

STATEMENT OF QUALIFICATIONS

Kiley Company offers real estate appraisal, review and consulting services in Southern California including Orange, Los Angeles, Riverside, San Bernardino and San Diego Counties. Services include appraisals and valuations for lending purposes, limited reports, market surveys, rental surveys and general consulting. Mass appraisals and multiple property acquisitions from negotiations to close of escrow are available. Condemnation valuations, acquisition reports and expert witness testimony are major components of our practice. In 2003, a separate small apartment appraisal division was added as well as an appraisal review division. Our areas of real estate expertise include:

- Vacant Land
- Residential Subdivisions
- Office Buildings
- Retail Centers
- Industrial Buildings
- Auto Dealerships
- Acquisitions
- Apartments and Condominiums
- Leasehold and Leased Fees
- Distressed Properties
- Eminent Domain
- Tax Appeals
- Mass Appraisals
- Redevelopment and Reuse



THE MAI DESIGNATION

The MAI professional membership designation is awarded by the Appraisal Institute to individuals who have extensive experience in the appraisal of commercial and industrial properties, as well as residential and other types of real estate. MAI members must fulfill stringent education requirements, obtain applicable work experience and demonstrate skill in the intricacies of real estate valuation.

MAI members are committed to practicing their profession according to a strict Code of Professional Ethics and Standards of Professional Appraisal Practice. Additionally, MAI members must hold a college degree and demonstrate their ability to prepare appraisal reports which meet the standards of the Appraisal Institute. To maintain their status, MAI members also fulfill continuing education requirements. The requirements for education hours, courses and experience substantially exceed those of the State of California for Certified General Real Estate Appraiser licensing.

The MAI designation is a symbol of assurance of the highest caliber appraisal services.

ELIZABETH M. KILEY, MAI
STATEMENT OF QUALIFICATIONS

EMPLOYMENT

Appraiser/Consultant/President, 1990 to Present
Elizabeth M. Kiley, Inc., DBA Kiley Company, Tustin, CA

Assistant Vice President/Senior Appraiser, 1984 to 1989
Interstate Appraisal Corporation, Newport Beach, CA

Chief Appraiser/Commercial Underwriter, 1982, 1983 to 1984
Cambridge Capital Group, Santa Ana, CA

Appraiser, 1982 to 1983
Harold Davidson & Associates, Los Angeles, CA

Senior Appraiser, 1979 to 1981
Bank of America NT & SA, Riverside/San Bernardino District, CA

EDUCATION

Bachelor of Science, Business Administration, 1974 San Diego State University, San Diego, CA

Appraisal Courses

Appraisal Principles; Appraisal Procedures; Income Capitalization; Advanced Income Capitalization; Standards of Professional Practice A, B & C; Report Writing and Valuation Analysis; Litigation Valuation; Case Studies in Real Estate Valuation; Mold, Pollution and the Appraiser; The Nuts and Bolts of Green Building for Appraisers; USPAP

Professional Seminars

2011 Estate Tax Changes; Update on Climate Change Regulations Affecting Local Governments; Litigation Valuation; Condemnation-Partial Takes and Super Funds Sites; Property Acquisition, Appraisal, and Relocation in an Upside Down Market; Appraising in a Declining or Changing Market; Appraising Apartments; Leasehold Valuation; Easement Valuation; Appraising in the New Regulatory Climate; Feasibility Analysis and Highest and Best Use; Faculty Training Seminar; Federal and State Law and Regulation Workshop; Service Station; Restaurant Seminar; OCTA Partial Take Appraisal Workshop; Moderator E-commerce Panel, 2000 Summer Conference

EXPERIENCE

Commercial

High-rise, mid-rise and garden offices; community and neighborhood shopping centers; single tenant NNN properties; convenience stores; restaurants and fast-food stores; auto dealerships; service stations; bank branches; special-use properties; valuation of fee simple, leased fee, and leasehold interests

Industrial

Existing and proposed multi-tenant industrial parks; single-tenant buildings; research and development buildings; and self-storage facilities

Kiley Company

ELIZABETH M. KILEY, MAI (Continued)

Residential

Apartments; proposed subdivisions; condominium complexes; apartment conversions and CBD lofts; mass appraisal for acquisitions

Vacant Land

Planned community developments; business parks; industrial subdivisions; commercial sites; agricultural land; desert land; and Indian Trust property

Litigation

Whole and partial take condemnation appraisals; redevelopment agency analyses; ground lease negotiations; bankruptcy appraisals; foreclosures; partnership valuations; estate tax valuations; and contaminated properties

Public Agency

Railway corridors; transmission line easements, easement upgrades, and electrical substations; open space valuations; water tank sites; libraries; fire stations; correctional institutions; freeway widenings; railroad grade separations

QUALIFICATIONS

MAI Designation No. 8339, Appraisal Institute
Certified General Real Estate Appraiser, Certificate No. AG005391, State of California
Expert Witness, Superior Court of California, Los Angeles and Riverside Districts
Expert Witness, U. S. District Court, Los Angeles
Expert Witness, U. S. Bankruptcy Court, Central District, Los Angeles and Orange Counties
Qualified Instructor, Appraisal Principles Course, Appraisal Institute
Qualified Instructor, Legal Consideration in Appraisal, Cal State Fullerton

AFFILIATIONS

Appraisal Institute

Elected Regional Representative, 2011; Public Relations Chair, 2003; Moderator for Summer Program, 2000; Executive Committee Member, 1995 to 1996; Member National Public Relations Committee, 1994 to 1996; Assistant Secretary, 1994; Public Relations Chair, 1993; Representative, Regional Committee, 1992 to 1996; Program Chairperson, Orange County, 1991; Co-chair, Highest and Best Use Seminar, 1991; Co-chair, Easement Valuation Seminar, 1990

Commercial Real Estate Women (CREW - Orange County)

Regional Conference Chair, 1998; First Vice President, 1997; Second Vice President, 1995; Marketing Publications Chair, 1994 to 1996; Network Lunch Program Chair, 1993; Chapter President, 1991; Membership Chair, 1990; Program Chair, 1990

International Right-of-Way Association

Public Agency Liaison, 2011
Member, Board of Directors 2009 and 2010
Presenter for 2010 Spring Seminar - How Energy is Changing Land Use and Values

SAMPLE PROJECT LIST

RIGHT-OF-WAY

Part takes of over 100 parcels for SCE, Tehachapi Renewable Transmission Project
Full takes of 15 parcels for the SR-91 Corridor Improvement Project, Corona
Part and full takes of 19 parcels for the SR-91 Widening Project, Anaheim
Part takes of 20 properties related to the Ominitrans sbX E Street Project, San Bernardino
Part takes for OCTA, SR-57 Freeway Widening, Placentia and Anaheim
Part takes for OCTA, Kramer Boulevard and Placentia Avenue Grade Separation near the
Burlington Northern Santa Fe (BNSF) Railroad Tracks, in Placentia, Anaheim and Fullerton .
Grade separation for railroad under-crossing at Jeffrey Road and Sand Canyon, Irvine
Part take of vacant commercial land for Metrolink Rail Station, Tustin
Acquisition of environmentally sensitive open space, Rancho Santa Margarita
Part takes of 23 residential & commercial properties, Yorba Linda
Part takes of 45 large commercial properties, Main & Jamboree Road, Irvine
Part takes of 3 commercial properties, Bristol Street, Costa Mesa
Part takes of 5 commercial properties, El Toro Road & Moulton Parkway, Laguna Woods
Part takes of 4 commercial properties, Harbor Boulevard, Costa Mesa
Part take of vacant commercial land for Metrolink Rail Station, Tustin
Part takes of 25 commercial properties for road widening, Jamboree Road, Irvine
Part takes of 6 commercial properties for road widening, Huntington Beach
Part takes of 4 industrial properties for storm drainage, Rialto
Part takes of 4 commercial and residential properties for new off ramp, San Clemente
Full take for post office site, Pomona Redevelopment Agency
Full and part takes of residential and commercial properties for a proposed off-ramp for
CalTrans, Cabazon

LITIGATION

Re-use appraisal of auto sales center, Westminster Redevelopment Agency
Apartment/condominium conversion of 325 unit complex, U.S. Bankruptcy Court
3 industrial buildings, U.S. Bankruptcy Court
95,000 square foot retail center, U.S. Bankruptcy Court
Historical valuation of commercial land, Superior Court
Historical valuation of commercial land for tax appeal, Irvine
Historical valuation of 20-unit apartment complex, Redondo Beach
Industrial building with land contamination, Santa Ana
Foreclosure of residential subdivision, Rialto
Foreclosure of residential subdivision, Chino Hills
Foreclosure of auto service center, Fontana
7 properties, 16 dates of value, Superior Court
45,000 square foot retail center, U.S. Bankruptcy Court
Raw land, Superior Court
240 unit apartment complex, U.S. Bankruptcy Court
54 unit subdivision, U.S. Bankruptcy Court
Easement Valuation, Land fill, Superior Court
Fair market rental valuation, Superior Court
Ground lease rental dispute mobile home park, Anaheim
Unit apartment complex, condemnation, code violations, Chino

SAMPLE PROJECT LIST (Continued)

RESIDENTIAL SUBDIVISIONS

98 Proposed Homes, Monterey Hills
25 Proposed Homes, Santa Clarita
40 Proposed Homes, Lancaster
121 Lots, Playa Del Rey
10 Luxury Homes, Rancho Santa Fe
100 Lots, Orange
82 Proposed Homes & Lots, Castaic
11 Proposed Homes, Whittier
15 Proposed Homes & Lots, Irvine
16 Homes, Placentia
Proposed Homes, Stevenson Ranch
9 Proposed detached condominiums, Tustin
Proposed Homes & Lots, Santa Clarita
21 Proposed Homes & Lots, Fullerton
56 Homes & Lots, Calabasas
11 Luxury Homes with docks, Long Beach
39 Homes and Lots, Rubidoux
25 Homes and Lots, Dana Point
53 Proposed Homes and Lots, Anaheim Hills
161 Proposed Townhomes, Newport Beach
15 Condominiums, Indio
119 Lots, Moreno Valley
34 Homes and Lots, Perris
144 Homes and Lots, Corona
64 Homes and 256 Lots, Laguna Niguel
11 Luxury Homes, Rancho Cucamonga
126 Homes and Lots, Rancho California
212 Homes and Lots, Corona
33 Residential Lots & Homes, San Marcos
12 Homes, Highland
3 Subdivisions, Murrieta
Subdivision, Cypress
196 Lots, Rancho Cucamonga
52 Homes, Thousand Oaks

RETAIL / COMMERICAL

Power Center, Irvine
Sub-regional mall, Rancho Palos Verdes
Sub-regional mall, Rosemead
Neighborhood shopping center, La Mirada
Neighborhood shopping center, Covina
Proposed shopping center, Highland
Strip retail center, Lake Forest
Home Depot, Santa Ana

Strip retail center, El Toro
K-Mart Center, Westminster
K-Mart Center, Laguna Hills
Target/Von's Pavilion Center, Westminster
Price Savers, Stanton
Neighborhood shopping center, Hemet
Brea Super Blocks I & II
Retail/office complex, Temecula
Retail center leasehold, Orange
Huntington Oaks Shopping Center, Monrovia
Bank branch, Anaheim
Commercial land, Pasadena
Retail/office/theater complex, San Juan
Capistrano
Best Products Center, Torrance
Culver Center, Culver City
Neighborhood Center, Fountain Valley
Sylmar Square, Sylmar
Millers Center, Rancho Cucamonga
Neighborhood Center, Gardena
Food 4 Less, Rialto & Corona
Rite Aid Drugstores
Neighborhood Center, Temecula

OFFICES

3-Story building, Anaheim
8-Story building, Irvine Spectrum
4-Story building, Irvine Spectrum
5 office buildings, Santa Ana
Business park, Hesperia
Multi-tenant office park, Moreno Valley
Office/bank building, Newport Beach
Office/bank building, Lakewood
2 Office buildings, Culver City & Downey
Historical renovation, Stevens Square, Tustin
Medical office, Tustin
Two office buildings, Orange
Single tenant office, Newport Beach
Office complex, Rancho Bernardo
2-Story office building, Placentia
Single tenant office, San Bernardino

SAMPLE PROJECT LIST (Continued)

INDUSTRIAL

400,000 square foot R&D, Irvine
Pepsi-Cola Plant, Buena Park
Single-tenant industrial building, Commerce
Multi-tenant complex, Irvine
Multi-tenant complex, San Dimas
Business park, Walnut
Multi-tenant complex/lots, Moreno Valley
Multi-tenant business park, Westlake
Multi-tenant business park, Brea
Industrial building, Santa Ana
Industrial building, Anaheim
R & D building, Irvine
Auto service center, Mission Viejo
Auto service center, Ontario
Auto service center, Upland
Multi-tenant business park, Temecula
Multi-tenant business park, Victorville
2 Industrial buildings, Santa Fe Springs
Multi-tenant business park, Redondo Beach
Industrial Building, Monrovia
100,000 square foot bldg, Rancho Cucamonga
100,000 square foot, City of Industry

APARTMENTS / CONDOMINIUMS

Loft conversion, Los Angeles
Condominium conversion, Laguna Niguel
Condominium conversion, Santa Ana
101 unit senior housing, Oxnard
325 Units, Laguna Niguel
304 Units, Riverside
400 Units, Huntington Beach
74 Units, Anaheim
154 Units, Garden Grove
100 Units, Rialto
62 Units, Redlands
63 Units, La Mesa
98 Units, Tustin
13 Units, Beverly Hills
15 Units, Century City
24 Units, Beverly Hills
310 Units, Vista
256 Units, Santa Ana
130 Units, Anaheim

SPECIAL USE PROPERTIES

Mass appraisal and acquisition services,
70 properties, Riverside County
12 Service stations for Exxon
Service Stations for Shell Oil
Service Stations & Equipment
Health Club
Marina and private club
Medical laboratory
Mini-storage facility, Huntington Beach
Desert land
Ranches
Easement valuation
Ground lease valuations
Mobil home park, ground lease
50 acre medical manufacturing facility
Utility substation site
SCE Easement, Gardena
SCE Easement, The Desert
Water Tank Easement, La Puente
Metrolink/Rail stations
Excess land transportation corridor

AUTO DEALERSHIPS

Tustin Dodge
14 Auto Drive, Irvine
MacHoward Leasing
Brea Nissan
Caliber Motors, Anaheim
Westminster Geo
Simi Valley, Buick
Alhambra GMAC
Pomona Auto Mall
McPeck Dodge, Anaheim
Ford West, Artesia
Huntington Beach Chrysler Jeep Hummer
MacPherson Ford, Tustin
MacPherson Infinity, Tustin
MacPherson Toyota, Tustin
MacPherson Leasing, Tustin
Tuttle Click Ford, Irvine
Tuttle Click Chrysler, Irvine
San Bernardino Chevrolet
Fullerton Dodge
Tustin Cadillac

PARTIAL LIST OF CLIENTS

FINANCIAL INSTITUTIONS

American Security Bank
AVIVA Capital Management
Bank of California
Bank of Montreal
Bank of the West
Broadway Federal Bank
California Bank & Trust
California Republic Bank
Cathay Bank
Central Pacific Bank
Commercial Bank
East West Bank
First Foundation Bank
GE Capital Corporation
GMAC Commercial Mortgage
Golden State Bank
Housing Capital Company
IMPAC Multi Family Lending
ING
Johnson Capital
JP Morgan Chase
Morgan Stanley
Nationwide Insurance Company
NorthMarq Capital
Orange County's Credit Union
Pacific Mercantile Bank
Pacific Western Bank
Plaza Bank
PNC Real Estate Finance
ProAmerica Bank
P.P.M. America
Prudential Mortgage Capital Company
RBC Builder Finance
Santa Clara Valley Bank
Sanwa Business Credit Corporation
Stancorp Financial Group
Sun Life Insurance Company
Sunwest Bank
The Private Bank of California
US Bank
Wedbush Bank
WestCap Corporation

PUBLIC ENTITIES

CA Department of Transportation (CALTRANS)
Cathedral City
City of Hawaiian Gardens
City of Indian Wells
City of Irvine
City of La Canada Flintridge
City of Laguna Hills
City of Lake Forest
City of La Palma
City of Orange
City of Paramount
City of Pomona
City of Riverside
City of San Clemente
City of San Juan Capistrano
City of Santa Ana
City of Stanton
City of Tustin
City of Upland
City of Yorba Linda
City of Westminster
Colton Joint Unified School District
County of Orange
Irvine Ranch Water District (IRWD)
Los Angeles County Metropolitan Transportation
Authority (LA Metro)
Morongo Indian Tribe
Omnitrans
Orange County Transportation Authority (OCTA)
Riverside County Transportation Commission (RCTC)
Redlands Unified School District
San Bernardino Associated Governments (SANBAG)
San Bernardino County Economic Development
Agency (EDA)
San Gabriel Valley Water Company
San Jacinto Unified School District
Snowline Joint Unified School District
Southern California Edison
TLG Group Real Estate/Public Finance
Wildan

OTHER CLIENTS

Anaheim Mercedes
ARCO
Brandywine Development
California Property Specialists, Inc
Catellus Residential Group
CBRE Capital Markets, Inc.
Century Life of America
Corman Leigh Communities
EPIC Land Solutions, Inc.
Equiva Services, LLC
Exxon Corporation
Fieldstone Development
First Regional Capital Advisors
Forecast Homes
Granite Homes
Greystone Homes
HDR Engineering, Inc
Interstate Consolidated Industries
Land Grant Development
Low Income Investment Fund
MacPherson Automotive
Melia Homes
Mercy House
McGaw, Inc.
Overland, Pacific & Cutler, Inc.
Paragon Homes
Paragon Partners
Pepsi Bottling
Polygon Homes
Rite Aid Corporation
Sakioka Farms
Shell Oil Company
Spectrum Land Services
Tuttle Click Automotive
Union Oil Company
Young Homes

ATTORNEYS

Best Best & Krieger
Brobeck, Phleger & Harrison
C/B Richard Ellis In-house Counsel
Darling, Hall & Rae
Feld Law Office
Ferruzzo & Ferruzzo
Gibson, Dunn & Crutcher
Morrison & Foerster
Newmeyer & Dillion
O'Melveny & Myers LLP
Rutan & Tucker
Snell & Wilmer
Urland, Morello, Dunn & Maynard
Voss, Cook & Thel
Winthrop Couchot
Wilson Turner Kosmo LLP
Woodruff, Spradlin & Smart

REFERENCES

Mr. Mark Rebal
Executive Vice President/Chief Credit Officer
California Republic Bank
1400 Newport Center Drive, Suite 150
Newport Beach, CA 92660
(949) 290-9710
Re: Office and Industrial

Mr. Dean Owens
Vice President/ Regional Manager
Chase Commercial Banking
17877 Von Karman, 2nd Floor
Irvine, CA 92614
(949) 838-2779
Re: Office, Industrial and Retail

Mr. Norman Kallan
Senior Vice President, Chief Review Appraiser
Housing Capital Company
3200 Bristol Street, Suite 800
Costa Mesa, CA 92626
(714) 433-2300
Re: Residential Subdivisions; Reviews

Mr. Craig Rommel
Senior Vice President
WestCap Corp
18012 Sky Park Circle, Suite 100
Irvine, CA 92614
(949) 756-2520
Re: Office, Industrial and Retail

Ms. Nancy Pepper
Vice President, Real Estate Group
Commercial Bank
One Pointe Drive, Suite 100
Brea, CA 92821
(714) 482-2203
Re: Residential Subdivisions

Mr. William Landy, MAI
Senior Commercial Review Appraiser
Bank of the West
1977 Saturn Street
Monterey Park, CA 91755
(323) 727-3975
Re: Subdivisions, Commercial Properties

Mr. Al Degrassi
Senior Vice President
Plaza Bank
19900 MacArthur Boulevard, Suite 190
Irvine, CA 92612
(949) 225-6134
Re: Commercial Properties

Ms. Sharon Kline
Senior Vice President
CBRE Capital Markets, Inc.
3501 Jamboree Road, Suite 500
Newport Beach, CA 92660
(949) 509-2115
Re: Commercial, Restaurants and Retail

Mr. Larry Lake
President
Lake Development Group, Inc.
20241 S.W. Birch Street, Suite 102
Newport Beach, CA 92660
(949) 221-0060
Re: Retail and Commercial Properties

Mr. Chris Froboese, MAI
Consultant, Chief Appraiser
Sunwest Bank
22431 Antonio Parkway
Rancho Santa Margarita, CA 92688
(949) 858-5600
Re: Retail, Commercial Properties, Proposed
Single-Family Residences

REFERENCES

Thomas Ferruzzo, Esq.
James J. Ferruzzo, Esq.
Ferruzzo & Ferruzzo, LLP
3737 Birch Street, Suite 400
Newport Beach, CA 92660
(949) 608-6900

Teresa Farrell, Esq.
Andrea Neuman, Esq.
Joseph Busch, III, Esq.
Gibson, Dunn & Crutcher, LLP
3161 Michelson Drive
Irvine, CA 92712
(949) 451-3800

Craig Boss, Esq.
Wally Rosval, Esq.
CB Richard Ellis (in-house counsel)
533 Fremont Avenue, 7th Floor
Los Angeles, CA 90071
(213) 613-3430

Richard L. Stack, Esq.
Darling, Hall & Rae
520 South Grand Avenue, 7th Floor
Los Angeles, CA 90071
(213) 683-5281

Jane Samson, Esq.
Newmeyer & Dillion LLP
895 Dove Street, 5th Floor
Newport Beach, CA 92660
(949) 854-7000

William Lobel, Esq.
Irell & Manella, LLP
840 Newport Center Drive, Suite 400
Newport Beach, CA 92660
(949) 760-0991

John Dietrich
Partner
Atkinson, Andelson, Loya, Rudd & Romo
3450 14th Street, Suite 420
Riverside, CA 92501
(951) 683-1122

Doug Dennington, Esq.
Neila Bernstein
Dave Cosgrove, Esq.
Rutan & Tucker, LLP
611 Anton Boulevard, 14th Floor
Costa Mesa, CA 92626
(714) 641-5100

Paul J. Couchot, Esq.
Sean A. O'Keefe, Esq.
Winthrop Couchot, P.C.
660 Newport Center Drive, 4th Floor
Newport Beach, CA 92660
(949) 720-4100

Pamela Zylstra, Esq.
Attorney of Law
28672 Vista Ladera, F-610
Laguna Niguel, CA 92677
(949) 388-1330

Richard Feld
Feld Law Office
20241 S.W. Birch Street, Suite 102
Newport Beach, CA 92660
(949) 660-8040

REFERENCES

Mr. Bill Mock
Right-of-Way Administrator
Orange County Transportation Authority
550 South Main Street
Orange, CA 92863
(714) 560-5737
Re: Various right-of-way projects

Mr. Robert Enriquez
Senior Right-of-Way Agent
CalTrans- District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612
(949) 724-2406
Re: Freeway and Road Widening

Mr. Tim Kirkham, Right-of-Way Administrator
City of Irvine
1 Civic Center Drive
Irvine, CA 92713
(949) 724-6422
Re: Partial Acquisitions for Road Widening

Mr. Mark Winters SR/WA
Real Property Representative
Public Works Department
300 East Chapman Avenue
Orange, CA 92866
(714) 744-5558
Re: Partial Acquisitions

Mr. Ray Armstrong
President
Overland, Pacific & Cutler, Inc.
100 West Broadway, Suite 500
Long Beach, CA 90802
(800) 400-7356
Re: Partial Acquisitions for Road Widening

Mr. Joe Perez, Director of Community &
Economic Development
City of Paramount
16400 Colorado Avenue
Paramount, CA 90723
(562) 220-2038
Re: Industrial and Residential Sites

Mr. David Guder
Project Manager, Corporate Real Estate
Southern California Edison
14799 Chestnut Street
Westminster, CA 92619
(714) 453-5358
Re: Open Space/Transmission Line Appraisals

Mr. Rich Edmond
County of Orange
300 North Flower Street, 6th Floor
Santa Ana, CA 92703
(714) 834-2594
Re: Excess Land Valuation and Part-Takes

Mr. Robert Jacobson
Treasury Manger
Irvine Ranch Water District
15600 Sand Canyon Avenue
Irvine, CA 92619
(949) 453-5358
Re: Land Valuation/Partial Acquisitions for
Road Widening

Mr. Joseph P. Peterson
President
Spectrum Land Services
725 Town & Country Road, Suite 410
Orange, CA 92868
(714) 568-1800
Re: Various Right-of-Way Projects

Mr. Raymond M. Fong
Deputy Executive Director of Redevelopment
City of Pomona Redevelopment Agency
505 South Garey Avenue
Pomona, CA 91769
(909) 620-2410
Re: Various Redevelopment Projects

Mr. Ken Rosenfield
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653
(949) 707-2655
Re: El Toro Road Part-Takes