	BROWN CONNIE	R. L. Polk & Co.

7005 1/2 W MANCHESTER AVE

Year	Uses	Source
1964	LINDEROTH MARIANNE	Pacific Telephone
	SMEDBERG BARBRO	Pacific Telephone
1960	HASTINGS R A	Pacific Telephone
1954	FREEMAN F L	R. L. Polk & Co.

7007 W MANCHESTER AVE

Year	Uses	Source
1975	Papp Marianne	Pacific Telephone
	Jenks W Clinton	Pacific Telephone
1970	Jenks W Clinton	Pacific Telephone
1964	WILMS B J JACK	Pacific Telephone
1960	WILMS BERNARD J JR	Pacific Telephone
1954	LOBITZ WILLARD A	R. L. Polk & Co.

7007 1/2 W MANCHESTER AVE

Year	Uses	Source
1957	GOODALL RALPH E	Pacific Telephone
1954	PRESTON JOHN L	R. L. Polk & Co.

FINDINGS

7009 W MANCHESTER AVE

Year	Uses	Source
1980	Drew Anablin	Pacific Telephone
1975	Gomez Heriberto	Pacific Telephone
1970	Santana L V	Pacific Telephone
1964	BAKER ROBT L LOS ANGELES	Pacific Telephone
	BAKER ALVA	Pacific Telephone

7011 W MANCHESTER AVE

Year	Uses	Source
1980	Devine Dennis	Pacific Telephone
	Byrne Ethel	Pacific Telephone
1975	Paulson F MD	Pacific Telephone
	Byrne Ethel	Pacific Telephone
1970	MANCHESTER AV W	Pacific Telephone
	Peebles L Elizabeth	Pacific Telephone
	Byrne Ethel	Pacific Telephone
1964	BYRNE ETHEL	Pacific Telephone
1960	CONLEY VIVIAN	Pacific Telephone

7011 1/2 W MANCHESTER AVE

Year	Uses	Source
1964	PEEBLES L ELIZABETH	Pacific Telephone
1960	PEEBLES L ELIZABETH	Pacific Telephone
1957	WICKHAM EDW P	Pacific Telephone

7013 W MANCHESTER AVE

Year	Uses	Source
1980	Matsunaga Kenneth S	Pacific Telephone
	Greenwood Brian W	Pacific Telephone
1975	Junod Lyman J	Pacific Telephone
	Hudson Fay	Pacific Telephone
1970	Hudson Fay	Pacific Telephone
	2 Junod Lyman J	Pacific Telephone
1964	MILLION ABRAHAM	Pacific Telephone
1960	MILLION ABRAHAM	Pacific Telephone
1957	MILLION ABRAHAM	Pacific Telephone
1954	LEWIS RUTH A	R. L. Polk & Co.
	MCWILLIAMS DONNA	R. L. Polk & Co.

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TARGET PROPERTY: ADDRESS NOT LISTED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not listed in the research source.

Address Researched	Address Not Listed in Research Source
6900 West Manchester Avenue	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT LISTED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not listed in research source.

Address Researched	Address Not Listed in Research Source
6816 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6816 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6834 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6834 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6836 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6836 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Listed in Research Source
6840 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6840 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6842 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6842 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6843 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6843 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6845 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6845 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6846 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6851 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6851 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6852 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6857 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6858 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6861 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6861 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6862 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6900 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6901 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6901 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6907 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6907 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6909 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6909 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6909 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6911 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6911 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6911 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6912 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6912 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6912 W 85TH	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6912 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6912 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1966, 1965, 1963, 1962, 1961, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6916 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6916 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6916 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6916 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6917 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6917 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6921 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6921 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6921 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6922 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6922 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6922 W 85TH	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6922 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6922 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6926 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6926 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6926 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6926 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6927 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6927 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6927 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6931 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6931 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6931 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6932 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6932 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6932 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6932 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6936 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6936 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6936 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6937 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6937 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6937 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6937 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6938 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6938 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6941 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6941 W 85TH	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6941 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6941 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6942 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6942 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6942 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6942 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6946 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6946 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6946 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6947 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6947 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6947 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6948 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6951 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6951 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6951 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6951 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6952 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6952 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6952 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6954 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6956 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6956 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6956 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6957 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6957 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6957 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6958 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6962 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6962 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6962 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6963 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6963 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6963 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6963 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6964 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6964 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6966 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6966 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6966 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6967 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6967 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6967 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6971 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6971 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6971 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6972 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6972 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6972 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
6973 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6973 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6973 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6976 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6976 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6976 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6981 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6982 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6982 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6982 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7000 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
7000 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7000 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7000 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7000 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7001 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7001 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7001 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7001 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7003 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7003 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7003 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
7004 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7004 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7004 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7005 1/2 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7005 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7005 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7007 1/2 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7007 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7007 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7008 85TH W ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7008 W 85TH PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
7008 W 85TH ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7009 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7009 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7011 1/2 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7011 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7011 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7013 MANCHESTER W AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
7013 W MANCHESTER AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8500 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8501 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8506 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Listed in Research Source
8507 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8510 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8513 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8516 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8519 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8520 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8524 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8525 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8530 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8536 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
8551 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Listed in Research Source
8555 MCCONNELL AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

APPENDIX E
AERIAL PHOTOGRAPHS

American Golf Corporation
6900 West Manchester Avenue
Los Angeles, CA 90045

Inquiry Number: 2464197.5
April 09, 2009

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

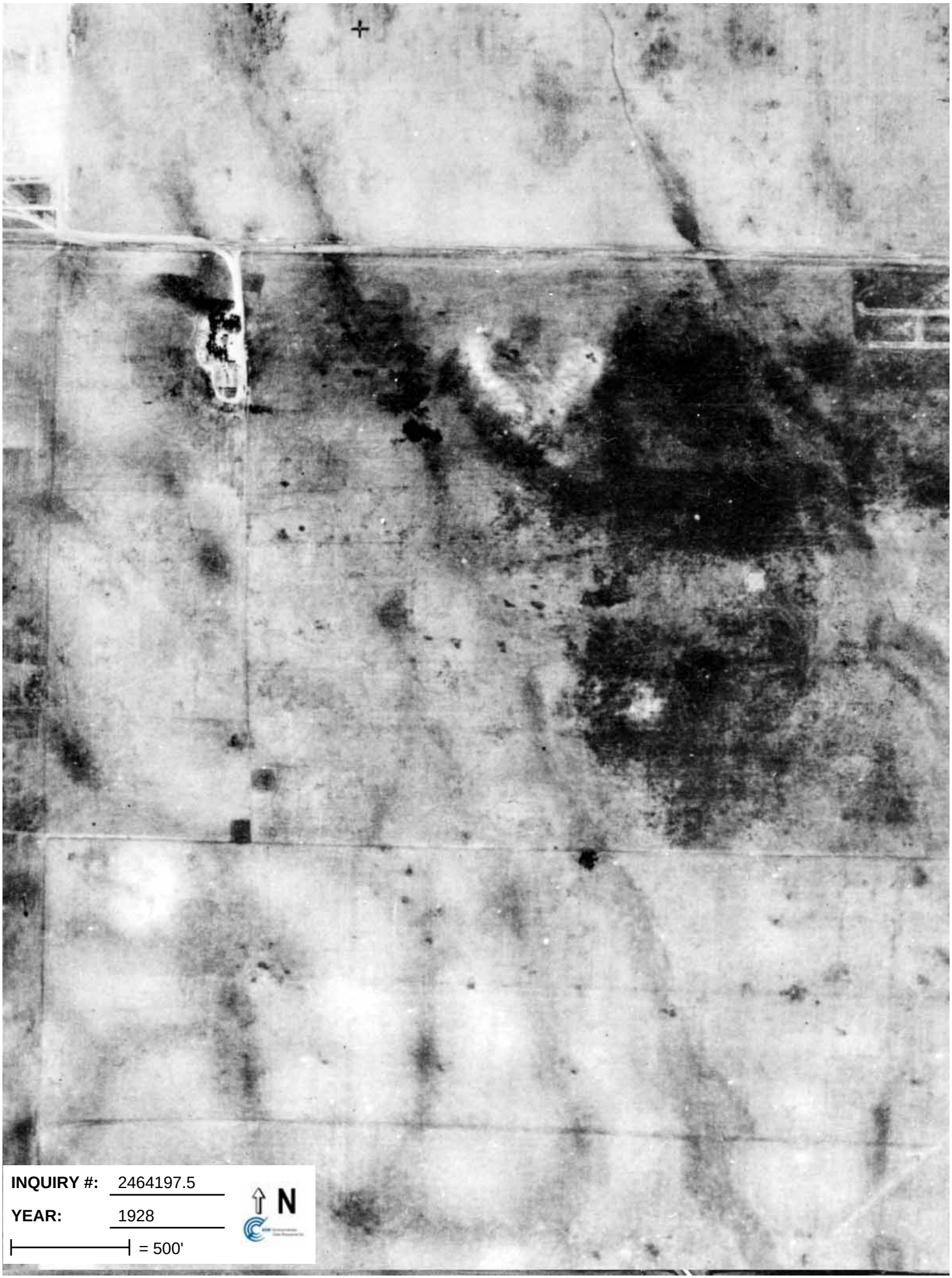
Aerial Photography April 09, 2009

Target Property:

6900 West Manchester Avenue

Los Angeles, CA 90045

Year	***Scale***	***Details***	***Source***
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	Fairchild
1938	Aerial Photograph. Scale: 1"=555'	Flight Year: 1938	Laval
1947	Aerial Photograph. Scale: 1"=666'	Flight Year: 1947	Fairchild
1956	Aerial Photograph. Scale: 1"=400'	Flight Year: 1956	Fairchild
1965	Aerial Photograph. Scale: 1"=666'	Flight Year: 1965	Fairchild
1976	Aerial Photograph. Scale: 1"=666'	Flight Year: 1976	Teledyne
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=484'	Flight Year: 2005	EDR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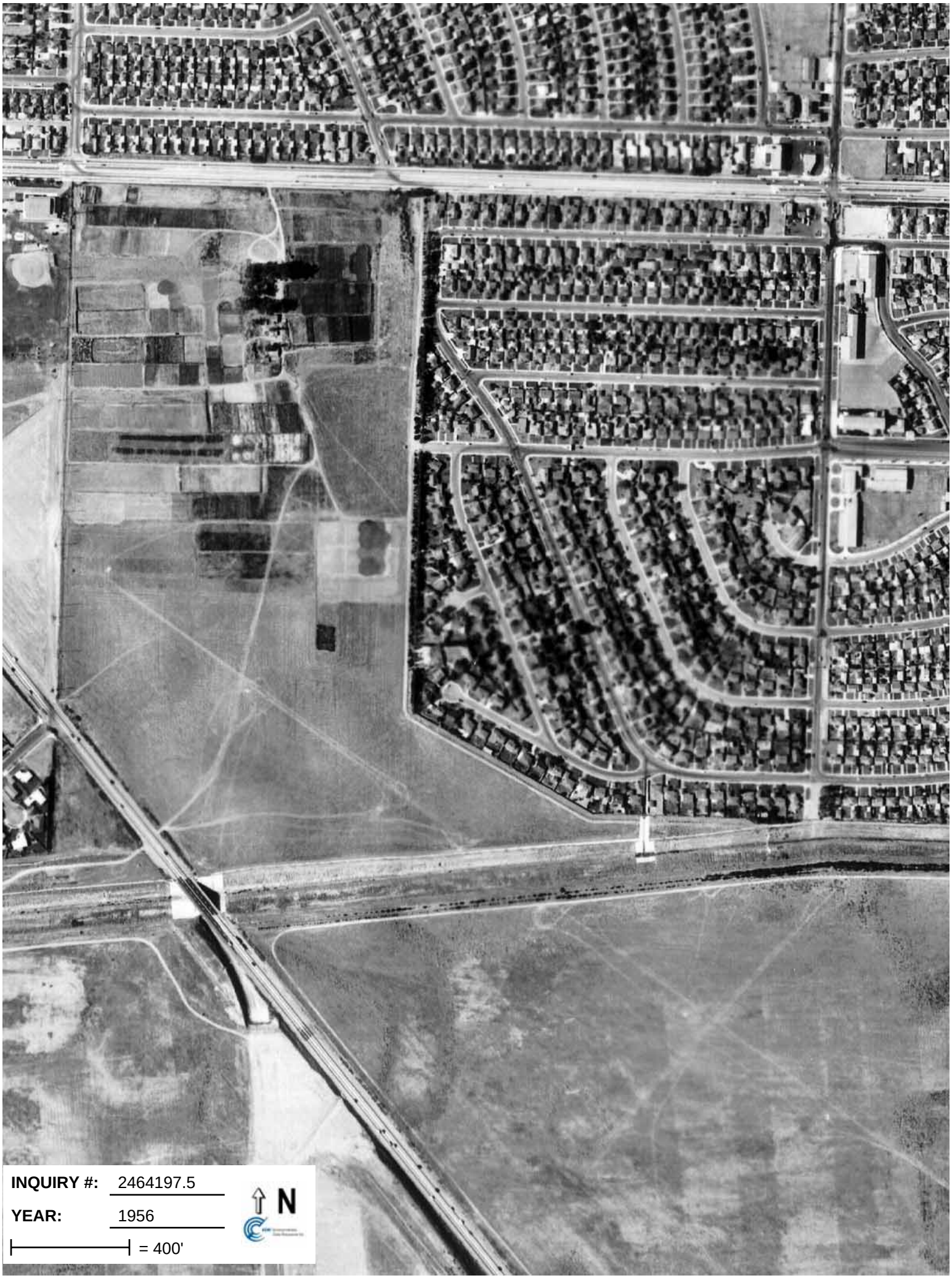
YEAR: 1928
= 500'
N

INQUIRY #: 2464197.5
YEAR: 1938
= 555'
N

INQUIRY #: 2464197.5
YEAR: 1947
= 666'
N


INQUIRY #: 2464197.5
YEAR: 1956
= 400'
N

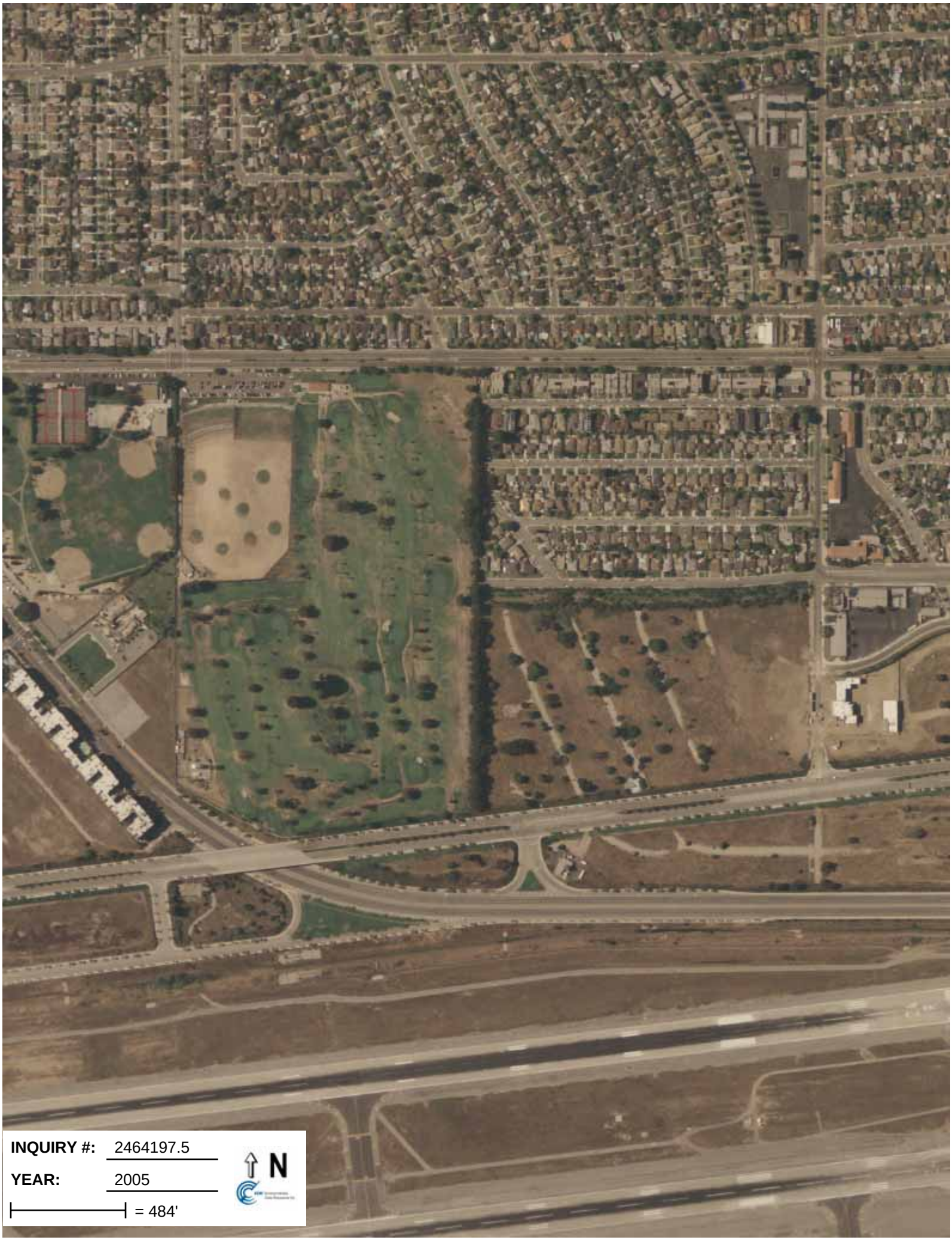
INQUIRY #: 2464197.5
YEAR: 1965
= 666'
N

INQUIRY #: 2464197.5
YEAR: 1976
= 666'
N

INQUIRY #: 2464197.5
YEAR: 1989
= 666'
N

INQUIRY #: 2464197.5
YEAR: 1994
= 666'
N

INQUIRY #: 2464197.5
YEAR: 2002
= 666'
N


INQUIRY #: 2464197.5
YEAR: 2005
= 484'
N

APPENDIX F
HISTORIC TOPOGRAPHIC MAPS

American Golf Corporation
6900 West Manchester Avenue
Los Angeles, CA 90045

Inquiry Number: 2464197.4
April 09, 2009

The EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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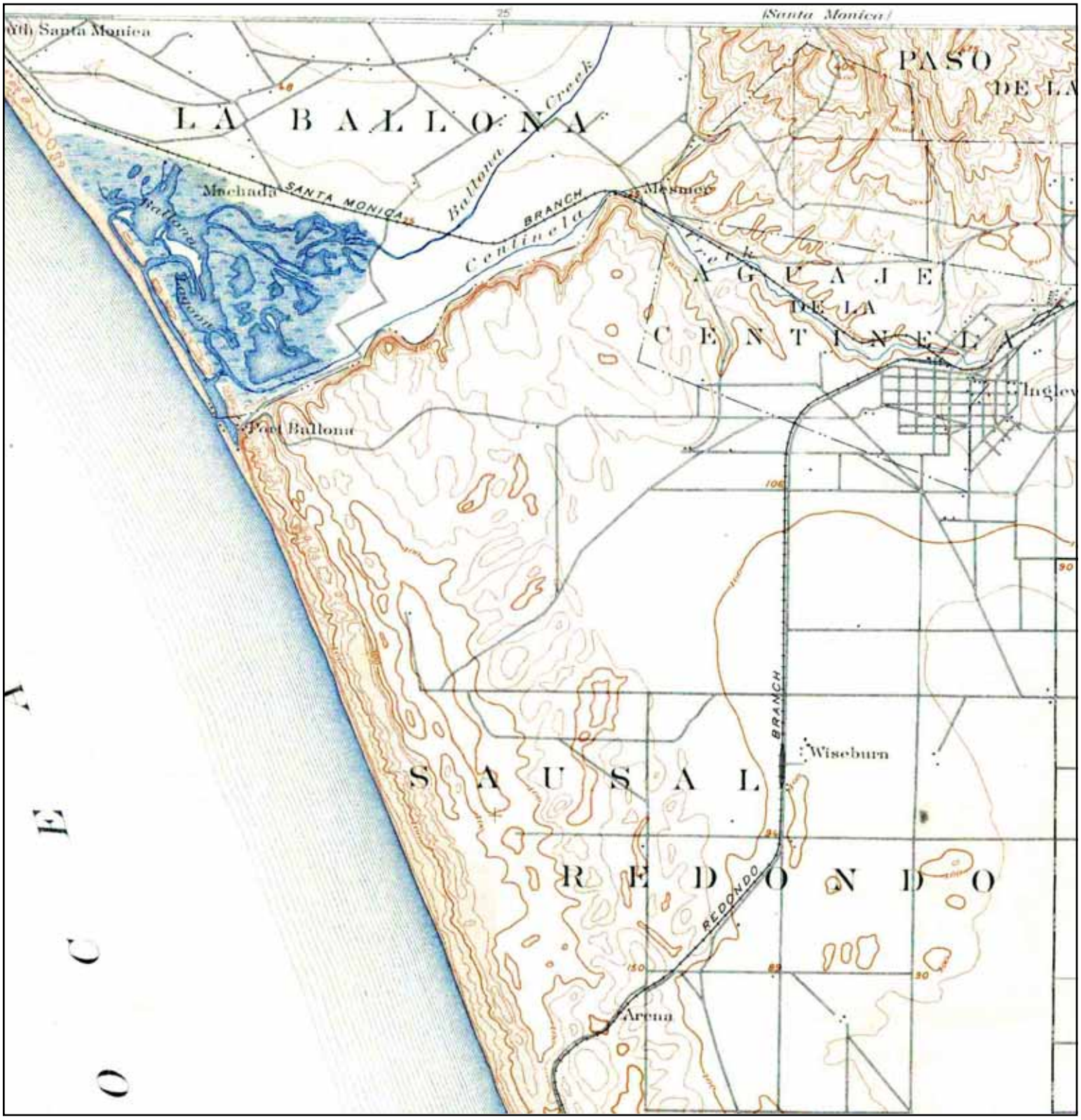
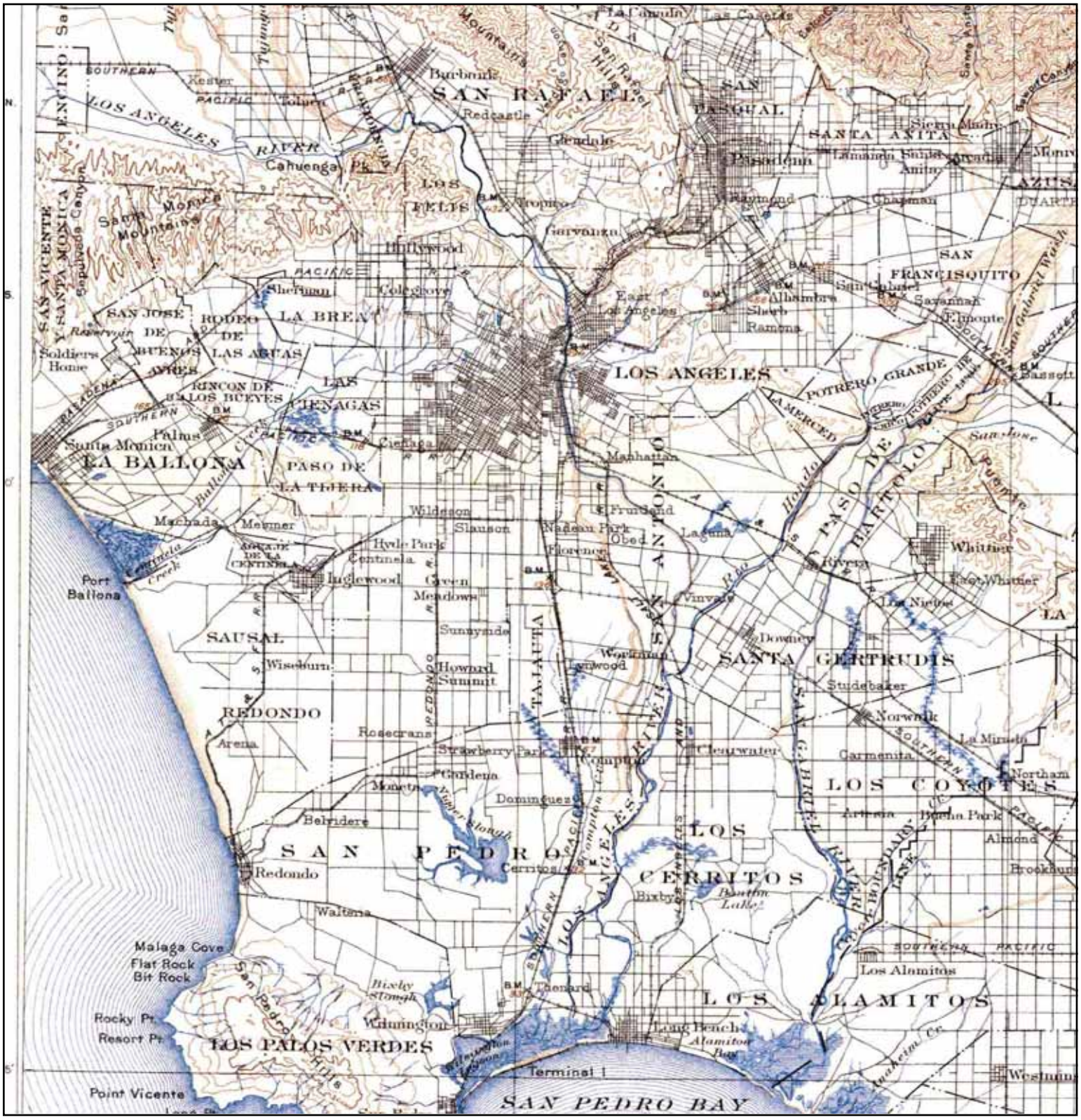
Historical Topographic Map



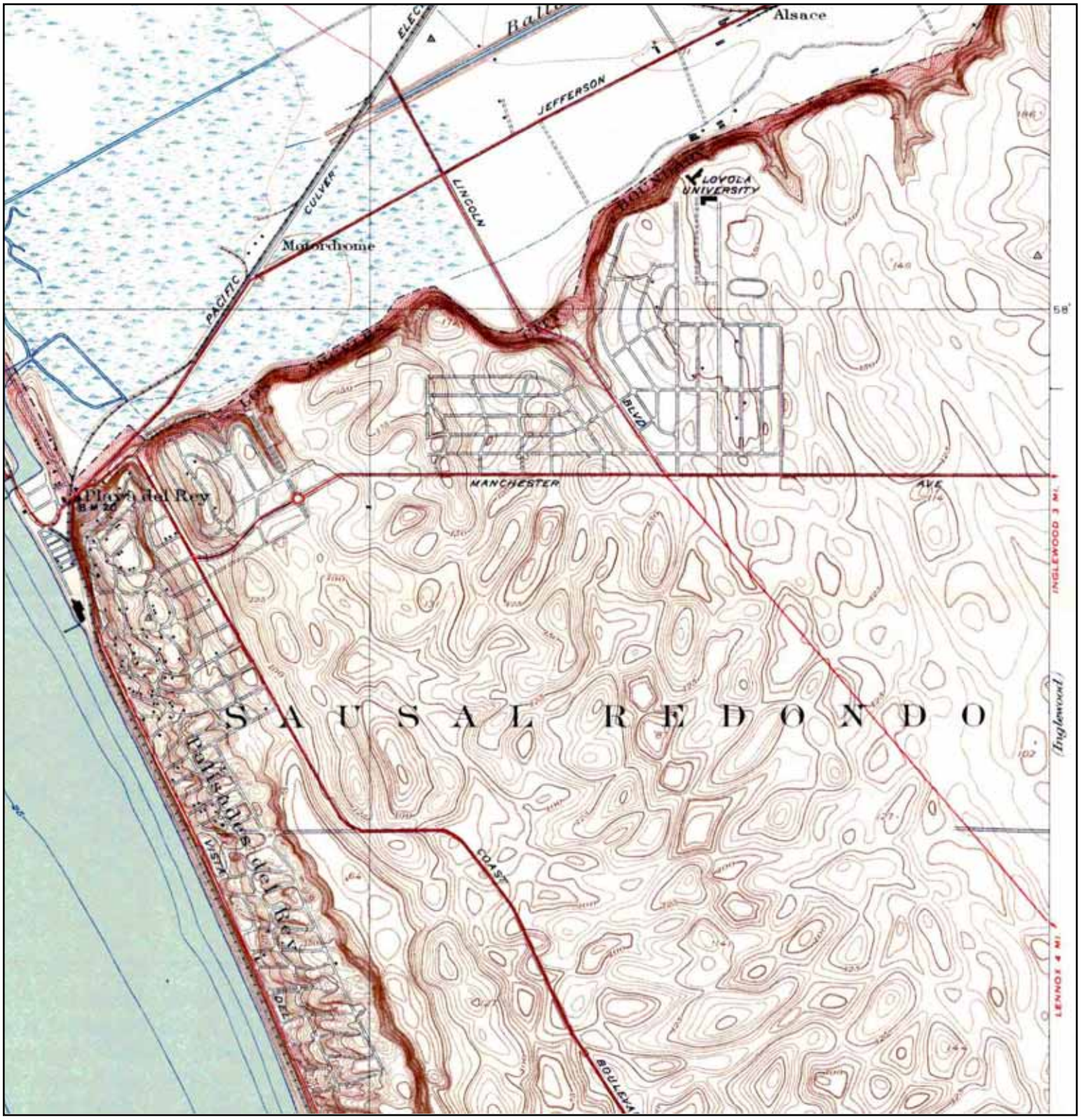
N	TARGET QUAD NAME: REDONDO MAP YEAR: 1896 SERIES: 15 SCALE: 1:62500	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



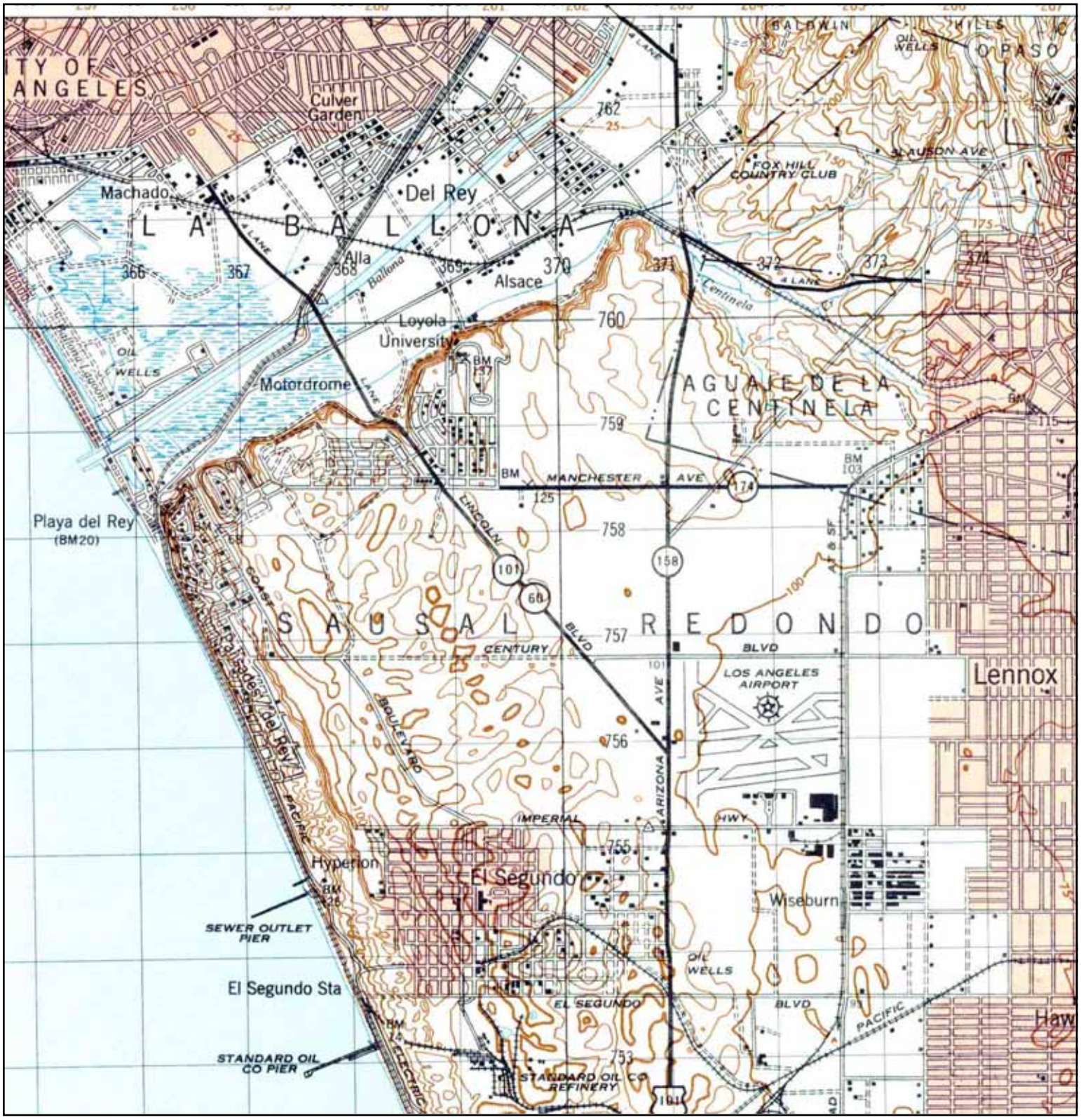
N	TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



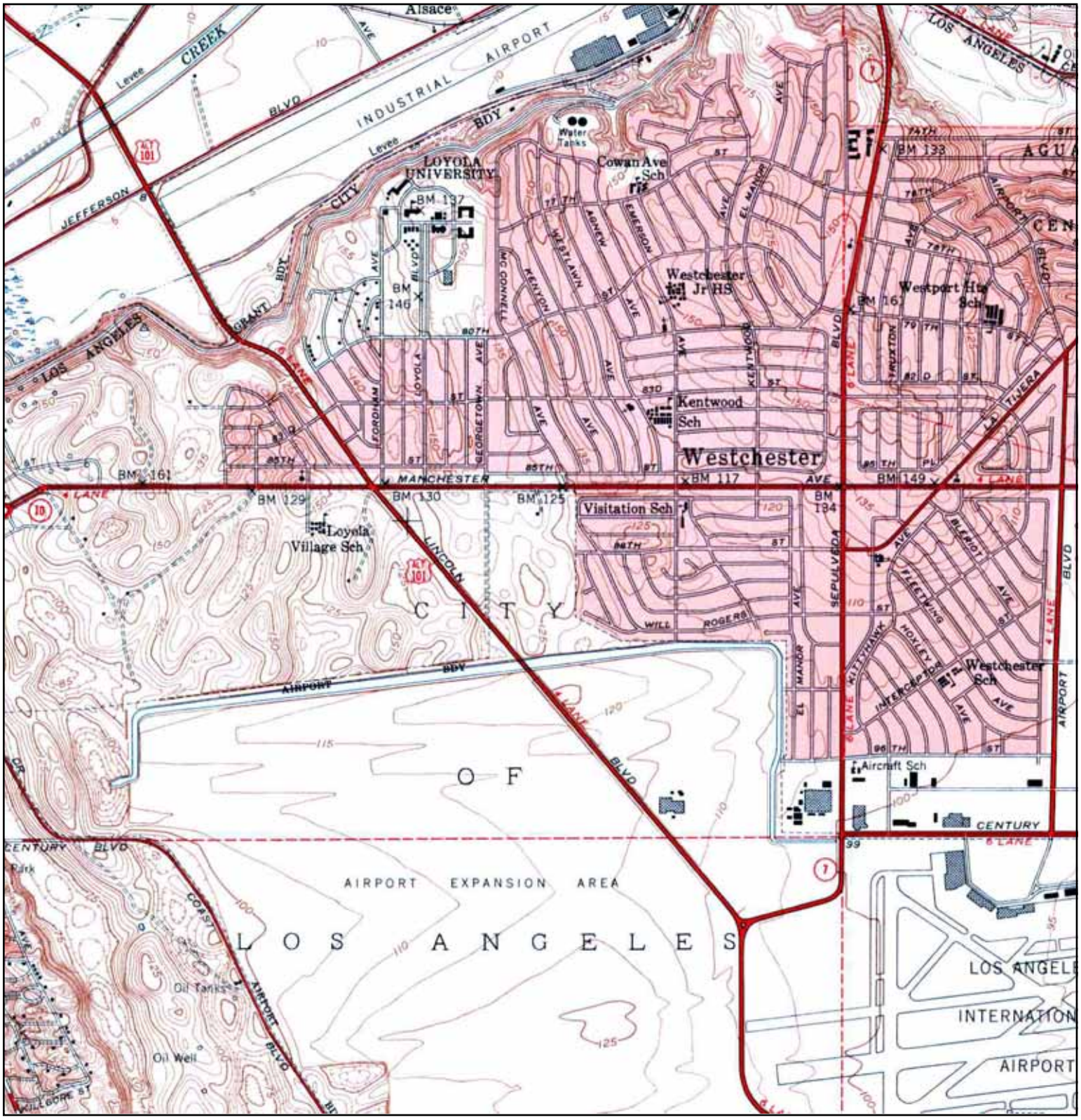
N	TARGET QUAD NAME: VENICE MAP YEAR: 1934 SERIES: 6 SCALE: 1:24000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



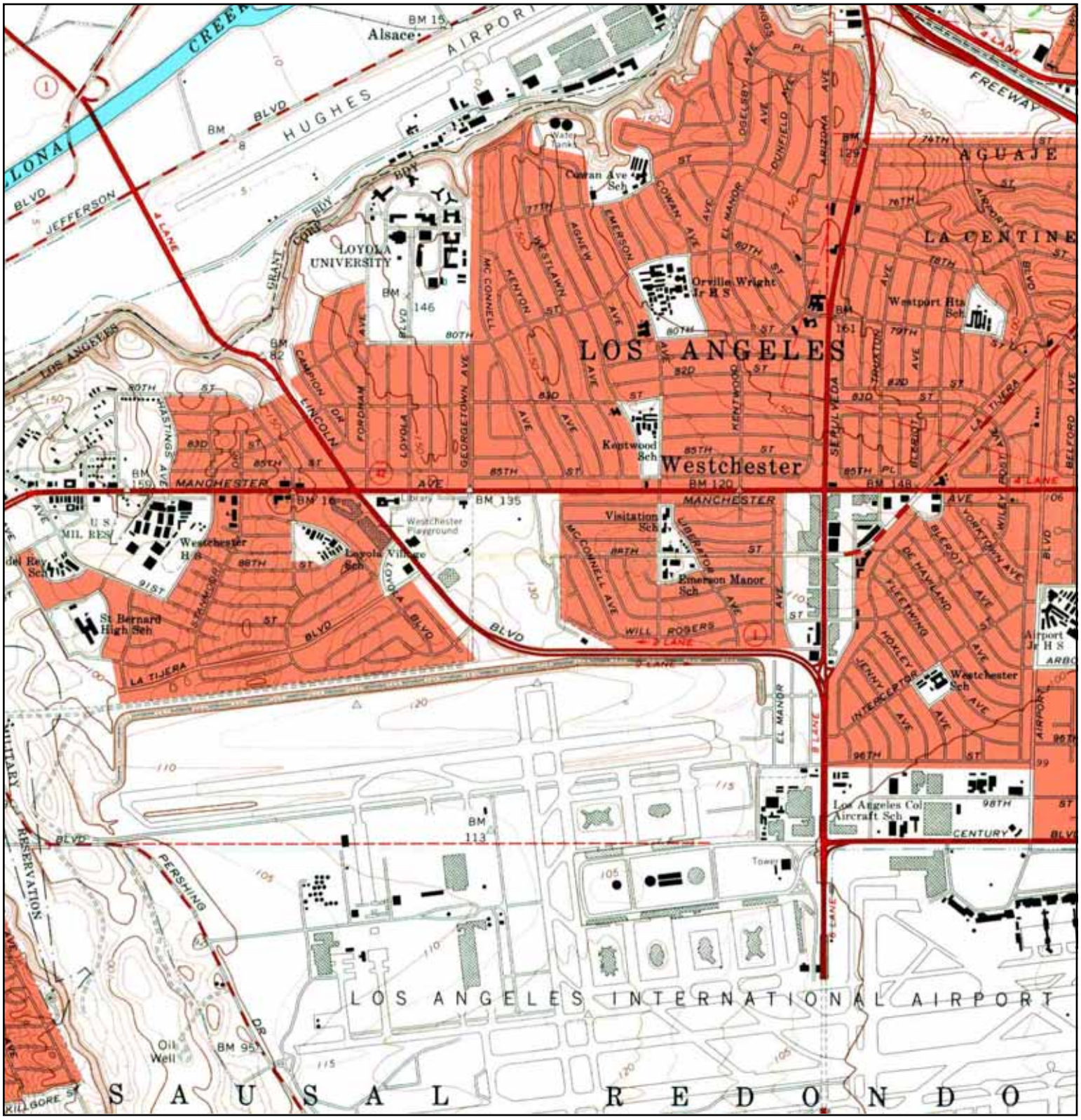
N	TARGET QUAD NAME: REDONDO MAP YEAR: 1948 SERIES: 15 SCALE: 1:50000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



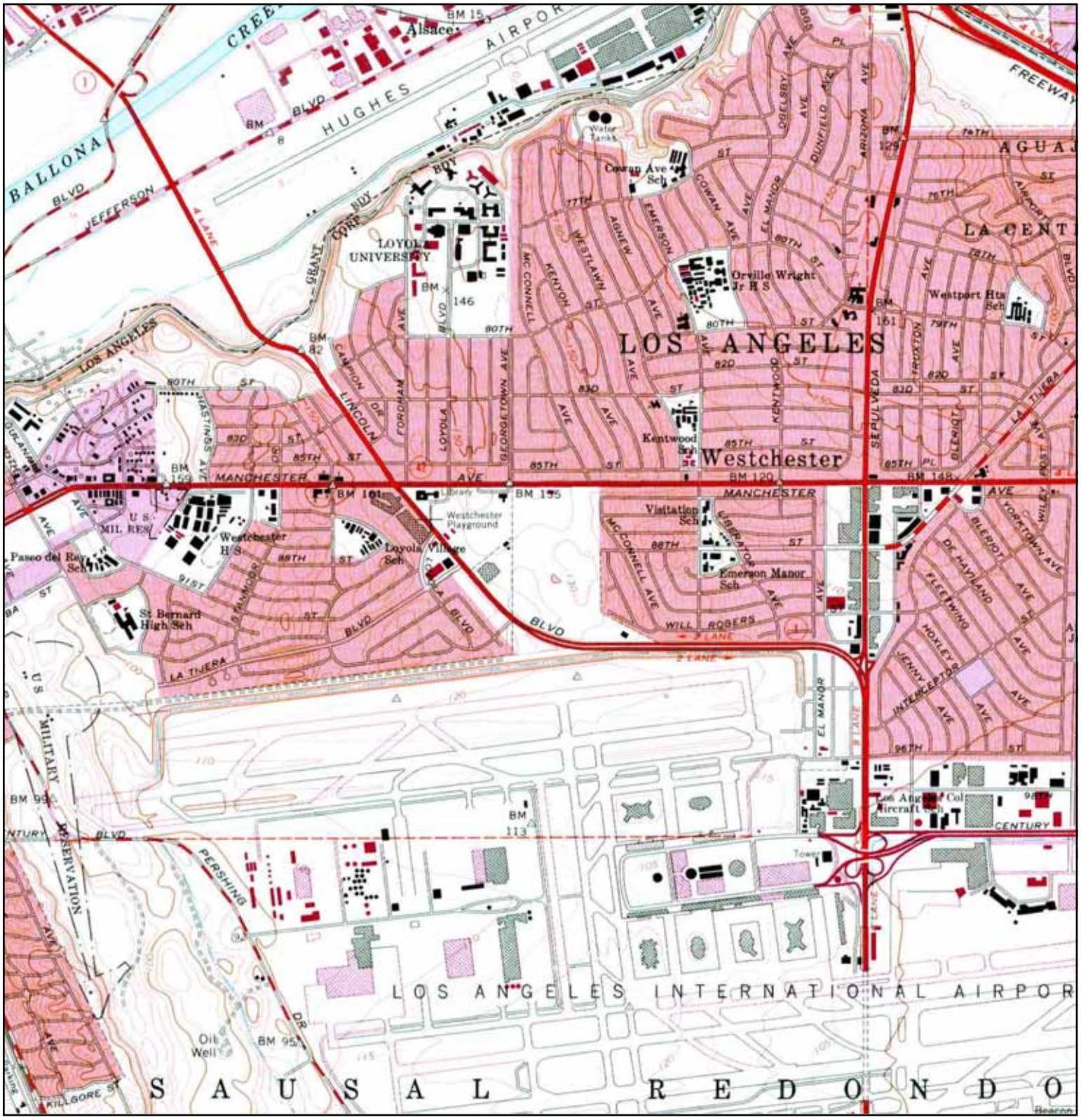
N	TARGET QUAD NAME: VENICE MAP YEAR: 1950 SERIES: 7.5 SCALE: 1:24000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



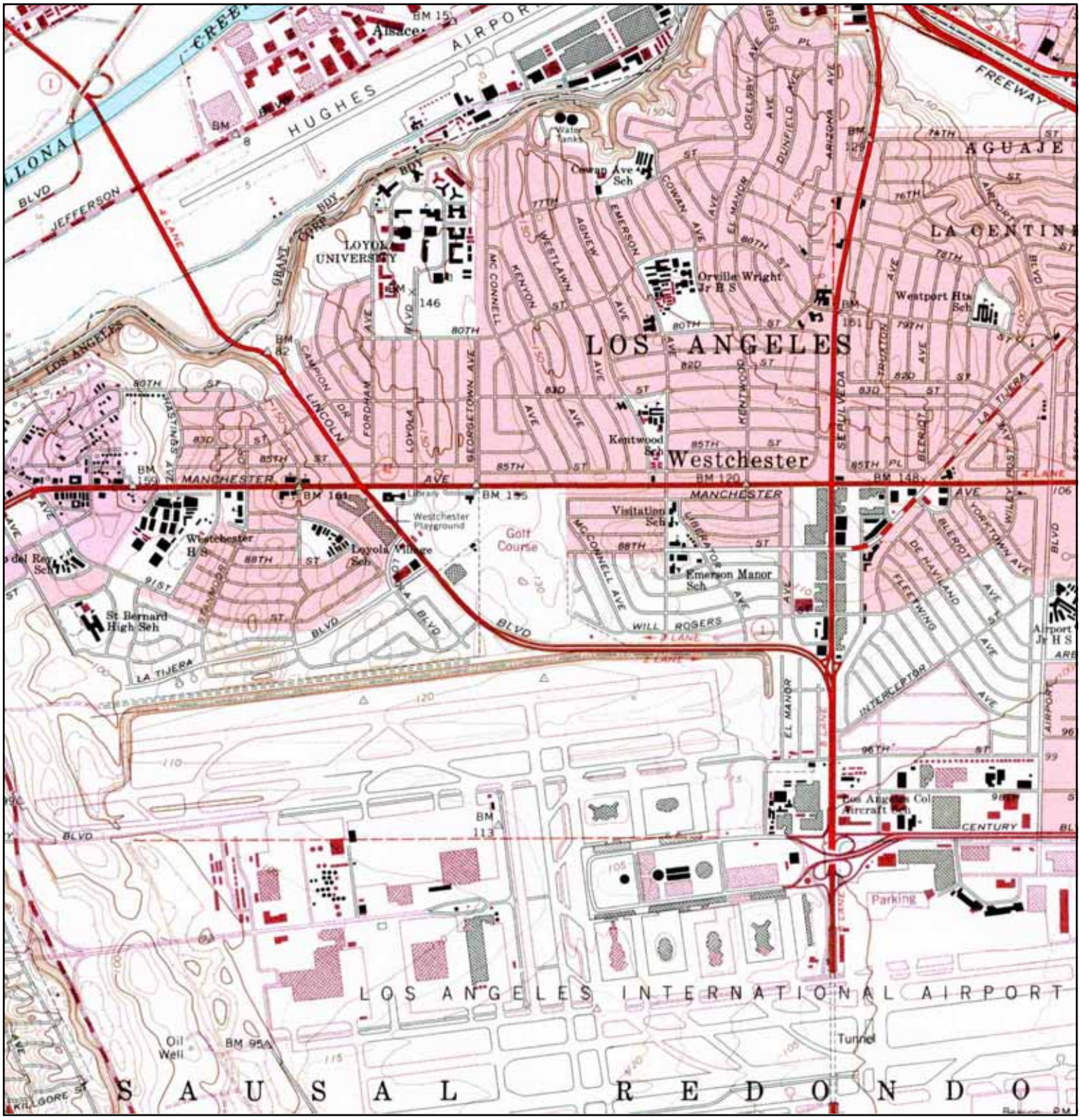
N	TARGET QUAD NAME: VENICE MAP YEAR: 1964 SERIES: 7.5 SCALE: 1:24000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



N	TARGET QUAD NAME: VENICE MAP YEAR: 1972 PHOTOREVISED FROM:1964 SERIES: 7.5 SCALE: 1:24000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

Historical Topographic Map



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	TARGET QUAD NAME: VENICE MAP YEAR: 1981 PHOTOREVISED FROM:1964 SERIES: 7.5 SCALE: 1:24000	SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles, CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY#: 2464197.4 RESEARCH DATE: 04/09/2009

APPENDIX G
SANBORN ‘NO COVERAGE’ LETTER

American Golf Corporation
6900 West Manchester Avenue
Los Angeles, CA 90045

Inquiry Number: 2464197.3
April 09, 2009

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/09/09

Site Name:
American Golf Corporation
6900 West Manchester Avenue
Los Angeles, CA 90045

Client Name:
Bureau Veritas North America,
1565 MacArthur Boulevard
Costa Mesa, CA 92626

EDR Inquiry # 2464197.3

Contact: Katie B.

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: American Golf Corporation
Address: 6900 West Manchester Avenue
City, State, Zip: Los Angeles, CA 90045
Cross Street:
P.O. # 33109.009212.00
Project: 33109.009212.00
Certification # 3EAA-445E-B32F

Sanborn® Library search results
Certification # 3EAA-445E-B32F

UNMAPPED PROPERTY

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

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APPENDIX H
ENVIRONMENTAL LIEN REPORT

Site Name: American Golf Corporation

Inquiry Number: 2464197.7
04/22/2009

The EDR Environmental LienSearch™ Report

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

American Golf Corporation
6900 W MANCHESTER AVE
LOS ANGELES, CA 90045-3701

RESEARCH SOURCE

Source 1: Los Angeles

PROPERTY INFORMATION

Deed 1:

Type of Deed:	First Amendment of Lease
Title is vested in:	City of Los Angeles, Department of Public Works
Deed Dated:	03/14/1991
Deed Recorded:	07/25/1991
Instrument:	91-1149635
Legal Description:	LOS ANGELES COUNTY, LOS ANGELES CALIFORNIA, BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 91-1149635, DEED RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.
Legal Current Owner:	City of Los Angeles, Department of Public Works

EDR Environmental LienSearch™ Report

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found ☐ Not Found ☒

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

91-1149635

LEASE NO. LAA-6318

LAA 6318 A

FIRST AMENDMENT OF LEASE

BETWEEN THE CITY OF LOS ANGELES AND CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, COVERING PREMISES AT LOS ANGELES INTERNATIONAL AIRPORT
LEASE NO. LAA-6318

FREE N

This First Amendment to Lease No. LAA-6318 is made and entered into this 14th day of November, 1991, by and between the CITY OF LOS ANGELES, a municipal corporation, acting by order of and through its Board of Airport Commissioners (hereinafter referred to as "City"), and CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS (hereinafter "Lessee"), who agree as follows:

1. Recitals. This First Amendment of Lease is made with reference to the following facts and objectives:

1.1. City and Lessee entered into Lease No. LAA-6318, dated January 29, 1990, covering certain premises at Los Angeles International Airport.

1.2. City and Lessee desire by this First Amendment of Lease to amend the Lease in order to revise the expiration thereof and modify the rental provision.

1.3. City and Lessee mutually agree that this First Amendment of Lease shall be effective December 1, 1989.

2. Term. The paragraph entitled "Term" is hereby deleted in its entirety and the following is inserted in lieu thereof:

"Term: Commencing January 1, 1990, or upon occupancy by Lessee or its contractor, whichever occurs first, and expiring December 31, 1992; subject, however, to earlier termination by either party hereto upon its giving to the other a thirty (30) day advance, written notice and as otherwise provided herein."

3. Rental. The paragraph entitled "Rental" is hereby deleted in its entirety.

4. Full Force And Effect. Except as specifically provided in this First Amendment To Lease, this Amendment shall not in any manner alter, change, modify or affect any of the rights,

RECORDING REQUESTED BY AND MAIL TO
NAME City Clerk
STREET City Clerks Box
CITY

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privileges, duties, or obligations of either of the parties hereto under or by reason of said Lease No. LAA-6318.

IN WITNESS WHEREOF, CITY OF LOS ANGELES, a municipal corporation, acting by order of and through its Board of Airport Commissioners, and the CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, as Lessee, have caused this First Amendment of Lease No. LAA-6318 to be executed as of the date of the last subscribing party hereto.

APPROVED AS TO FORM AND LEGALITY
CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS:
JAMES K. HAHN, City Attorney

By _____
GARY T. ROWSE
Deputy City Attorney

DATE: OCT 5 1990

LESSEE:
CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS

By _____

Date: October 30, 1990

APPROVED AS TO FORM AND LEGALITY
CITY OF LOS ANGELES, DEPARTMENT OF AIRPORTS:
JAMES K. HAHN, City Attorney

By _____
Deputy City Attorney
March 14, 1991

DATE:

CITY:
CITY OF LOS ANGELES, a municipal corporation, acting by order of and through its BOARD OF AIRPORT COMMISSIONERS

By _____
CLIFTON A. MOORE
Executive Director
Department of Airports

Date: March 14, 1991

ATTEST:
ELIAS MARTINEZ, City Clerk

By _____
Deputy

DATE: [illegible] 1991

(1/90/90)

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ccr-d, 1-1-90

LAA 6318

CITY OF LOS ANGELES
DEPARTMENT OF AIRPORTS

LEASE

The CITY OF LOS ANGELES, a municipal corporation, acting by order of and through its Board of Airport Commissioners, as City, hereby leases to THE CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, as Lessee, the following described premises, for the term, at the rental and for the use hereinafter set forth, all subject to the Standard Terms and Provisions, as modified, attached hereto and made a part hereof.

Demised Premises: Approximately 3.3330 acres located south of the proposed Westchester Parkway and west of Sepulveda Westway in the Northside Development Area at Los Angeles International Airport (hereinafter referred to as "Airport"), as delineated and outlined in red on Exhibit to Legal Description, a copy of which is attached hereto, marked Exhibit "A" and incorporated by reference herein. In the event said premises interferes in any way with the construction of the Westchester Parkway, City reserves the right to revise the shape of the leasehold to avoid such interference.

Term: Five (5) years, commencing January 1, 1990 or upon occupancy by Lessee or its contractor, whichever occurs first; subject, however, to earlier termination by Lessee at any time during the term hereof upon its giving City a thirty (30) day advance, written notice.

Rental: $25,417 per month.

Use: Portal for the construction of a subsurface sanitary sewer. Lessee shall, upon the expiration or earlier termination of this Lease, restore the leasehold to the condition that existed at the commencement of the term hereof.

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IN WITNESS WHEREOF, City has caused this Lease to be executed on its behalf by Executive Director and Lessee has caused the same to be executed by its duly authorized officer, all as of the day and year first hereinabove written.

CITY OF LOS ANGELES

By W. M. Sutherland
Executive Director
Department of Airports
January 29, 1991

APPROVED AS TO FORM
JAMES K. HAHN
City Attorney

JAN 28 1950

By
Assistant/Deputy

CITY OF LOS ANGELES

By
Department of Public Works

Approved as to Form
19
JAMES K. HAHN, City Attorney

By
KENNETH CIRLIN

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STANDARD TERMS AND PROVISIONS
(LEASE)

1. Use of Demised Premises

(a) Lessee shall not use the demised premises, nor any portion thereof, for any purpose other than that hereinabove set forth without first having had and obtained the written consent of the Executive Director of the Department of Airports (hereinafter referred to as "Executive Director").

(b) There is hereby reserved to City, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through the said airspace or landing at, taking off from or operation on Airport. Lessee agrees not to make any claim or institute legal action against City under any theory of recovery for any interference with Lessee's use and enjoyment of the demised premises which may result from noise emanating from the operation of aircraft to or from or upon airport except for claims for actions brought by third parties against Lessee arising from City's operation of Airport.

(c) Lessee, by accepting this Lease, agrees for itself, it successors and assigns that it will not make use of the leased premises in any manner which might interfere with the landing and taking off of aircraft from Airport or otherwise constitute a hazard to such operations. In the event the aforesaid covenant is breached, City reserves the right to enter upon the premises hereby leased and cause the abatement of such interference at the expense of Lessee.

2. Improvements and Alterations

(a) Lessee shall make no structural improvements, additions or alterations in, to or upon the demised premises, nor erect, construct or place any sign or advertisement upon said premises, without the prior written consent of Executive Director being first had and obtained, and any conditions, restrictions or limitations relating thereto then stated by said Executive Director shall be conditions hereof as if they had been originally stated at length herein. Lessee shall also keep the demised premises and any improvements constructed thereon free and clear of liens for labor and material expended by or for Lessee or on its behalf (except when such improvement is constructed by City) and shall hold City harmless from liability with respect to any such improvements, additions or alterations made thereto.

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(b) City reserves the right to further develop or improve the landing area of Airport as it sees fit, regardless of the desires or view of Lessee, and without interference or hindrance. If any such development or improvement interferes substantially with Lessee's use and occupancy of the premises demised herein, Lessee shall be entitled to an appropriate reduction in rental or termination of this Lease.

(c) Lessee agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Administration Regulations in the event any future structure or building is planned for the leased premises, or in the event of any planned modification or alteration of any present or future building or structure situated on the leased premises.

(d) Lessee, by accepting this Lease, expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object nor permit the growth of any tree of the land leased hereunder above the mean sea level elevation obstruction contours shown on Exhibit "A". In the event the aforesaid covenants are breached, City reserves the right to enter upon the land leased hereunder and to remove the offending structure or object and cut the offending tree, all of which shall be at the expense of Lessee.

3. Ownership of Improvements. During the term of this Lease, title to all structures, improvements, facilities or alterations constructed or installed by Lessee shall remain in Lessee. Upon the termination of this Lease, said structures, improvements, facilities or alterations, other than machine, equipment, trade fixtures and similar installations of a type commonly removed without structural damage to the demised premises, shall become a part of the land upon which they are constructed, or of the building to which they are affixed, and title thereto shall thereupon vest in City. In the event the removal of any fixture damages any part of the demised premises, Lessee shall repair such damage and restore the demised premises to as good condition as the same was in upon completion of the construction, reasonable wear and tear excepted.

4. Maintenance of Demised Premises. Lessee shall maintain the demised premises, including any structures, improvements and facilities constructed by Lessee thereon, in good condition and in compliance with all requirements of law. Lessee shall also use the demised premises, so far as is reasonably practicable, in such manner so as not to interfere unreasonably with the use of other premises adjoining said demised premises on Airport.

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5. City's Right of Access and Inspection. City, by its officers, employees, agents, representatives and contractors, shall have the right at all reasonable times and in a reasonable manner, upon notice to Lessee, to enter upon the demised premises for the purpose of inspecting the same or for doing any act or thing which City may be obligated or have the right to do under this Lease, or otherwise, and no abatement of rental shall be claimed by or allowed to Lessee by reason of the exercise of such rights. In the exercise of rights under this section, City, its officers, employees, agents and contractors shall use their best efforts to avoid interfering with the conduct of Lessee's business on the demised premises as herein authorized.

6. Restrictions and Regulations. Lessee agrees to abide by any and all: (1) applicable rules, regulations, orders and restrictions which are now in force or which may be hereafter adopted by City with respect to the operation of Airport; (2) orders, directives or conditions issued, given or imposed by Executive Director with respect to the use of the roadways, driveways, curbs, sidewalks and parking areas in and about said Airport; and (3) applicable laws, ordinances, statutes, rules, regulations or orders of any governmental authority, federal, state or municipal, lawfully exercising jurisdiction over the Airport or Lessee's occupation or use of the demised premises. Nothing herein contained shall be deemed to impair Lessee's right to contest any such rules, regulations, orders, restrictions, directives or conditions or the reasonableness thereof. City shall not be liable to Lessee for any damage to, or for any diminution or deprivation of, Lessee's rights hereunder on account of the exercise of any such authority, or as may arise from Airport development or operation in the area of the demised premises during the term of this Lease, unless the exercise thereof shall so interfere with Lessee's use and occupancy of the leasehold estate herein created so as to constitute a constructive eviction or a termination, in whole or in part, of this Lease by operation of law or otherwise.

Lessee shall abide by all applicable local, state and federal laws and regulations relative to the design and installation of facilities to accommodate handicapped persons.

7. Insurance

(a) Lessee shall require that the contractor procure at its expense, and keep in effect at all times during the term of this Lease, the types and amounts of insurance specified on page 14 hereof. The specified insurance shall also, either by provisions in the policies,

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by City's own endorsement from or by other endorsement attached to such policies, include and insure City, its Department of Airports, its Board of Airport Commissioners, and all of its officers, employees and agents, their successors and assigns, as insureds, against the areas of risk described on page 14 hereof as respects Lessee's acts or omissions in its operations, use and occupancy of the premises hereunder or other related functions performed by or on behalf of Lessee at Airport.

(b) Each specified insurance policy (other than Workers' Compensation and Employers' Liability and fire and extended coverages) shall contain a Severability of Interest (Cross Liability) clause which states, "It is agreed that the insurance afforded by this policy shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the company's liability", and a Contractual Endorsement which shall state, "Such insurance as is afforded by this policy shall also apply to liability assumed by the insured under this Lease with the City of Los Angeles."

All such insurance shall be primary and noncontributing with any other insurance held by City's Department of Airports where liability arises out of or results from the acts or omissions of Lessee, its agents, employees, officers, assigns, or any person or entity acting for or on behalf of Lessee. Such policies may provide for reasonable deductibles and/or retentions acceptable to Executive Director based upon the nature of Lessee's operations and the type insurance involved.

(c) City shall have no liability for any premiums charged for such coverage(s). The inclusion of City, its Department of Airports, its Board, and all of its officers, employees and agents, and their agents and assigns, as insureds is not intended to, and shall not, make them, or any of them, a partner or joint venturer with Lessee in Lessee's operations at Airport. Upon failure of Lessee to provide and maintain the insurance required herein after ten (10) days prior written notice to comply, City may (but shall not be required to) procure such insurance at Lessee's expense.

(d) Lessee shall require the contractor to provide proof of all specified insurance and related requirements to City either by production of the actual insurance policy(ies), by use of City's own endorsement form(s), by broker's letter acceptable to Executive Director in both form and content in the case of foreign insurance syndicates, or by other written evidence of insurance acceptable to Executive Director. The documents evidencing

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all specified coverages shall be filed with City prior to Lessee occupying the demised premises. They shall contain the applicable policy number, the inclusive dates of policy coverages and the insurance carrier's name, shall bear an original signature of an authorized representative of said carrier, and shall provide that such insurance shall not be subject to cancellation, reduction in coverage or nonrenewal except after written notice by certified mail return receipt requested, to the City Attorney of the City of Los Angeles at least thirty (30) days prior to the effective date thereof. City reserves the right to have submitted to it, upon request, all pertinent information about the agent and carrier providing such insurance.

City and Lessee agree that the insurance policy limits specified herein shall be reviewed for adequacy annually throughout the term of this Lease by Executive Director who may, thereafter, require Lessee to adjust the amounts of insurance coverage to whatever amount said Executive Director deems to be adequate.

B. City Held Harmless In addition to the provisions of Section 7 herein, Lessee shall indemnify, defend and keep and hold City, including its Board of Airport Commissioners (hereinafter referred to as "Board"), and City's officers, agents, servants and employees, harmless from any and all costs, liability, damage or expense (including costs of suit and fees and reasonable expenses of legal services) claimed by anyone by reason of injury to or death of person, or damage to or destruction of property, including property of Lessee, sustained in, on or about the demised premises or arising out of Lessee's use or occupancy thereof, as a proximate result of the acts or omissions of Lessee, its agents servants or employees.

7. Nondiscrimination and Affirmative Action Program

(a) Lessee, for itself, its heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land, that in the event facilities are constructed, maintained for otherwise operated on the property described in this Lease for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, as as said Regulations may be amended.

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(b) Lessee, in its operations at Airport, for itself, its personal representatives, successors in interest and assigns, as part of the consideration hereof, does hereby covenant an agree, as a covenant running with the land, that: (1) no person on the grounds of race, color or national origin shall be excluded from participation, denied the benefits of or be otherwise subjected to discrimination in the use of the facilities covered by this Lease; (2) that in the construction of any improvements on, over or under the premises authorized to be utilized herein and the furnishing of services thereon, no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and (3) that Lessee shall use said premises in compliance with all other requirements imposed pursuant to Title 49, Code of Federal regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, an as said Regulations may be amended.

(c) Lessee agrees that in the event of breach of any of the above nondiscrimination covenants, City shall have the right of terminate this Lease and to reenter and repossess said land and the facilities thereon, and hold the same as if said Lease had never been made or issued. This provision does not become effective until the procedures of 49 CFR, Part 21, are followed and completed including expiration of appeal rights.

(d) Lessee assures that it will undertake an affirmative action program as required by 14 CFR, Part 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin or sex be excluded form participating in any employment activities covered in 14 CFR, Part 152, Subpart E. Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. Lessee assures that it will require that its covered suborganizations provide assurances to Lessee that they similarly will undertake affirmative faction programs and that they will require assurances from their suborganizations, as required by 14 CFR, Part 152, Subpart E, to the same effect.

(e) Lessee shall furnish its accommodations and/or services on a fair, equal and not unjustly discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly discriminatory prices for each unit or service; provided that Lessee shall be allowed to make reasonable and nondiscriminatory discounts rebates or

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other similar type of price reductions to volume purchasers.

(f) Noncompliance with paragraph (e) above shall constitute a material breach thereof, and in the event of such noncompliance, City shall have the right to terminate this Lease and the estate hereby created without liability therefor, or at the election of City or the United States, either or both said governments shall have the right to judicially enforce the provisions in paragraphs (a), (b) and (e) above. Said termination, however, shall not take place until after Lessee has received written notice of such noncompliance as well as an opportunity to be heard regarding same and to correct the practice causing noncompliance.

(g) Lessee agrees that it shall insert the provisions found in paragraphs (a), (b), (e) and (f) above in any sublease by which said Lessee grants a right or privilege to any person, firm or corporation to render accommodations and/or services to the public on the premises herein leased.

10. Taxes and Licenses Lessee shall pay all taxes of whatever character that may be levied or charged upon the leasehold estate in the demised premises, or upon Lessee's improvements, fixtures, equipment or other property thereon or upon Lessee's use thereof. Lessee shall also pay all license or permit fees necessary or required by law or regulation for the conduct of Lessee's business or use of the demised premises. The obligation, however, shall not prevent Lessee from contesting the validity and/or applicability of any of the above charges and during the period of any such lawful contest, Lessee may refrain from making, or direct the withholding of, any such payment without being in which Lessee is held responsible for such taxes and/or fees, Lessee shall promptly pay the required amount plus all legally imposed interest, penalties and surcharges.

In addition, by executing this Lease and accepting the benefits thereof, a property interest may be created known as a "possessory interest". If such possessory interest is created, lessee, as the party in whom the possessory interest is created, Lessee, as the party in whom the possessory interest is vested, shall be subject to the payment of the property taxes levied upon such interest.

11. Assignments and Subleases Lessee shall not, in any manner, assign, transfer or encumber this Lease, or any portion thereof or any interest therein, without the prior written consent of Board, nor sublet or sublease the whole or any part of the demised premises, nor license or permit

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the use of the same, in whole or in part, without the prior written consent of Executive Director. Consent to one assignment, subletting, use or occupation shall not be deemed to be a consent to any subsequent assignment, subletting, occupation or use. This Lease shall not, nor shall any interest therein, be assignable as to the interest of Lessee by operation of law without the prior written consent of City.

City shall not unreasonably withhold its consent to the assignment of this Lease or the subletting of the premises or any portion thereof; provided, however that the use of said premises by any such assignee or sublessee must be consistent with the use authorized herein. A request by Lessee for assignment or subletting shall be submitted to City in writing along with a fully executed copy of the proposed assignment or sublease.

When the proper consent has been received, this Lease shall be binding upon and shall inure to the benefit of the heirs, successors, executors, administrators and assigns of the parties hereto.

12. Default and Termination

(a) In the event Lessee fails to abide by the terms and conditions of this Lease, City shall give Lessee written notice to correct the defect or default and if the same is not corrected, or substantial steps taken toward accomplishing such correction, within ten (10) days after Lessee's receipt of such notification, City may terminate this Lease upon giving Lessee a thirty (30) day written notice.

(b) Liquidated Damages for Delinquent Payment. The failure of Lessee to pay the rental on time is a breach of this Lease for which City may terminate or take such other legal action as it deems necessary. City expects all rent to be paid on time and Lessee agrees to pay on time.

Without waiving any rights available under this Lease or by law, in the event of late or delinquent payments, Lessee recognizes that City will incur certain expenses, the amount of which is difficult to ascertain. Therefore, in addition to rental(s) owing, lessee agrees to pay the liquidated damages set forth below to compensate City for all expenses and/or damages and loss resulting from said late or delinquent payments by Lessee.

The liquidated damages for late or delinquent payments shall be ten percent (10%) per annum, or that percent per annum equal to the prevailing rate on the 25th day of the month preceding the execution of this Lease as established by the Federal Reserve Bank of San Francisco on

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advances to member banks under Sections 13 and 13a of the Federal Reserve Act plus four and one-half percent (4 1/2%) per annum, whichever is greater, on the balance of the unpaid monthly amount calculated from the date of the delinquency until the close of the business day upon which the delinquency payment is received by City.

13. Waiver. The waiver by either party of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other term, covenant or condition, or of any subsequent breach of the same term, covenant or condition. The subsequent acceptance of rent hereunder by City shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant or condition of this Lease other than the failure of Lessee to pay the particular rental so accepted, regardless of City's knowledge of such preceding breach at the time of acceptance of such rent.

14. Attorney's Fees. If City shall, without any fault, be made a party to any litigation commenced by or against Lessee arising out of Lessee's use or occupancy of the demised premises and as a result of which Lessee is finally adjudicated to be liable, then Lessee shall pay all costs, expenses and connection with such litigation. In any action by City or Lessee for recovery of any sum due under this Lease, or to enforce any of the terms, covenants or conditions contained herein, the prevailing party shall be entitled to reasonable attorney's fees in addition to costs, expenses and necessary disbursements incurred in such action. Each party shall give prompt notice to the other of any claim or suit instituted against it that may affect the other party.

15. Hazardous and Other Regulated Substances. Lessee agrees to accept sole responsibility for full compliance with any and all applicable present and future rules, regulations, restrictions, ordinances, statutes, laws and/or other orders of any governmental entity regarding the use, storage, handling, distribution, processing and/or disposal of hazardous wastes, extremely hazardous wastes, hazardous substances, hazardous materials, hazardous chemicals, toxic chemicals, toxic substances, pollutants, contaminants or other similarly regulated substances (hereinafter referred to as "hazardous substances") regardless of whether the obligation for such compliance or responsibility is placed on the owner of the land, on the owner of any improvements on the leasehold, on the user of the land, or on the user of the improvements. Said hazardous substances shall include, but not be limited to, gasoline, aviation, diesel and jet fuels, lubricating oils and solvents. Lessee agrees that any damages, penalties or fines levied on City and/or Lessee as a result of

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noncompliance with any of the above shall be the sole responsibility of Lessee and further, that Lessee shall indemnify and pay and/or reimburse City for any damages, penalties or fines that City pays as a result of noncompliance with the above.

In the case of any hazardous substance spill, leak, discharge, or improper storage on the leasehold or contamination of the leasehold by any person, Lessee agrees to make or cause to be made any necessary repairs or corrective actions as well as to clean up and remove any leakage, contamination or contaminated ground. In the case of any hazardous substance spill, leak, discharge or contamination by Lessee or its employees, servants, agents, contractors, or subcontractors which affects other property of City or its tenants' property, Lessee agrees to make or cause to be made any necessary corrective actions to clean up and remove any spill, leakage or contamination to the satisfaction of Executive Director. If Lessee fails to repair, clean up, properly dispose of or take any other corrective actions as required herein, City may (but shall not be required to) take all steps it deems necessary to properly repair, clean up or otherwise correct the conditions resulting from the spill, leak or contamination. Any such repair, cleanup or corrective actions taken by City shall be at Lessee's sole cost and expense and Lessee shall indemnify and pay for and/or reimburse City for any and all costs (including any administrative costs) City incurs as a result of any repair, cleanup or corrective action it takes.

If Lessee installs or uses already installed underground storage tanks, pipelines or other improvements on the demised premises for the storage, distribution, use, treatment or disposal of any hazardous substances, Lessee agrees, upon the expiration and/or termination of this Lease, to remove and/or clean up, at the sole option of Executive Director, the above-referred to improvements. Said removal and/or cleanup shall be at Lessee's sole cost and expense and shall be undertaken and completed in full compliance with all federal, state and local laws and regulations, as well as with the reasonable directions of Executive Director.

Lessee shall promptly supply City with copies of all notices, reports, correspondence and submissions made by Lessee to any governmental entity regarding any hazardous substance spill, leak, discharge or clean-up including all test results.

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This Section and the obligations therein shall survive the expiration or earlier termination of this Lease. This Section is not intended to apply to any pre-existing conditions at the commencement of this lease.

16. Gates Under Control of Tenants. Lessee shall be responsible for the maintenance and repair of that portion of the Airport perimeter fence, including gates and doors, that are located on the demised premises or controlled by Lessee. Lessee shall comply fully with applicable provisions of the Federal Aviation Administration Regulations, 14 CFR, Part 107 (and Part 108 if Lessee is an air carrier), including the establishment and implementation of procedures acceptable to Executive Director to control access from the demised premises to air operation areas in accordance with the Airport Security Program required by Part 107. Further, Lessee shall exercise exclusive security responsibility for the demised premises and, if Lessee is an air carrier, do so pursuant to Lessee's Federal Aviation Administration approved Air Carrier Standard Security Program used in accordance with 14 CFR, Part 129.

In addition to the foregoing, gates and doors located on the demised premises which permit entry into restricted areas at Airport shall be kept locked by Lessee at all times when not in use or under Lessee's constant security surveillance. Gate or door malfunctions which permit unauthorized entry into restricted areas shall be reported to Department of Airports' Operations Bureau without delay and shall be maintained under constant surveillance by Lessee until repairs are effected by Lessee or City.

All civil penalties levied by the Federal Aviation Administration for violation of Federal Aviation Regulations pertaining to security gates or doors located on the demised premises or otherwise controlled by Lessee shall be the sole responsibility of Lessee. Lessee agrees to indemnify City for any federal civil penalty amounts City must pay due to any security violation arising from the use of Lessee's leasehold or the breach of any obligation imposed by this Section.

17. Handicapped Access. If for any reason handicapped access requirements are necessitated in existing or future facilities, they will be provided at Lessee's expense.

18. Interpretation.

(a) The language of this Lease shall be construed according to its fair meaning, and not strictly for or against either City or Lessee.

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(b) The section headings appearing herein are for the convenience of City and Lessee, and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of this Lease.

(c) If any provision of this Lease is determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this Lease, and all such other provisions shall remain in full force and effect.

(d) It is the intention of the parties hereto that if any provision of this Lease is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

(e) This Lease shall be construed and enforced in accordance with the laws of the State of California.

(f) In each instance herein where City's, Board's or Executive Director's approval or consent is required before Lessee may act, such approval or consent shall not be unreasonably withheld.

(g) The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.

(h) It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act.

(i) This Lease shall be subordinate to the provisions and requirements of any existing or future agreement between City and the United States relative to the development, operation or maintenance of Airport.

(j) This Lease and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire affecting the control, operation, regulation and taking over of Airport or the exclusive or nonexclusive use of Airport by the United States during the time or war or national emergency.

19. Other Agreements Not Affected. This Lease, and the terms, conditions, provisions and covenants hereof, shall apply only to the demised premises herein particularly

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Order: 217 Comment:

described and shall not in any way change, amend, modify, alter, enlarge, impair or prejudice any of the rights, privileges, duties or obligations of either of the parties hereto, under or by reason of any other agreement between said parties, except that nothing contained in such other agreement shall limit the use by Lessee of the within demised premises for the purpose herein referred to.

20. Notices. Written notices to City hereunder and to the City Attorney of the City of Los Angeles shall be given by registered or certified mail, postage prepaid, and addressed to said parties at Department of Airports, I world Way, Post Office Box 92216, Los Angeles, CA 90009-2216, or to such other address as these parties may designate by written notice to Lessee.

Written notices to Lessee hereunder shall be given by registered or certified mail, postage prepaid, and addressed to City of Los Angeles, Department of Public Works, Room 361,City Hall, 200 North Spring Street, Los Angeles, CA 90012, or to such other address as Lessee may designate by written notice to City.

The execution of any such notice by Executive Director shall be as effective as to Lessee as if it were executed by Board or by Resolution or Order of said Board, and Lessee shall not question the authority of Executive Director to execute any such notice.

All such notices shall be delivered personally to Executive Director or to the Office of the City Attorney, Airports Division, in the one case, or to Lessee in the other case, or shall be deposited in the United States mail, properly addressed as aforesaid with postage fully prepaid by certified or registered mail, and shall be effective upon receipt.

A:IAIMP.LEN

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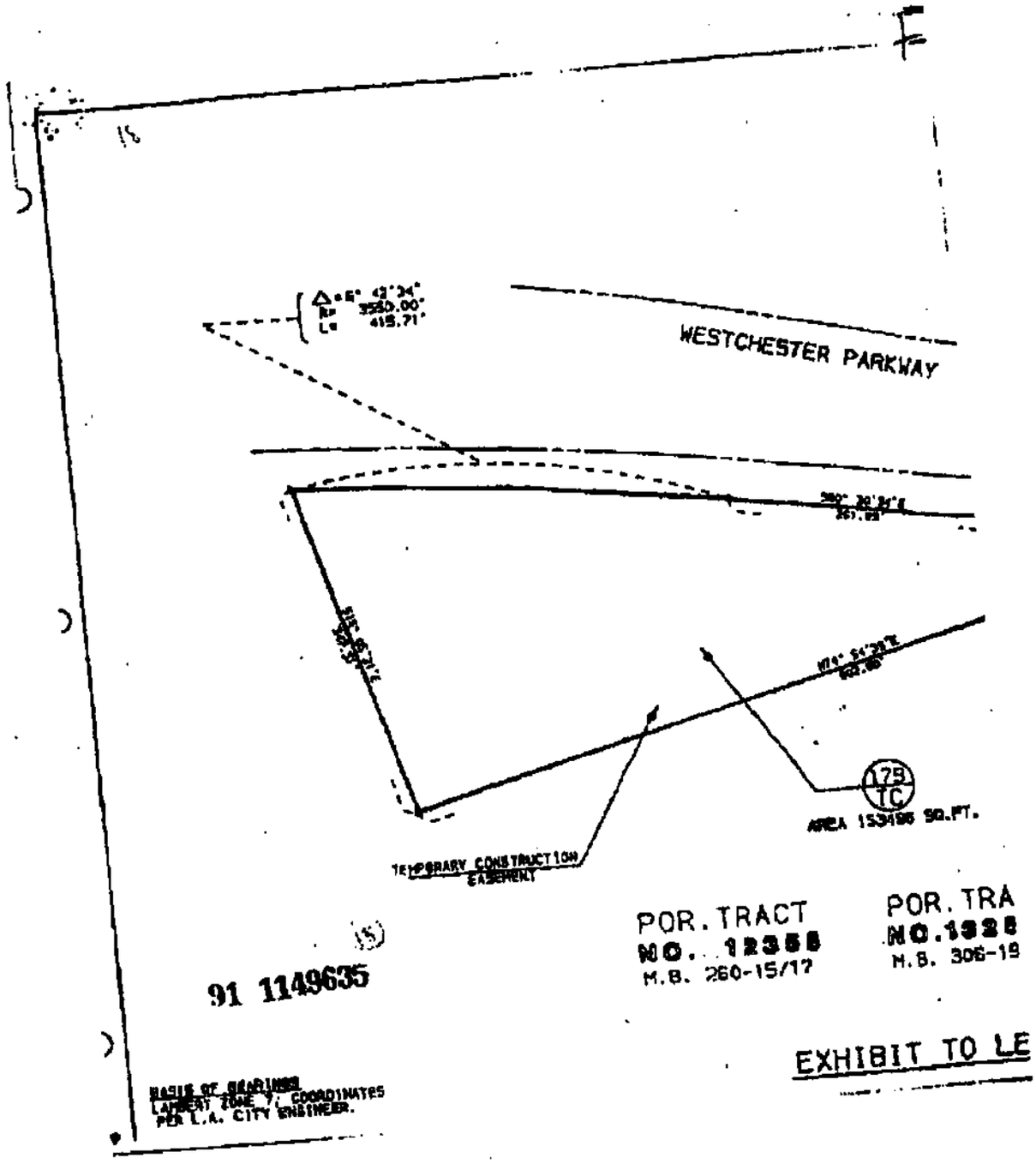
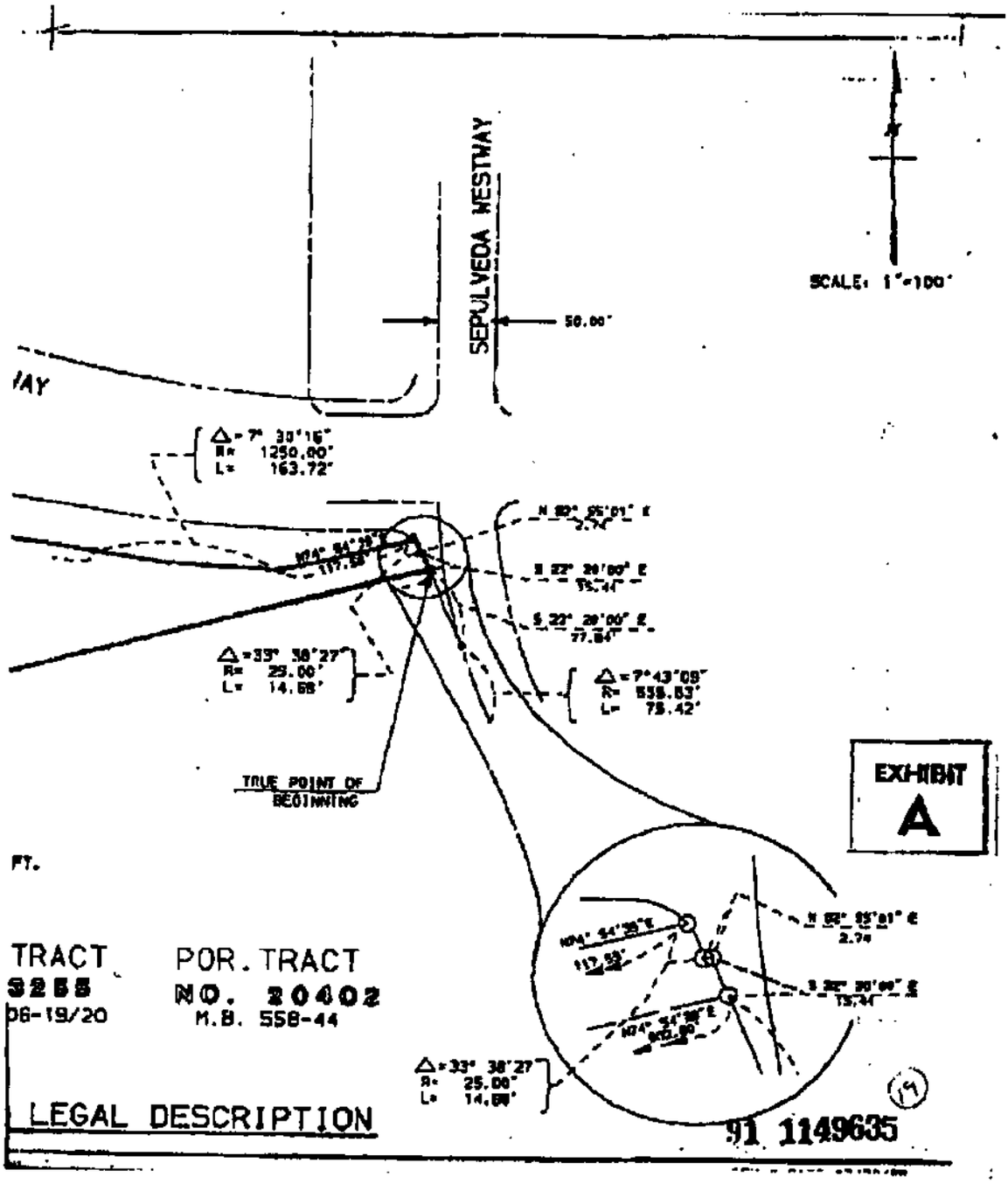
Description: Los Angeles,CA Document-Year.DocID 1991.1149635 Page: 17 of 20
Order: 217 Comment:


WESTCHESTER PARKWAY
175
TC
AREA 153486 SQ.FT.
TEMPORARY CONSTRUCTION EASEMENT
POR. TRACT NO. 12358 M.B. 260-15/17
POR. TRA NO. 1328 M.B. 306-19
91 1149635
EXHIBIT TO LE



Description: Los Angeles,CA Document-Year.DocID 1991.1149635 Page: 19 of 20
Order: 217 Comment:

DEPARTMENT OF AIRPORTS

TO

The City of Los Angeles

LEASE AND AMENDMENT TO LEASE

Dated 19

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to The City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of The City of Los Angeles, pursuant to Ordinance No. 123655, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By ..... Authorized Officer

Date: July 9, 1991

FOR THE NORTH OUTFALL REPLACEMENT SEWER

R/W 32002-179

STANDARD INSTRUMENT

Director of Engineering

By ..... Authorized Officer

Approved as to Authority July 9, 1991

Bureau of Engineering

By ..... Authorized Officer

Approved as to Description July 1, 1991

Bureau of Engineering

By .....

Approved JUL 2 1991 July 1, 1991

JAMES K. HAHN
City Attorney

By ..... KENNETH CHELIN Deputy

91 1149635

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 8 A.M. JUL 25 1991

Description: Los Angeles,CA Document-Year.DocID 1991.1149635 Page: 20 of 20
Order: 217 Comment:

NOT RECEIVED AS OF THE DATE OF THIS REPORT

APPENDIX I
ENVIRONMENTAL DATABASE REPORT

American Golf Corporation
6900 West Manchester Avenue
Los Angeles, CA 90045

Inquiry Number: 2464197.2s
April 09, 2009

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	11
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
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Physical Setting Source Records Searched	A-16

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

6900 WEST MANCHESTER AVENUE
LOS ANGELES, CA 90045

COORDINATES

Latitude (North):	33.956660 - 33° 57' 24.0''
Longitude (West):	118.409320 - 118° 24' 33.6''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	369778.4
UTM Y (Meters):	3758051.0
Elevation:	127 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33118-H4 VENICE, CA
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2005
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List

EXECUTIVE SUMMARY

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Transporters, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State- and tribal - equivalent CERCLIS

AOCONCERN ---------- San Gabriel Valley Areas of Concern
ENVIROSTOR ---------- EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

SLIC ---------- Statewide SLIC Cases
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST ---- Active UST Facilities
AST ---- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing
VCP ---- Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
WMUDS/SWAT ---- Waste Management Unit Database
SWRCY ---- Recycler Database
HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ---- Clandestine Drug Labs
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
Toxic Pits ---- Toxic Pits Cleanup Act Sites
AOCONCERN ---- San Gabriel Valley Areas of Concern
CDL ---- Clandestine Drug Labs

Local Lists of Registered Storage Tanks

CA FID UST ---- Facility Inventory Database
HIST UST ---- Hazardous Substance Storage Container Database
SWEEPS UST ---- SWEEPS UST Listing

Local Land Records

LIENS 2 ---- CERCLA Lien Information
LUCIS ---- Land Use Control Information System
LIENS ---- Environmental Liens Listing
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing

MCS ---------- Military Cleanup Sites Listing

Other Ascertainable Records

RCRA-NonGen ---------- RCRA - Non Generators
DOT OPS ---------- Incident and Accident Data
DOD ---------- Department of Defense Sites
FUDS ---------- Formerly Used Defense Sites
CONSENT ---------- Superfund (CERCLA) Consent Decrees
ROD ---------- Records Of Decision
UMTRA ---------- Uranium Mill Tailings Sites
MINES ---------- Mines Master Index File
TRIS ---------- Toxic Chemical Release Inventory System
TSCA ---------- Toxic Substances Control Act
FTTS ---------- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS ---------- FIFRA/TSCA Tracking System Administrative Case Listing
SSTS ---------- Section 7 Tracking Systems
ICIS ---------- Integrated Compliance Information System
PADS ---------- PCB Activity Database System
MLTS ---------- Material Licensing Tracking System
RADINFO ---------- Radiation Information Database
FINDS ---------- Facility Index System/Facility Registry System
RAATS ---------- RCRA Administrative Action Tracking System
CA BOND EXP. PLAN ---------- Bond Expenditure Plan
CA WDS ---------- Waste Discharge System
Cortese ---------- "Cortese" Hazardous Waste & Substances Sites List
LA Co. Site Mitigation ---------- Site Mitigation List
DRYCLEANERS ---------- Cleaner Facilities
LOS ANGELES CO. HMS ---------- HMS: Street Number List
WIP ---------- Well Investigation Program Case List
HAZNET ---------- Facility and Manifest Data
EMI ---------- Emissions Inventory Data
INDIAN RESERV ---------- Indian Reservations
SCRD DRYCLEANERS ---------- State Coalition for Remediation of Drycleaners Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants ---------- EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations ---------- EDR Proprietary Historic Gas Stations
EDR Historical Cleaners ---------- EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/06/2009 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL #11-GKV Status: Completed - Case Closed	6600 MANCHESTER AVE W	NE 1/4 - 1/2 (0.356 mi.)	A1	7
TEXACO #0358 Status: Completed - Case Closed	6575 MANCHESTER BLVD W	NE 1/4 - 1/2 (0.374 mi.)	A2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

Notify 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

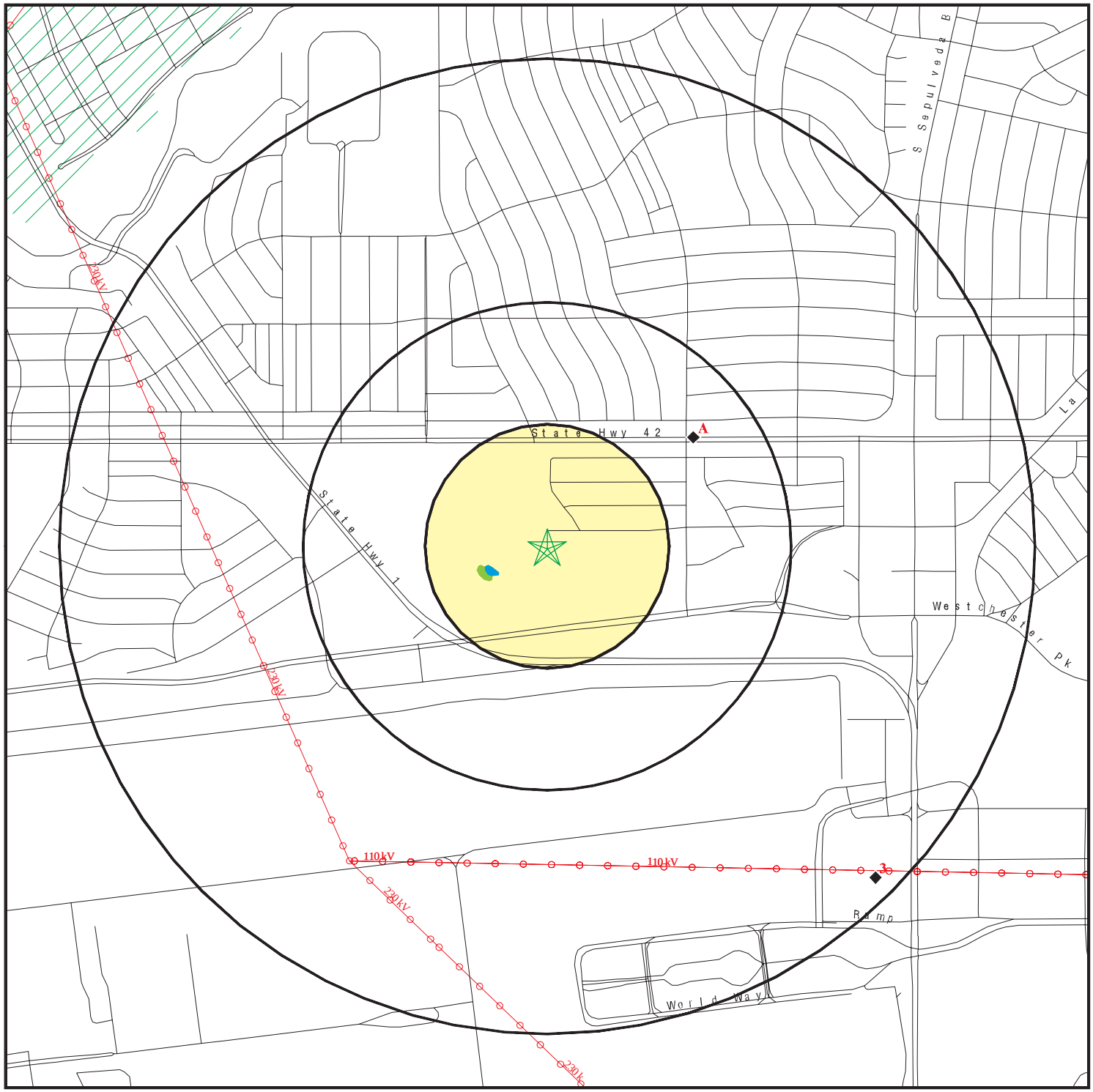
Lower Elevation	Address	Direction / Distance	Map ID	Page
GARRETT AIR RESEARCH	9851 SEPPULVEDA BLVD. #	SE 1/2 - 1 (0.956 mi.)	3	10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
UNION OIL SERVICE STATION #420	CA FID UST, SWEEPS UST
1X MCKESSON DRUG CO	HAZNET, LUST, CHMIRS
WARD'S DUMP	SWF/LF
CAHUENGA ST. MDY	SWF/LF
GRIFFITH PARK COMPOSTING	SWF/LF
MISSION ROAD TRANSFER STATION	SWF/LF
PENMAR GOLF COURSE	SWF/LF
S.F. & BRAZIL	SWF/LF
THOUSAND OAKS COUNTY 1962	SWF/LF
ARCO FACILITY NO. 05187	LUST
AMERICAN PRESIDENT LINES PIER	ERNS
AMERICAN PRESIDENT LINES	ERNS
RANCHO PARK GOLF COURSE PICO BLVD	ERNS
QUALITY EXPRESS CLEANER	SLIC
M & L RECYCLING	SWRCY

OVERVIEW MAP - 2464197.2s



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY #: 2464197.2s DATE: April 09, 2009 1:02 pm

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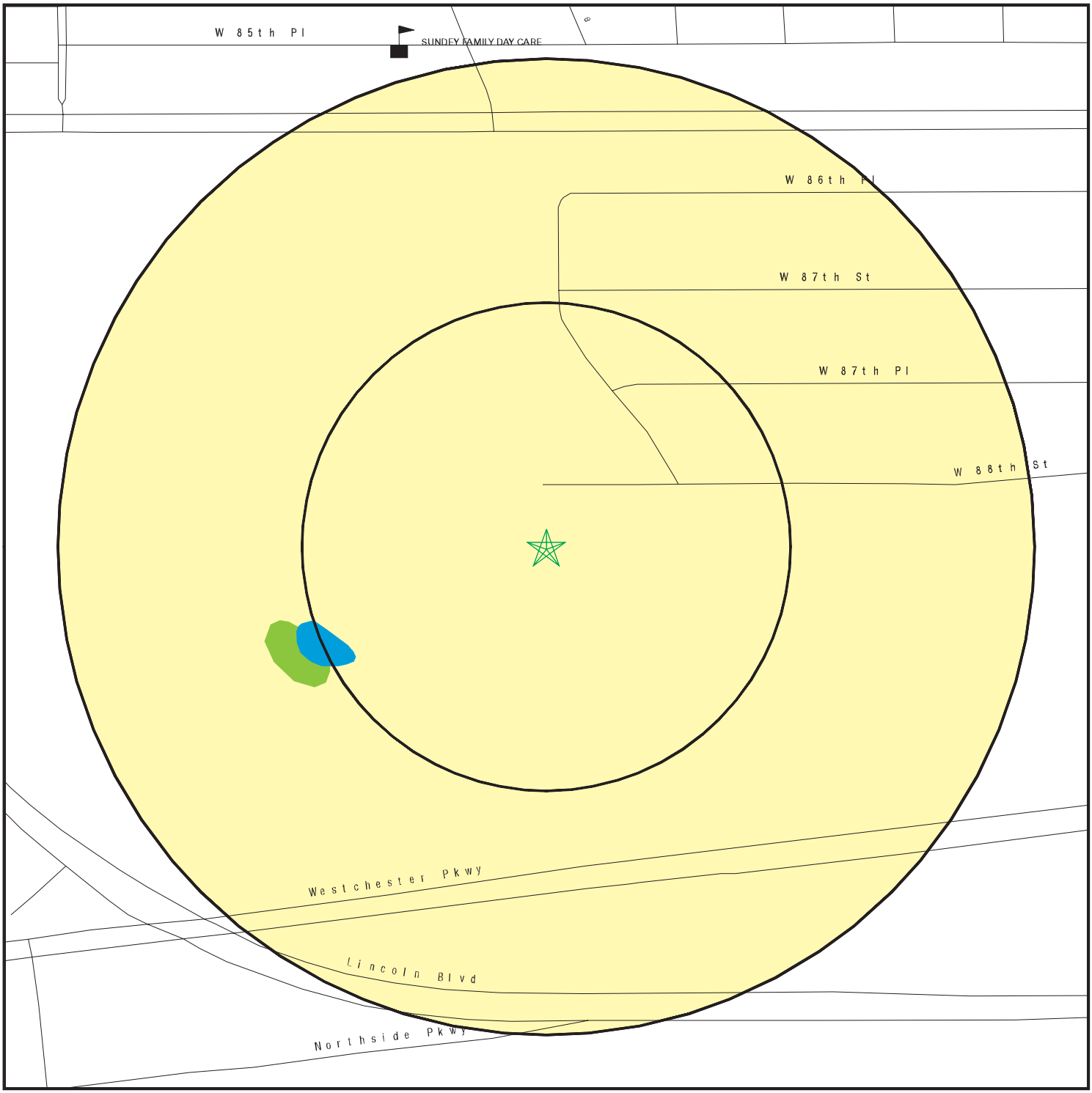
DETAIL MAP - 2464197.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: American Golf Corporation ADDRESS: 6900 West Manchester Avenue Los Angeles CA 90045 LAT/LONG: 33.9567 / 118.4093	CLIENT: Bureau Veritas North America, Inc. CONTACT: Katie B. INQUIRY #: 2464197.2s DATE: April 09, 2009 1:03 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Federal ERNS list								
ERNS		TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE		1.000	0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
AOCONCERN		1.000	0	0	0	0	NR	0
ENVIROSTOR		1.000	0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST		0.500	0	0	2	NR	NR	2
SLIC		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST		0.250	0	0	NR	NR	NR	0
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	0	0	NR	NR	NR	0
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
LDS		TP	NR	NR	NR	NR	NR	0
MCS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Other Ascertainable Records								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	0	0	1	NR	1
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
LOS ANGELES CO. HMS		TP	NR	NR	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
NE
1/4-1/2
0.356 mi.
1881 ft.

MOBIL #11-GKV
6600 MANCHESTER AVE W
WESTCHESTER, CA 90045

Site 1 of 2 in cluster A

LUST **S104406307**
N/A

Relative:
Lower

Actual:
119 ft.

LUST:

Region:	STATE
Global Id:	T0603701049
Latitude:	33.9594797
Longitude:	-118.4044321
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	1996-10-08 00:00:00
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	Not reported
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900450252
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminats of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
facid:	900450252	
Status:	Case Closed	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Pump and Treat Groundwater
Global ID:	T0603701049	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	EMERSON AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/5/1992
Date Leak Record Entered:	11/9/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/7/1997
Date the Case was Closed:		10/8/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		11712.911298468778637624134236
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		10/9/1992

MOBIL #11-GKV (Continued) **S104406307**

Pollution Characterization Began:	4/16/1993
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MOBIL OIL CORP.
RP Address:	3700 W. 190TH ST., TPT-2, TORRANCE CA 90509-2929
Program:	LUST
Lat/Long:	33.9594797 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	11/13/92 FORMER OM CASE.

A2 **TEXACO #0358** **LUST** **S102438641**
NE **6575 MANCHESTER BLVD W** **N/A**
1/4-1/2 **WESTCHESTER, CA 90045**
0.374 mi.
1973 ft. **Site 2 of 2 in cluster A**

Relative:
Lower

Actual:
120 ft.

LUST:

Region:	STATE
Global Id:	T0603701031
Latitude:	33.9597907
Longitude:	-118.4037351
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	1996-07-29 00:00:00
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	Not reported
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900450043
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminats of Concern:	Gasoline
Site History:	Not reported

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
facid:	900450043
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported

TEXACO #0358 (Continued) **S102438641**

Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603701031	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/14/1985
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/22/1988
Date the Case was Closed:		7/29/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		11482.354313132342501739915006
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	TEXACO REFINING & MARKETING	
RP Address:	10 UNIVERSAL CITY PLAZA, UNIVERSAL CITY CA 91608	
Program:	LUST	
Lat/Long:	33.9597907 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	TANK REMOVED. NO FURTHER ACTION REQUIRED.	

3
SE
1/2-1
0.956 mi.
5047 ft.

GARRETT AIR RESEARCH
9851 SEPPULVEDA BLVD. #1
LOS ANGELES, CA 90045

Notify 65

S100178686
N/A

Relative:
Lower

Actual:
106 ft.

Notify 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Incident Description:	90045-5211

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	93325209	AMERICAN PRESIDENT LINES PIER	AMERICAN PRESIDENT LINES PIER		ERNS
LOS ANGELES	93332986	AMERICAN PRESIDENT LINES	AMERICAN PRESIDENT LINES		ERNS
LOS ANGELES	S109422338	WARD'S DUMP	186 AND VERMONT AVE.		SWF/LF
LOS ANGELES	S109422363	CAHUENGA ST. MDY	2770 CAHUENGA BLVD.		SWF/LF
LOS ANGELES	S109422316	GRIFFITH PARK COMPOSTING	5400 GRIFFITH PARK DR.		SWF/LF
LOS ANGELES	S106485980	QUALITY EXPRESS CLEANER	1908 A LINCOLN BLVD		SLIC
LOS ANGELES	S101617513	UNION OIL SERVICE STATION #420	6601 MANCHESTER BLVD	90045	CA FID UST, SWEEPS UST
LOS ANGELES	S107137273	M & L RECYCLING	5744 MANCHESTER BLVD	90045	SWRCY
LOS ANGELES	S106164663	ARCO FACILITY NO. 05187	8007 MANCHESTER BLVD.		LUST
LOS ANGELES	S109422360	MISSION ROAD TRANSFER STATION	840 MISSION RD.		SWF/LF
LOS ANGELES	93342446	RANCHO PARK GOLF COURSE PICO BLVD	RANCHO PARK GOLF COURSE PICO B		ERNS
LOS ANGELES	S109422348	PENMAR GOLF COURSE	1233 ROSE AVE.		SWF/LF
LOS ANGELES	S109422337	S.F. & BRAZIL	SAN FERNANDO AND BRAZIL		SWF/LF
LOS ANGELES	S107030361	THOUSAND OAKS COUNTY 1962	11100 SANTA MONICA BL. STE. 30		SWF/LF
LOS ANGELES COUNTY	S105642458	1X MCKESSON DRUG CO	2		HAZNET, LUST, CHMIRS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/02/2009
Date Data Arrived at EDR: 02/12/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 46

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 02/02/2009
Date Data Arrived at EDR: 02/12/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 46

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/02/2009
Date Data Arrived at EDR: 02/12/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 46

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/07/2008
Date Data Arrived at EDR: 10/16/2008
Date Made Active in Reports: 12/08/2008
Number of Days to Update: 53

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 01/30/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 12/03/2007
Date Data Arrived at EDR: 12/06/2007
Date Made Active in Reports: 02/20/2008
Number of Days to Update: 76

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/17/2008
Date Data Arrived at EDR: 12/22/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 98

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Transporters, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/06/2008
Date Data Arrived at EDR: 10/17/2008
Date Made Active in Reports: 12/08/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/06/2008
Date Data Arrived at EDR: 10/17/2008
Date Made Active in Reports: 12/08/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 01/23/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 54

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 01/30/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/23/2009
Date Data Arrived at EDR: 02/24/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 02/23/2009
Date Data Arrived at EDR: 02/24/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/09/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Integrated Waste Management Board
Telephone: 916-341-6320
Last EDR Contact: 03/10/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 01/12/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 02/02/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Quarterly

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 01/06/2009
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 19

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 02/09/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 01/06/2009
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 19

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2008
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 02/09/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 03/03/2009
Date Data Arrived at EDR: 03/04/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 26

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 03/13/2009
Date Data Arrived at EDR: 03/17/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 13

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/15/2008
Date Data Arrived at EDR: 12/16/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 06/06/2008
Date Data Arrived at EDR: 10/09/2008
Date Made Active in Reports: 11/19/2008
Number of Days to Update: 41
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/15/2009
Date Data Arrived at EDR: 02/27/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 17
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/01/2008
Date Data Arrived at EDR: 12/03/2008
Date Made Active in Reports: 12/23/2008
Number of Days to Update: 20
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/20/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/06/2009
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/30/2009
Number of Days to Update: 22
Source: SWRCB
Telephone: 916-480-1028
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 11/01/2007
Date Data Arrived at EDR: 11/27/2007
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 79
Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 02/09/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 06/06/2008
Date Data Arrived at EDR: 10/09/2008
Date Made Active in Reports: 11/19/2008
Number of Days to Update: 41

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 09/08/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 10/16/2008
Number of Days to Update: 27

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/25/2008
Date Data Arrived at EDR: 11/26/2008
Date Made Active in Reports: 12/23/2008
Number of Days to Update: 27

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2008
Date Data Arrived at EDR: 12/30/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 76

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/20/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 03/13/2009
Date Data Arrived at EDR: 03/17/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 13

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 03/03/2009
Date Data Arrived at EDR: 03/04/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 26

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/15/2008
Date Data Arrived at EDR: 12/16/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 04/02/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/23/2009
Date Data Arrived at EDR: 02/24/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 10/01/2008
Date Data Arrived at EDR: 11/14/2008
Date Made Active in Reports: 12/23/2008
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 02/10/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 03/25/2008
Date Data Arrived at EDR: 04/17/2008
Date Made Active in Reports: 05/15/2008
Number of Days to Update: 28

Source: EPA, Region 9
Telephone: 415-972-3336
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 03/04/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 01/05/2009
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 19

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 12/22/2008
Date Data Arrived at EDR: 12/22/2008
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 36
Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 10/31/2008
Date Made Active in Reports: 12/23/2008
Number of Days to Update: 53
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/26/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/23/2009
Date Data Arrived at EDR: 02/24/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 43
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 09/30/2008
Date Data Arrived at EDR: 10/06/2008
Date Made Active in Reports: 10/13/2008
Number of Days to Update: 7

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/03/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/29/2008
Date Data Arrived at EDR: 12/29/2008
Date Made Active in Reports: 01/30/2009
Number of Days to Update: 32

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Varies

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 11/20/2008
Date Data Arrived at EDR: 12/23/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/09/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/13/2009
Date Data Arrived at EDR: 02/17/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 50

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/02/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/30/2008
Date Data Arrived at EDR: 10/16/2008
Date Made Active in Reports: 11/19/2008
Number of Days to Update: 34

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/30/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 05/09/2008
Date Made Active in Reports: 06/20/2008
Number of Days to Update: 42

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 01/06/2009
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 19

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 01/06/2009
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 19

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 05/14/2008
Date Data Arrived at EDR: 05/28/2008
Date Made Active in Reports: 08/08/2008
Number of Days to Update: 72

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/24/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/06/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 09/05/2008
Date Made Active in Reports: 09/23/2008
Number of Days to Update: 18

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 11/03/2008
Date Data Arrived at EDR: 01/06/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 83

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/21/2008
Date Data Arrived at EDR: 10/29/2008
Date Made Active in Reports: 12/23/2008
Number of Days to Update: 55

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 07/13/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 10/31/2008
Date Data Arrived at EDR: 12/23/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 97

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/24/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/17/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 02/18/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/08/2008
Date Data Arrived at EDR: 10/17/2008
Date Made Active in Reports: 12/08/2008
Number of Days to Update: 52

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 10/08/2008
Date Data Arrived at EDR: 10/17/2008
Date Made Active in Reports: 12/08/2008
Number of Days to Update: 52

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 03/14/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 35
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 12/04/2008
Next Scheduled EDR Contact: 01/12/2009
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/31/2008
Date Data Arrived at EDR: 08/13/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 27
Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/12/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/04/2007
Date Data Arrived at EDR: 02/07/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 39
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 02/02/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/07/2009
Date Data Arrived at EDR: 01/15/2009
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 74
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/28/2008
Date Data Arrived at EDR: 10/29/2008
Date Made Active in Reports: 12/08/2008
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/30/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/30/2008
Date Data Arrived at EDR: 10/31/2008
Date Made Active in Reports: 12/23/2008
Number of Days to Update: 53

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/06/2007
Date Made Active in Reports: 04/13/2007
Number of Days to Update: 38

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/19/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 01/21/2009
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 01/12/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/23/2008
Date Data Arrived at EDR: 09/24/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 5

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 03/30/2009
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 10/31/2008
Date Data Arrived at EDR: 11/03/2008
Date Made Active in Reports: 11/26/2008
Number of Days to Update: 23

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 01/23/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 02/17/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 50

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 02/17/2009
Next Scheduled EDR Contact: 05/04/2008
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 10/16/2008
Date Made Active in Reports: 11/26/2008
Number of Days to Update: 41

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 01/16/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/06/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 12/08/2008
Date Data Arrived at EDR: 12/09/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 97

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 02/06/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: N/A

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/23/2009
Date Data Arrived at EDR: 01/23/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 75

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/23/2009
Date Data Arrived at EDR: 01/23/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 76

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/24/2009
Date Data Arrived at EDR: 02/25/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 42

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/14/2009
Date Data Arrived at EDR: 01/15/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 12

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 02/02/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 9

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 07/07/1999
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 02/20/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/26/2008
Date Data Arrived at EDR: 01/27/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 71

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 02/09/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 11/10/2008
Date Data Arrived at EDR: 11/25/2008
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 63

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 02/11/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 03/10/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/14/2008
Date Data Arrived at EDR: 04/10/2008
Date Made Active in Reports: 05/06/2008
Number of Days to Update: 26

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/09/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/09/2009
Date Data Arrived at EDR: 02/17/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 51

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 02/09/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 02/20/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/23/2009
Date Data Arrived at EDR: 02/24/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 44

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/11/2009
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 02/05/2009
Date Data Arrived at EDR: 02/17/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 51

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Semi-Annually

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Annually

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 03/02/2009
Date Data Arrived at EDR: 03/18/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 21
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/05/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/02/2009
Date Data Arrived at EDR: 03/27/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 12
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/05/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 03/02/2009
Date Data Arrived at EDR: 03/18/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 22
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/26/2009
Date Data Arrived at EDR: 02/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 57
Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 04/03/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 11/06/2008
Date Data Arrived at EDR: 11/17/2008
Date Made Active in Reports: 11/26/2008
Number of Days to Update: 9
Source: Department of Public Health
Telephone: 951-358-5055
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/20/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 48
Source: Health Services Agency
Telephone: 951-358-5055
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Contaminated Sites

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 01/30/2009
Date Data Arrived at EDR: 02/03/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 64

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/30/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

ML - Regulatory Compliance Master List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 01/30/2009
Date Data Arrived at EDR: 02/03/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 64

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/30/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 01/07/2009
Date Data Arrived at EDR: 01/09/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 18

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 07/16/2008
Date Data Arrived at EDR: 10/29/2008
Date Made Active in Reports: 11/26/2008
Number of Days to Update: 28

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 04/03/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 11/01/2008
Date Data Arrived at EDR: 12/23/2008
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 35

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 11/17/2008
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 01/22/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 8
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 03/31/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Varies

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 10/01/2008
Number of Days to Update: 12
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 02/10/2009
Date Data Arrived at EDR: 02/25/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 43
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 01/12/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/29/2009
Date Data Arrived at EDR: 01/30/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 68
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 01/05/2009
Date Data Arrived at EDR: 01/06/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 21
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 12/29/2008
Date Data Arrived at EDR: 12/29/2008
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 29
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Varies

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 03/03/2009
Date Data Arrived at EDR: 03/03/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 36
Source: City of San Jose Fire Department
Telephone: 408-277-4659
Last EDR Contact: 03/03/2009
Next Scheduled EDR Contact: 06/01/2009
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 01/09/2009
Date Data Arrived at EDR: 01/30/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 68
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 01/09/2009
Date Data Arrived at EDR: 02/03/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 65
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/20/2009
Date Data Arrived at EDR: 01/21/2009
Date Made Active in Reports: 01/27/2009
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 04/01/2009
Date Data Arrived at EDR: 04/02/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 7

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 03/30/2009
Next Scheduled EDR Contact: 06/29/2009
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/26/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 8

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/10/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2008
Date Data Arrived at EDR: 09/04/2008
Date Made Active in Reports: 09/18/2008
Number of Days to Update: 14

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/16/2009
Next Scheduled EDR Contact: 05/18/2009
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/09/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/29/2008
Date Data Arrived at EDR: 01/08/2009
Date Made Active in Reports: 01/30/2009
Number of Days to Update: 22

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/08/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 01/14/2009
Date Data Arrived at EDR: 02/06/2009
Date Made Active in Reports: 04/09/2009
Number of Days to Update: 62

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 01/12/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 12/11/2008
Date Made Active in Reports: 03/19/2009
Number of Days to Update: 98

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 03/13/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 09/30/2007
Date Data Arrived at EDR: 12/04/2007
Date Made Active in Reports: 12/31/2007
Number of Days to Update: 27

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 02/20/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/27/2009
Date Data Arrived at EDR: 02/25/2009
Date Made Active in Reports: 03/12/2009
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/25/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 09/11/2008
Date Made Active in Reports: 10/02/2008
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/09/2009
Next Scheduled EDR Contact: 06/08/2009
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 02/12/2009
Date Made Active in Reports: 03/11/2009
Number of Days to Update: 27

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 03/16/2009
Next Scheduled EDR Contact: 06/15/2009
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/22/2008
Date Made Active in Reports: 09/08/2008
Number of Days to Update: 17

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 04/07/2009
Next Scheduled EDR Contact: 07/06/2009
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

AMERICAN GOLF CORPORATION
6900 WEST MANCHESTER AVENUE
LOS ANGELES, CA 90045

TARGET PROPERTY COORDINATES

Latitude (North):	33.95666 - 33° 57' 24.0''
Longitude (West):	118.40932 - 118° 24' 33.5''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	369778.4
UTM Y (Meters):	3758051.0
Elevation:	127 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33118-H4 VENICE, CA
Most Recent Revision:	1981

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

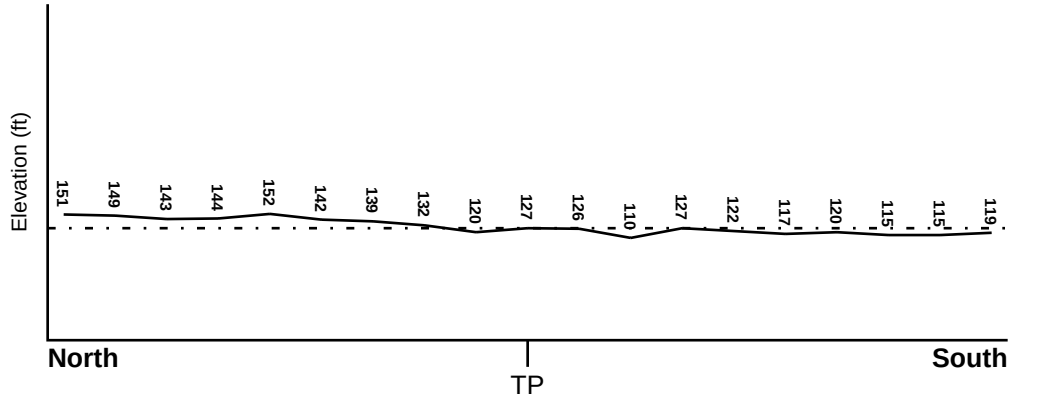
TOPOGRAPHIC INFORMATION

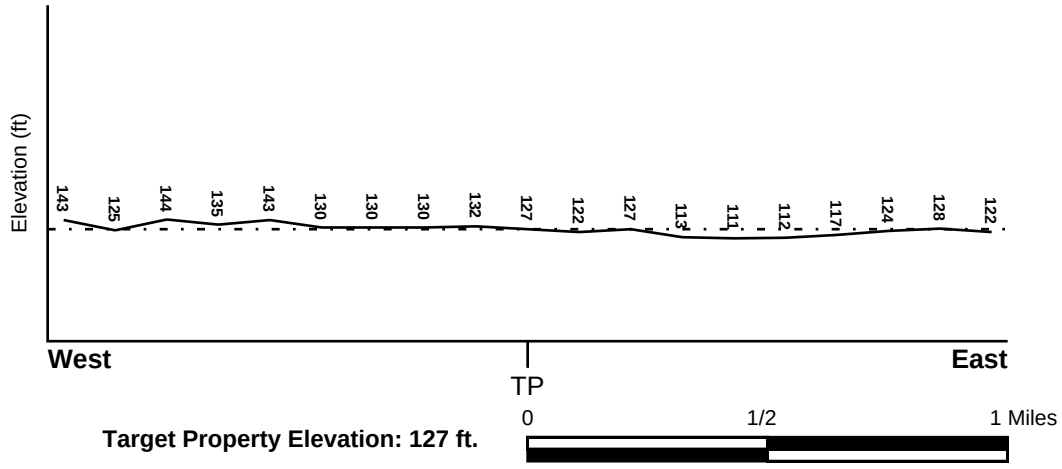
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





0 1/2 1 Miles

Target Property Elevation: 127 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
LOS ANGELES, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0601370089D

Additional Panels in search area: 0601370084C
0601370090C

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
VENICE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	DELHI
Soil Surface Texture:	sand
Hydrologic Group:	Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
Soil Drainage Class:	Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	MODERATE
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	10 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.80 Min: 6.10
2	10 inches	30 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.80 Min: 6.10
3	30 inches	50 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.80 Min: 6.10
4	50 inches	70 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.80 Min: 6.10

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: coarse sand
silt loam
sandy loam
gravelly - sand
loamy sand
clay

Surficial Soil Types: coarse sand
silt loam
sandy loam
gravelly - sand
loamy sand

clay

Shallow Soil Types: fine sandy loam
gravelly - loam
sandy clay loam
sandy clay

Deeper Soil Types: coarse sand
silty clay loam
gravelly - fine sandy loam
stratified
gravelly - sandy loam
weathered bedrock
clay loam

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS3156401	1/4 - 1/2 Mile West
A2	USGS3156402	1/4 - 1/2 Mile West
A3	USGS3156405	1/4 - 1/2 Mile West
A4	USGS3156404	1/4 - 1/2 Mile West
A5	USGS3156403	1/4 - 1/2 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

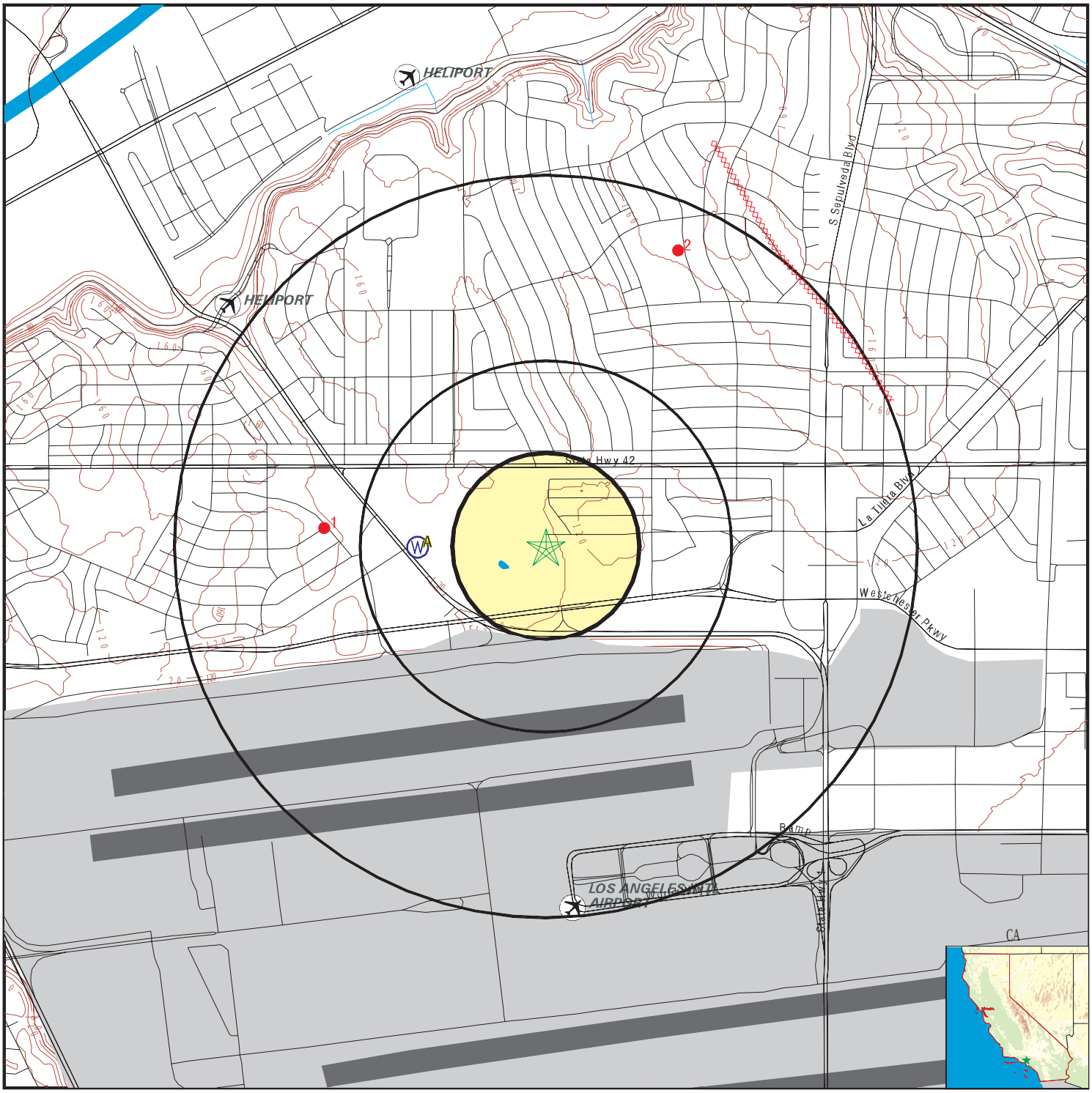
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG50000024243	1/2 - 1 Mile West
2	CAOG50000024610	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 2464197.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	American Golf Corporation	CLIENT:	Bureau Veritas North America, Inc.
ADDRESS:	6900 West Manchester Avenue Los Angeles CA 90045	CONTACT:	Katie B.
LAT/LONG:	33.9567 / 118.4093	INQUIRY #:	2464197.2s
		DATE:	April 09, 2009 1:03 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
West
1/4 - 1/2 Mile
Higher

FED USGS **USGS3156401**

Agency cd:	USGS	Site no:	335723118245501
Site name:	002S015W35A001S		
Latitude:	335723.86		
Longitude:	1182455.20	Dec lat:	33.95662778
Dec lon:	-118.41533333	Coor meth:	G
Coor accr:	5	Latlong datum:	NAD83
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	Venice	Map scale:	24000
Altitude:	125		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Flat surface		
Site type:	Ground-water other than Spring	Date construction:	20011011
Date inventoried:	20011204	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	860	Hole depth:	897.5
Source of depth data:	reporting agency (generally USGS)		
Project number:	470651220		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	2002-05-22
Water quality data end date:	2002-05-22	Water quality data count:	1
Ground water data begin date:	2001-12-27	Ground water data end date:	2002-09-25
Ground water data count:	7		

Ground-water levels, Number of Measurements: 7

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2002-09-25	129.35		2002-07-15	129.67	
2002-07-11	129.64		2002-06-27	129.48	
2002-05-21	129.18		2002-03-26	128.29	
2001-12-27	128.76				

A2
West
1/4 - 1/2 Mile
Higher

FED USGS **USGS3156402**

Agency cd:	USGS	Site no:	335723118245502
Site name:	002S015W35A002S		
Latitude:	335723.86		
Longitude:	1182455.20	Dec lat:	33.95662778
Dec lon:	-118.41533333	Coor meth:	G
Coor accr:	5	Latlong datum:	NAD83
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	Venice	Map scale:	24000
Altitude:	125		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Flat surface		
Site type:	Ground-water other than Spring	Date construction:	20011011
Date inventoried:	20011204	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	580	Hole depth:	897.5
Source of depth data:	reporting agency (generally USGS)		
Project number:	470651220		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	2002-05-22
Water quality data end date:	2002-05-22	Water quality data count:	1
Ground water data begin date:	2001-12-27	Ground water data end date:	2002-09-25
Ground water data count:	7		

Ground-water levels, Number of Measurements: 7

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2002-09-25	118.05		2002-07-15	117.92	
2002-07-11	117.91		2002-06-27	117.92	
2002-05-21	118.01		2002-03-26	117.86	
2001-12-27	117.90				

A3
West
1/4 - 1/2 Mile
Higher

FED USGS **USGS3156405**

Agency cd:	USGS	Site no:	335723118245505
Site name:	002S015W35A005S		
Latitude:	335723.86		
Longitude:	1182455.20	Dec lat:	33.95662778
Dec lon:	-118.41533333	Coor meth:	G
Coor accr:	5	Latlong datum:	NAD83
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	Venice	Map scale:	24000

Altitude:	125		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Flat surface		
Site type:	Ground-water other than Spring	Date construction:	20011011
Date inventoried:	20011204	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	235	Hole depth:	897.5
Source of depth data:	Not Reported		
Project number:	470651220		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	2002-05-21
Water quality data end date:	2002-05-21	Water quality data count:	1
Ground water data begin date:	2001-12-27	Ground water data end date:	2002-09-25
Ground water data count:	7		

Ground-water levels, Number of Measurements: 7

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2002-09-25	117.58		2002-07-15	117.17	
2002-07-11	117.11		2002-06-27	177.06	
2002-05-21	117.36		2002-03-26	117.03	
2001-12-27	117.00				

A4
West
1/4 - 1/2 Mile
Higher

FED USGS **USGS3156404**

Agency cd:	USGS	Site no:	335723118245504
Site name:	002S015W35A004S		
Latitude:	335723.86		
Longitude:	1182455.20	Dec lat:	33.95662778
Dec lon:	-118.41533333	Coor meth:	G
Coor accr:	5	Latlong datum:	NAD83
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	Venice	Map scale:	24000
Altitude:	125		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Flat surface		
Site type:	Ground-water other than Spring	Date construction:	20011011
Date inventoried:	20011204	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	330	Hole depth:	897.5
Source of depth data:	reporting agency (generally USGS)		
Project number:	470651220		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00

Peak flow data count: 0
Water quality data begin date: 2002-05-21
Water quality data end date: 2002-05-21
Water quality data count: 1
Ground water data begin date: 2001-12-27
Ground water data end date: 2002-09-25
Ground water data count: 7

Ground-water levels, Number of Measurements: 7

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2002-09-25	117.44		2002-07-15	117.31	
2002-07-11	117.52		2002-06-27	117.24	
2002-05-21	117.54		2002-03-26	117.20	
2001-12-27	117.16				

A5
West
1/4 - 1/2 Mile
Higher

FED USGS **USGS3156403**

Agency cd: USGS
Site no: 335723118245503
Site name: 002S015W35A003S
Latitude: 335723.86
Longitude: 1182455.20
Dec lat: 33.95662778
Dec lon: -118.41533333
Coor meth: G
Coor accr: 5
Latlong datum: NAD83
Dec latlong datum: NAD83
District: 06
State: 06
County: 037
Country: US
Land net: Not Reported
Location map: Venice
Map scale: 24000
Altitude: 125
Altitude method: Interpolated from topographic map
Altitude accuracy: 5
Altitude datum: National Geodetic Vertical Datum of 1929
Hydrologic: Not Reported
Topographic: Flat surface
Site type: Ground-water other than Spring
Date construction: 20011011
Date inventoried: 20011204
Mean greenwich time offset: PST
Local standard time flag: Y
Type of ground water site: Single well, other than collector or Ranney type
Aquifer Type: Not Reported
Aquifer: Not Reported
Well depth: 475
Hole depth: 897.5
Source of depth data: reporting agency (generally USGS)
Project number: 470651220
Real time data flag: 0
Daily flow data begin date: 0000-00-00
Daily flow data end date: 0000-00-00
Daily flow data count: 0
Peak flow data begin date: 0000-00-00
Peak flow data end date: 0000-00-00
Peak flow data count: 0
Water quality data begin date: 2002-05-20
Water quality data end date: 2002-05-20
Water quality data count: 1
Ground water data begin date: 2001-12-27
Ground water data end date: 2002-09-25
Ground water data count: 7

Ground-water levels, Number of Measurements: 7

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2002-09-25	117.67		2002-07-15	117.54	
2002-07-11	117.52		2002-06-27	117.47	
2002-05-20	117.66		2002-03-26	117.46	

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel
2001-12-27	117.41	

Date	Feet below Surface	Feet to Sealevel

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
West
1/2 - 1 Mile

OIL_GAS **CAOG50000024243**

Apinumber:	03705975	Operator:	Chevron U.S.A. Inc.
Lease:	L.A. Extension	Well no:	1
Field:	LOS ANGELES COUNTY	Cagasoil m2 area:	Not Reported
Map:	W1-5	Status cod:	006
Source:	hud		
Latitude:	33.957366		
Longitude:	-118.418806		
Td:	6035		
Sec:	35		
Twn:	2S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968 00:00:00
Abanddate:	12/30/1899 00:00:00	Comments:	P
District:	1	Site id:	CAOG50000024243

2
NNE
1/2 - 1 Mile

OIL_GAS **CAOG50000024610**

Apinumber:	03705859	Operator:	Sentinel Oil Co.
Lease:	Not Reported	Well no:	1
Field:	LOS ANGELES COUNTY	Cagasoil m2 area:	Not Reported
Map:	W1-5	Status cod:	006
Source:	hud		
Latitude:	33.968216		
Longitude:	-118.402211		
Td:	4587		
Sec:	25		
Twn:	2S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968 00:00:00
Abanddate:	12/30/1899 00:00:00	Comments:	Not Reported
District:	1	Site id:	CAOG50000024610

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
90045	38	4	10.53

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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EXHIBIT D

MONTHLY GROSS RECEIPTS REPORT FORM

City of Los Angeles
Los Angeles International Airport (LAX)
Ground Rents Activity Report

Company Name:	**Westchester Golf Partners LLC**	RAMS Agreement #:	
Report Period Beginning:		Period Ending:	
Submitted by:		Telephone #:	
Email Address:		Contract Number:	
Signature:		Date Report Submitted:	

Westchester Golf Course	Gross Sales	Percentage Fees Due
Golf Fees	$0.00	$0.00
Cart Rental Fees	$0.00	$0.00
Driving Range	$0.00	$0.00
Instruction Paid to Course	$0.00	$0.00
Merchandise	$0.00	$0.00
Food	$0.00	$0.00
Beverage	$0.00	$0.00
Other	$0.00	$0.00
Gross Sales/Percentage Fees	**$0.00**	**$0.00**

		Percentage Fees Due	$0.00
Minimum Annual Guarantee (MAG):	$500,000.00	Monthly MAG (1/12)	$41,666.67
		Balance Due	$41,666.67
		(greater of min or % of fees)	
Monthly Excess	$0.00	**Total Due:**	$41,666.67

1) Please submit this report to "activityreports@lawa.org" on or before the 20th day of the month following the report month.

2) Please submit your payment with a signed copy of this report to the address to the right. A late payment fee of 10% APR will be applied for late reports.

City of Los Angeles, Los Angeles World Airports
File XXXX, Los Angeles, CA 90074-4989

3) For questions related to this report, please contact LAWA Revenue Accounting at 310-646-6719

EXHIBIT D

EXHIBIT E-1

LESSEE'S INSURANCE

INSURANCE REQUIREMENTS FOR LOS ANGELES WORLD AIRPORTS

NAME: City of Los Angeles Department of Airports
AGREEMENT / ACTIVITY: RFP - Westchester Golf Course Redevelopment
TERM: Thirty years

The insured must maintain insurance coverage at limits normally required of its type operation; however, the following coverage noted with an "X" are the minimum required and must be at least the level of the Combined Single Limits indicated.

LIMITS

(X) Workers' Compensation (Statutory)/Employer's Liability — **Statutory**
- (X) Broad Form All States Endorsement
- (X) Voluntary Compensation Endorsement
- (*) Longshoremen's and Harbor Workers' Compensation Act Endorsement
- (X) Waiver of Subrogation
  (Specifically naming "Los Angeles World Airports"
  Blanket endorsements are unacceptable)

(X) Automobile Liability - covering owned, non-owned & hired auto — **$1,000,000 CSL**

(X) Aviation/Airport Liability — **$1,000,000CSL**

OR

(X) Commercial General Liability, including the following coverages: — **$1,000,000CSL**
- (X) Premises and Operations
- (X) Contractual (Blanket/Schedule)
- (X) Independent Contractors
- (X) Products /Completed Operations
- (X) Broad Form Property Damage
- (X) Personal Injury
- (X) Explosion,Collapse & Underground (required when work involves digging, excavation,grading or use of explosive materials.)
- (X) Additional Insured Endorsement
  (Specifically naming "Los Angeles World Airports"
  Blanket endorsements are unacceptable)

*** Coverage for Hazardous Substances — Sudden Occurrence **$ *****
Non-sudden Occurrence **$ *****

** Builder's Risk Insurance - (All Risk Coverage, including material in transit) — **Value of Improvements**

Comments:
* If exposure exists, coverage is required.
** Required if property or building ultimately revert to City.
*** Must meet Federal and/or State requirements.

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR OWN OR HIRED EQUIPMENT AND SHALL HOLD AIRPORT HARMLESS FROM LOSS, DAMAGE OR DESTRUCTION TO SUCH EQUIPMENT.

INSURANCE COMPANIES WHICH DO NOT HAVE A BEST RATING OF B OR BETTER, AND HAVE A MINIMUM FINANCIAL SIZE OF AT LEAST 4, MUST BE SUBMITTED TO EXECUTIVE DIRECTOR FOR ACCEPTABILITY.
PLEASE RETURN WITH EVIDENCE OF INSURANCE

IRV1 10/05 -No lease involved. For vendor/contractor work at LAX, ONT, VNYS, PMD
Revised-4/10/08

EXHIBIT E-2

AGC'S INSURANCE

American Golf Corporation
Insurance Information

COVERAGE		AGGREGATE LIMIT[1]	
Primary and Umbrella/Excess Property		Per occurrence for all perils, except	Total Insurance Value
		Flood & EQ per occurrence & annual aggregate	Total Insurable Value
Primary and Umbrella/Excess General Liability		General Aggregate	$10,000,000
		Products/Completed Operations	$10,000,000
		Each Occurrence	$10,000,000
		Employee Benefits - Each Wrongful Act;	$10,000,000
		Liquor Legal Liability	$10,000,000
Primary and Umbrella/Excess Automobile Liability		Bodily Injury/Property Damage	$10,000,000
		Uninsured Motorist	Statutory
		Medical Payments	$5,000
		Hired/Non-Owned Liability	$10,000,000
		Garagekeepers Liability	Actual Cash Value
Primary and Umbrella/Excess Workers Compensation		Part I- Workers Compensation	Statutory
		Part II- Employers Liability	
		BI Each Accident	$10,000,000
		BI Disease	$10,000,000
		BI Policy Limit	$10,000,000
Primary and Umbrella/Excess Pollution Legal Liability		Each Loss	$10,000,000
		General Aggregate	$10,000,000

(1) The aggregate limit, except otherwise indicated, shall be in an amount of not less than $10,000,000. Said limit requirement can be satisfied by primary, umbrella and/or excess insurance policies, or any combination thereof.

EXHIBIT E

EXHIBIT F

MANAGEMENT AGREEMENT

MANAGEMENT AGREEMENT

WESTCHESTER GOLF COURSE

WESTCHESTER GOLF PARTNERS LLC

Westchester

and

AMERICAN GOLF CORPORATION

AGC

Dated as of _____, 2009

MANAGEMENT AGREEMENT

WESTCHESTER GOLF COURSE

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[*to be conformed*]

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MANAGEMENT AGREEMENT

[WESTCHESTER GOLF COURSE]

THIS GOLF COURSE MANAGEMENT AGREEMENT ("Agreement" or "Management Agreement") is made and entered into this ___ day of _____, 2009 by and between WESTCHESTER GOLF PARTNERS LLC, a California limited liability company ("Westchester") and AMERICAN GOLF CORPORATION, a California corporation ("AGC").

PRELIMINARY STATEMENT

A. AGC, together with its affiliates, is engaged in the ownership, management and operation of golf courses and country clubs throughout the United States.

B. The Department of Airports, a proprietary department of the City of Los Angeles, a municipal corporation acting by order of and through its Board of Airport Commissioners of its Department of Airports ("LAWA") owns that certain real property and golf course improvements located at 6900 West Manchester Avenue, Westchester, California, commonly known as Westchester Golf Course (the "Golf Course").

C. LAWA, as lessor, and Westchester, as lessee, have entered into a lease agreement, a copy of which is attached as Exhibit "A" hereto (the "LAWA Lease"), whereby Westchester leases the Golf Course from LAWA.

D. The Leasehold is improved with the Golf Course, including without limitation, a 15-hole golf course (which shall be expanded to an 18-hole golf course pursuant to the terms of the LAWA Lease), clubhouse, cart storage facility, maintenance facility, and other buildings, structures and improvements related thereto (collectively, the "Premises").

E. Westchester desires to utilize the services and expertise of AGC in: (i) managing, operating, improving, advertising, marketing and promoting the Premises; and (ii) assuring compliance with the LAWA Lease. AGC desires to render such services upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, Westchester and AGC hereby agree as follows:

ARTICLE 1. - DEFINITIONS

As used in this Agreement, the following terms shall have the respective meanings indicated below:

Agreement means this Management Agreement.

Annual Plan has the meaning set forth in Section 3.2.1.

Annual Replacement Reserve has the meaning set forth in Section 6.10.

AGC means American Golf Corporation, a California corporation, or any successor to AGC's interest under this Agreement as provided in Section 8.1 of this Agreement.

Affiliate means any and all corporations, partnerships, trusts, limited liability companies and other entities directly or indirectly controlled by, controlling, or subject to direct or indirect common control of an entity or person.

Capital Improvements means any alteration or addition to, or rebuilding or renovation of, the Premises the cost of which is not charged to property operations and maintenance, including, without limitation: (i) the Westchester Golf Course Three-Hole Restoration Project as required under the LAWA Lease; (ii) the capital improvements expressly required to be made by Westchester under the LAWA Lease or as otherwise determined by Westchester to be necessary or required to comply with the terms and conditions of the LAWA Lease; and (iii) any other alteration or addition to, or rebuilding or renovation of, the Premises as determined by Westchester in accordance with the LAWA Lease.

Capital Improvement Completion Date has the meaning set forth in Section 10.2.

Capital Improvement Project means a project for the design, engineering and construction of a Capital Improvement.

Commencement Date means the "Commencement Date" under the LAWA Lease.

Compensation means the direct salaries and wages paid to or accruing for the benefit of any manager or other employee, together with all fringe benefits payable to or accruing for the benefit of such manager or other employee, including employer's contribution under the Federal Insurance Contributions Act ("FICA"); unemployment compensation, or other employment taxes; pension fund contributions, worker's compensation, group life and accident and health insurance premiums as well as any payments made by AGC which fall within the deductible amounts of any such policies; profit sharing; retirement; disability; and other similar benefits.

Facility Accounts has the meaning set forth in Section 6.1.

Fax has the meaning set forth in Section 11.6.

Force Majeure has the meaning as set forth in Section 58.12 of the LAWA Lease.

Furnishings and Equipment means all furniture, furnishings, trade fixtures, apparatus and equipment, including golf course maintenance vehicles and equipment, golf carts, driving range pickers and pullers, mats, buckets, cash registers, rental golf clubs, ball washers, benches, uniforms, and other personal property used in or held in storage for use in the operation of the Premises, other than Operating Inventory and fixtures attached to and forming part of the Improvements.

Gross Receipts has the meaning set forth in Section 5.3 of the LAWA Lease.

Impositions means all taxes, assessments, water, sewer or other similar rents, rates and charges, levies, license fees, permit fees, inspection fees and other authorization fees and charges, which at any time may be assessed, levied, confirmed or imposed on the Premises or the operation of the Premises (excluding federal and state taxes imposed on the income earned by AGC or its employees hereunder).

Improvements means the buildings, structures (surface and subsurface) and other improvements now or hereafter located on the Leasehold.

Insurance Requirements means all requirements of each insurance policy, and all orders, rules, regulations and other requirements of the National Board of Fire Underwriters (or any other body exercising similar functions) applicable to the Premises or the operation of the Premises; this term shall not, however, include recommendations of insurance carriers.

LAWA has the meaning set forth in Preliminary Statement Paragraph B.

LAWA Lease has the meaning set forth in Preliminary Statement Paragraph C.

Leasehold means the leasehold interest created under the LAWA Lease.

Legal Requirements means all laws, statutes, ordinances, orders, rules, regulations, permits, licenses, authorizations, directives and requirements of all governments and governmental authorities, which now or hereafter may be applicable to the Premises and the operation of the Premises.

Liquor License means that certain Alcoholic Beverage License(s) No. 93594 issued to AGC currently in effect for the sale of alcoholic beverages at the Premises.

Management Fee has the meaning set forth in Section 5.1.

Mortgage means a mortgage or deed of trust constituting a first mortgage lien on the Premises, the Leasehold and/or the Improvements.

Mortgagee means a bank, commercial finance company, insurance company, mortgage bank, pension fund, a welfare or retirement or endowment fund, real estate investment trust, syndicate or other like institution or institutions regularly engaged in the business of making loans secured by mortgages on real property, which entity is the beneficiary under the Mortgage or the holder of any indebtedness secured by the Mortgage.

Notices has the meaning set forth in Section 11.6.

Operating Period means the period beginning on the Commencement Date and ending on the earlier to occur of (a) the last day of the term of this Agreement, or (b) if this Agreement is terminated, the effective date of such termination ("Last Operating Day").

Operating Inventory means consumable items used in or held in storage for use in the operation of the Premises, including, without limitation, scorecards and cart tickets, driving range balls, professional shop merchandise, food and beverages, liquor inventories, paper and plastic ware, fuel, cleaning materials, fertilizers, pesticides, linens, glassware, sanitation supplies and other similar items.

Operating Year means the calendar year, except that (a) the first Operating Year shall be the period beginning on the Commencement Date and ending on the following December 31, and (b) the last Operating Year shall be the period beginning on January 1 of such year and ending on the Last Operating Day.

Other AGC Facilities means the other golf course facilities within the United States owned, leased and/or operated, directly or indirectly, by AGC.

Premises has the meaning set forth in Preliminary Statement Paragraph D.

Westchester means Westchester Golf Partners LLC, a California limited liability company, or any successor to Westchester's interest under this Agreement as provided in Section 8.1 of this Agreement.

Westchester Golf Course Three-Hole Restoration Project has the meaning set forth in the Recitals to the LAWA Lease.

ARTICLE 2. - TERM OF AGREEMENT

2.1 **Term**. The term of this Agreement shall be coterminous with the LAWA Lease and shall expire on the expiration of the term under the LAWA Lease or earlier termination of the LAWA Lease ("Scheduled Expiration Date"). Westchester and AGC acknowledge that Westchester has the right to extend the term of the LAWA Lease and upon such extension, the term of this Agreement shall automatically be extended.

ARTICLE 3. - OPERATING RESPONSIBILITIES

3.1 **AGC's Obligations**. AGC hereby agrees to manage and operate the Premises pursuant to the terms of this Agreement and in accordance with the LAWA Lease. Without in any way limiting AGC's obligation to manage and operate the Premises in accordance with the terms of this Agreement, AGC, with the approval of Westchester and in accordance with the terms of this Agreement, shall have the authority and responsibility to: (a) implement each approved Annual Plan; (b) determine, establish, and implement the policies, standards, and schedules for the operation and maintenance of the Premises and all matters affecting customer relations; (c) hire, train, and supervise the general manager, course superintendent, and all Premises employees; (d) supervise and direct all phases of advertising, sales, and business promotion for the Premises; (e) establish accounting and payroll procedures and functions for the Premises; and (f) collect the Gross Receipts on behalf of Westchester. Westchester agrees it will cooperate with AGC to permit and assist AGC to carry out its duties under this Agreement.

3.2 **Annual Plans**.

3.2.1 *Preparation*. AGC will submit to Westchester at least forty-five (45) days in advance of each Operating Year (except for the first Operating Year for which the Annual Plan shall be submitted within ninety (90) days after the Commencement Date) an "Annual Plan" consisting of a budget which shall include for the ensuing year estimates covering the projected revenues of the Premises (broken down on a line item basis) and the projected expenditures for: (i) property operation, maintenance, repairs and replacements (ii) Capital Improvements (iii) Furnishings and Equipment and Operating Inventory (iv) advertising, sales, and business promotion and (v) employee Compensation. The Annual Plan shall also include an operating/business plan for the Premises ("Operating Plan"), which shall include (a) operating, management, maintenance and repair policies and procedures (b) hiring policies and procedures for the general manager, superintendent, golf professional and other department managers (c) accounting, cash collection and payroll functions and (d) administration of the Annual Replacement Reserve, subject to the approval requirements set forth in the LAWA Lease. Westchester acknowledges that the budget will not constitute a guarantee of the actual revenues or expenses of operating the Premises.

3.2.2 *Approvals*. Each Annual Plan shall be subject to the prior written approval of Westchester, which approval shall not be unreasonably withheld or delayed. It is contemplated by the parties that the Annual Plan will be agreed upon by the parties not later than thirty (30) days following delivery of the Annual Plan by AGC to Westchester. Once approved, AGC may propose amendments or revisions to the Annual Plan to take into consideration variables or events that did not exist, or could not be anticipated by AGC, at the time the Annual Plan was prepared. Any such proposed amendments or revisions shall be submitted in writing and shall be subject to Westchester's prior approval, which approval shall not be unreasonably withheld or delayed.

3.2.3 *Compliance*. AGC shall comply with: (i) the applicable Annual Plan, and shall not deviate by more than ten percent (10%) from the projected expenditures in the Annual Plan without Westchester's prior consent, which consent will not be unreasonably withheld or delayed; and (ii) all of the operating, management, employment, maintenance and repair requirements set forth in the LAWA Lease.

3.2.4 *Emergency Expenditures*. It is agreed that the Annual Plan shall contain an appropriate and reasonable line item for emergency expenditures. If an emergency occurs which requires funds not otherwise budgeted for in the Annual Plan, AGC shall first attempt to contact Westchester to obtain prior approval for the emergency expenditure. If AGC is unable to contact Westchester, or circumstances require immediate action, then AGC shall be authorized in its reasonable discretion to make expenditures which in the aggregate do not exceed the amount budgeted therefor in the Annual Plan. Provided that an emergency expenditure was justified, the line item in the Annual Plan for emergency expenditures shall be deemed increased by the amount of the emergency expenditures made by AGC so that at all times, the line item amount for emergency expenditures shall remain at the approved level.

3.3 **Technical Assistance Services**. During the Operating Period, AGC will provide, as needed or required, supervisory, project management and consulting services to the Premises

from AGC's regional and corporate offices, including business planning and budgeting, training, security, marketing and sales, central purchasing, merchandising, food and beverage, maintenance, human resources, legal compliance, financial reporting, construction and accounting. Such services will be provided by AGC without any additional charge to Westchester or reimbursement to AGC.

3.4 **Responsibilities of AGC**. Without in any way limiting AGC's right and obligation to manage and operate the Premises in accordance with and subject to the Annual Plan, AGC shall, in its own name or in the name of Westchester or as the agent of Westchester, perform the following services, or cause the same to be performed for the Premises, all in accordance with the requirements of the LAWA Lease:

(a) enter into such contracts for the furnishing of utilities and maintenance and other services to the Premises;

(b) make all repairs, decorations, revisions, alterations and improvements to the Premises as shall be reasonably necessary for maintenance of the Premises in good and sanitary order, condition and repair;

(c) incur such expenses as shall be necessary for the operation and maintenance of the Premises to the quality standards contemplated by this Agreement, the Annual Plans and the LAWA Lease, including without limitation incurring lease expenses and costs for Furnishings and Equipment and costs for Operating Inventory;

(d) maintain a level of Operating Inventory necessary to satisfy the quality standards contemplated by this Agreement, the Annual Plans and the LAWA Lease, and to supply the needs of the Premises and its customers;

(e) apply for, obtain and maintain, all licenses and permits required of AGC in connection with the operation and management of the Premises, including, without limitation, the Liquor License; and Westchester agrees to execute any and all applications and such other documents as shall be reasonably required and to otherwise cooperate, in all reasonable respects, with AGC in the application for, and obtaining and maintenance of, such licenses and permits;

(f) to do, or cause to be done, all such acts and things in and about the Premises as shall be reasonably necessary to comply with all Insurance Requirements and Legal Requirements, and to discharge any lien, encumbrance or other charge on the Premises;

(g) pay all Impositions and insurance premiums when due, if Westchester requests in writing that AGC assume responsibility on Westchester's behalf for the payment of such Impositions and insurance premiums;

(h) use its reasonable commercial efforts to cause the Premises to comply with applicable covenants and provisions of the Mortgage; provided that: (i) Westchester has notified AGC in writing of the relevant terms and conditions of the Mortgage; and (ii) AGC shall not be obligated to pay any principal or interest on the Mortgage;

(i) maintain the Liquor License for the benefit of the Premises and in accordance with all Legal Requirements; and

(j) notwithstanding anything to the contrary herein, cause the Premises to comply with the terms and conditions of the LAWA Lease.

3.5 **Personnel**.

3.5.1 *General*. AGC shall employ all of the employees of the Premises and shall satisfy and comply with all hiring and employment requirements for employees of the Premises as set forth in the LAWA Lease; provided, however, that Westchester and AGC acknowledge that upon the Commencement Date, AGC shall retain substantially all the employees currently employed by AGC at the Premises pursuant to the month-to-month lease with LAWA. AGC shall recruit, hire, train, discharge, promote and supervise the management staff of the Premises (i.e., the general manager or course manager, the assistant manager(s), the course superintendent, department heads and other key personnel), and AGC shall supervise through the management staff the recruiting, hiring, training, discharge, promotion and work of all other employees of the Premises. Without limiting the foregoing, (a) the general manager of the Premises shall have the appropriate qualifications and level of experience, and (b) the course superintendent shall have the appropriate qualifications and level of experience and shall be a member in good standing of the National Association of Golf Course Superintendents (or a similarly recognized organization). The general manager and golf superintendent (and other key personnel) shall be subject to Westchester's prior reasonable approval. In the event that Westchester is dissatisfied with the performance of any AGC personnel, the following procedure shall be followed: (i) Westchester shall communicate any complaints regarding personnel below the rank of general manager to the general manager and shall communicate complaints regarding the general manager to AGC's regional director for the Los Angeles metropolitan area, and (ii) AGC shall reasonably and promptly investigate and take appropriate action with respect to Westchester's complaints. All employees of the Premises shall be properly qualified for their positions, and the Compensation of such persons shall comply with the requirements of the LAWA Lease. The Compensation of the management staff and all other Premises employees shall be an expense of the Premises payable by Westchester in accordance with this Agreement.
3.5.2 *Pension and Benefit Plans*. AGC shall have the right to provide eligible employees of the Premises with customary and standard pension, profit sharing and other customary and standard employee retirement benefits and disability, health and welfare benefits and other benefit plan or plans now or hereafter available (and consistent with customary industry standards) to employees of Other AGC Facilities and to charge the Premises with its allocable share of such AGC plan or plans.

3.5.3 *Temporary Assignment of Other AGC Personnel*. Subject to Westchester's prior written approval, if AGC shall reasonably deem it advisable, AGC may temporarily assign to the Premises the general manager, the head golf professional and other members of the management staff from the employees of AGC or Affiliates of AGC or from the staff of Other AGC Facilities; provided that AGC shall make all necessary arrangements to continue to meet its obligations hereunder without any diminution of services at the Premises and without effecting or causing a default hereunder or under the LAWA Lease.

3.6 **Reimbursements to AGC**. Within thirty (30) days after written receipt of a written request together with invoices and other appropriate back-up documentation, Westchester shall reimburse AGC for all costs and expenses actually incurred by AGC that are expressly allowed as reimbursements under the Annual Plan and this Agreement.

3.7 **Restrictions on Use of Premises**.

(a) The Premises shall be used solely for the operation of a golf course, and retail golf shop, bar and restaurant, banquet facility, driving range and such other uses and amenities as may be approved by Westchester and are compatible with the operation of a golf course including, by way of illustration, a golf school..

(b) AGC agrees not to allow the use of the Premises for, or carry on or permit any dangerous activity or nuisance. Further, AGC agrees not to use the Premises for any purpose which would increase existing rates of insurance or cause cancellation of any insurance policy carried by Westchester or AGC. AGC shall cause the Premises to comply with the LAWA Lease and all Legal Requirements relating to the condition, use and occupancy of the Premises.

3.8 Subcontractor Compliance.

AGC accepts and agrees to be bound by all of the provisions of the LAWA Lease pertaining to compliance with applicable laws, regulations and ordinances, including the LWO, the SCWRO and the EBO, with respect to LAWA's property; (B) agrees not to retaliate against any employee lawfully asserting noncompliance on the part of such subcontractor or sublessee with the provisions of the LWO, SCWRO or the EBO; and (C) agrees and acknowledges that LAWA, as the intended third-party beneficiary of this provision may (i) enforce the LWO, SCWRO or the EBO directly against such subcontractor or sublessee, and (ii) invoke, directly against such subcontractor or sublessee with respect to LAWA property, all the rights and remedies available to LAWA under the LWO, the SCWRO or the EBO.

ARTICLE 4. - INSURANCE

4.1 **Coverage**. AGC agrees to procure and maintain, at Westchester's expense, at all times during the Operating Period, the insurance as required under Section 37 of the LAWA Lease.

4.2 **Policies and Endorsements**.

4.2.1 *Policies*. All insurance coverage provided for under Section 4.1 above shall be secured through policies issued by insurance companies of good reputation and of sound and adequate financial responsibility having a general policy holder's rating of not less than "A" and a financial rating of not less than Class "X" in the most current edition of Best's Insurance Reports. The party procuring such insurance shall deliver to the other party certificates of insurance with respect to all of the policies of insurance so procured, and in the case of insurance about to expire, shall deliver certificates of insurance with respect to renewal policies not less than ten (10) days prior to the respective dates of expiration.

4.2.2 *Endorsements*. All policies of insurance provided for under this Article 4 shall, to the extent obtainable, have attached an endorsement that such policy shall not be cancelled or materially changed without at least thirty (30) days prior written notice to Westchester and AGC. The comprehensive public liability insurance and the automobile liability and garagekeeper's liability insurance shall contain an endorsement to the effect that such insurance shall be primary to any similar insurance that may be carried by AGC.

4.2.3 *Blanket Policies*. Any insurance policies provided by Westchester or AGC under this Article 4 may be affected under policies of blanket insurance which cover other properties in addition to the Premises, and in such case an allocable portion of the premiums for such blanket policies of insurance shall be charged to the Premises.

4.3 **Waiver of Subrogation**. Neither AGC nor Westchester shall assert against the other, and AGC and Westchester hereby waive with respect to each other, any claims and rights of recovery for any losses, damages, liability or expenses (including attorneys' fees) incurred or sustained by either of them on account of injury to persons or damage to property arising out of the ownership, operation and maintenance of the Premises, to the extent that the same are covered by the insurance required under this Article 4. Westchester and AGC hereby grant to each other, on behalf of any insurance company providing insurance under this Agreement, a waiver of any right of subrogation which any insurer or party may acquire against the other party by virtue of payment of any loss under any insurance policy. Westchester and AGC shall give notice to the insurance companies providing insurance under this Agreement of the mutual waiver of subrogation contained in this Section 4.3, and Westchester and AGC shall cause each such insurance company to provide a written subrogation waiver indicating that such insurance company waives all right of recovery by way of subrogation which such insurance company may acquire against Westchester or AGC (as the case may be) and their insurance companies.

4.4 **Handling of Claims**. Westchester shall be responsible for handling all claims for any losses, damages, liability, and expenses (including without limitation personal injury and property damage claims) arising out of the ownership, operation, maintenance, repair, or improvement of the Premises, whether or not such claims are covered by the insurance required under this Article 4. Handling such claims shall include without limitation responding to such claims, investigating such claims, retaining legal counsel to defend such claims, settling such claims, and paying any losses, damages and expenses relating to such claims. Westchester understands and agrees that with respect to all policies of insurance required under this Article 4 (whether such policies are maintained by Westchester or by AGC), the portion of any losses, damages, and expenses paid with respect to such claims which is subject to a deductible amount or a self-insurance or a self-assumption amount shall be the sole responsibility of Westchester.

ARTICLE 5. - MANAGEMENT FEES

5.1 **Management Fee**. In consideration of AGC's services during the Operating Period, Westchester shall pay to AGC a "Management Fee" equal to four percent (4%) of the annual Gross Receipts. Such Management Fee shall be paid on a monthly basis in accordance with Section 5.2.

5.2 **Payment Schedule**. If the Commencement Date does not fall on the first day of the month, then the Management Fee for the first partial month of the Operating Period shall be the pro-rata portion of the Management Fee and such amount shall be payable on the Commencement Date. Commencing with the first full month of the Operating Period, Westchester shall pay AGC the Management Fee monthly in arrears on the tenth (10^{th}) day of the following month for which it pertains.

ARTICLE 6. - ACCOUNTS; WORKING FUNDS; RECORDS AND REPORTS

6.1 **Bank Accounts**. AGC shall establish bank accounts for the Premises at a banking institution or institutions reasonably approved by Westchester, (which banking institution or institutions shall have branches located in close proximity to the Premises), such accounts to be in Westchester's name (the "Facility Accounts"). AGC will deposit in such Accounts all monies furnished by Westchester as working funds under Section 6.3 of this Agreement and all monies received from the operation of the Premises, and will disburse those monies for the purposes set forth in Section 6.2. Notwithstanding the provisions of the foregoing sentence, AGC shall be entitled to maintain funds in reasonable amounts in "cash register banks" or in petty cash funds at the Premises.

6.2 **Expenditures**. From the Facility Accounts (or, if appropriate, from "cash register banks" or petty cash funds available at the Premises), AGC is authorized to pay such amounts at such times as are required in connection with the ownership, operation, maintenance, repair, and improvement of the Premises and related facilities and AGC's performance under this Agreement, including without limitation the following:

(a) the Compensation and expenses of the management staff and other employees of the Premises; and

(b) all costs and expenditures incurred or made in connection with the items described in Section 3.4 and all other expenditures which AGC is permitted or required to make under any other provision of this Agreement;

(c) reimbursements (if any) and other amounts due to AGC and Affiliates of AGC under Section 3.6;

(d) premiums for any insurance maintained by Westchester or AGC in accordance with the provisions of Article 4;

(e) the Management Fee, computed in accordance with the provisions of Article 5;

(f) the Annual Replacement Reserve in accordance with Section 6.10; and

(g) the Rent in accordance with Section 5 of the LAWA Lease.

Upon request of Westchester from time to time, AGC shall distribute from the Facility Accounts to accounts controlled solely by Westchester such funds which are in excess of the amounts

required to maintain working capital needs of the Premises and for AGC to perform pursuant to this Agreement.

6.3 **Working Fund Requirements**. Within five (5) days after AGC's written request, Westchester shall provide funds, to be deposited in the Facility Accounts, sufficient at all times to assure the uninterrupted and efficient operation of the Premises, including without limitation sufficient funds to pay all of the items described in Section 6.2 of this Agreement. If AGC is unable to perform any of its agreements or covenants under this Agreement because of the failure on the part of Westchester to provide the funds pursuant to Section 6.3, such failure of performance on the part of AGC shall not be deemed a default on the part of AGC and shall not give rise to any right of termination, damages or any other remedy against AGC. AGC shall not be required or obligated to use its own funds to satisfy Westchester's obligations under the LAWA Lease or this Agreement.

6.4 **Books and Records**. AGC shall keep full and accurate books of account and such other records as are necessary to reflect the results of the operation of the Premises. For this purpose, AGC agrees it will make available to Westchester, or Westchester's representatives, all books and records in AGC's possession relating to the Premises, including contract documents, invoices and construction records. All books and records for the Premises shall be located at the Premises or the Corporate Office of AGC.

6.5 **Reports to Westchester**. AGC will deliver, or will cause the accounting firm described in Section 6.7 below to deliver, to Westchester the following forecasts and statements:

(a) at least thirty (30) days in advance of each Operating Year (except the first Operating Year), an estimated profit and loss statement and an estimated cash flow projection for the ensuing Operating Year;

(b) within twenty (20) days after the end of each calendar month, a profit and loss statement showing the results of operation of the Premises for such month and for the year to date; and

(c) within forty-five (45) days after the end of each Operating Year, a profit and loss statement showing the results of operation of the Premises for such year. If requested by Westchester, and at Westchester's expense, the year end financial statements shall be accompanied by an opinion rendered by an independent certified public accounting firm.

6.6 **Payroll**. The parties acknowledge and agree that a payroll processing company will be processing the payroll for the Premises employees. Prior to the date of a payroll payment, AGC will be notified by the payroll processing company of the amount of the payroll payment. On the date of the payroll payment, the payroll processing company will automatically withdraw the amount of the payroll payment from the Facility Accounts and deposit such amount in a central payroll account on which payroll checks will be drawn.

6.7 **Accounting Firm**. AGC shall, if requested by Westchester and at Westchester's expense, hire an independent certified public accounting firm selected by Westchester to audit the financial statements required under this Agreement. AGC shall train the accounting firm

with respect to the use and application of AGC's accounting software at the Premises, and AGC shall supervise the work of the accounting firm. All fees and charges of the accounting firm shall be an expense of the Premises payable from the Facility Accounts.

6.8 **AGC Accounting Software**. The parties acknowledge and understand that the accounting software used at the Premises is owned and managed by AGC. Upon the expiration or earlier termination of this Agreement, the accounting software shall be removed from the Premises by AGC.

6.9 **Westchester's Rights to Audit, Inspection and Review**. Upon reasonable advance written notice by Westchester to AGC, AGC shall accord to Westchester, its accountants, attorneys and agents the right, at all reasonable times, to examine or audit and make copies of the books and records of the Premises, provided such examination is conducted during normal business hours and with as little disruption to the business of the Premises as possible. If as a result of any such examination, it is discovered that AGC has overstated the Gross Receipts from the Premises, AGC shall promptly pay to Westchester any sum shown to be payable by AGC to Westchester as a result of such examination. In addition, if as a result of any such examination, it is discovered that AGC has overstated the Gross Receipts from the Premises by more than five percent (5%) in any Operating Year, then AGC shall immediately pay (i) Westchester the reasonable cost of any such examination or audit and (ii) make any adjustments and payments to Westchester as are appropriate under the circumstances. Otherwise, the cost of any such examination shall be paid by Westchester.

6.10 **Annual Replacement Reserve**. Pursuant to Section 10 of the LAWA Lease, AGC shall establish and manage an annual replacement reserve ("Annual Replacement Reserve") for the purpose of funding the costs for labor, materials and equipment for the repair and maintenance of the Premises. In order to fund the Annual Replacement Reserve, two percent (2%) of the annual Gross Receipts shall be allocated to the Annual Replacement Reserve. The Annual Replacement Reserve shall be administered by AGC in accordance with Section 10 of the LAWA Lease.

ARTICLE 7. - DEFAULTS ; TERMINATION RIGHTS

7.1 **Termination by Westchester**. Westchester shall have the right to terminate this Agreement upon the occurrence of any one of the following events:

(a) AGC fails to keep, observe or perform any material covenant, agreement, term or provision hereunder or under the LAWA Lease as required by this Agreement to be kept, observed or performed by AGC including, without limitation, AGC's failure to manage, operate, maintain, market, and promote the Premises in the manner required by the LAWA Lease and this Agreement, and such default continues for a period of thirty (30) days after written notice of such default by Westchester to AGC; or

(b) (i) AGC applies for or consents to the appointment of a receiver, trustee or liquidator of AGC or of all or a substantial part of its assets; (ii) AGC files a voluntary petition in bankruptcy or commences a proceeding seeking reorganization, liquidation, or an arrangement with creditors; (iii) AGC files an answer admitting the material allegations of a bankruptcy

petition, reorganization proceeding, or insolvency proceeding filed against AGC; (iv) AGC admits in writing its inability to pay its debts as they come due; (v) AGC makes a general assignment for the benefit of creditors; or (vi) an order, judgment or decree is entered by a court of competent jurisdiction, on the application of a creditor, adjudicating AGC a bankrupt or insolvent or approving a petition seeking reorganization of AGC or appointing a receiver, trustee or liquidator of AGC or of all or a substantial part of its assets, and such order, judgment or decree continues unstayed and in effect for any period of sixty (60) consecutive days; or

(c) the LAWA Lease is terminated; or

(d) there is a foreclosure of the lien created under the Mortgage (or equivalent exercise of lender remedy under the Mortgage the effect of which is the transfer of the Leasehold to the lender).

Westchester's right to terminate this Agreement pursuant to this Section 7.1 shall be exercised upon written notice to AGC given at any time after the applicable grace period has expired. Westchester's termination notice shall specify the effective date of such termination, which date shall not be more than sixty (60) days after the date of Westchester's termination notice.

7.2 **Termination by AGC**. Subject to Section 8.1.5 below, AGC shall have the right to terminate this Agreement upon the occurrence of any one of the following events:

(a) Westchester fails to provide funds to be deposited in the Facility Accounts in accordance with the Section 6.3 of this Agreement, and such failure shall continue for a period of ten (10) days after written notice by AGC requesting that such funds be so provided; or

(b) Westchester fails to keep, observe, or perform any other material covenant, agreement, term or provision of this Agreement to be kept, observed or performed by Westchester, and such default continues for a period of thirty (30) days after notice of such default by AGC to Westchester; or

(c) (i) Westchester applies for or consents to the appointment of a receiver, trustee or liquidator of Westchester or of all or a substantial part of its assets; (ii) Westchester files a voluntary petition in bankruptcy or commences a proceeding seeking reorganization, liquidation, or an arrangement with creditors; (iii) Westchester files an answer admitting the material allegations of a bankruptcy petition, reorganization proceeding, or insolvency proceeding filed against Westchester; (iv) Westchester admits in writing its inability to pay its debts as they come due; (v) Westchester makes a general assignment for the benefit of creditors; or (vi) an order, judgment or decree is entered by a court of competent jurisdiction, on the application of a creditor, adjudicating Westchester a bankrupt or insolvent or approving a petition seeking reorganization of Westchester or appointing a receiver, trustee or liquidator of Westchester or of all or a substantial part of the assets of Westchester, and such order, judgment or decree continues unstayed and in effect for any period of sixty (60) consecutive days

(d) a Default Event (as defined in Section 42 of the LAWA Lease) has occurred under the LAWA Lease; or

(e) the LAWA Lease is terminated.

AGC's right to terminate this Agreement pursuant to this Section 7.2 shall be exercised upon written notice to Westchester given at any time after the applicable grace period has expired. AGC's termination notice shall specify the effective date of such termination, which date shall not be more than sixty (60) days after the date of AGC's termination notice.

7.3 **Curing Defaults**. Any default by AGC or Westchester under the provisions of Section 7.1 or 7.2, as the case may be, which is susceptible of being cured shall not constitute a basis for termination of this Agreement if the nature of such default shall not permit it to be cured within the grace period allotted; provided that within such grace period the alleged party in default shall have given notice of its intent to cure, has commenced to cure such default, and is proceeding to complete the cure in good faith and with reasonable diligence.

7.4 **Effect of Termination**. The termination of this Agreement under the provisions of this Article 7 shall not affect the rights of the terminating party with respect to any damages it has suffered as a result of any breach of this Agreement, nor shall it affect the rights of either party with respect to any liability or claims accrued, or arising out of events occurring, prior to the date of termination.

7.5 **Remedies Cumulative**. Neither the right of termination, nor the right to sue for damages, nor any other remedy available to a party under this Agreement shall be exclusive of any other remedy given under this Agreement or now or hereafter existing at law or in equity.

ARTICLE 8. - ASSIGNMENT

8.1 **Assignment**.

8.1.1 *Prohibited Assignments*. Except as provided in Sections 8.1.2 and 8.1.3, neither party shall assign or transfer this Agreement without the prior written consent of the other party or LAWA. Said consent shall not be unreasonably withheld, conditioned or delayed. It is understood and agreed that any consent granted by a party to any such assignment: (i) shall not be deemed a waiver of any consent required under this Section 8.1.1 as to any future assignment; and (ii) shall not release the assignor or transferor from its obligations hereunder unless such consent expressly releases the assignor or transferor from its obligations hereunder.

8.1.2 *Permitted Assignment by AGC*. AGC shall have the right, without the consent of Westchester, to assign this Agreement to any Affiliate of AGC or in connection with the sale of all or a substantial portion of AGC's assets provided that: (i) the key personnel at the Premises remains substantially intact; (ii) such assignment or transfer does not result in a default under the LAWA Lease; and (iii) the assignee or successor shall be adequately capitalized and experienced in golf course operations and management. A permitted assignment under this Section 8.1.2 shall not release AGC from its obligations hereunder unless Westchester expressly consents to such release by written notice to AGC.

8.1.3 *Permitted Assignment by Westchester*. Upon written notice to AGC, Westchester shall have the right to assign or transfer this Agreement without the consent of

AGC. Upon such assignment or transfer, Westchester shall be released from its obligations hereunder.

8.1.4 *Remedies*. Any assignment by either party of this Agreement in violation of the provisions of this Section 8.1 shall be null and void and shall result in a termination of this Agreement. In addition to any other remedies available to the parties, the provisions of this Section 8.2 shall be enforceable by injunctive proceeding or by a suit for specific performance.

8.1.5 *Assignment to LAWA*. Subject to the approval by the Board of Airport Commissioners of LAWA and the Board of Directors of AGC, Westchester's interest hereunder shall be assignable to LAWA if the LAWA Lease is terminated as a result of a default by Westchester thereunder.

8.2 **Successors and Assigns**. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, legal representatives, successors and assigns.

ARTICLE 9. - DAMAGE OR DESTRUCTION; EMINENT DOMAIN; FORCE MAJEURE

9.1 **Damage or Destruction**. Should the Premises be destroyed or substantially damaged by fire or other casualty, Westchester, by written notice to AGC given within sixty (60) days following the occurrence of such event, shall have the right to terminate this Agreement, and in such event neither party shall have any further obligation to the other party under this Agreement, except with respect to liabilities accruing, or based upon events occurring, prior to the effective date of such termination. For the purpose of this Section 9.1, the Premises shall be deemed to have been substantially damaged if, in the reasonable opinion of Westchester, full and productive economic use of the Premises cannot be made and the estimated length of time required to restore the Premises substantially to its condition and character just prior to the occurrence of such casualty shall be in excess of six (6) months. If this Agreement is not terminated in the event of damage to the Premises because the damage does not amount to substantial damage as described above, then Westchester shall proceed with all due diligence to commence and complete restoration of the Premises to its condition and character just prior to the occurrence of such casualty.

9.2 **Eminent Domain**. If all of the Premises (or such a substantial portion of the Premises so to make it unfeasible, in the reasonable opinion of Westchester, to restore and continue to operate the remaining portion of the Premises for the purposes contemplated in this Agreement) shall be taken through the exercise (or by agreement in lieu of the exercise) of the power of eminent domain, then upon the date that Westchester shall be required to surrender possession of the Premises or of that substantial portion of the Premises, this Agreement shall terminate and neither party shall have any further obligation to the other party under this Agreement except with respect to liabilities accruing, or based upon events occurring, prior to the effective date of such termination. If such taking of a portion of the Premises shall not make it unfeasible, in the reasonable opinion of Westchester, to restore and continue to operate the remaining portion of the Premises on terms and conditions as favorable to Westchester as the terms and conditions that existed prior to the taking, then this Agreement shall not terminate, and

Westchester shall proceed with all due diligence to repair any damage to the Premises or to alter or modify the Premises so as to render it a complete architectural unit which can be operated as a golf course of substantially the same type and character as before.

9.3 **Force Majeure**. Except as otherwise provided in this Agreement, whenever a day is established in this Agreement on which, or a period of time, including a reasonable period of time, is designated within which, either party hereto is required to do or complete any act, matter or thing, the time for the doing or completion thereof shall be extended by a period of time equal to the number of days on or during which such party is prevented from, or is unreasonably interfered with, the doing or completion of such act, matter or thing because of an event of Force Majeure; provided, however, that nothing contained in this Section 9.3 shall excuse AGC from the prompt payment of any monetary obligation required of AGC hereunder.

ARTICLE 10. - CAPITAL IMPROVEMENTS;

10.1 **Supervision; Costs**. In accordance with the LAWA Lease, AGC shall manage and supervise the design, engineering and construction of each Capital Improvement Project until the occurrence of the respective Capital Improvement Completion Date (defined below). In this capacity, AGC will assist in the engagement of the designer, architect and engineer to prepare the plans and specifications for the Capital Improvement Project ("Plans and Specifications") and in the engagement of the general contractor to construct the Capital Improvements. AGC will also assist on Westchester's behalf in obtaining the approval of the Plans and Specifications for the Capital Improvement Project by LAWA (if required) and all applicable governmental agencies. In no event shall AGC be required to pay any costs and expenses of any Capital Improvement.

10.2 **Completion Date**. The "Capital Improvement Completion Date" shall mean the date upon which all of the following conditions have been fully satisfied for the respective Capital Improvement Project: (i) the construction of the Capital Improvement, including all punch-list items, has been timely completed lien and defect free and in accordance with all applicable laws, the Plans and Specifications, the design and construction contracts, the LAWA Lease and otherwise in accordance with this Article 10; (ii) a certificate of occupancy or completion (or equivalent certificate) for the Capital Improvement has been issued by the applicable governmental agency for the immediate occupancy and/or use of the Capital Improvement; (iii) Westchester has approved the Capital Improvement; and (iv) LAWA has approved the Capital Improvement (if required).

ARTICLE 11. - GENERAL PROVISIONS

11.1 **Purchases by AGC**. AGC shall use all commercially reasonable efforts to obtain the optimum combination of quality, price and terms for all purchases, leases, contracts and engagements for the Premises utilizing its extensive contacts and experience in purchasing golf course related items. AGC shall not be entitled to any additional compensation for this undertaking other than as expressly set forth herein. In connection with any purchases, leases,

contracts and engagements made by AGC or an Affiliate of AGC for the account of Westchester, it is understood that AGC or such Affiliate may perform services as a representative of the manufacturer to secure the benefits of lower costs, and that any resulting savings shall be passed on to Westchester, including representatives' fees.

11.2 **Purchases from AGC Affiliates**. If any purchases of goods or services for the Premises are made from or through an Affiliate of AGC, the charges to the Premises for such goods or services shall be on the same terms as those made to Other AGC Facilities, and such charges shall not exceed the market prices for such goods and services. AGC shall disclose to Westchester the prices paid by its Affiliates for any such goods and services.

11.3 **Indemnities**.

11.3.1 *AGC's Indemnity*. AGC agrees to indemnify, protect, defend and hold harmless Westchester, Westchester's Affiliates, and their respective officers, directors, and employees from and against any and all claims, demands, actions, lawsuits, proceedings, damages, liabilities, judgments, penalties, fines, attorneys' fees, costs, and expenses ("Claims"):

(a) which result from any act or omission constituting gross negligence or willful misconduct by AGC or any officer, director, or employee of AGC in connection with AGC's performance under this Agreement; or

(b) which result from any action taken by AGC relating to the Premises (i) that is expressly prohibited by the LAWA Lease, (ii) that is not within Westchester's delegated authority under the LAWA Lease, (iii) that is expressly prohibited by this Agreement, or (iv) that is not within AGC's delegated authority under this Agreement.

AGC's indemnity obligations under this Section 11.3.1 shall not apply to any acts or omissions taken (or in the case of omissions, not taken) at the direction of Westchester. In addition, AGC shall not be required to indemnify and hold harmless Westchester from any Claims caused by the sole negligence or intentional misconduct of Westchester.

11.3.2 *Westchester's Indemnity*. Westchester agrees to indemnify, protect, defend, and hold harmless AGC, AGC Affiliates and their respective owners, officers, directors, and employees from and against any and all Claims:

(a) which result from any act or omission by AGC in connection with the management and operation of the Premises that was at the direction of Westchester; unless such act or omission constitutes gross negligence or willful misconduct on the part of any employee of AGC (and was neither at the direction of Westchester nor with the approval of Westchester) in which event AGC shall not be indemnified under this Section 11.3.2; or

(b) which results from any act or omission constituting gross negligence or willful misconduct on the part of Westchester; provided that Westchester shall not be required to indemnify and hold harmless AGC from any Claims caused by the gross negligence or intentional misconduct of AGC.

11.4 **Acknowledgment of LAWA Lease**. AGC hereby acknowledges receipt of the LAWA Lease and represents and warrants that it has reviewed and is familiar with all of the terms and conditions thereof. AGC shall comply with all management and operational requirements set forth in the LAWA Lease, including, without limitation, all employment practices and policies set forth therein.

11.5 **Golf Course Names**. Subject to the requirements of the LAWA Lease, the Premises shall be known by such trade name and/or trademark or logo as may from time to time be determined by Westchester. All names, logos and designs used at the Premises shall be the exclusive property of Westchester. However, during the term of this Agreement, AGC shall have a non-exclusive license to use such names, logos and designs in connection with the operation of the Facilities. AGC may identify the Premises as a golf course managed and operated by AGC and may use the name "American Golf Corporation" or the initials "AGC" or the American Golf Corporation logo alone or in conjunction with other words or names or designs owned by AGC or any of its Affiliates. It is recognized that the name "American Golf Corporation" and the initials "AGC," together with any other names, logos or designs owned by AGC or any of its Affiliates and used in the management and operation of the Premises (including without limitation any such names, logos or designs used in connection with the restaurant, banquet rooms and meeting rooms in and about the Premises), together with appurtenant goodwill, are the exclusive property of AGC or its Affiliates (collectively, the "AGC-Owned Names"). Accordingly, Westchester agrees that no right or remedy of Westchester for any default on the part of AGC under this Agreement shall, nor shall any provision of this Agreement, confer upon Westchester or its successors or assigns the right to use AGC-Owned Names in the operation of the Premises or otherwise. In the event of any breach of this covenant by Westchester, AGC, in addition to any remedies available to it under this Agreement or at law or in equity, shall have the right to injunctive relief. Anything contained in this Section 11.5 to the contrary notwithstanding, upon the expiration or earlier termination of this Agreement, Westchester shall have the right to continue to use any and all items of Operating Inventory then on hand bearing any AGC-Owned Names, but shall not have the right to reorder any such items. In lieu of permitting Westchester to continue to use such items of Operating Inventory bearing any AGC-Owned Names, AGC shall have the option to purchase any or all of such items at a price equal to Westchester's cost of such items. The foregoing shall be subject to all applicable requirements set forth in the LAWA Lease.

11.6 **Notices**. All notices, demands, requests, consents, approvals, replies and other communications ("Notices") required or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid to the addresses stated below; or (c) by deposit with an overnight express delivery service. Notice deposited with the United States Postal Service in the manner described above shall be deemed effective three (3) business days after deposit with the Postal Service. Notice by overnight express delivery service shall be deemed effective one (1) business day after deposit with the express delivery service. Notice by personal delivery shall be deemed effective at the time of personal delivery. Notice also may be given by means of electronic facsimile transmission ("Fax"); provided, however, that in order for a Fax Notice to be deemed effective, the party giving notice by Fax shall provide a "hard copy" of the Fax Notice thereafter to the other party pursuant to one of the three methods of "hard copy" delivery specified in this Section.

For purposes of Notices hereunder, the address of Westchester shall be:

Westchester Golf Partners LLC
2951 28th Street
Santa Monica, CA 90405
Attention: Paul W. Major
Facsimile: (310) 664-6165

For purposes of Notices hereunder, the address of AGC shall be:

American Golf Corporation
2951 28th Street
Santa Monica, CA 90405
Attention: Legal Department
Facsimile: (310) 664-6165

Each party shall have the right to designate a different address within the United States of America by the giving of notice in conformity with this Section 11.6.

11.7 **No Partnership or Joint Venture**. Nothing contained in this Agreement shall be construed to be or create a partnership or joint venture between Westchester and its successors and assigns, on the one part, and AGC and its successors and assigns, on the other part.

11.8 **Modification and Changes**. This Agreement may be amended or modified only by a writing signed by both parties and subject to Section 58.18 of the LAWA Lease.

11.9. **Understandings and Agreements**. This Agreement constitutes all of the understandings and agreements of whatever nature or kind existing between the parties with respect to AGC's management and operation of the Premises.

11.10 **Headings**. The Article, Section and Subsection headings contained in this Agreement are for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provision of this Agreement.

11.11 **Standard of Review, Approval or Performance**. The parties acknowledge and agree that if no standard for review, approval or performance is expressly referenced herein, a commercially reasonable standard of review, approval or performance shall be applied.

11.12 **Survival of Covenants**. Any covenant, term or provision of this Agreement which in order to be effective must survive the termination of this Agreement shall survive any such termination.

11.13 **Third Parties**. None of the obligations under this Agreement of either party shall run to or be enforceable by any party other than the party to this Agreement or by a party deriving rights under this Agreement as a result of an assignment permitted pursuant to the terms of this Agreement.

11.14 **Waivers**. No failure by AGC or Westchester to insist upon the strict performance of any covenant, agreement, term or condition of this Agreement or to exercise any right or remedy consequent upon the breach of this Agreement shall constitute a waiver of any such breach or any subsequent breach of the same covenant, agreement, term or condition. No covenant, agreement, term or condition of this Agreement and no breach of this Agreement shall be waived, altered or modified except by a written instrument. A waiver of any breach of this Agreement shall only affect this Agreement to the extent of the specific waiver, and all covenants, agreements, terms and conditions of this Agreement shall continue in full force and effect.

11.15 **Applicable Law**. This Agreement shall be construed and interpreted in accordance with, and shall be governed by, the laws of the State of California.

11.16 **No Presumption Regarding Drafter**. Westchester and AGC acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between Westchester and AGC, and that this Agreement reflects their mutual agreement regarding the subject matter of this Agreement. Because of the nature of such negotiations and discussions, it would be inappropriate to deem either Westchester or AGC to be the drafter of this Agreement, and therefore no presumption for or against the drafter shall be applicable in interpreting or enforcing this Agreement.

11.17 **Enforceability of Any Provision**. If any term, condition, covenant, or obligation of this Agreement shall be determined to be unenforceable, invalid, or void, such determination shall not affect, impair, invalidate, or render unenforceable any other term, condition, covenant, or obligation of this Agreement.

11.18 **United States Currency**. All amounts payable pursuant to this Agreement shall be paid in lawful money of the United States of America.

11.19 **Counterparts**. This Agreement and any amendment may be executed in counterparts, and upon all counterparts being so executed each such counterpart shall be considered as an original of this Agreement or any amendment and all counterparts shall be considered together as one agreement.

11.20 **Attorneys' Fees**. In the event of a dispute involving the non-performance by a party hereto of its obligations under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all other expenses reasonably incurred in connection with such dispute, whether or not litigation is commenced, in addition to all other relief to which the party is entitled. If the successful party recovers judgment in any legal action or proceeding, the attorneys' fees and all other expenses of litigation shall be included in and made a part of any such judgment.

11.21 **Gender and Number**. Whenever appropriate in this Agreement, the singular shall be deemed to refer to the plural and the plural to the singular, and pronouns of certain gender shall be deemed to include either of both of the other genders.

11.22 **Further Assurance**. Westchester and AGC agree that at any time or from time to time after the execution of this Agreement, each shall, upon the request of the other, execute and deliver such further documents and do such further acts and things as such party may reasonably request in order to fully effect the purpose of this Agreement, including without limitation any further documents or further acts necessary or required to comply with the LAWA Lease.

11.23 **Waiver of Jury Trial**. The parties hereby waive trial by jury and any action, proceeding, or counterclaim brought by either of the parties hereto on any matter whatsoever arising out of or in any way connected with this Agreement.

[signatures appear on following page]

IN WITNESS WHEREOF, the parties have executed or caused this Agreement to be executed as of the day and year first written above.

"WESTCHESTER"

WESTCHESTER GOLF PARTNERS LLC,
a California limited liability company

By: NATIONAL GOLF PROPERTIES LLC,
a Delaware limited liability company
Its Manager

By:_____
Paul W. Major
President and CEO

"AGC"

AMERICAN GOLF CORPORATION,
a California corporation

By:_____

Its:_____

EXHIBIT "A"

(LAWA Lease)

[To be Attached]

EXHIBIT G to R

INTENTIIONALLY OMITTED

EXHIBIT S-1 – S-6

LOS ANGELES ADMINISTRATIVE CODE

Div. 10, Ch. I, Art. 1

EQUAL EMPLOYMENT

Sec. 10.8.3. Equal Employment Practices Provisions.

Every non-construction contract with or on behalf of the City of Los Angeles for which the consideration is $1,000 or more, and every construction contract for which the consideration is $1,000 or more, shall contain the following provisions, which shall be designated as the **EQUAL EMPLOYMENT PRACTICES** provision of such contract:

A. During the performance of this contract, the contractor agrees and represents that it will provide equal employment practices and the contractor and each subcontractor hereunder will ensure that in his or her employment practices persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

1. This provision applies to work or service performed or materials manufactured or assembled in the United States.
2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.
3. The contractor agrees to post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.

B. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

C. As part of the City's supplier registration process, and/or at the request of the awarding authority, or the Board of Public Works, Office of Contract Compliance, the contractor shall certify in the specified format that he or she has not discriminated in the performance of City contracts against any employee or applicant for employment on the basis or because of race, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status or medical condition.

D. The contractor shall permit access to and may be required to provide certified copies of all of his or her records pertaining to employment and to employment practices by the awarding authority or the Office of Contract Compliance for the purpose of investigation to ascertain compliance with the Equal Employment Practices provisions of City contracts. On their or either of their request the contractor shall provide evidence that he or she has or will comply therewith.

E. The failure of any contractor to comply with the Equal Employment Practices provisions of this contract may be deemed to be a material breach of City contracts. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made or penalties assessed except upon a full and fair hearing after notice and an opportunity to be heard has been given to the contractor.

F. Upon a finding duly made that the contractor has failed to comply with the Equal Employment Practices provisions of a City contract, the contract may be forthwith canceled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the City of Los Angeles. In addition thereto, such failure to comply may be the basis for a determination by the awarding authority or the Board of Public Works that the said contractor is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Charter of the City of Los Angeles. In the event of such a determination, such contractor shall be disqualified from being awarded a contract with the City of Los Angeles for a period of two

years, or until the contractor shall establish and carry out a program in conformance with the provisions hereof.

G. Notwithstanding any other provision of this contract, the City of Los Angeles shall have any and all other remedies at law or in equity for any breach hereof.

H. The Board of Public Works shall promulgate rules and regulations through the Office of Contract Compliance, and provide necessary forms and required language to the awarding authorities to be included in City Request for Bids or Request for Proposal packages or in supplier registration requirements for the implementation of the Equal Employment Practices provisions of this contract, and such rules and regulations and forms shall, so far as practicable, be similar to those adopted in applicable Federal Executive orders. No other rules, regulations or forms may be used by an awarding authority of the City to accomplish the contract compliance program.

I. Nothing contained in this contract shall be construed in any manner so as to require or permit any act which is prohibited by law.

J. At the time a supplier registers to do business with the City, or when an individual bid or proposal is submitted, the contractor shall agree to adhere to the Equal Employment Practices specified herein during the performance or conduct of City Contracts.

K. Equal Employment Practices shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Hiring practices;
2. Apprenticeships where such approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
3. Training and promotional opportunities; and
4. Reasonable accommodations for persons with disabilities.

L. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

SECTION HISTORY

Amended by: Ord. No.147,030, Eff. 4-28-75; Paragraphs A., B., C., Ord. No. 164,516, Eff. 4-13-89; Paragraphs C., Ord. No.168,244, Eff. 10-18-92; Ord. No. 173,186, Eff. 5-22-00; Subsec. F., Ord. No.173,285, Eff. 6-26-00, Oper. 7-1-00.

LOS ANGELES ADMINISTRATIVE CODE

Div. 10, Ch. 1, Art. 1

AFFIRMATIVE ACTION

Sec. 10.8.4. Affirmative Action Program Provisions.

Every non-construction contract with or on behalf of the City of Los Angeles for which the consideration is $100,000 or more and every construction contract with or on behalf of the City of Los Angeles for which the consideration is $5,000 or more shall contain the following provisions which shall be designated as the **AFFIRMATIVE ACTION PROGRAM** provisions of such contract:

A. During the performance of a City contract, the contractor certifies and represents that the contractor and each subcontractor hereunder will adhere to an affirmative action program to ensure that in its employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

1. This provision applies to work or services performed or materials manufactured or assembled in the United States.
2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.

3. The contractor shall post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.

B. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

C. As part of the City's supplier registration process, and/or at the request of the awarding authority or the Office of Contract Compliance, the contractor shall certify on an electronic or hard copy form to be supplied, that the contractor has not discriminated in the performance of City contracts against any employee or applicant for employment on the basis or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

D. The contractor shall permit access to and may be required to provide certified copies of all of its records pertaining to employment and to its employment practices by the awarding authority or the Office of Contract Compliance, for the purpose of investigation to ascertain compliance with the Affirmative Action Program provisions of City contracts, and on their or either of their request to provide evidence that it has or will comply therewith.

E. The failure of any contractor to comply with the Affirmative Action Program provisions of City contracts may be deemed to be a material breach of contract. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made except upon a full and fair hearing after notice and an opportunity to be heard has been given to the contractor.

F. Upon a finding duly made that the contractor has breached the Affirmative Action Program provisions of a City contract, the contract may be forthwith cancelled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the City of Los Angeles. In addition thereto, such breach may be the basis for a determination by the awarding authority or the Board of Public Works that the said contractor is an irresponsible bidder or

proposer pursuant to the provisions of Section 371 of the Los Angeles City Charter. In the event of such determination, such contractor shall be disqualified from being awarded a contract with the City of Los Angeles for a period of two years, or until he or she shall establish and carry out a program in conformance with the provisions hereof.

G. In the event of a finding by the Fair Employment and Housing Commission of the State of California, or the Board of Public Works of the City of Los Angeles, or any court of competent jurisdiction, that the contractor has been guilty of a willful violation of the California Fair Employment and Housing Act, or the Affirmative Action Program provisions of a City contract, there may be deducted from the amount payable to the contractor by the City of Los Angeles under the contract, a penalty of TEN DOLLARS ($10.00) for each person for each calendar day on which such person was discriminated against in violation of the provisions of a City contract.

H. Notwithstanding any other provisions of a City contract the City of Los Angeles shall have any and all other remedies at law or in equity for any breach hereof.

I. The Public Works Board of Commissioners shall promulgate rules and regulations through the Office of Contract Compliance and provide to the awarding authorities electronic and hard copy forms for the implementation of the Affirmative Action Program provisions of City contracts, and rules and regulations and forms shall, so far as practicable, be similar to those adopted in applicable Federal Executive Orders. No other rules, regulations or forms may be used by an awarding authority of the City to accomplish this contract compliance program.

J. Nothing contained in City contracts shall be construed in any manner so as to require or permit any act which is prohibited by law.

K. The contractor shall submit an Affirmative Action Plan which shall meet the requirements of this chapter at the time it submits its bid or proposal or at the time it registers to do business with the City. The plan shall be subject to approval by the Office of Contract Compliance prior to award of the contract. The awarding authority may also require contractors and suppliers to take part in a pre-registration, pre-bid, pre-proposal, or pre-award conference in order to develop, improve or implement a qualifying Affirmative Action Plan. Affirmative Action Programs developed pursuant to this section shall be effective for a period of twelve months from the date of approval by the Office of Contract Compliance. In case of prior submission of a plan, the contractor may submit documentation that it has an Affirmative Action Plan approved by the Office of Contract Compliance within the previous twelve months. If the approval is 30 days or less from expiration, the contractor must submit a new Plan to the Office of Contract Compliance and that Plan must be approved before the contract is awarded.

(1) Every contract of $5,000 or more which may provide construction, demolition, renovation, conservation or major maintenance of any kind shall in addition comply with the requirements of Section 10.13 of the Los Angeles Administrative Code.

(2) A contractor may establish and adopt as its own Affirmative Action Plan, by affixing his or her signature thereto, an Affirmative Action Plan prepared and furnished by the Office of Contract Compliance, or it may prepare and submit its own Plan for approval.

L. The Office of Contract Compliance shall annually supply the awarding authorities of the City with a list of contractors and suppliers who have developed Affirmative Action Programs. For each contractor and supplier the Office of Contract Compliance shall state the date the approval expires. The Office of Contract Compliance shall not withdraw its approval for any Affirmative Action Plan or change the Affirmative Action Plan after the date of contract award for the entire contract term without the mutual agreement of the awarding authority and the contractor.

M. The Affirmative Action Plan required to be submitted hereunder and the pre-registration, pre-bid, pre-proposal or pre-award conference which may he required by the Board of Public Works, Office of Contract Compliance or the awarding authority shall, without limitation as to

the subject or nature of employment activity, be concerned with such employment practices as:

1. Apprenticeship where approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
2. Classroom preparation for the job when not apprenticeable;
3. Pre-apprenticeship education and preparation;
4. Upgrading training and opportunities;
5. Encouraging the use of contractors, subcontractors and suppliers of all racial and ethnic groups, provided, however, that any contract subject to this ordinance shall require the contractor, subcontractor or supplier to provide not less than the prevailing wage, working conditions and practices generally observed in private industries in the contractor's, subcontractor's or supplier's geographical area for such work;
6. The entry of qualified women, minority and all other journeymen into the industry; and
7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.

N. Any adjustments which may be made in the contractor's or supplier's work force to achieve the requirements of the City's Affirmative Action Contract Compliance Program in purchasing and construction shall be accomplished by either an increase in the size of the work force or replacement of those employees who leave the work force by reason of resignation, retirement or death and not by termination, layoff, demotion or change in grade.

O. Affirmative Action Agreements resulting from the proposed Affirmative Action Plan or the pre-registration, pre-bid, pre-proposal or pre-award conferences shall not be confidential and may be publicized by the contractor at his or her discretion. Approved Affirmative Action Agreements become the property of the City and may be used at the discretion of the City in its Contract Compliance Affirmative Action Program.

P. This ordinance shall not confer upon the City of Los Angeles or any Agency, Board or Commission thereof any power not otherwise provided by law to determine the legality of any existing collective bargaining agreement and shall have application only to discriminatory employment practices by contractors or suppliers engaged in the performance of City contracts.

Q. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

SECTION HISTORY

Amended by Ord. No. 147,030, Eff. 4-28-75; Paragraphs A., B., C., Ord. No. 164,516, Eff. 4-13-89; Paragraphs B. and C., Ord. No. 168,244, Eff. 10-18-92; Title and Section, Ord. No. 173,186, Eff. 5-22-00; Subsec. F, Ord. No. 173,285, Eff. 6-26-00, Oper. 7-1-00.

CITY OF LOS ANGELES

NONDISCRIMINATION □ EQUAL EMPLOYMENT PRACTICES □ AFFIRMATIVE ACTION CONSTRUCTION & NONCONSTRUCTION CONTRACTORS (VENDORS, SUPPLIERS, CONSULTANTS)

Los Angeles Administrative Code (LAAC), Division 10, Chapter 1, Article 1, Section 10.8 requires entities doing business with the City to comply with a Nondiscrimination/Affirmative Action Program. (Refer questions regarding these requirements to the Bureau of Contract Administration, Office of Contract Compliance, Affirmative Action Section, at (213) 847-6480.) In order to comply, it is necessary that the bidder/proposer/respondent complete, sign and return with the bid/proposal/response, the following:

A. For all contracts, the contractor agrees to adhere to the following Nondiscrimination Clause:

1. The contractor agrees and obligates the company not to discriminate during the performance of this contract against any employee or applicant for employment because of the employee's or applicant's race, religion, national origin, ancestry, sex, age, sexual orientation, disability, marital status, domestic partner status, or medical condition; and
2. All subcontracts awarded under this contract shall contain a like Nondiscrimination Clause.

B. For construction contracts from $1,000 to under $5,000 and nonconstruction contracts from $1,000 to under $100,000, the contractor agrees to:

1. Adhere to the Nondiscrimination Clause above;
2. Designate a management level Equal Employment Opportunity Officer as provided for in Section"E" below; and
3. Adhere to Equal Employment Practices provisions as outlined in LAAC§ 10.8.3 and on Page A-3 of this document.

C. For construction contracts of $5,000 or more and non-construction contracts of $100,000 or more, the contractor agrees to:

1. Adhere to the Nondiscrimination Clause above;
2. Designate a management level Equal Employment Opportunity Officer as provided for in Section "E" below;
3. Adhere to Equal Employment Practices provisions as outlined in LAAC § 10.8.3 and on Pages A-4 and A-5 of this document;
4. Complete the Ethnic Composition of Total Work Force Report provided on Page A-2 of this document; and
5. Sign and submit an Affirmative Action Plan. The bidder must submit one of the two following plans:
   a. Plan A. Los Angeles City Affirmative Action Plan ("Los Angeles City Affirmative Action Requirements") on Page A-6 and Page A-7 which is an approved plan requiring only signature of acceptance along with the Ethnic Composition of Work Force (Page A-2) and submittal to be effective; or,
   b. Plan B. The Bidder's own Affirmative Action Plan for approval, which must contain at a minimum all of the elements of the City's Plan.

D. Subcontractors:

1. The contractor shall require the same documents indicated above to be submitted for subcontractors of any contract awarded by the City; and
2. The contractor shall be responsible for obtaining the Affirmative Action Plans from its subcontractors. Additional forms are Available from the Office of Contract Compliance or the awardingauthority.

E. Equal Employment Opportunity Officer:

Please be advised that _____ is hereby
NAME OF DESIGNEE TITLE

designated as the Company's Equal Employment Opportunity Officer. The Officer has been given the authority to establish, disseminate and enforce the Equal Employment and Affirmative Action Policies of this firm to ensure nondiscrimination in all of its employment practices. The Officer may be contacted at:

_____, ( ) _____
WORK ADDRESS TELEPHONE

F. Signed Certification - The Contractor by its signature affixed hereto declares under penalty of perjury that:

1. The contractor has read the Nondiscrimination Clause in "A" above and certifies that it will adhere to the practices in the performances of all contracts;
2. The contractor has read the Equal Employment Practices provisions on Page A-3 and certifies that it will adhere to the practices in the performance of any construction contract $1,000 to under $5,000 and nonconstruction contract $1,000 to under $100,000;
3. The contractor has designated the Equal Employment Opportunity Officer as noted in Section "E" above;
4. The contractor has read the Affirmative Action Program provisions on Pages A-4 and A-5, certifies that it will adhere to the practices in the performance of any construction contract of $5,000 or more and nonconstruction contract of $100,000 or more and submits an Affirmative Action Plan Indicate which plan is submitted: 9 City Plan; 9 Company Plan.
5. The information contained herein is true and correct.

All Certificates and Plans are effective for 12 months from date of approval by the Office of Contract Compliance.

_____ _____
COMPANY NAME AUTHORIZED SIGNATURE

_____ _____
ADDRESS NAME AND TITLE (TYPE OR PRINT)

_____ _____
CITY, COUNTY, STATE, ZIP TELEPHONE DATE

☐ PRIME ☐ SUB BCA Form (7/6/00)

TOTAL COMPOSITION OF WORK FORCE

OCC# _____

Contractor _____ Project Title _____ Length of Contract _____

Contractor Address _____ Work Force as of (Date) _____ *(If you have no employees, write "no employee at this time.")*

(Note: J - Journeyman, A - Apprentice, T - Trainee, F - Female, M - Male)

FOR CONSTRUCTION PROJECTS (L.A. County Only)

	AFRICAN AMERICAN (BLACK)			HISPANIC			ASIAN / PACIFIC ISLANDER			AMERICAN INDIAN/ ALASKAN NATIVE			CAUCASIAN (NON-HISPANIC)			TOTAL EMPLOYEES			% MINORITY			GENDER	
CRAFT	J	A	T	J	A	T	J	A	T	J	A	T	J	A	T	J	A	T	J	A	T	M	F
Brick Layers																							
Carpenters																							
Electricians																							
Gunite Workers																							
Iron Worker																							
Laborers																							
Operator Engineers																							
Painters																							
Pipe Trades																							
Plasters / Cement Masons																							
Sheet Metal Workers																							
Teamsters																							
Clerical																							
Supervisory																							
TOTAL																							

FOR NON-CONSTRUCTION PROJECTS

	AFRICAN AMERICAN (BLACK)		HISPANIC		ASIAN OR PACIFIC ISLANDER		AMERICAN INDIAN/ ALASKAN NATIVE		CAUCASIAN (NON-HISPANIC)		TOTAL EMPLOYEES		% MINORITY		GENDER	
OCCUPATION	Regular	Trainee	Regular	Trainee	Regular	Trainee	Regular	Trainee	Regular	Trainee	R	T	R	T	M	F
Official &Managers																
Professionals																
Technicians																
Sales Workers																
Office / Clerical																
Semi-Skilled																
Laborers (Unskilled)																
Service Workers																
TOTAL																

Employment statistics were obtained from:

☐ Available Records ☐ Visual Check ☐ Other (Specify) _____

EQUAL EMPLOYMENT PRACTICES PROVISIONS

Construction Contracts in excess of $1,000 or more but less than $5,000 and Nonconstruction Contracts of $1,000 or more but less than $100,000

Sec. 10.8.3. Equal Employment Practices Provisions.

Every non-construction contact with or on behalf of the City of Los Angeles for which the consideration is $1,000 or more, and every construction contract for which the consideration is $1,000 or more, shall contain the following provisions, which shall be designated as the EQUAL EMPLOYMENT PRACTICES provision of such contract:

A. During the performance of this contract, the contractor agrees and represents that it will provide equal employment practices and the contractor and each subcontractor hereunder will ensure that in his or her employment practices persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.

1. This provision applies to work or service performed or materials manufactured or assembled in the United States.
2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.
3. The contractor agrees to post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.

B. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.

C. As part of the City's supplier registration process, and/or at the request of the awarding authority, or the Board of Public Works, Office of Contract Compliance, the contractor shall certify in the specified format that he or she has not discriminated in the performance of City contracts against any employee or applicant for employment on the basis or because of race, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.

D. The contractor shall permit access to and may be required to provide certified copies of all of his or her records pertaining to employment and to employment practices by the awarding authority or the Office of Contract Compliance for the purpose of investigation to ascertain compliance with the Equal Employment Practices provisions of City contracts. On their or either of their request the contractor shall provide evidence that he or she has or will comply therewith.

E. The failure of any contractor to comply with the Equal Employment Practices provisions of this contract may be deemed to be a material breach of City contracts. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made or penalties assessed except upon a full and fair hearing after notice and an opportunity to be heard has been given to the contractor.

F. Upon a finding duly made that the contractor has failed to comply with the Equal Employment Practices provisions of a City contract, the contract may be forthwith canceled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the City of Los Angeles. In addition thereto, such failure to comply may be the basis for a determination by the awarding authority or the Board of Public Works that the said contractor is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Charter of the City of Los Angeles. In the event of such a determination, such contractor shall be disqualified from being awarded a contract with City of Los Angeles for a period of two years, or until the contractor shall establish and carry out a program in conformance with the provisions hereof.

G. Notwithstanding any other provision of this contract, the City of Los Angeles shall have any and all other remedies at law or in equity for any breach hereof.

H. The Board of Public Works shall promulgate rules and regulations through the Office of Contract Compliance, and provide necessary forms and required language to the awarding authorities to be included in City Request for Bids or Request for Proposal packages or in supplier registration requirements for the implementation of the Equal Employment Practices provisions of this contract, and such rules and regulations and forms shall, so far as practicable, be similar to those adopted in applicable Federal Executive orders. No other rules, regulations or forms may be used by an awarding authority of the City to accomplish the contract Compliance program.

I. Nothing contained in this contract shall be construed in any manner so as to require or permit any act which is prohibited by law.

J. At the time a supplier registers to do business with the City, or when an individual bid or proposal is submitted, the contractor shall agree to adhere to the Equal Employment Practices specified herein during the performance or conducted of City Contracts.

K. Equal Employment Practices shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Hiring practices;
2. Apprenticeships where such approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
3. Training and promotional opportunities; and
4. Reasonable accommodations for persons with disabilities.

L. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

AFFIRMATIVE ACTION PROGRAM PROVISIONS
Construction Contracts of $5,000 or More and Nonconstruction Contracts of $100,000 or More

Sec. 10.8.4. Affirmative Action Program Provisions.

Every non-construction contract with or on behalf of the City of Los Angeles for which the consideration is $100,000 or more and every construction contract with or on behalf of the City of Los Angeles for which the consideration is $5,000 or more shall contain the following provisions which shall be designated as the AFFIRMATIVE ACTION PROGRAM provisions of such contract:

A. During the performance of a City contract, the contractor certifies and represents that the contractor and each subcontractor hereunder will adhere to an affirmative action program to ensure that in its employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.

1. This provision applies to work or services performed or materials manufactured or assembled in the United States.
2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.
3. The contractor shall post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.

B. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.

C. As part of the City's supplier registration process, and/or at the request of the awarding authority or the Office of Contract Compliance, the contractor shall certify on an electronic or hard copy form to be supplied, that the contractor has not discriminated in the performance of City contracts against any employee or applicant for employment on the basis or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.

D. The contractor shall permit access to and may be required to provide certified copies of all of its records pertaining to employment and to its employment practices by the awarding authority or the Office of Contract Compliance, for the purpose of investigation to ascertain compliance with the Affirmative Action Program provisions of City contracts, and on their or either of their request to provide evidence that it has or will comply therewith.

E. The failure of any contractor to comply with the Affirmative Action program provisions of City contracts may be deemed to be a material breach of contract. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made except upon a full and fair hearing after notice and an opportunity to be heard has been given to the contractor.

F. Upon a finding duly made that the contractor has breached the Affirmative Action Program provisions of a City contract, the contract may be forthwith canceled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the City of Los Angeles. In addition thereto, such breach may be the basis for a determination by the awarding authority or the Board of Public Works that the said contractor is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Los Angeles City Charter. In the event of such determination, such contractor shall be disqualified from being awarded a contract with the City of Los Angeles for a period of two years, or until he or she shall establish and carry out a program in conformance with the provisions hereof.

G. In the event of a finding by the Fair Employment and Housing Commission of the State of California, or the Board of Public Works of the City of Los Angeles, or any court of competent jurisdiction, that the contractor has been guilty of a willful violation of the California Fair Employment and Housing Act, or the Affirmative Action Program provisions of a City contract, there may be deducted from the amount payable to the contractor by the City of Los angeles under the contract, a penalty of TEN DOLLARS ($10.00) for each person for each calendar day on which such person was discriminated against in violation of the provisions of a City contract.

H. Notwithstanding any other provisions of a City contract, the City of Los Angeles shall have any and all other remedies at law or in equity for any breach hereof.

I. The public Works board of Commissioners shall promulgate rules and regulations through the Office of Contract Compliance and provide to the awarding authorities electronic and hard copy forms for the implementation of the Affirmative Action Program provisions of City contracts, and rules and regulations and forms shall, so far as practicable, be similar to those adopted in applicable Federal Executive Orders. No other rules, regulations or forms maybe used by an awarding authority of the City to accomplish this contract compliance program.

J. Nothing contained in City contracts shall be construed in any manner so as to require or permit any act which is prohibited by law.

K. The contractor shall submit an Affirmative Action Plan which shall meet the requirements of this Chapter at the time it submits its bid or proposal or at the time it registers to do business with the City. The plan shall be subject to approval by the Office of Contract Compliance prior to award of the contract. The awarding authority may also require contractors and suppliers to take part in a pre-registration, pre-bid, pre-proposal, or pre-award conference in order to develop, improve or implement a qualifying Affirmative Action Plan. Affirmative Action Programs developed pursuant to this section shall be effective for a period of twelve months from the date of approval by the Office of Contract Compliance. In case of prior submission of a plan, the contractor may submit documentation that it has an Affirmative Action Plan approved by the Office of Contract Compliance within the previous twelve months. If the approval is 30 days or less from expiration, the contractor must submit a new Plan to the Office of Contract Compliance and that Plan must be approved before the contract is awarded.

(1) Every contract of $5,000 or more which may provide construction, demolition, renovation, conservation or major maintenance of any kind shall in addition comply with the requirements of Section 10.13 of the Los Angeles Administrative Code.

(2) A contractor may establish and adopt as its own Affirmative Action Plan, by affixing his or her signature thereto, an Affirmative Action Plan prepared and furnished by the Office of Contract Compliance, or it may prepare and submit its own Plan for approval.

L. The Office of Contract Compliance shall annually supply the awarding authorities of the City with a list of contractors and suppliers who have developed Affirmative Action Programs. For each contractor and supplier the Office of Contract Compliance shall state the date the approval expires. The Office of Contract Compliance shall not withdraw its approval for any Affirmative Action Plan or change the Affirmative Action Plan after the date of contract award for the entire contract term without the mutual agreement of the awarding authority and the contractor.

M. The Affirmative Action Plan required to be submitted hereunder and the pre-registration, pre-bid, pre-proposal or pre-award conference which may be required by the Board of Public Works, Office of Contract Compliance or the awarding authority shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Apprenticeship where approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
2. Classroom preparation for the job when not apprenticeable;
3. Pre-apprenticeship education and preparation.
4. Upgrading training and opportunities;
5. Encouraging the use of contractors, subcontractors and suppliers of all racial and ethnic groups, provided, however, that any contract subject to this ordinance shall require the contractor, subcontractor or supplier to provide not less than the prevailing wage, working conditions and practices generally observed in private industries in the contractor's, subcontractor's or supplier's geographical area for such work;
6. The entry of qualified women, minority and all other journeymen into the industry; and
7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.

N. Any adjustments which may be made in the contractor's or supplier's work force to achieve the requirements of the city's Affirmative Action Contract Compliance Program in purchasing and construction shall be accomplished by either an increase in the size of the work force or replacement of those employees who leave the work force by reason of resignation, retirement or death and not by termination, layoff, demotion or change in grade.

O. Affirmative Action Agreements resulting from the proposed Affirmative Action Plan or the pre-registration, pre-bid, pre-proposal or pre-award conferences shall not be confidential and may be publicized by the contractor at his or her discretion. Approved Affirmative Action Agreements become the property of the City and may be used at the discretion of the City in its Contract Compliance Affirmative Action Program.

P. This ordinance shall not confer upon the City of Los Angeles or any Agency, Board or Commission thereof any power not otherwise provided by law to determine the legality of any existing collective bargaining agreement and shall have application only to discriminatory employment practices by contractors or suppliers engaged in the performance of City contracts.

Q. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

LOS ANGELES CITY AFFIRMATIVE ACTION PLAN

LOS ANGELES CITY AFFIRMATIVE ACTION MANDATORY PROVISIONS

Notwithstanding any other provision of this Division to the contrary, every construction contract involving an expenditure of $5,000 or more of City funds, except in cases of urgent necessity, as provided in Section 371 of the Charter of the city of Los Angeles and except as provided in Section 10.9 of this Code, shall contain as part of the contract an Affirmative Action Plan substantially as set forth in this section and which by the contractor's signature affixed thereto, shall constitute and be established as the contractor's Affirmative Action Plan. The Plan, which may be a plan proposed by the contractor or the City's proposed Plan prepared by the Office of Contract Compliance, shall be subject to the approval of the Office of Contract Compliance prior to award of the contract. The Plan may consist of a Plan approved by the Office of Contract Compliance within the previous twelve months. If the previously approved Plan is 30 days or less from expiration, the contractor must submit a new Plan to the Office of Contract Compliance which shall be subject to approval before the contract may be awarded.

Sec. 10.13. Mandatory Provisions Pertaining to Nondiscrimination in Employment and Affirmative Action in Hiring Employees in the Performance of Work on Certain City Construction Contracts.

1. Construction Contracts Included.

   The contractor shall not be eligible for an award of a City Construction Contract in excess of $5,000, unless the contractor has submitted as part of the bid a written Affirmative Action Plan embodying both (1) anticipated levels of minority*, women and all other staffing utilization, and (2) specific affirmative action steps directed at applying good faith efforts in a nondiscriminatory manner to recruit and employ minority, women and all other potential staff or is deemed to have submitted such a program pursuant to Subsection 3 of this section. Both the anticipated levels and the affirmative action steps must be taken and applied in good faith and in a nondiscriminatory manner to attempt to meet the requirements of this section for all trades which are to be utilized on the project, whether subcontracted or not.

   *"Minority" is defined as the term "minority person" is defined in subsection (f) of section 2000 of the California Public Contract Code.

2. Anticipated Utilization.

   The plan must set forth anticipated minority, women, and all other staffing utilization by the contractor and all subcontractors on each project constructed by the City using those trades within the area of jurisdiction of the Los Angeles Building and Construction Trades Council within the City of Los Angeles in each work class and at all levels in terms of staff hours. The anticipated levels of minority, women and other staffing utilization shall be the levels at which each of those groups are represented in the relevant workforce in the Greater Los Angeles Area as determined by the U. S. Bureau of the Census and made available by the Office of Contract Compliance. Attainment of the anticipated levels of utilization may only be used as an indicia of whether the contractor has complied with the requirements of this section and has applied its Affirmative Action Plan in good faith and in a nondiscriminatory manner. Failure to attain the anticipated levels of utilization shall not, by itself, disqualify the contractor for award of a contract or subject the contractor to any sanctions or penalties.

   In no event may a contractor utilize the requirements of this section in such a manner as to cause or result in discrimination against any person on account of race, color, religion, ancestry, age, disability, medical condition, marital status, domestic partner status, sex, sexual orientation, or national origin.

3. An Affirmative Action Plan.

   The contractor certifies and agrees to immediately implement good faith efforts measures to recruit and employ minority, women, and other potential staff in a nondiscriminatory manner including, but not limited to, the following actions. The contractor shall:

   a. Recruit and make efforts to obtain such employees through:

      (1) Advertising employment opportunities in minority and other community news media. Notifying minority, women and other community organizations of employment opportunities.

      (2) Maintaining contact with schools with diverse populations of students to notify them of employment opportunities.

      (3) Encouraging present minority, women and other employees to refer their friends and relatives.

      (4) Promoting after school and vacation employment opportunities for minority, women and other youth.

      (5) Validating all job specifications, selection requirements, tests, etc.

      (6) Maintaining a file of names and addresses of each worker referred to the contractor and what action was taken concerning such worker.

      (7) Notifying the appropriate awarding authority of the City and the Office of Contract Compliance in writing when a union with whom the contractor has a collective bargaining agreement has failed to refer a minority, woman or other worker.

   b. Continually evaluate personnel practices to assure that hiring, upgrading, promotions, transfers, demotions and layoffs are made in nondiscriminatory manner so as to achieve and maintain a diverse work force.

   c. Utilize training programs and assist minority, women and other employees in locating, qualifying for and engaging in such training programs to enhance their skills and advancement.

   d. Secure cooperation or compliance from the labor referral agency to the contractor's contractual affirmative action obligations.

   e. Establish a person at the management level of the contracting entity to be the Equal Employment Opportunity Office; such individual to have the authority to disseminate and enforce the company's Equal Employment and Affirmative Action Policies.

f. Maintain such records as are necessary to determine compliance with equal employment and affirmative action obligations, and making such records available to City, State and Federal authorities upon request.

4. The contractor shall make a good faith effort with respect to apprenticeship and training program to:

   a. Recruit and refer minority, women and other employees to such programs;

   b. Establish training programs within the company and/or its association that will prepare minority, women and other employees for advancement opportunities.

   c. Abide by the requirements of the Labor Code of the State of California with respect to the provision of apprenticeship job opportunities.

5. The contractor shall establish written company policies, rules, and procedures which shall be encompassed in a company-wide Affirmative Action Plan for all its operations and contracts. Said policies shall be provided to all employees, subcontractors, vendors, unions and all others with whom the contractor may become involved in fulfilling any of its contracts. The company's Affirmative Action Plan shall encompass the requirements contained herein as a minimum and shall be submitted with its bid to the appropriate awarding authority of the City and to the Office of Contract Compliance of the City.

6. Where problems are experienced by the contractor in complying with its obligations pursuant to this section, the contractor shall document its good faith effort to comply with the requirements by the following procedure. The contractor shall state:

   a. What steps were taken, how and on what date.

   b. To whom those efforts were directed.

   c. The responses received, from whom and when.

   d. What other steps were taken or will be taken to comply and when.

   e. Why the contractor has been or will be unable to comply.

7. The contractor shall complete and file, and require each of its known subcontractors to complete and file with the contractor's bid for the subject project an acceptable Affirmative Action Plan.

8. The contractor shall submit and require each of its subcontractors to submit an Ethnic Composition of the Company's Total Work Force (by employees) prior to the date of award of the contract.

9. No contract shall be executed until the appropriate awarding authority of the City of Los Angeles, and the Federal funding agency (if Federal funds are involved), has determined in writing that such contractor has executed and filed with the awarding authority and the City Office of Contract Compliance the required Affirmative Action Plan.

10. It shall be no excuse that the union with which the contractor has a collective bargaining agreement providing for referral, exclusive or otherwise, failed to refer minority, women or other employees.

11. Subject to this subsection the contractor shall execute such further forms and documentation at such times and as may be required by the appropriate awarding authority of the City of Los Angeles.

12. Where the contractor has failed to comply with the requirements contained in this section, any and all sanctions allowed by law may be imposed upon the contractor.

13. The Office of Contract Compliance within the Department of Public Works shall be responsible for administering the City's Contract Compliance Program in the manner described in Sections 22.359 through 22.359.5 of this Code.

14. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

By its execution hereof, the contractor accepts and submits the foregoing as its Affirmative Action Plan.

DATE _____ OFFICER'S SIGNATURES _____

FIRM NAME _____ OFFICER'S NAME AND TITLE (TYPE OR PRINT) _____

LOS ANGELES ADMINISTRATIVE CODE

Div. 10, Ch. 1, Art. 11

LIVING WAGE ORDINANCE

Sec. 10.37 Legislative Findings.

The City awards many contracts to private firms to provide services to the public and to City government. Many lessees or licensees of City property perform services that affect the proprietary interests of City government in that their performance impacts the success of City operations. The City also provides financial assistance and funding to others for the purpose of economic development or job growth. The City expends grant funds under programs created by the federal and state governments. Such expenditures serve to promote the goals established for those programs by such governments and similar goals of the City. The City intends that the policies underlying this article serve to guide the expenditure of such funds to the extent allowed by the laws under such grant programs are established.

Experience indicates that procurement by contract of services has all too often resulted in payment by service contractors to their employees of wages at or slightly above the minimum required by federal and state minimum wage laws. Such minimal compensation tends to inhibit the quantity and quality of services rendered by such employees to the City and to the public Underpaying employees in this way fosters high turnover, absenteeism, and lackluster performance. Conversely, adequate compensation promotes amelioration of these undesirable conditions. Through this article the City intends to require service contractors to provide a minimum level of compensation that will improve the level of services rendered to and for the City.

The inadequate compensation typically paid today also fails to provide service employees with resources sufficient to afford life in Los Angeles. It is unacceptable that contracting decisions involving the expenditure of City funds should foster conditions placing a burden on limited social services. The City, as a principal provider of social support services, has an interest in promoting an employment environment that protects such limited resources. In requiring the payment of a higher minimum level of compensation, this article benefits that interest.

Nothing less than the living wage should be paid by the recipients of City financial themselves. Whether they be engaged in manufacturing or some other line of business, the City does not wish to foster an economic climate where a lesser wage is all that is offered to the working poor. The same adverse social consequences from such inadequate compensation emanate just as readily from manufacturing, for example, as service industries. This article is meant to protect these employees as well.

The City holds a proprietary interest in the work performed by many employees employed by lessees and licensees of City property and by their service contractors and subcontractors. In a very real sense, the success or failure of City operations may turn on the success or failure of these enterprises, for the City has a genuine stake in how the public perceives the services rendered for them by such businesses. Inadequate compensation of these employees adversely impacts the performance by the City's lessee or licensee and thereby does the same for the success of City operations. By the 1998 amendment to this article, recognition is given to the prominence of this interest at those facilities visited by the public on a frequent basis, including but not limited to, terminals at Los Angeles International Airport, Ports O'Call Village in San Pedro, and golf courses and recreation centers operated by the Department of Recreation and Parks. This article is to cover all such employees not expressly exempted.

Requiring payment of the living wage serves both proprietary and humanitarian concerns of the City. Primarily because of the latter concern and experience to date regarding the failure of some employers to honor their obligation to pay the living wage, the 1998 amendments introduce additional enforcement mechanisms to ensure compliance with this important obligation. Non-complying employers must now face the prospect of paying civil penalties, but only if they fail to cure non-compliance after having been given formal notice thereof. Where non-payment is the issue, employers who dispute determinations of non-compliance may avoid civil penalties as well by paying into a City holding account the monies in dispute. Employees should not fear retaliation, such as by losing their jobs, simply because they claim their right to the living wage,

irrespective of the accuracy of the claim. The 1998 amendments strengthen the prohibition against retaliation to serve as a critical shield against such employer misconduct.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97. Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.1 Definitions.

The following definitions shall apply throughout this article:

(a) **"Awarding authority"** means that subordinate or component entity or person of the City (such as a department) or of the financial assistance recipient that awards or is otherwise responsible for the administration of a service contract or public lease or license, or, where there is no such subordinate or component entity or person, then the City or the City financial assistance recipient.

(b) **"City"** means the City of Los Angeles and all awarding authorities thereof, including those City departments which exercise independent control over their expenditure of funds, but excludes the Community Redevelopment Agency of the City of Los Angeles ("CRA"). The CRA is urged, however, to adopt a policy similar to that set forth in this article.

(c) **"City financial assistance recipient"** means any person who receives from the City discrete financial assistance for economic development or job growth expressly articulated and identified by the City, as contrasted with generalized financial assistance such as through tax legislation, in accordance with the following monetary limitations. Assistance given in the amount of one million dollars ($1,000,000) or more in any twelve-month period shall require compliance with this article for five years from the date such assistance reaches the one million dollar ($1,000,000) threshold. For assistance in any twelve-month period totaling less than one million dollars ($1,000,000) but at least one hundred thousand dollars ($1 00,000), there shall be compliance for one year if at least one hundred thousand dollars ($100,000) of such assistance is given in what is reasonably contemplated at the time to be on a continuing basis, with the period of compliance beginning when the accrual during such twelve-month period of such continuing assistance reaches the one-hundred thousand dollar ($100,000) threshold.

Categories of such assistance include, but are not limited to, bond financing, planning assistance, tax increment financing exclusively by the City, and tax credits, and shall not include assistance provided by the Community Development Bank. City staff assistance shall not regarded as financial assistance for purposes of this article. A loan shall not be regarded as financial assistance. The forgiveness of a loan shall be regarded as financial assistance. A loan shall be regarded as financial assistance to the extent of any differential between the amount of the loan and the present value of the payments thereunder, discounted over the life of the loan by the applicable federal rate as used in 26 U.S.C. §§ 1274(d), 7872(f). A recipient shall not be deemed to include lessees and sublessees.

A recipient shall be exempted from application of this article if (1) it is in its first year existence, in which case the exemption shall last for one (1) year, (2) it employs fewer than five (5) employees for each working day in each of twenty (20) or more calendar weeks in the current or preceding calendar year, or (3) it obtains a waiver as provided herein. A recipient -- who employs the long-term unemployed or provides trainee positions intended to prepare employees for permanent positions, and who claims that compliance with this article would cause an economic hardship -- may apply in writing to the City department or office administering such assistance, which department or office which shall forward such application and its recommended action on it to the City Council. Waivers shall be effected by Council resolution.

(d) **"Contractor"** means any person that enters into (1) a service contract with the City, (2) a service contract with a public lessee or sublessee or licensee or sublicensee, or (3) a contract with a City financial assistance recipient to assist the recipient in performing the work for which the assistance is being given. Vendors, such as service contractors, of City financial assistance recipients shall not be regarded as contractors except to the extent provided in subsection (f).

(e) **"Designated administrative agency (DAA)"** means that City department or office designated by Council resolution to bear administrative responsibilities under section 10.37.7. The City Clerk shall maintain a record of such designations.

(f) **"Employee"** means any person -- who is not a managerial, supervisory, or confidential employee and who is not required to possess an occupational license -- who is employed (1) as a service employee of a contractor or subcontractor on or under the authority of one or more service contracts and who expends any of his or her time thereon, including but not limited to: hotel employees, restaurant, food service or banquet employees; janitorial employees; security guards; parking attendants; nonprofessional health care employees; gardeners; waste management employees; and clerical employees; (2) as a service employee -- of a public lessee or licensee, of a sublessee or sublicensee, or of a service contractor or subcontractor of a public lessee or licensee, or sublessee or sublicensee -- who works on the leased or licensed premises; (3) by a City financial assistance recipient who expends at least half of his or her time on the funded project; (4) by a service contractor or subcontractor of a City financial assistance recipient and who expends at least half of his or her time on the premises of the City financial assistance recipient directly involved with the activities funded by the City.

(g) **"Employer"** means any person who is a City financial assistance recipient, contractor, subcontractor, public lessee, public sublessee, public licensee, or public sublicensee and who is required to have a business tax registration certificate by Los Angeles Municipal Code §§ 21.00 - 21.198 or successor ordinance or, if expressly exempted by the Code from such tax, would otherwise be subject to the tax but for such exemption; provided, however, that corporations organized under §501 (c)(3) of the United States Internal Revenue Code of 1954, 26 U.S.C. §501 (c)(3), whose chief executive officer earns a salary which, when calculated on an hourly basis, is less than eight (8) times the lowest wage paid by the corporation, shall be exempted as to all employees other than child care workers.

(h) **"Person"** means any individual, proprietorship, partnership, joint venture, corporation, limited liability company, trust, association, or other entity that may employ individuals or enter into contracts.

(i) **"Public lease or license."**

(a) Except as provided in (i)(b), "Public lease or license" means a lease or license of City property on which services are rendered by employees of the public lessee or licensee or sublessee or sublicensee, or of a contractor or subcontractor, but only where any of the following applies:

(1) The services are rendered on premises at least a portion of which is visited by substantial numbers of the public on a frequent basis (including, but not limited to, airport passenger terminals, parking lots, golf courses, recreational facilities);or

(2) Any of the services could feasibly be performed by City employees if the awarding authority had the requisite financial and staffing resources; or

(3) The DAA has determined in writing that coverage would further the proprietary interests of the City.

(b) A public lessee or licensee will be exempt from the requirements of this article subject to the following limitations:

(1) The lessee or licensee has annual gross revenues of less than the annual gross revenue threshold, three hundred fifty thousand dollars ($350,000), from business conducted on City property;

(2) The lessee or licensee employs no more than seven (7) people total in the company on and off City property;

(3) To qualify for this exemption, the lessee or licensee must provide proof of its gross revenues and number of people it employs in the company's entire workforce to the awarding authority as required by regulation;

(4) Whether annual gross revenues are less than three hundred fifty thousand dollars ($350,000) shall be determined based on the gross revenues for the last tax year prior to application or such other period as may be established by regulation;

(5) The annual gross revenue threshold shall be adjusted annually at the same rate and at the same time as the living wage is adjusted under section 10.37.2 (a);

(6) A lessee or licensee shall be deemed to employ no more than (7) people if the

company's entire workforce worked an average of no more than one thousand two-hundred fourteen (1,214) hours per month for at least three-fourths (3/4) of the time period that the revenue limitation is measured;

(7) Public leases and licenses shall be deemed to include public subleases and sublicenses:

(8) If a public lease or license has a term of more than two (2) years, the exemption granted pursuant to this section shall expire after two (2) years but shall be renewable in two-year increments upon meeting the requirements therefor at the time of the renewal application or such period established by regulation.

(j) **"Service contract"** means a contract let to a contractor by the City primarily for the furnishing of services to or for the City (as opposed to the purchase of goods or other property or the leasing or renting of property) and that involves an expenditure in excess of twenty-five thousand dollars ($25,000) and a contract term of at least three (3) months; but only where any of the following applies: (1) at least some of the services rendered are rendered by employees whose work site is on property owned by the City, (2) the services could feasibly be performed by City employees if the awarding authority had the requisite financial and staffing resources, or (3) the DAA has determined in writing that coverage would further the proprietary interests of the City.

(k) **"Subcontractor"** means any person not an employee that enters into a contract (and that employs employees for such purpose) with (1) a contractor or subcontractor to assist the contractor in performing a service contract or (2) a contractor or subcontractor of a public lessee or licensee or sublessee or sublicensee to perform or assist in performing services on the leased or licensed premises. Vendors, such as service contractors or subcontractors, of City financial assistance recipients shall not be regarded as subcontractors except to the extent provided in subsection (f).

(l) **"Willful violation"** means that the employer knew of his, her, or its obligations under this article and deliberately failed or refused to comply with its provisions.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.
Amended by: Subsec. (a), (d), (f), (g) (i), (k), Ord. No. 173747, Eff. 1-03-01.

Sec. 10.37.2 Payment of Minimum Compensation to Employees.

(a) Wages

Employers shall pay employees a wage of no less than the hourly rates set under the authority of this article. The initial rates were seven dollars and twenty-five cents ($7.25) per hour with health benefits, as described in this article, or otherwise eight dollars and fifty cents ($8.50) per hour. With the annual adjustment effective July 1, 1998, such rates were adjusted to seven dollars and thirty-nine cents ($7.39) per hour with health benefits and eight dollars and sixty-four cents ($8.64) without. Such rates shall continue to be adjusted annually to correspond with adjustments, if any, to retirement benefits paid to members of the Los Angeles City Employees Retirement System ("LACERS"), made by the CERS Board of Administration under § 4.1040. The Office of Administrative and Research Services shall so advise the DAA of any such change by June 1 of each year and of the required new hourly rates, if any. On the basis of such report the DAA shall publish a bulletin announcing the adjusted rates, which shall take effect upon such publication.

(b) Compensated days off

Employers shall provide at least twelve (12) compensated days off per year for sick leave, vacation, or personal necessity at the employee's request. Employers shall also permit employees to take at least an additional ten (10) days a year of uncompensated time to be used for sick leave for the illness of the employee or a member of his or her immediate family where the employee has exhausted his or her compensated days off for that year.

SECTION HISTORY
Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.
Amended by: Subsec. (a), Ord. No. 173747, Eff. 1-03-01.

Sec. 10.37.3 Health Benefits.

Health benefits required by this article shall consist of the payment of at least one dollar and twenty-five

cents ($1.25) per hour towards the provision of health care benefits for employees and their dependents. Proof of the provision of such benefits must be submitted to the awarding authority to qualify for the wage rate in section 10.37.2(a) for employees with health benefits.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.4 Notifying Employees of their Potential Right to the Federal Earned Income Credit.

Employers shall inform employees making less than twelve dollars ($12) per hour of their possible right to the federal Earned Income Credit ("EIC") under § 32 of the Internal Revenue Code of 1954, 26 U.S.C. § 32, and shall make available to employees forms informing them about the EIC and forms required to secure advance EIC payments from the employer.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.5 Retaliation Prohibited.

Neither an employer, as defined in this article, nor any other person employing individuals shall discharge, reduce in compensation, or otherwise discriminate against any employee for complaining to the City with regard to the employer's compliance or anticipated compliance with this article, for opposing any practice proscribed by this article, for participating in proceedings related to this article, for seeking to enforce his or her rights under this article by any lawful means, or for otherwise asserting rights under this article.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.6 Enforcement.

(a) An employee claiming violation of this article may bring an action in the Municipal Court or Superior Court of the State of California, as appropriate, against an employer and may be awarded:

(1) For failure to pay wages required by this article -- back pay for each day during which the violation continued.

(2) For failure to pay medical benefits -- the differential between the wage required by this article without benefits and such wage with benefits, less amounts paid, if any, toward medical benefits.

(3) For retaliation -- reinstatement, back pay, or other equitable relief the court may deem appropriate.

(4) For willful violations, the amount of monies to be paid under (1) - (3) shall be trebled.

(b) The court shall award reasonable attorney's fees and costs to an employee who prevails in any such enforcement action and to an employer who so prevails if the employee's suit was frivolous.

(c) Compliance with this article shall be required in all City contracts to which it applies, and such contracts shall provide that violation of this article shall constitute a material breach thereof and entitle the City to terminate the contract and otherwise pursue legal remedies that may be available. Such contracts shall also include a pledge that there shall be compliance with federal law proscribing retaliation for union organizing.

(d) An employee claiming violation of this article may report such claimed violation to the DAA which shall investigate such complaint. Whether based upon such a complaint or otherwise, where the DAA has determined that an employer has violated this article, the DAA shall issue a written notice to the employer that the violation is to be corrected within ten (10) days. In the event that the employer has not demonstrated to the DAA within such period that it has cured such violation, the DAA may then:

(1) Request the awarding authority to declare a material breach of the service contract, public lease or license, or financial assistance agreement and exercise its contractual remedies thereunder, which are to include, but not be limited to, termination of the service contract, public lease or license, or financial assistance

agreement and the return of monies paid by the City for services not yet rendered.

(2) Request the City Council to debar the employer from future City contracts, leases, and licenses for three (3) years or until all penalties and restitution have been fully paid, whichever occurs last. Such debarment shall be to the extent permitted by, and under whatever procedures may be required by, law.

(3) Request the City Attorney to bring a civil action against the employer seeking:

(i) Where applicable, payment of all unpaid wages or health premiums prescribed by this article; and/or

(ii) A fine payable to the City in the amount of up to one hundred dollars ($100) for each violation for each day the violation remains uncured.

Where the alleged violation concerns non-payment of wages or health premiums, the employer will not be subject to debarment or civil penalties if it pays the monies in dispute into a holding account maintained by the City for such purpose. Such disputed monies shall be presented to a neutral arbitrator for binding arbitration. The arbitrator shall determine whether such monies shall be disbursed, in whole or in part, to the employer or to the employees in question. Regulations promulgated by the DAA shall establish the framework and procedures of such arbitration process. The cost of arbitration shall be borne by the City, unless the arbitrator determines that the employer's position in the matter is frivolous, in which event the arbitrator shall assess the employer for the full cost of the arbitration. Interest earned by the City on monies held in the holding account shall be added to the principal sum deposited, and the monies shall be disbursed in accordance with the arbitration award. A service charge for the cost of account maintenance and service may be deducted therefrom.

(e) Notwithstanding any provision of this Code or any other ordinance to the contrary, no criminal penalties shall attach for violation of this article.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.
Amended by: Subsec. (d)(1), Ord. No. 173747, Eff. 1-03-01.

Sec. 10.37.7 Administration.

The City Council shall by resolution designate a department or office, which shall promulgate rules for implementation of this article and otherwise coordinate administration of the requirements of this article ("designated administrative agency" - DAA). The DAA shall monitor compliance, including the investigation of claimed violations, and shall promulgate implementing regulations consistent with this article. The DAA shall also issue determinations that persons are City financial assistance recipients, that particular contracts shall be regarded as "service contracts" for purposes of section l0.37.l(j), and that particular leases and licenses shall be regarded as "public leases" or "public licenses" for purposes of section 10.37.1(i), when it receives an application for a determination of non-coverage or exemption as provided for in section 10.37.13. The DAA shall also establish employer reporting requirements on employee compensation and on notification about and usage of the federal Earned Income Credit referred to in § 10.37.4. The DAA shall report on compliance to the City Council no less frequently than annually.

During the first, third, and seventh years of this article's operation since May 5, 1997, and every third year thereafter, the Chief Administrative Officer and the Chief Legislative Analyst shall conduct or commission an evaluation of this article's operation and effects. The evaluation shall specifically address at least the following matters: (a) how extensively affected employers are complying with the article; (b) how the article is affecting the workforce composition of affected employers; (c) how the article is affecting productivity and service quality of affected employers; (d) how the additional costs of the article have been distributed among workers, their employers, and the City. Within ninety days of the adoption of this article, these offices shall develop detailed plans for evaluation, including a determination of what current and future data will be needed for effective evaluation.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.
Amended by: Ord. No. 173747, Eff. 1-03-01.

Sec. 10.37.8 Exclusion of Service Contracts from Competitive Bidding Requirement.

Service contracts otherwise subject to competitive bid shall be let by competitive bid if they involve the expenditure of at least two-million dollars ($2,000,000). Charter § 387 shall not be applicable to service contracts.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.9 Coexistence with Other Available Relief for Specific Deprivations of Protected Rights.

This article shall not be construed to limit an employee's right to bring legal action for violation of other minimum compensation laws.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.10 Expenditures Covered.

This article shall apply to the expenditure -- whether through aid to City financial recipients, service contracts let by the City, or service contracts let by its financial assistance recipients -- of funds entirely within the City's control and to other funds, such as federal or state grant funds, where the application of this article is consonant with the laws authorizing the City to expend such other funds.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.11 Timing of Application.

(a) Original 1997 ordinance.

The provisions of this article as enacted by City ordinance no. 171,547, effective May 5, 1997, shall apply to (1) contracts consummated and financial assistance provided after such date, (2) contract amendments consummated after such date and before the effective date of the 1998 ordinance which themselves met the requirements of former section 10.37.1(h) (definition of "service contract") or which extended contract duration, and (3) supplemental financial assistance provided after May 5, 1997 and before the effective date of the 1998 ordinance which itself met the requirements of section 10.37.1(c).

(b) 1998 amendment.

The provisions of this article as amended by the 1998 ordinance shall apply to (1) service contracts, proprietary leases or licenses, and financial assistance agreements consummated after the effective date of such ordinance and (2) amendments, consummated after the effective date of such ordinance, to service contracts, proprietary leases or licenses, and financial assistance agreements that provide additional monies or which extend term.

(c) 2000 amendment.

The provisions of this article as amended by the 2000 ordinance shall apply to (1) service contracts, public leases or public licenses and City financial assistance recipient agreements consummated after the effective date of such ordinance and (2) amendments to service contracts, public leases or licenses and City financial assistance recipient agreements which are consummated after the effective date of such ordinance and which provide additional monies or which extend the term.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.
Added Subsec. (c), Ord. No. 173747, Eff. 1-03-01.

Sec. 10.37.12 Supersession by Collective Bargaining Agreement.

Parties subject to this article may by collective bargaining agreement provide that such agreement shall supersede the requirements of this article.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.

Sec. 10.37.13 Liberal Interpretation of Coverage; Rebuttable Presumption of Coverage.

The definitions of "City financial assistance recipient" in section 10.37.1(c), of "public lease or license" in section 10.37.1(i), and of "service

contract" in section 10.37.(j) shall be liberally interpreted so as to further the policy objectives of this article. All recipients of City financial assistance meeting the monetary thresholds of section 10.37.1(c), all City leases and licenses (including subleases and sublicenses) where the City is the lessor or licensor, and all City contracts providing for services that are more than incidental, shall be presumed to meet the corresponding definition just mentioned, subject, however, to a determination by the DAA of non-coverage or exemption on any basis allowed by this article, including, but not limited to, non-coverage for failure to satisfy such definition. The DAA shall by regulation establish procedures for informing persons engaging in such transactions with the City of their opportunity to apply for a determination of non-coverage or exemption and procedures for making determinations on such applications.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99.
Amended by: Ord. No. 173747, Eff. 1-03-01.

Sec. 10.37.14 Severability

If any provision of this article is declared legally invalid by any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION HISTORY

Article and Section Added by Ord. No. 171,547, Eff. 5-5-97.
Amended by: In Entirety, Ord. No. 172,336, Eff. 1-14-99

LOS ANGELES ADMINISTRATIVE CODE

Div. 10, Ch. 1, Art. 1

CHILD SUPPORT

Sec. 10.10. Child Support Assignment Orders.

a. Definitions.

1. **Awarding Authority** means a subordinate or component entity or person of the City (such as a City department or Board of Commissioners) that has the authority to enter into a contract or agreement for the provision of goods or services on behalf of the City of Los Angeles.

2. **Contract** means any agreement, franchise, lease or concession including an agreement for any occasional professional or technical personal services, the performance of any work or service, the provision of any materials or supplies, or the rendering of any service to the City of Los Angeles or to the public which is let, awarded or entered into with, or on behalf of, the City of Los Angeles or any awarding authority thereof.

3. **Contractor** means any person, firm, corporation, partnership or any combination thereof which submits a bid or proposal or enters into a contract with any awarding authority of the City of Los Angeles.

4. **Subcontractor** means any person, firm, corporation, partnership or any combination thereof who enters into a contract with a contractor to perform or provide a portion of any contract with the City.

5. **Principal Owner** means any person who owns an interest of 10 percent or more in a contractor or subcontractor as defined herein.

b. Mandatory Contract Provisions.

Every contract that is left, awarded or entered into with or on behalf of the City of Los Angeles shall contain a provision obligating the contractor or subcontractor to fully comply with all applicable State and Federal employment reporting requirements for the contractor or subcontractor's employees. The contractor or subcontractor will also be required to certify that the principal owner(s) thereof are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally, that the contractor or subcontractor will fully comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignments in accordance with California Family Code §§ 5230 *et seq.* and that the contractor or subcontractor will maintain such compliance throughout the term of the contract.

Failure of a contractor or subcontractor to comply with all applicable reporting requirements or to implement lawfully served Wage and Earnings Assignments or Notices of Assignment or failure of the principal owner(s) to comply with any Wage and Earnings Assignments or Notices of Assignment applicable to them personally shall constitute a default under the contract. Failure of the contractor or subcontractor or-principal owner thereof to cure the default within 90 days of notice of such default by the City shall subject the contract to termination.

c. Notice to Bidders.

Each awarding authority shall be responsible for giving notice of the provisions of this ordinance to those who bid on, or submit proposals for, prospective contracts with the City.

d. Current Contractor Compliance.

Within 30 days of the operative date of this ordinance, the City, through its operating departments, shall serve upon existing contractors a written request that they and their subcontractors (if any) comply with all applicable State and Federal employment reporting requirements for the contractor and subcontractor's employees, that they certify that the principal owner(s) of the contractor and any subcontractor are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally, that the contractor and subcontractor will fully comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignments in accordance with California Family Code § §5230 *et seq.* and that the contractor and subcontractor will maintain such compliance throughout the term of the contract.

e. City's Compliance with California Family Code.

The City shall maintain its compliance with the provisions of California Family Code §§ 5230 *et seq.* and all other applicable law regarding its obligations as an employer to implement lawfully served Wage and Earnings Assignments and Notices of Assignment.

f. Report of Employees' Names to District Attorney.

1. The City shall maintain its current practice of assisting the District Attorney's support enforcement activities by annually reporting to the Los Angeles County District Attorney the names of all of its employees and retirees so that the District Attorney may identify those employees and retirees subject to Wage and Earnings Assignment Orders and Notices of Assignment and may establish court orders for support, where appropriate. Should the District Attorney so request it, the City will provide such information on a more frequent basis.

2. All applicants for employment with the City of Los Angeles will be asked to acknowledge their responsibility to comply with any court ordered support obligations and will be advised of the City's practice of assisting the District Attorney as described in the provisions of Subsection f.1., above.

SECTION HISTORY

Added by Ord. No. 172,401, Eff. 2-13-99.

City of Los Angeles

CERTIFICATION OF COMPLIANCE WITH CHILD SUPPORT OBLIGATIONS

This Document must be returned with the Contract/Lease/Agreement

The undersigned hereby agrees that _____ will:
(Name of Business)

1. Fully comply with all applicable State and Federal reporting requirements for its employees.

2. Fully comply with and implement all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment.

3. Certify that the principal owner(s) of the business are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally.

4. Certify that the business will maintain such compliance throughout the term of the contract.

I declare under penalty of perjury that the foregoing is true and correct. Executed this _____ day of _____, 200__ at _____ _____.
City/County State

_____
Name of Business Address

_____
Signature of Authorized Representative Print Name

_____
Title Telephone Number

EXHIBIT
CHILD SUPPORT

LOS ANGELES ADMINISTRATIVE CODE
Div. 10, Ch. 1, Art. 10

SERVICE CONTRACTOR WORKER RETENTION ORDINANCE

Sec. 10.36 Findings and Statement of Policy.

The City awards many contracts to private firms to provide services to the public and to City government. The City awards many contracts to private firms to provide services to the public and to City government. The City also provides financial assistance and funding to others for the purpose of economic development or job growth. At the conclusion of the terms of a service contract with the City or with those receiving financial assistance from the City, competition results in the awarding of a service contract to what may be a different contractor. These new contracts often involve anticipated changes in different managerial skills, new technology or techniques, new themes or presentations, or lower costs.

The City expends grant funds under programs created by the federal and state governments. Such expenditures serve to promote the goals established for those programs by such governments and similar goals of the City. The City intends that the policies underlying this article serve to guide the expenditure of such funds to the extent allowed by the laws under which such grant programs are established.

Despite desired changes through the process of entering into new contracts, it is the experience of the City that reasons for change do not necessarily include a need to replace workers presently performing services who already have useful knowledge about the workplace where the services are performed.

Incumbent workers have already invaluable knowledge and experience with the work schedules, practices, and clients. The benefits of replacing these workers without such experiences decreases efficiency and results in a disservice to City and City financed or assisted projects.

Retaining existing service workers when a change in contractors occurs reduces the likelihood of labor disputes and disruptions. The reduction of the likelihood of labor disputes and disruptions results in the assured continuity of services to citizens who receive services provided by the City or by City financed or assisted projects.

It is unacceptable that contracting decisions involving the expenditure of City funds should have any potential effect of creating unemployment and the consequential need for social services. The City, as a principal provider of social support services, has an interest in the stability of employment under contracts with the City or by those receiving financial assistance from the City. The retention of existing workers benefits that interest.

SECTION HISTORY

Article and Section Added by Ord. No. 170,784, Eff. 1-13-96.
Amended by: Article and Section, Ord. No. 171,004, Eff. 5-18-96.

Sec. 10.36.1. Definitions.

The following definitions shall apply throughout this article:

(a) **"Awarding authority"** means that subordinate or component entity or person of the City (such as a department) or of the financial assistance recipient that awards or is otherwise responsible for the administration of a service contract or, if none, then the City or the City financial assistance recipient.

(b) **"City"** means the City of Los Angeles and all awarding authorities thereof, including those City departments which exercise independent control over their expenditure of funds, but excludes the Community Redevelopment Agency of the City of Los Angeles.

(c) **"City financial assistance recipient"** means any person that receives from the City in any twelve-month period discrete financial assistance for economic development or job growth expressly articulated and identified by the City totaling at least one hundred thousand dollars ($100,000); provided, however, that corporations organized under Section § 501(c)(3) of the United States Internal Revenue Code of 1954, 26 U.S.C. § 501(c)(3), with annual operating budgets of less than five million dollars ($5,000,000) or that regularly employ homeless persons, persons who are chronically unemployed, or persons receiving public assistance, shall be exempt.

Categories of such assistance include, but are not limited to, bond financing, planning assistance, tax increment financing exclusively by the City, and tax

credits, and shall not include assistance provided by the Community Development Bank. City staff assistance shall not be regarded as financial assistance for purposes of this article. A loan shall not be regarded as financial assistance. The forgiveness of a loan shall be regarded as financial assistance. A loan shall be regarded as financial assistance to the extent of any differential between the amount of the loan and the present value of the payments thereunder, discounted over the life of the loan by the applicable federal rate as used in 26 U.S.C. Sections 1274(d), 7872(f). A recipient shall not be deemed to include lessees and sublessees. Service contracts for economic development or job growth shall be deemed such assistance once the $100,000 threshold is reached.

(d) **"Contractor"** means any person that enters into a service contract with the City or a City financial assistance recipient.

(e) **"Employee"** means any person employed as a service employee of a contractor or subcontractor earning less than fifteen dollars ($15.00) per hour in salary or wage whose primary place of employment is in the City on or under the authority of a service contract and including but not limited to: hotel employees, restaurant, food service or banquet employees; janitorial employees; security guards; parking attendants; nonprofessional health care employees; gardeners; waste management employees; and clerical employees; and does not include a person who is (1) a managerial, supervisory, or confidential employees, or (2) required to possess an occupational license.

(f) **"Person"** means any individual, proprietorship, partnership, joint venture, corporation, limited liability company, trust, association, or other entity that may employ individuals or enter into contracts.

(g) **"Service contract"** means a contract let to a contractor by the City or a City financial assistance recipient primarily for the furnishing of services to or for the City or financial assistance recipient (as opposed to the purchase of goods or other property) and that involves an expenditure or receipt in excess of twenty-five thousand dollars ($25,000) and a contract term of at least three months.

(h) **"Subcontractor"** means any person not an employee that enters into a contract with a contractor to assist the contractor in performing a service contract and that employs employees for such purpose.

(i) **"Successor service contract"** means a service contract where the services to be performed are substantially similar to a service contract that has been recently terminated.

SECTION HISTORY

Added by Ord. No. 170,784, Eff. 1-13-96.
Amended by: Ord. No. 171,004, Eff. 5-18-96; Subsec. (c), Ord. No. 172,843, Eff. 11-4-99.

Sec. 10.36.2. Transition Employment Period.

(a) Where an awarding authority has given notice that a service contract has been terminated, or where a service contractor has given notice of such termination, upon receiving or giving such notice, as the case may be, the terminated contractor shall within ten (10) days thereafter provide to the successor contractor the name, address, date of hire, and employment occupation classification of each employee in employment, of itself or subcontractors, at the time of contract termination. If the terminated contractor has not learned the identity of the successor contractor, if any, by the time that notice was given of contract termination, the terminated contractor shall obtain such information from the awarding authority. If a successor service contract has not been awarded by the end of the ten (10)-day period, the employment information referred to earlier in this subsection shall be provided to the awarding authority at such time. Where a subcontract of a service contract has been terminated prior to the termination of the service contract, the terminated subcontractor shall for purposes of this article be deemed a terminated contractor.

(1) Where a service contract or contracts are being let where the same or similar services were rendered by under multiple service contracts, the City or City financial aid recipient shall pool the employees, ordered by seniority within job classification, under such prior contracts.

(2) Where the use of subcontractors has occurred under the terminated contract or where the use of subcontractors is to be permitted under the successor contract, or where both circumstances arise, the City or City financial assistance recipient shall pool, when applicable, the employees, ordered by seniority within job classification, under such prior contracts or subcontracts where required by and in accordance with rules authorized by this article.

(b) A successor contractor shall retain, for a ninety (90)-day transition employment period, employees who have been employed by the terminated contractor or its subcontractors, if any, for the preceding twelve (12) months or longer. Where pooling of employees has occurred, the successor contractor shall draw from such pools in accordance with rules established under this article. During such ninety (90)-day period, employees so hired shall be employed under the terms and conditions established by the successor contractor (or subcontractor) or as required by law.

(c) If at anytime the successor contractor determines that fewer employees are required to perform the new service contract than were required by the terminated contractor (and subcontractors, if any), the successor contractor shall retain employees by seniority within job classification.

(d) During such ninety (90)-day period, the successor contractor (or subcontractor, where applicable) shall maintain a preferential hiring list of eligible covered employees not retained by the successor contractor (or subcontractor) from which the successor contractor (or subcontractor) shall hire additional employees.

(e) Except as provided in subsection (c) of this section, during such ninety (90)-day period the successor contractor (or subcontractor, where applicable) shall not discharge without cause an employee retained pursuant to this article. "Cause" for this purpose shall include, but not be limited to, the employee's conduct while in the employ of the terminated contractor or subcontractor that contributed to any decision to terminate the contract or subcontract for fraud or poor performance.

(f) At the end of such ninety (90)-day period, the successor contractor (or subcontractor, where applicable) shall perform a written performance evaluation for each employee retained pursuant to this article. If the employee's performance during such ninety (90)-day period is satisfactory, the successor contractor (or subcontractor) shall offer the employee continued employment under the terms and conditions established by the successor contractor (or subcontractor) or as required by law. During such ninety (90)-day period, the successor contractor shall maintain a preferential hiring list of eligible covered employees not retained by the successor contractor from which the successor contractor shall hire additional employees.

(g) If the City or a City financial assistance recipient enters into a service contract for the performance of work that prior to the service contract was performed by the City's or the recipient's own service employees, the City or the recipient, as the case may be, shall be deemed to be a "terminated contractor" within the meaning of this section and the contractor under the service contract shall be deemed to be a "successor contractor" within the meaning of this section and section 10.36.3.

SECTION HISTORY

Added by Ord. No. 170,784, Eff. 1-13-96.
Amended By: Ord. No. 171,004, Eff. 5-18-96; Subsec. (g) Added, Ord. No. 172,349, Eff. 1-29-99.

Sec. 10.36.3. Enforcement.

(a) An employee who has been discharged in violation of this article by a successor contractor or its subcontractor may bring an action in the Municipal Court or Superior Court of the State of California, as appropriate, against the successor contractor and, where applicable, its subcontractor, and may be awarded:

(1) Back pay for each day during which the violation continues, which shall be calculated at a rate of compensation not less than the higher of:

(A) The average regular rate of pay received by the employee during the last 3 years of the employee's employment in the same occupation classification; or

(B) The final regular rate received by the employee.

(2) Costs of benefits the successor contractor would have incurred for the employee under the successor contractor's (or subcontractor's, where applicable) benefit plan.

(b) If the employee is the prevailing party in any such legal action, the court shall award reasonable attorney's fees and costs as part of the costs recoverable.

(c) Compliance with this article shall be required in all City contracts to which it applies, and such contracts shall provide that violation of this article shall entitle the City to terminate the contract and otherwise pursue legal remedies that may be available.

(d) Notwithstanding any provision of this Code or any other ordinance to the contrary, no criminal penalties shall attach for any violation of this article.

SECTION HISTORY

Added by Ord. No. 170,784, Eff. 1-13-96.
Amended By: Ord. No. 171,004, Eff. 5-18-96.

Sec. 10.36.4. Exemption for Successor Contractor or Subcontractor's Prior Employees.

An awarding authority shall upon application by a contractor or subcontractor exempt from the requirements of this article a person employed by the contractor or subcontractor continuously for at least twelve (12) months prior to the commencement of the successor service contract or subcontract who is proposed to work on such contract or subcontract as an employee in a capacity similar to such prior employment, where the application demonstrates that (a) the person would otherwise be laid off work and (b) his or her retention would appear to be helpful to the contractor or subcontractor in performing the successor contract or subcontract. Once a person so exempted commences work under a service contract or subcontract, he or she shall be deemed an employee as defined in Section 10.36.1(e) of this Code.

SECTION HISTORY

Added by Ord. No. 170,784, Eff. 1-13-96.
Amended By: Ord. No. 171,004, Eff. 5-18-96.

Sec. 10.36.5. Coexistence with Other Available Relief for Specific Deprivations of Protected Rights.

This article shall not be construed to limit an employee's right to bring legal action for wrongful termination.

SECTION HISTORY

Added by Ord. No. 170,784, Eff. 1-13-96.
Amended By: Ord. No. 171,004, Eff. 5-18-96.

Sec. 10.36.6. Expenditures Covered by this Article.

This article shall apply to the expenditure, whether through service contracts let by the City or by its financial assistance recipients, of funds entirely within the City's control and to other funds, such as federal or state grant funds, where the application of this article is consonant with the laws authorizing the City to expend such other funds. City financial assistance recipients shall apply this article to the expenditure of non-City funds for service contracts to be performed in the City by complying themselves with § 10.36.2(g) and by contractually requiring their service contractors to comply with this article. Such requirement shall be imposed by the recipient until the City financial assistance has been fully expended.

SECTION HISTORY

Added by Ord. No. 171.004, Eff. 5-18-96.
Amended by: Ord. No. 172,337, Eff. 1-14-99; Ord. No. 172,843, Eff. 11-4-99

Sec. 10.36.7. Timing of Application of Ordinances Adding and then Amending this Article.

The provisions of this article as set forth in City Ordinance No. 171,004 shall apply to contracts consummated and financial assistance provided after May 18, 1996 (the effective date of City Ordinance No. 171,004). As for contracts consummated and financial assistance provided after the original version of this article took effect on January 13,1996 (by City Ordinance No. 170,784) and through May 18,1996, the City directs its appointing authorities and urges others affected to use their best efforts to work cooperatively so as to allow application City Ordinance No. 171,004 rather than City Ordinance No. 170,784 to service contracts let during such period. No abrogation of contract or other rights created by City Ordinance No. 170,784, absent consent to do so, shall be effected by the retroactive application of City Ordinance No. 171,004.

SECTION HISTORY

Added by Ord. No. 171,784, Eff.1-13-96.
Amended by: Ord. No. 171,004, Eff. 5-18-96; Ord. No. 172,337, Eff. 1-14-99.

Sec. 10.36.8. Promulgation of Implementing Rules.

The City Council shall by resolution designate a department or office, which shall promulgate rules for implementation of this article and otherwise coordinate administration of the requirements of this article.

SECTION HISTORY

Added by Ord. No. 171,004, Eff.5-18-96.

Sec. 10.36.9. Severability.

If any severable provision or provisions of this article or any application thereof is held invalid, such invalidity shall not affect other provisions or applications of the article that can be given effect notwithstanding such invalidity.

SECTION HISTORY

Added by Ord. No. 171,004, Eff.5-18-96.

LOS ANGELES WORLD AIRPORTS

CONTRACTOR RESPONSIBILITY PROGRAM

RULES AND REGULATIONS FOR LEASES

Effective date: May 20, 2002

Procurement Services Division
7301 World Way West, Rm 105
Los Angeles, CA 900145
(310) 417-6495
(310) 646-7098 (Fax)

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These Rules and Regulations are promulgated pursuant to Board Resolution #21601, the Los Angeles World Airports Contractor Responsibility Program (CRP). Each Requesting LAWA Division shall cooperate to the fullest extent with the Executive Director in the administration of the CRP. The Executive Director may amend these Rules and Regulations from time to time as required for the implementation of the CRP.

A. DEFINITIONS

1. **Adoption of CRP definitions:** For purposes of these Rules and Regulations, the definitions set forth in the Board Resolution are incorporated herein, and include the following:

   a. **Board**
   b. **Executive Director**
   c. **Los Angeles World Airports (LAWA)**
   d. **Lease agreement** means a written document in which the rights to use and occupancy of land or structures are transferred by the owner to another for a specified of time in return for a specified rent.
   e. **Tenant** - means Lessee
   f. **Subtenant** - means Sublessee
   g. **Prospective tenant** – means a firm or individual not currently a LAWA tenant
   h. **New Lease** agreement - means new leasehold premises for a prospective tenant. A lease with a firm or individual not currently a LAWA tenant.
   i. **Additional Lease** agreement - means new leasehold premises for a current tenant
   j. **Renewal Lease** - means same leasehold premises for a current tenant
   k. **Amendment** - means modified terms on same leasehold premises for a current tenant
   l. **Public Lease** - means a lease of LAWA property

2. **New Definitions**

   a. "**CRP Questionnaire**" means the set of questions developed by Procurement Services Division (PSD) that will assist LAWA in determining a prospective tenant's responsibility. Information solicited from the CRP Questionnaire may include but is not limited to: ownership and name changes, financial resources and responsibility, satisfactory performance of other leases, satisfactory record of compliance with relevant laws and regulations, and satisfactory record of business integrity. PSD may amend the CRP Questionnaire from time to time.

   b. "**CRP Pledge of Compliance**" means the CRP Pledge developed by the PSD. The CRP Rules and Regulations may be updated from time to time by the PSD. The CRP Pledge shall require contractors to sign under penalty of perjury that the Tenant will:

(1) Comply with all applicable Federal, State, and local laws that apply to the lease agreement, including but not limited to, laws regarding health and safety, labor and employment, wage and hour, and licensing laws which affect employees.

(2) Notify LAWA within thirty (30) calendar days after receiving notification that any government agency has initiated an investigation that may result in a finding that the Tenant is not in compliance with subparagraph 2(b)(1).

(3) Notify LAWA within thirty (30) calendar days of all findings by a government agency or court of competent jurisdiction that the Tenant has violated subparagraph 2(b) (1).

(4) Ensure that Subtenants occupying space through any Sublease in connection with a LAWA lease agreement shall complete and sign a Pledge of Compliance attesting under penalty of perjury to compliance with paragraphs 2(b)(1) through (3). To submit to LAWA the completed Pledges.

(5) Notify LAWA within thirty (30) days of becoming aware of an investigation, violation or finding of any applicable Federal, State, or local law involving any Subtenant(s) in the LAWA lease agreement.

(6) Cooperate fully with LAWA during an investigation and to respond to request(s) for information within ten (10) working days from the date of the Notice to Respond.

B. SUBMISSION OF CRP QUESTIONNAIRES

1. **Prospective Tenants** are required to submit a completed and signed CRP Questionnaire for determination of responsibility prior to award of the lease.

2. **Current Tenants** : The requirement to submit a CRP Questionnaire is not applicable to current tenant. See Section D(2)(a)

3. **Subtenants**: The requirement to submit a CRP Questionnaire is not applicable to subtenants. See Section D(2)(b)

C. LAWA REVIEW OF SUBMITTED CRP QUESTIONNAIRES – APPLIES TO PROSPECTIVE TENANTS ONLY.

1. **Posting of CRP Questionnaires and Subtenant Lists**:

Prospective Tenants: The Requesting LAWA Division will forward to PSD the completed CRP Questionnaires and Subtenant list(s), if any, submitted by the prospective tenants to make available for public review and comment for a minimum of fourteen (14) calendar days prior to the award of the lease.

Current Tenants: The requirement to submit a CRP Questionnaire is not applicable to current tenants. Subtenants of current tenants are listed on the LAWA website.

2. Departmental Review of CRP Questionnaires

a. PSD will determine Contractor Responsibility from the completeness and accuracy of the information in the submitted CRP Questionnaire; information from various compliance and regulatory agencies; accuracy and completeness of the information received from the public; and through PSD's own reviews and investigations.

b. PSD may submit written requests to the tenant for clarification or additional documentation. Failure to respond to these requests within the specified time may render the tenant non-responsible and disqualified.

c. PSD will report its findings and determination to the Requesting LAWA Division.

d. No lease award will be made by LAWA until after the CRP review and determination has been made.

e. The CRP Questionnaire of the prospective tenant awarded the lease will be retained by PSD. The CRP Questionnaires for the prospective tenants not awarded the lease will also be retained by PSD.

3. Claims Resulting from Public Review and Comments

Prospective Tenants/Subtenants:

a. Claims regarding a tenant/subtenant's responsibility must be submitted to PSD in writing. However, PSD may investigate a claim regarding a tenant/subtenant's responsibility, whether or not it is submitted in writing.

b. If PSD receives information which calls into question a tenant/subtenant's responsibility, and the information was received **before** the lease/sublease has been executed, PSD shall:

(1) Notify the Requesting Division in writing that no lease/sublease shall be awarded until PSD has completed investigation into the matter.
(2) Investigate the complaint, collect necessary documentation, and determine the complaint's validity.
(3) Upon completion of the investigation, notify the Requesting Division in writing of the results of the investigation.
(4) Findings from the PSD investigation received by the Requesting Division will be considered by the Requesting Division as part of the determination of the tenant/subtenant's responsibility.

Current Tenants/Subtenants:

a. Claims regarding a tenant/subtenant's responsibility must be submitted to PSD in writing. However, PSD may investigate a claim regarding a tenant/subtenant's responsibility, whether or not it is submitted in writing.

b. If PSD receives written information that calls into question a current tenant/subtenant's responsibility, PSD shall investigate the matter as required in Section G, LAWA Investigation.

D. AWARD AND EXECUTION OF LEASES

1. Determination of Responsibility and Award of Lease

Prospective Tenants/Subtenants:

a. PSD shall determine whether a tenant/subtenant is a responsible tenant/subtenant with the necessary quality, fitness and capacity to comply with the terms of the lease by considering the following:

(1) Completeness and accuracy of the Information contained in the CRP Questionnaire;
(2) Completeness and accuracy of the information received from the public;
(3) Information and documentation from PSD's own investigation; and
(4) Information that may be available from any compliance or regulatory governmental agency.

b. Board may award and Executive Director may execute a lease with a prospective tenant only if:

(1) The tenant's CRP Questionnaire, and Subtenant's list(s), if any, has been made available for public review for at least fourteen (14) calendar days unless otherwise exempted from the posting requirement by the CRP;
(2) The tenant is not being investigated pursuant to the CRP;
(3) The tenant has not been found to be a non-responsible contractor pursuant to the CRP;
(4) The tenant does not appear on any City list of debarred bidders or contractors; and
(5) The tenant has met all other applicable City requirements.

Current Tenants/Subtenants:

a. PSD shall determine whether a tenant/subtenant is a responsible tenant/subtenant with the necessary quality, fitness and capacity to comply with the terms of the lease by considering the following:

(1) Completeness and accuracy of any information received from the public;
(2) Information and documentation from PSD's own investigation; and
(3) Information that may be available from any compliance or regulatory governmental agency.

2. Submission of Pledge of Compliance

Prospective and Current Tenants:

a. Unless otherwise exempt from the CRP, all prospective and current tenants/subtenants are required to submit a CRP Pledge of Compliance signed under penalty of perjury. Failure to submit a CRP Pledge of Compliance as required may render the tenant/subtenant non-compliant with the terms of the lease and subject to sanctions.

Subtenants:

b. Within ten (10) calendar days of execution of a sublease, the tenant shall submit to LAWA a signed CRP Pledge of Compliance from each subtenant listed as occupying space on the leasehold premises.

3. Subtenant Responsibility

a. Tenants shall ensure that their subtenants meet the criteria for responsibility set forth in the CRP and these Rules and Regulations unless the sublease is not subject to the CRP.

b. Tenants shall ensure that subtenants occupying space on the LAWA leasehold premises shall complete and submit a signed CRP Pledge of Compliance.

c. Tenants shall not use in any capacity any subtenant that has been determined or found to be a non-responsible contractor by LAWA or the City.

d. Subject to approval by the LAWA Requesting Division, tenants may substitute a non-responsible subcontractor with another subtenant.

4. Execution of Contracts

Prospective Tenants:

a. Unless exempt from the CRP, all lease agreements subject to the CRP shall contain language obligating the contractor to comply with the CRP.

b. No lease agreement may be executed unless:

(1) The prospective tenant's CRP Questionnaire, unless otherwise exempt, has been made available for public review for at least fourteen (14) calendar days
(2) The tenant has submitted a signed Pledge of Compliance with the CRP.
(3) The prospective tenant's subtenant list, if any, has been made available for public review for at least fourteen (14) calendar days.
(4) The prospective tenant is determined by LAWA to be a Responsible Contractor.

Current Tenants:

a. Unless exempt from the CRP, all lease agreements subject to the CRP shall contain language obligating the tenant to comply with the CRP.

b. No lease agreement may be executed unless the tenant has submitted a signed Pledge of Compliance with the CRP.

E. LEASE AMENDMENTS

Compliance with the CRP is required in lease amendments if the initial lease was not subject to the CRP, but the total term and amount of the lease, inclusive of all amendments, would make the lease subject to the CRP.

a. A tenant subject to the CRP because of an amendment shall submit a CRP Pledge of Compliance to LAWA before the lease amendment can be executed.

b. Unless exempt from the CRP, all lease amendments subject to the CRP shall contain contract language obligating the contractor to comply with the CRP.

F. TENANT NOTIFICATION OF INVESTIGATIONS AND UPDATE OF INFORMATION

1. Notification of Investigations

Prospective and Current Tenants shall:

a. Notify LAWA within thirty (30) calendar days after receiving notification that any government agency has initiated an investigation that may result in a finding that the tenant is not in compliance with any applicable Federal, State, or local law that apply to the LAWA or City lease agreement, including but not limited to laws regarding health and safety, labor and employment, wage and hour, and licensing laws which affect employees.

b. Notify LAWA within thirty (30) calendar days of receiving notice of any findings by a government agency or court of competent jurisdiction that the tenant violated any applicable Federal, State, or local law that apply to the LAWA or City lease agreement, including but not limited to laws regarding health and safety, labor and employment, wage and hour, and licensing laws which affect employees.

c. Notify LAWA within thirty (30) calendar days of becoming aware of an investigation, violation or finding of any applicable Federal, State, or local law involving the subtenants in the performance of a LAWA or City lease agreement.

2. Subtenant Notification of Investigations

Tenants shall ensure that subtenants occupying the LAWA leasehold premises abide by these same updating requirements, including the requirement to:

a. Notify LAWA within thirty (30) calendar days after receiving notification that any government agency has initiated an investigation which may result in a finding that the subtenant did not comply with any applicable Federal, State, or local law that apply to the LAWA or City lease agreement, including but not limited to laws regarding health and safety, labor and employment, wage and hour, and licensing laws which affect employees.

b. Notify LAWA within thirty (30) calendar days of all findings by a government agency or court of competent jurisdiction that the subtenant violated any applicable Federal, State, or local law that apply to the LAWA or City lease agreement, including but not limited to laws regarding health and safety, labor and employment, wage and hour, and licensing laws which affect employees.

3. Update of CRP Questionnaire Information – applies to Prospective Tenants only.

a. Updates of information contained in the prospective tenant's responses to the CRP Questionnaire shall be submitted to LAWA within thirty (30) days of any changes to the responses if the change would affect the prospective tenant's fitness and ability to comply with the terms of the lease.

b. PSD, or the Requesting Division, shall determine whether a tenant in a specific situation should have provided updated information.

(1) If PSD, or the Requesting Division, becomes aware of new information concerning a tenant and determines that the tenant should have provided information or updated LAWA of such information, but the tenant has not done so, PSD shall issue a written notice to the tenant requiring the tenant to submit the required information within (ten) 10 calendar days.

(2) If PSD or the Requesting Division becomes aware of new information concerning a subtenant and determines that the subtenant should have provided information or updated LAWA of such information, but the subtenant has not done so, PSD shall issue a written notice to the tenant requiring the subtenant to submit the required information within (ten) 10 calendar days.

c. Tenant's failure to provide information or updated information when required by LAWA, the CRP or these Rules and Regulations, may be considered a material breach of the lease agreement, and LAWA may invoke remedies set forth in Section J of these Rules and Regulations

4. **Submission of CRP Questionnaires and Updates of CRP Questionnaire Is Not Applicable to Current Tenants and Subtenants:** The requirement that tenants submit to LAWA CRP Questionnaires and updates to the CRP Questionnaire responses does not apply to current tenants and subtenants.

G. LAWA INVESTIGATION

1. **Reporting of Alleged Violations:** Claims regarding a tenant/subtenant's responsibility must be submitted to PSD in writing. However, PSD may investigate a claim regarding a tenant/subtenant's responsibility, whether or not it is submitted in writing.

2. **Process**:

   a. Upon receipt of a complaint or upon initiation of an investigation, PSD shall notify the Requesting Division and the tenant in writing that an investigation has been initiated.

   b. PSD shall collect necessary facts and documentation from the complainant(s). To the extent permissible, PSD shall maintain the identity of the complainant, if any, confidential.

   c. PSD shall issue a "Notice to Respond" to the tenant summarizing the facts of the investigation.

   d. The tenant shall cooperate fully and respond to LAWA's request for information within ten (10) working days from the date of the Notice to Respond.

   e. A tenant's failure to cooperate or respond to the Notice to Respond will be deemed conclusive admission that the tenant/subtenant is a non-responsible contractor/subcontractor and LAWA may initiate a hearing as set forth in Section I of these Rules and Regulations.

      Where the Subtenant is the alleged entity, the tenant shall gather the necessary information and respond to LAWA's request for information.

   f. Upon completion of the investigation, PSD shall prepare a written report of the findings and notify the Requesting Division, the tenant, and complainant(s), if applicable, of the results.

3. **Results of Investigation**

Prospective Tenants

a. When an investigation is completed **before** the lease is awarded, PSD shall notify the Requesting Division of the results, and Requesting Division will consider the information as part of the determination of a tenant's responsibility.

(1) If the tenant is found non-responsible, PSD shall notify the tenant, and the Requesting Division, of the proposed determination of non-responsibility and provide an opportunity for a hearing as set forth in Section I of these Rules and Regulations.

(2) If the tenant fails to exercise the right to a hearing within ten (10) working days of the date of the notice of the proposed determination of non-responsibility, the tenant shall be deemed to waive the right to a hearing. PSD may proceed to declare the tenant a non-responsible contractor without a hearing and LAWA may invoke remedies set forth in Section J of these Rules and Regulations.

Current Tenants

b. When an investigation is completed **after** the execution of a contract:

(1) If violations of the CRP are found, PSD shall notify the Requesting Division and tenant of the violation and require the tenant to submit an explanation and information on the status of the violation within (ten)10 calendar days.

(2) After review of the information regarding the violation, PSD may:

(i) Proceed to declare the tenant a non-responsible contractor and LAWA may invoke remedies as set forth in Section J of these Rules and Regulations; or
(ii) Declare the tenant a responsible contractor.

(3) If the tenant fails to provide information regarding the violation as required, PSD shall notify the Requesting Division and may:

(i) Proceed to declare the tenant a non-responsible contractor and LAWA may invoke remedies as set forth in Section J of these Rules and Regulations.

H. VIOLATIONS OF THE CRP OR ITS RULES AND REGULATIONS

1. Claims regarding a tenant's responsibility must be submitted to PSD in writing. However, PSD may investigate a claim regarding a tenant's responsibility, whether or not it is submitted in writing.

2. A tenant/subtenant will be considered in violation of the CRP and sanctioned if the tenant/subtenant:

   a. Does not submit required CRP documents
   b. Submits incomplete, inaccurate, or unsigned CRP documents, or
   c. Does not cooperate with PSD during its investigation, and/or fails to respond to PSD's Notice to Respond within the time allowed, or
   d. Is determined by LAWA to be a non-responsible contractor/subcontractor after a review of the CRP documents, supportive documentation and/or public comments.

3. If violations of the CRP are found, PSD shall notify the Requesting Division and the tenant of the violation and require the tenant to submit an explanation and information on the status of the violation within 10 calendar days.

4. After review of the information regarding the violation, PSD may:

   a. Proceed to declare the tenant a non-responsible contractor and LAWA may invoke remedies as set forth in Section J of these Rules and Regulations; or

   b. Declare the tenant a responsible contractor.

5. If the tenant fails to provide information regarding the violation as required, PSD shall notify the Requesting Division and may:

   a. Proceed to declare the tenant a non-responsible contractor and LAWA may invoke remedies as set forth in Section J of these Rules and Regulations.

I. NON-RESPONSIBILITY HEARING

1. PSD, after consultation with the City Attorney, shall initiate the process of declaring a tenant as a non-responsible contractor.

2. Before a tenant may be declared non-responsible, PSD shall notify the tenant, and the Requesting Division, of the proposed determination of non-responsibility and provide with an opportunity for a hearing.

3. PSD shall administer a procedure for the non-responsibility hearing which, at minimum, must include the following:

   a. The tenant shall be provided with a written Notice that LAWA intends to declare the tenant a non-responsible contractor.

   b. The Notice shall provide the tenant with the following information:

      (1) That LAWA intends to declare the tenant a non-responsible contractor.
      (2) A summary of the information upon which LAWA is relying upon.

(3) That the tenant has a right to respond to the information by requesting a hearing to rebut adverse information and to present evidence of the necessary quality, fitness and capacity to comply with the terms of the lease required under the lease agreement or for future lease agreements.
(4) That the tenant shall exercise the right to a hearing by submitting to PSD a written request for a hearing within (ten) 10 working days of the date of the notice.
(5) That failure to submit a written request for hearing within the required time frame shall be considered a waiver of the right to a hearing that allows LAWA to proceed with the determination of non-responsibility.

4. If the tenant fails to exercise the right to a hearing within ten (10) working days of the date of the Notice of the proposed determination of non-responsibility, the tenant shall be deemed to waive the right to a hearing. PSD may proceed to declare the tenant a non-responsible contractor without a hearing and LAWA may invoke remedies as set forth in Section J of these Rules and Regulations.

5. If the tenant submits a written request for a hearing, the hearing may be held with the head of PSD, Requesting Division, City Attorney and/or their respective designees. LAWA may determine that the tenant:

   a. Does not possess the necessary quality, fitness, or capacity to comply with the terms of the lease, should be declared a non-responsible contractor, and invoke remedies as set forth in Section J of these Rules and Regulations; or

   b. Should be declared a responsible contractor.

6. LAWA's determination shall be final and constitute exhaustion of administrative remedies.

7. PSD shall provide LAWA's written final decision to the tenant and to the Requesting Division. If the tenant is declared to be non-responsible, a copy of the final decision shall also be provided to the City Administrative Officer.

J. NON-RESPONSIBILITY SANCTIONS

Sanctions for Airline Tenants:

Airline tenants that do not comply with CRP requirements and/or are determined non-responsible by LAWA will be declared to have a material breach of the lease agreement. LAWA may exercise its legal remedies thereunder, which are to include, but not limited to:

1. Non-issuance of a successor ACOP, paying landing fees at the higher rate of non-permitted carriers;
2. Losses of exclusive, preferential and/or historical gate assignments;
3. Termination of the lease agreement.

Sanctions for Non-Airline Tenants:

1. **Prospective** tenants that do no comply with CRP requirements and/or are determined non-responsible by LAWA will be disqualified and will not be awarded a lease agreement.

2. **Current** tenants that do not comply with CRP requirements and/or are determined non-responsible will be declared to have a material breach of the lease agreement. LAWA may exercise its legal remedies thereunder, which are to include, but not limited to the termination of the lease agreement.

   Such tenant shall not perform any work or occupy any leasehold premises in the proposed lease, whether as a Master tenant, a subtenant, a partner in a partnership, a participant in a joint venture, a member of a consortium, or in any other capacity.

3. Upon final determination of a tenant as a non-responsible contractor, PSD shall provide the Requesting Division and the tenant with a written notice summarizing the findings and applicable sanctions.

4. PSD shall maintain a listing of tenants/subtenants who have been found non-responsible by LAWA pursuant to the CRP.

K. EXEMPTIONS

1. **Categorical Exemption**: The following types of lease agreements are categorically exempt from the CRP and these Rules and Regulations:

   a. Lease agreements with a governmental entity such as the United States of America, the State of California, a county, city or public agency of such entities, or a public or quasi-public corporation located therein and declared by law to have such status.

   b. Lease agreements wherein LAWA is the Lessee

   c. LAWA permits, certificates, license agreements

   d. Lease agreements for the purpose of re-setting the lease rates or other rates and charges for City facilities covered in lease agreements

   e. Lease agreements wherein LAWA buys/sells/exchanges real estate or when LAWA conveys or receives easements rights(a real estate interest) in land

2. **Board approval required for CRP Exemptions:** The following types of lease agreements are exempt from the CRP and these Rules and Regulations when the Board of Airport Commissioners makes a finding that the lease agreement meets any of the following conditions:

a. Lease agreements awarded on the basis of exigent circumstances whenever Board finds that LAWA would suffer a financial loss or LAWA operations would be adversely impacted.

b. Lease agreements entered into during time of war or national, state or local emergency.

L. EFFECTIVE DATE OF RULES AND REGULATIONS

1. The CRP and these Rules and Regulations apply to Lease agreements **issued** after the City Attorney has approved these Rules and Regulations, the CRP Pledge of Compliance, and the CRP Questionnaire.

2. The CRP and these Rules and Regulations apply to lease agreements **entered into** by LAWA after the City Attorney has approved these Rules and Regulations, the CRP Pledge of Compliance, and the CRP Questionnaire.

3. Leases amended after these Rules and Regulations are approved by the City Attorney will become subject to CRP and these Rules and Regulations if they meet definitions contained in the CRP and these Rules and Regulations.

M. CONSISTENCY WITH FEDERAL AND STATE LAW

The CRP and these Rules and Regulations do not apply in instances where application would be prohibited by Federal and State law or where the application would violate or be inconsistent with the terms and conditions or a grant or contract with the Federal or State agency.

N. SEVERABILITY

If any provision of the CRP or these Rules and Regulations are declared legally invalid by any court of competent jurisdiction, the remaining provisions remain in full force and effect.

LOS ANGELES WORLD AIRPORTS
CONTRACTOR RESPONSIBILITY PROGRAM
PLEDGE OF COMPLIANCE FOR LEASES

The Los Angeles World Airports (LAWA) Contractor Responsibility Program (Board Resolution #21601) provides that, unless specifically exempted, LAWA Tenants for leases that require the Board of Airport Commissioners' approval shall comply with all applicable provisions of the LAWA Contractor Responsibility Program. Tenants for leases subject to the CRP are required to complete and submit this Pledge of Compliance with the lease agreement.. In addition, within ten (10) days of execution of any sublease agreement, the Tenant shall submit to LAWA this Pledge of Compliance from each Subtenant listed as performing work on, or otherwise occupying, the leasehold premises.

The Tenant agrees to comply with the Contractor Responsibility Program and the following provisions:

(a) To comply with all applicable Federal, State, and local laws that apply to the lease agreement, including but not limited to, laws regarding health and safety, labor and employment, wage and hours, and licensing laws which affect employees.
(b) To notify LAWA within thirty (30) calendar days after receiving notification that any government agency has initiated an investigation that may result in a finding that the Tenant is not in compliance with paragraph (a).
(c) To notify LAWA within thirty (30) calendar days of all findings by a government agency or court of competent jurisdiction that the Tenant has violated paragraph (a).
(d) To ensure that Subtenants occupying space through any Sublease in connection with a LAWA lease agreement shall complete and sign a Pledge of Compliance attesting under penalty of perjury to compliance with paragraphs (a) through (c) herein. To submit to LAWA the completed Pledges.
(e) To notify LAWA within thirty (30) days of becoming aware of an investigation, violation or finding of any applicable Federal, State, or local law involving any Subtenant(s) in the LAWA lease agreement.
(f) To cooperate fully with LAWA during an investigation and to respond to request(s) for information within ten (10) working days from the date of the Notice to Respond.

Failure to sign and submit this form to LAWA as required may render the Tenant non-compliant with the terms of the lease and subject to CRP sanctions.

_____
Company Name, Address and Phone Number

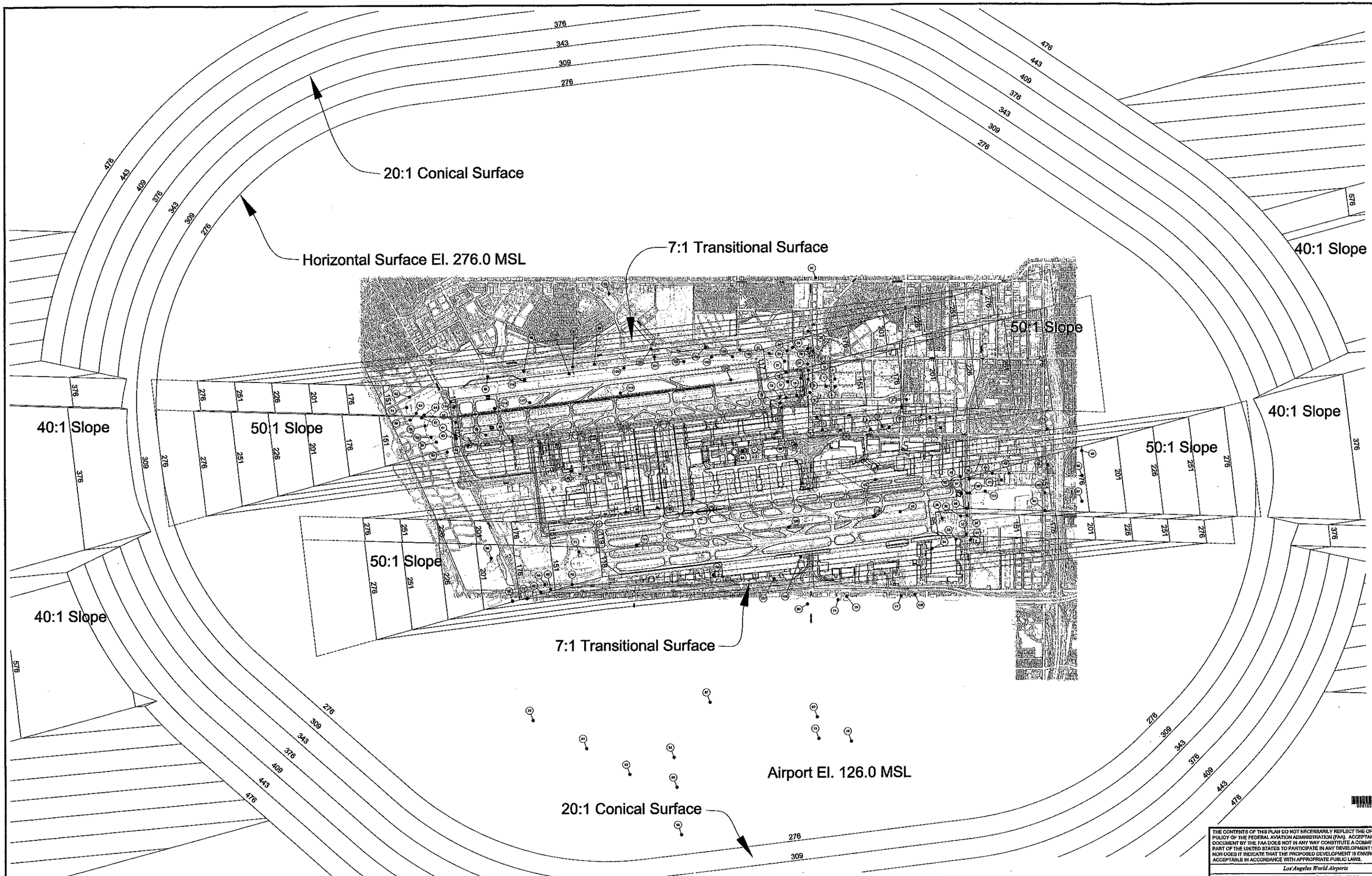
_____
Signature of Officer or Authorized Representative Date

_____
Print Name and Title of Officer or Authorized Representative

_____
Project Title

EXHIBIT S-7

FAA TREE HEIGHT RESTRICTIONS



Notes:
*1. Objects and Elevations Taken from base maps provided by NOAA Obstruction Chart - Number 237, June 1996

KEY MAP

0 1,000' 2,000' 4,000'
GRAPHIC SCALE IN FEET

LAX
Los Angeles World Airports

THE CONTENTS OF THIS PLAN DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FEDERAL AVIATION ADMINISTRATION (FAA). ACCEPTANCE OF THIS DOCUMENT BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED HEREIN NOR DOES IT INDICATE THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS.

Los Angeles World Airports

FAR PART 77 APPROACH SURFACES

LOS ANGELES INTERNATIONAL AIRPORT

SUBMITTED BY:	APPROVED BY:
Edward J. Fuchs, ASST. CHIEF AIRPORTS ENGINEER	CHIEF AIRPORTS ENGINEER

DRAWN BY:	CHECKED BY:	SHEET NUMBER	SHEET
Landrum & Brown	EHP	14 OF 15	Part 77_Outer
SCALE: BY SHEET	DATE: 02-01-05	DWG NO.	

EXHIBIT S-8

FIRST SOURCE HIRING

FIRST SOURCE HIRING PROGRAM FOR AIRPORT EMPLOYEES

I. Purpose. The purpose of this First Source Hiring Program is to facilitate the employment of Targeted Applicants by Airport Employers. It is a goal of this First Source Hiring Program that this Program benefit Airport Employers by providing a pool of qualified job applicants through a non-exclusive referral system.

II. Definitions. As used in this Program, the following capitalized terms shall have the following meanings. All definitions include both the singular and plural form.

"Airport" shall mean Los Angeles International Airport.

"Airport Employer" shall mean a party that, through a contract, lease, licensing arrangement, or other arrangement, agrees to comply with this First Source Hiring Program with regard to Airport Jobs. Operators of transportation charter party limousines, non-tenant shuttles, and taxis shall not be considered Airport Employers.

"Airport Job" shall mean a job that either (i) is performed On-Site, or (ii) is directly related to a contract, lease, licensing arrangement, or other arrangement under which the employer is an Airport Employer. Positions for which City's Worker Retention Policy requires hiring of particular individuals shall not constitute Airport Jobs for purposes of this Program.

"City" shall mean the City of Los Angeles.

"Coalition" shall mean the LAX Coalition for Economic, Environmental, and Educational Justice, an unincorporated association comprised exclusively of the following organizations: AGENDA; AME Minister's Alliance; Clergy and Laity United for Economic Justice; Coalition for Clean Air; Communities for a Better Environment; Community Coalition; Community Coalition for Change; Environmental Defense; Inglewood Coalition for Drug and Violence Prevention; Inglewood Democratic Club; Lennox Coordinating Council; Los Angeles Alliance for a New Economy; Los Angeles Council of Churches; Nation of Islam; Natural Resources Defense Council; Physicians for Social Responsibility Los Angeles; Service Employees International Union Local 347; and Teamsters Local 911.

"Coalition Representative" shall mean the following: The Coalition shall designate one individual as the "Coalition Representative" authorized to speak or act on behalf of the Coalition for all purposes under the Cooperation Agreement. The Coalition Representative may designate one or more assistants to assist the Coalition Representative in speaking or acting on behalf of the Coalition with respect to any specific program or activity or any other matter. The Coalition shall provide LAWA with contact information for the Coalition Representative

upon request.

"Cooperation Agreement" shall mean the Cooperation Agreement between LAWA and the LAX Coalition for Economic, Environmental and Educational Justice.

"LAWA" shall mean Los Angeles World Airports.

"Low-Income Individual" shall mean an individual whose household income is no greater than 80% of the median income, adjusted for household size, for the Primary Metropolitan Statistical Area.

"On-Site" shall mean physically located on property owned or leased by LAWA and pertaining to Airport.

"Program" shall mean this First Source Hiring Program.

"Project Impact Area" shall have the meaning set forth in the "Final Environmental Impact Report" for the LAX Master Plan Program, dated April 2004, as supplemented by one or more EIR Addenda prior to certification of the EIR by the City Council.

"Referral System" shall mean the referral system established to provide applicant referrals for the Program.

"Special Needs Individuals" shall mean: (i) individuals who receive or have received public assistance through the Temporary Assistance for Needy Families Program, within the past 24 months; (ii) individuals who are homeless; (iii) ex-offenders, (iv) chronically unemployed, and (v) dislocated airport workers.

"Targeted Applicants" shall have the meaning set forth in Section IV below.

III. Coverage. This Program shall apply to hiring by Airport Employers for all Airport Jobs, except for jobs for which the hiring procedures are governed by a collective bargaining contract that conflicts with this Program.

IV. Targeted Applicants. Referrals under the Program shall, to the extent permissible by law, be made in the order of priority set forth below.

- First Priority: Low-Income Individuals living in the Project Impact Area for at least one year and Special Needs Individuals; and
- Second Priority: Low-Income Individuals residing in City.

V. Initial Airport Employer Roles.

A. Liaison. Each Airport Employer shall designate a liaison for issues related to the Program. The liaison shall work with LAWA, the Coalition

Representative, the Referral System provider, and relevant public officials to facilitate effective implementation of this Program.

B. Long-Range Planning. Any entity that becomes an Airport Employer at least two (2) months prior to commencing operations related to Airport shall, at least two months prior to commencing operations related to Airport, provide to the Referral System the approximate number and type of Airport Jobs that it will fill and the basic qualifications necessary.

VI. Airport Employer Hiring Process.

A. Notification of Job Opportunities. Prior to hiring for any Airport Job, an Airport Employer shall notify the Referral System, by e-mail or fax, of available job openings and provide a description of job responsibilities and qualifications, including expectations, salary, work schedule, duration of employment, required standard of appearance, and any special requirements (e.g., language skills, driver's license, etc.). Job qualifications shall be limited to skills directly related to performance of job duties.

B. Referrals. After receiving a notification under Section VI.A above, the Referral System shall within five days, or longer time frame agreed to by the Referral System and Airport Employer, refer to the Airport Employer one or more Targeted Applicants who meet the Airport Employer's qualifications.

C. Hiring.

1. New Employer Targeted Hiring Period. When making initial hires for the commencement of an Airport Employer's operations related to Airport, the Airport Employer shall consider and hire only Targeted Applicants for a two week period following provision of the notification described in Section VI.A. After this period, the Airport Employer shall make good-faith efforts to hire Targeted Applicants, but may consider and hire applicants referred or recruited through any source.

2. Established Employer Targeted Hiring Period. When making hires after the commencement of operations related to Airport, an Airport Employer shall consider and hire only Targeted Applicants for a five-day period following provision of the notification described in Section VI.A. After this period, the Airport Employer shall make good-faith efforts to hire Targeted Applicants, but may consider and hire applicants referred or recruited through any source.

3. Hiring Procedure During Targeted Hiring Periods. During the periods described in Sections VI.C.1 and VI.C.2 above, Airport

Employers may hire Targeted Applicants recruited or referred through any source. During such periods Airport Employers shall use normal hiring practices, including interviews, to consider all applicants referred by the Referral System.

4. No Referral Fees. No Airport Employer or referred job candidate shall be required to pay any fee, cost or expense of the Referral System or this Program in connection with referrals.

VII. Reporting and Recordkeeping.

A. Reports. During the time that this Program is applicable to any Airport Employer, that Airport Employer shall, on a quarterly basis, notify the Referral System of the number, by job classification, of Targeted Applicants hired by the Airport Employer during that quarter, and the total number of employees hired by the Airport Employer for Airport Jobs during that quarter. Any Airport Employer who has not had hiring activity for the quarter, shall also notify the Referral System of such inactivity.

B. Recordkeeping. During the time that this Program is applicable to any Airport Employer, that Airport Employer shall retain records sufficient for monitoring of compliance with this Program with regard to each Airport Job, including records of notifications sent to the Referral System, referrals from the Referral System, job applications received from any source, number of Targeted Applicants hired, and total number of employees hired for Airport Jobs. To the extent allowed by law, and upon reasonable notice, these records shall be made available to LAWA and to the Referral System for inspection upon request. The Coalition Representative may request that LAWA provide such records at anytime. Records may be redacted so that individuals are not identified by name and so that information required by law to remain confidential is excluded.

C. Complaints. If LAWA, the Coalition, or the Referral System believes that an Airport Employer is not complying with this Program, then the designated LAWA office shall be notified to ensure compliance with this program.

D. Liquidated Damages. Each Airport Employer agrees to pay to LAWA liquidated damages in the amount of One Thousand Dollars ($1,000) where LAWA finds that the Airport Employer has violated this Program with regard to hiring for a particular Airport Job. LAWA shall establish procedures providing to Airport Employers notice and an opportunity to present all relevant evidence prior to LAWA's final determination regarding an alleged violation. This liquidated damages provision does not preclude LAWA from obtaining any other form of available relief to ensure compliance with this Program, including injunctive relief.

VIII. Miscellaneous.

A. Compliance with State and Federal Law. This Program shall be implemented only to the extent that it is consistent with the laws of the State of California and the United States. If any provision of this Program is held by a court of law to be in conflict with state or federal law, the applicable law shall prevail over the terms of this Program, and the conflicting provisions of this Program shall not be enforceable.

B. Severability Clause. If any term, provision, covenant or condition of this Program is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

C. Binding on Successors. This Program shall be binding upon and inure to the benefit of the successors in interest, transferees, assigns, present and future partners, subsidiary corporations, affiliates, agents, representatives, heirs, and administrators of any party that has committed to comply with it. Any reference in this Program to a party shall be deemed to apply to any successor in interest, transferee, assign, present or future partner, subsidiary corporation, affiliate, agent, representative, heir or administrator of such party; provided, however, that any assignment, transfer or encumbrance of a lease agreement, permit or contract in which this Program is incorporated shall only be made in strict compliance with the terms of such lease agreement, permit or contract and the foregoing shall not constitute consent to any such assignment, transfer or encumbrance.

D. Lease Agreements and Contracts. Airport Employers shall not execute any sublease agreement or other contract under which Airport Jobs may occur directly or indirectly, unless the entirety of this Program is included as a material term thereof, binding on all parties.

E. Assurance Regarding Preexisting Contracts. Each Airport Employer warrants and represents that as of the date of execution of this Program, it has executed no sublease agreement or other contract that would violate any provision of this Program had it been executed after the date of incorporation of this Program into a binding contract.

F. Intended Beneficiaries. LAWA, the Coalition, and the Referral System are intended third-party beneficiaries of contracts and other agreements that incorporate this Program with regard to the terms and provisions of this Program. However, the parties recognize that only LAWA has the sole responsibility to enforce the provisions of this Program.

G. Material Terms. All provisions of this Program shall be material terms of any lease agreement or contract in which it is incorporated.

H. Effective Date. Section VI of this Program shall become effective on the effective date of the contract or agreement into which it is incorporated.

I. Construction. Any party incorporating this Program into a binding contract has had the opportunity to be advised by counsel with regard to this Program. Accordingly, this Program shall not be strictly construed against any party, and the rule of construction that any ambiguities be resolved against the drafting party shall not apply to this Program.

J. Entire Contract. This Program contains the entire agreement between the parties on the subjects described herein, and supersedes any prior agreements, whether written or oral. This Program may not be altered, amended or modified except by an instrument in writing signed in writing by all parties to the contract in which it is incorporated.