

TABLE 2

UST EXCAVATION GROUNDWATER LABORATORY ANALYTICAL RESULTS: OCTOBER 1998

U-Haul Facility #711061
28650 Canwood Street
Agoura Hills, California

Sample ID	Sample Date	EPA 8015 (µg/L)		EPA 602 (µg/L)			
		TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
1	10/6/1998	7,551	87.1	247.2	104.2	392.1	2,323

Note: All results are reproduced from the January 18, 1999 Pinnacle Environmental's *Underground Storage Tank Removal Report*

µg/L micrograms per liter (parts per billion)
TPHg Total Petroleum Hydrocarbons (gasoline range)
MTBE Methyl-tert-butyl Ether

TABLE 3

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS: NOVEMBER 26, 2002

U-Haul Facility 711-61
 28650 Canwood Street
 Agoura Hills, California

Sample ID	EPA 5035 GC/MS (µg/kg)		EPA 8260B (µg/kg)						
	VFH		DIPE	ETBE	TAME	BTEX	MTBE	TBA	
B1-5	< 430		< 4.0	< 4.0	< 4.0	< 1.6	< 4.0	< 40	
B1-10	< 410		< 4.1	< 4.1	< 4.1	< 1.6	23	< 41	
B1-15	< 440		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	
B1-20	< 500		< 4.4	< 4.4	< 4.4	< 1.8	< 4.4	< 44	
B1-25	< 500		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	
B1-30	< 500		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	
B1-35	< 560		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	
B3-20	< 500		< 4.2	< 4.2	< 4.2	< 1.7	< 4.2	< 42	
B3-25	< 500		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	
B3-30	< 500		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	
B3-35	< 500		< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50	

Note:

- µg/kg Micrograms per Kilogram (parts per billion)
- < Analyte not detected at or above the given reporting limit
- VFH: Volatile Fuel Hydrocarbons
- DIPE: Di-isopropyl Ether
- ETBE: Ethyl tert-Butyl Ether
- TAME: tert-Amyl Methyl Ether
- BTEX: Benzene, Toluene, Ethylbenzene, Total Xylenes
- MTBE: Methyl tert-butyl Ether
- TBA: tert-Butanol

TABLE 4

SUMMARY OF GROUNDWATER LABORATORY ANALYTICAL RESULTS

U-Haul Facility #711061
28650 Canwood Street
Agoura Hills, California

Well ID	Sample Date	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	DIPE	ETBE	TAME	TBA
MW-1	12/4/2002	<100	<5.0	<5.0	<5.0	<5.0	120	<5.0	<5.0	<5.0	<25
	3/20/2003	57 (J)	<5.0	<5.0	<5.0	<5.0	77	<5.0	<5.0	<5.0	<25
	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	67	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	38	<5.0	<5.0	<5.0	<25
	3/19/2008	33 (J)	<5.0	<5.0	<5.0	<5.0	21	<5.0	<5.0	<5.0	<25
	6/10/2008	34 (J)	<5.0	<5.0	<5.0	<5.0	29	<5.0	<5.0	<5.0	<25
MW-2	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	31	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	17	<5.0	<5.0	<5.0	<25
	12/4/2002	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	3/20/2003	<100	<5.0	<5.0	<5.0	<5.0	19	<5.0	<5.0	<5.0	<25
MW-3	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	17	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	3/19/2008	<100	<5.0	<5.0	<5.0	<5.0	13	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	14	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	16	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	10	<5.0	<5.0	<5.0	<25
MW-4	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	3/19/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
MW-5	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	22	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	10	<5.0	<5.0	<5.0	<25
	3/19/2008	<100	<5.0	<5.0	<5.0	<5.0	15	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	21	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	26	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
MW-5	1/13/2005	<100	<5.0	<5.0	<5.0	1.0 (J)	23	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	16	<5.0	<5.0	<5.0	<25
	3/19/2008	28 (J)	<5.0	<5.0	<5.0	<5.0	25	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	16	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	14	<5.0	<5.0	<5.0	<25

Note: All results are reported in µg/l

µg/L
Total Petroleum Hydrocarbons (gasoline range) <
Methyl-tert-butyl Ether (J)
Di-Isopropyl Ether
Ethyl tert-Butyl Ether
tert-Amyl Methyl Ether
tert-Butanol

Analyte was not detected above given method reporting limit or laboratory detection limit (see laboratory report for limits).

Analyte was detected above method detection limit but below laboratory reporting limit (see laboratory report for limits).
The given concentration is estimated and may not be accurate.

TABLE 5

SUMMARY OF GROUNDWATER MONITORING DATA

U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

Well ID TOC Elev.	Date	Depth to Water (feet btoc)	GW Elevation (feet amsl)	DO (%)	DO (mg/L)	Salinity (ppt)	Temperature (°C)
MW-1 879.81 scn int: 9 - 34 ft	12/3/2002	4.54	875.27	5.6	0.47	2.4	23.4
	3/19/2003	3.93	875.88	13.0	1.20	--	19.4
	1/12/2005	3.56	876.25	7.0	0.63	--	19.8
	5/2/2005	3.34	876.47	24.5	2.15	0.9	20.7
	3/18/2008	3.04	876.77	3.0	0.26	2.1	18.9
	6/9/2008	3.67	876.14	2.7	0.22	1.8	22.8
	9/2/2008	4.27	875.54	9.7	0.77	1.9	27.1
	12/17/2008	4.42	875.39	15.1	1.33	1.9	21.3
MW-2 879.77 scn int: 8.5 - 33.5 ft	12/3/2002	4.23	875.54	8.9	0.82	2.8	23.7
	3/19/2003	3.80	875.97	14.4	1.30	--	20.6
	1/12/2005	5.31	874.46	4.9	0.43	--	21.6
	5/2/2005	3.24	876.53	23.6	2.04	2.5	21.3
	3/18/2008	2.83	876.94	3.6	0.32	2.3	19.7
	6/9/2008	3.33	876.44	35.8	3.18	2.4	23.6
	9/2/2008	3.99	875.78	6.0	0.47	2.4	25.9
	12/17/2008	4.15	875.62	7.5	0.64	2.4	21.8
MW-3 880.73 scn int: 3 - 15 ft	1/12/2005	5.96	874.77	39.4	3.98	--	20.2
	5/2/2005	4.18	876.55	17.7	1.57	2.3	19.8
	3/18/2008	3.68	877.05	4.0	0.36	1.8	18.0
	6/9/2008	4.27	876.46	6.8	0.58	1.9	21.2
	9/2/2008	5.42	875.31	72.4	6.06	1.9	23.5
	12/17/2008	5.81	874.92	29.3	2.59	1.3	20.6
MW-4 878.64 scn int: 3 - 15 ft	1/12/2005	2.75	875.89	34.2	3.18	--	18.8
	5/2/2005	3.20	875.44	18.3	1.66	3.4	18.4
	3/18/2008	2.72	875.92	13.6	1.28	3.2	16.9
	6/9/2008	3.49	875.15	10.4	0.76	4.2	20.0
	9/2/2008	3.77	874.87	0.8	0.07	4.3	22.2
	12/17/2008	3.55	875.09	3.9	0.32	4.1	20.5
MW-5 879.83 scn int: 3 - 15 ft	1/12/2005	2.53	877.30	28.7	2.65	--	19.2
	5/2/2005	2.71	877.12	22.7	2.02	3.3	19.4
	3/18/2008	1.60	878.23	4.9	0.44	3.1	19.0
	6/9/2008	2.43	877.40	6.2	0.62	3.1	20.2
	9/2/2008	2.89	876.94	9.0	0.76	3.2	22.4
	12/17/2008	2.04	877.79	11.1	1.00	3.2	19.8

Notes:

- TOC Elev: Top of (well) Casing Elevation (feet above mean sea level)
- feet btoc: Feet Below the Top of (well) Casing
- feet amsl: Feet Above Mean Sea Level
- scn int: Screen Interval
- DO: Dissolved Oxygen
- mg/L: Milligrams per Liter
- ppt: parts per thousand
- °C: Degrees Celsius
- Not Measured

**UNDERGROUND STORAGE TANK
LOW RISK CASE REVIEW FORM**

Case Reviewer: DANIEL P. PIROTTON	Unit Chief: <i>WXT</i> DR. WEIXING TONG	Section Chief: <i>YR</i> DR. YUE RONG	AEO: SAMUEL UNGER	EO: <i>(+)</i> TRACY J. EGOSCUÉ
Date: JANUARY 21, 2010	Date: <i>1/21/2010</i>	Date: <i>1-25-10</i>	Date: <i>201-26-10</i>	Date: <i>1/20/10</i>

LUSTIS File No.: R- 08344		Investigation and Cleanup Priority: D - 1	
Site Name/Address: UHAUL FACILITY NO. 711061 28650 CANWOOD STREET AGOURA HILLS, CA 91301	Responsible Parties: AMERCO REAL ESTATE COMPANY ATTENTION: MR. ROBERT FRALEY	Address: 2727 NORTH. CENTRAL AVENUE SUITE 500 PHEONIX, ARIZONA 85004	Phone No.: (802) 277-5824

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in- place/Removed/Active?	Date
1	12,000	GASOLINE	REMOVED	10/1998
2	550	WASTE-OIL	REMOVED	10/1998

II. SITE CHARACTERIZATION INFORMATION (GW = Groundwater, --- = Not Reported)

GW Basin RUSSEL VALLEY GROUNDWATER BASIN	Beneficial uses: MUN, IND, PROC, AGR	Note:	
Distance to nearest municipal supply well: THERE ARE NO PRODUCTION WELLS WITHIN A ONE-MILE RADIUS OF THE SITE			
GW highest depth: 1.60 FEET BGS	GW lowest depth: 6.86 FEET BGS	Well screen interval: 3.0-15.0 FEET BGS 8.5-34.0 FEET BGS	Flow direction: SOUTHEAST
Soil types: SILTY CLAY, CLAYEY SILT, CLAY			Maximum soil depth sampled: 35.0 FEET BGS

III. SITE INSPECTION

Pre-closure site inspection date:	Is there sensitive receptor next to the site (school, church, hospital, kindergarten etc.)? NO If yes, brief description: N/A
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**IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest
(ND = Non-Detect; NRQ = Not Required)**

Contaminant	Soil (mg/kg)		EPA SLs*		Soil Screening Levels (mg/kg)** Depth to GW: 20 FEET Type of Soil: CLAY	Water (µg/L)		MCLs/NL (µg/L)
	Initial (10/1998)	Latest (11/2002)	Residential (mg/kg)	Industrial (mg/kg)		Initial (12/2002)	Latest (12/2009)	
TPH (Gas)	140	<0.560	NE	NE	100	57J (March 2003)	<100	NE
Benzene	0.011	<0.002	1.1	5.6	0.044	<5.0	<4.0	1
Toluene	0.239	<0.002	5,000	46,000	2.3	<5.0	<4.0	150
Ethylbenzene	2.553	<0.002	5.7	29	9.0	<5.0	<4.0	300
Xylenes	14.356	<0.002	600	2,600	24.5	<5.0	<4.0	1,750
Methyl tertiary butyl ether (MTBE)	0.7	0.023	39	190	0.065	120.0	20	13 (Primary) 5 (Secondary)
Di-isopropyl ether (DIPE)	NRQ	<0.005	NE	NE	NE	<5.0	<5.0	NE
Ethyl tertiary butyl ether (ETBE)	NRQ	<0.005	NE	NE	NE	<5.0	<5.0	NE
Tertiary amyl methyl ether (TAME)	NRQ	<0.005	NE	NE	NE	<5.0	<5.0	NE
Tertiary butyl alcohol (TBA)	NRQ	<0.05	NE	NE	NE	<25.0	<50.0	12 (NL)
Ethanol	NRQ	---	NE	NE	NE	---	<150	NE

NE = Not Established; NL = Notification Level; * SLs = USEPA Risk-Based Screening Levels (May 2008); ** See attached Table 4 -1

Site Name/Address: UHAUL FACILITY NO. 711061 (CASE NO. R-08244) 28650 CANWOOD STREET AGOURA HILLS, CA 91301	Staff Initial: DP
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V. FREE PRODUCT

Was free product encountered? NO	Has free product been totally removed? N/A
When was free product recovery project completed? N/A	

VI. SOIL REMEDIATION

Method: N/A	Duration of remediation: N/A
Waste manifest document: N/A	Volume of soil disposal/mass removal: N/A

VII. GROUNDWATER REMEDIATION

Method: N/A	Duration of remediation: N/A
Mass removal: N/A	

VIII. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION

SITE HISTORY:
The site is former U-Haul Facility No. 711061 located at 28650 Canwood Street in the City of Agoura Hills. The site is currently a rug retail store. The site is located in a mixed residential, retail, and commercial area. (See Figure 1)

This case was referred to the Regional Board on March 10, 2006, by the Los Angeles County Department of Public Works.

DATA SUMMARY:
In October 1998, one 12,000-gallon gasoline and one 550-gallon waste-oil underground storage tanks, product piping, and dispenser island were removed. The maximum TPH_G, benzene, and MTBE concentrations reported were 140 mg/kg (TPH_G), 0.011 mg/kg (benzene), and 0.7 mg/kg (MTBE), respectively. All soil samples reported non-detect concentrations for TBA. In addition, soil samples collected from the waste-oil underground storage tank reported non-detect concentrations for VOCs. (See Figure 2 and Table 1)

Between November 2002 and January 2005, five groundwater monitoring wells were installed (MW-1 through MW-5). The maximum MTBE concentration reported was 0.023 mg/kg. All soil samples reported non-detect concentrations for TPH_G, benzene, and TBA. Soil samples were not collected during the installation of groundwater monitoring wells MW-3 through MW-5. (See Figure 2 and Table 2)

The depth to groundwater ranges from approximately 1.60 feet bgs to 6.86 feet bgs. The groundwater flow direction is to the southeast. There are five groundwater monitoring wells associated with this site. Quarterly groundwater monitoring began in December 2002 (Fourth Quarter 2002) and continued through December 2009 (Fourth Quarter 2009). Historically, the maximum TPH_G and MTBE concentrations reported were 57.0 µg/L (TPH_G) and 120.0 µg/L (MTBE) respectively, and non-detect concentrations for benzene and TBA. Currently, the maximum MTBE concentration reported was 20 µg/L and non-detect concentrations for TPH_G, benzene, and TBA. (See Figure 3 and Tables 3, 4, & 5)

In addition, during the most recent groundwater sampling event, groundwater samples were analyzed for the full suite of VOCs. All groundwater samples reported non-detect concentrations for all VOCs. (See Table 3)

There is no school within a one-thousand foot radius of the site.

There is no production well within a one-mile radius of the site.

CONTAMINANT EXPOSURE PATHWAYS EVALUATION:

Direct Contact:
The residual hydrocarbon concentrations in the soil beneath the site should not cause direct contact concerns because all soil sample results were below their respective EPA SLs.

Protection of Drinking Water Aquifer:
Although the current maximum MTBE concentration of 20 µg/L exceeds the MCL, the residual petroleum hydrocarbon concentrations in the groundwater beneath the site are unlikely to cause direct contact concerns because the MTBE plume is stable, decreasing, and is expected to further attenuate.

Plume Migration:
Although the current maximum MTBE concentration of 20 µg/L exceeds the MCL, plume migration is not a concern because the MTBE plume is limited in area, stable, decreasing, and is expected to further attenuate.

Vapor Intrusion:
Vapor intrusion is not a concern because benzene concentrations are below 0.180 mg/kg interim guidance level at five feet bgs.

Site Name/Address:

UHAUL FACILITY NO. 711061 (CASE NO. R-08244)
28650 CANWOOD STREET
AGOURA HILLS, CA 91301

Staff Initial:
DP

FACTORS SUPPORTING LOW RISK CLOSURE:

- All underground storage tanks and supporting systems were removed.
- Soil samples reported low to non-detect concentrations for TPH_G, benzene, MTBE, and TBA.
- Historically and currently, all groundwater samples reported non-detect concentration for benzene and TBA.
- Currently, the maximum MTBE concentration reported was 20 µg/L and non-detect concentrations for TPH_G, benzene, and TBA, respectively.
- Free product was not reported.
- There is no school within a one-thousand foot radius of the site.
- There is no production well within a one-mile radius of the site.
- Additional soil and groundwater characterization, monitoring, and/or cleanup are not required.

IX. MTBE FATE & TRANSPORT PLUME LENGTH MODELING ANALYSIS

The MTBE Plume Length analysis is not applicable because the data set does not meet the model parameters. However, the current maximum MTBE concentrations in the two most down-gradient groundwater monitoring wells are <5.0 µg/L (MW-3) and 20 µg/L (MW-4), respectively. Historically, the maximum MTBE concentration in groundwater monitoring well MW-4 was 26 µg/L (September 2008), suggesting that the MTBE plume is stable, decreasing, and is expected to further attenuate.

X. ELECTRONIC DELIVERABLE FORMAT (EDF) SUBMISSION

Has electronic data reporting requirement been met? **YES**

XI. AB 681 REQUIREMENT (Land Owner Notification)

Verify property ownership <http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx> (date) : **October 21, 2009**

Has landowner or impacted site notification requirements been met? **N/A**

Owner: **AMERCO REAL ESTATE COMPANY**

Responsible party: **AMERCO REAL ESTATE COMPANY / ATTN: MR. ROBERT FRAILEY**

Pre-closure letter sent date: **N/A**

(May 2009)

Site Name/Address: UHAUL FACILITY NO. 711061 (CASE NO. R-08244) 28650 CANWOOD STREET AGOURA HILLS, CA 91301	Staff Initial: DP
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Table 4-1: Maximum Soil Screening Levels (mg/kg) for TPH, BTEX and MTBE above Drinking Water Aquifers

T P H	Distance Above Groundwater	Carbon Range		
		C4-C12	C13-C22	C23-C32
	>150 feet	1,000	0,000	50,000
	20-150 feet	500	,000	10,000
<20 feet	100	100	1,000	

B T E X & M T B E	Distance Above Groundwater	Lithology			
		Gravel	Sand	Silt	Clay
	150 feet	B=0.044 T=2 E=8 X=23 MTBE = 0.039	B=0.077 T=4 E=17 X=48 MTBE = 0.078	B=0.165 T=9 E=34 X=93 MTBE = 0.156	B=0.8 T=43 E=170 X=465 MTBE = 0.78
	120 feet	B=0.035 T=1.57 E=6.3 X=17.9 MTBE = 0.028	B=0.058 T=3.1 E=12.7 X=36 MTBE = 0.061	B=0.123 T=7 E=25.9 X=70.3 MTBE = 0.117	B=0.603 T=32 E=128 X=351 MTBE = 0.591
	100 feet	B=0.028 T=1.3 E=5.1 X=14.4 MTBE = 0.020	B=0.046 T=2.57 E=9.86 X=28 MTBE = 0.05	B=0.094 T=5.4 E=20.4 X=55.1 MTBE = 0.091	B=0.471 T=25 E=101 X=276 MTBE = 0.464
	80 feet	B=0.022 T=1 E=4 X=11 MTBE = 0.013	B=0.033 T=2 E=7 X=20 MTBE = 0.039	B=0.066 T=4 E=15 X=40 MTBE = 0.065	B=0.34 T=18 E=73 X=200 MTBE = 0.338
	60 feet	B=0.018 T=0.72 E=2.9 X=7.9 MTBE = 0.013	B=0.026 T=1.4 E=4.9 X=13.9 MTBE = 0.03	B=0.048 T=2.8 E=10.7 X=28.4 MTBE = 0.048	B=0.241 T=13 E=52 X=141.5 MTBE = 0.247
	40 feet	B=0.015 T=0.43 E=1.8 X=4.8 MTBE = 0.013	B=0.018 T=0.87 E=2.8 X=7.8 MTBE = 0.022	B=0.029 T=1.6 E=6.3 X=16.9 MTBE = 0.03	B=0.143 T=7.5 E=30 X=83 MTBE = 0.156
	20 feet	B=0.011 T=0.15 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.3 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.45 E=2 X=5.3 MTBE = 0.013	B=0.044 T=2.3 E=9 X=24.5 MTBE = 0.065

- TPH = total petroleum hydrocarbons.
- BTEX = benzene, toluene, ethylbenzene, and xylenes, respectively. MTBE = methyl tertiary butyl ether.
- Respective MCLs (ppm): B = 0.001, T = 0.15, E = 0.7, X = 1.75, MTBE = 0.013.
- BTEX screening concentrations determined per the attenuation factor method as described in RWQCB Guidance for VOC Impacted Sites (March 1996), with a natural degradation factor of 11 for BTEX and of 3 for MTBE. Table values can be linearly interpolated between distances above groundwater and are proportional to fraction of each lithological thickness.
- Values in Table 4-1 are for soils above drinking water aquifers. All groundwaters are considered as drinking water resources unless exempted by one of the criteria as defined under SWRCB Resolution 88-63 (TDS > 3000 mg/L, or deliverability < 200 gal/day, or existing contamination that cannot be reasonably treated). Regional Board staff will make a determination of potential water use at a particular site considering water quality objectives and beneficial uses. For non-drinking water aquifers, regardless of depth, TPH for "> 150 feet" category in the table should be used;
- Distance above groundwater must be measured from the highest anticipated water level. Lithology is based on the USCS scale.
- In areas of naturally-occurring hydrocarbons, Regional Board staff will make determinations on TPH levels.



Site and Receptor Map



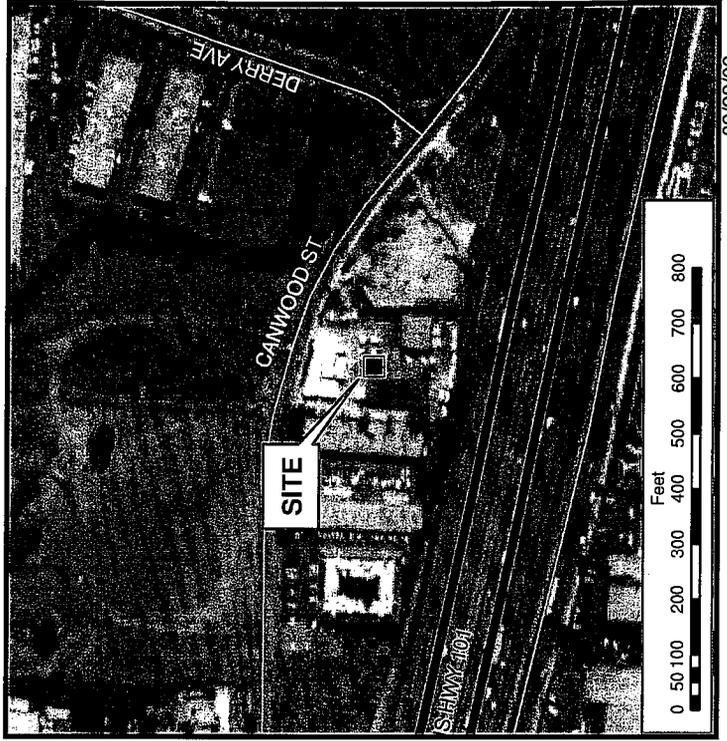
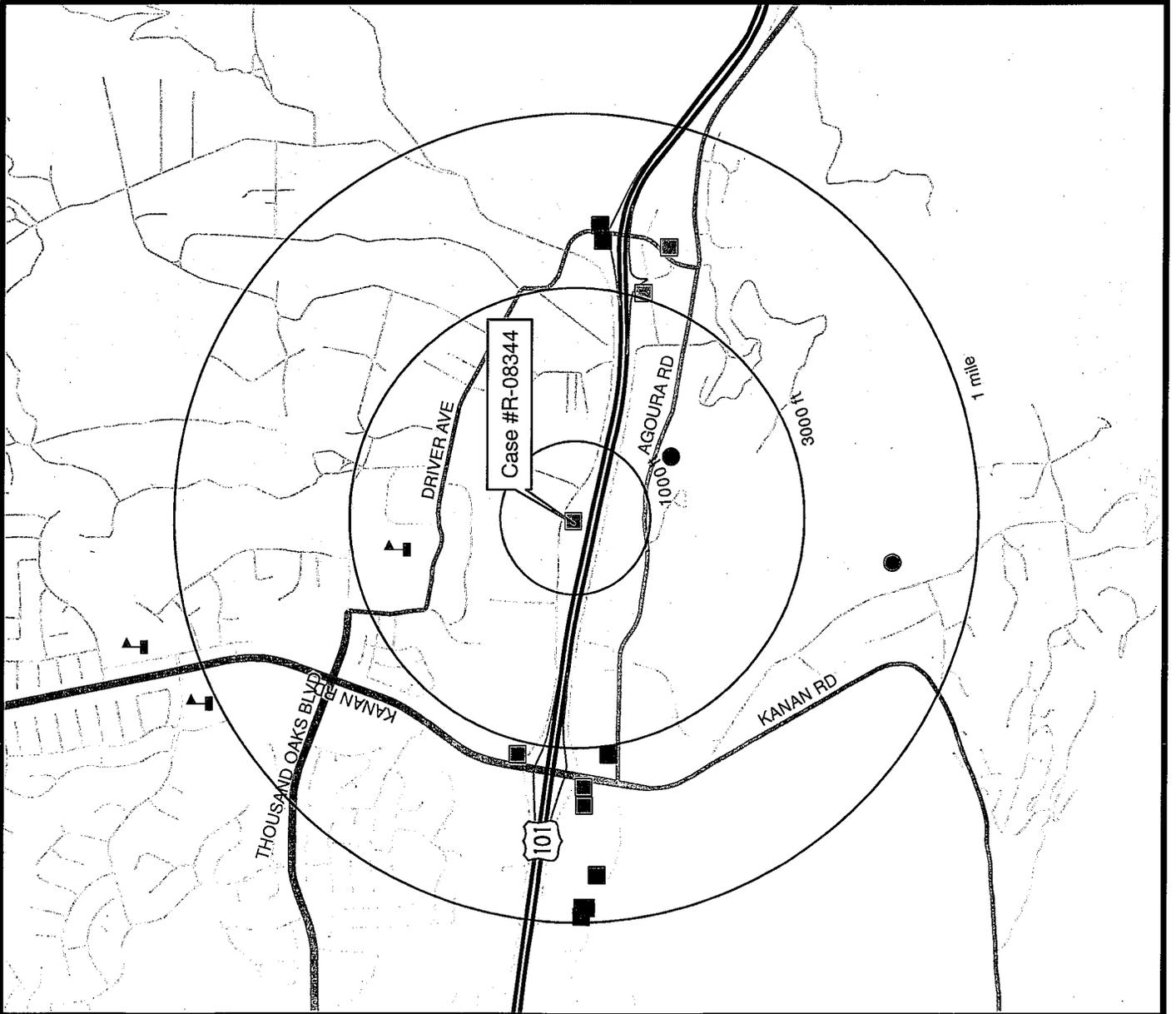
U-Haul
28650 Canwood Street
Agoura Hills, 91301

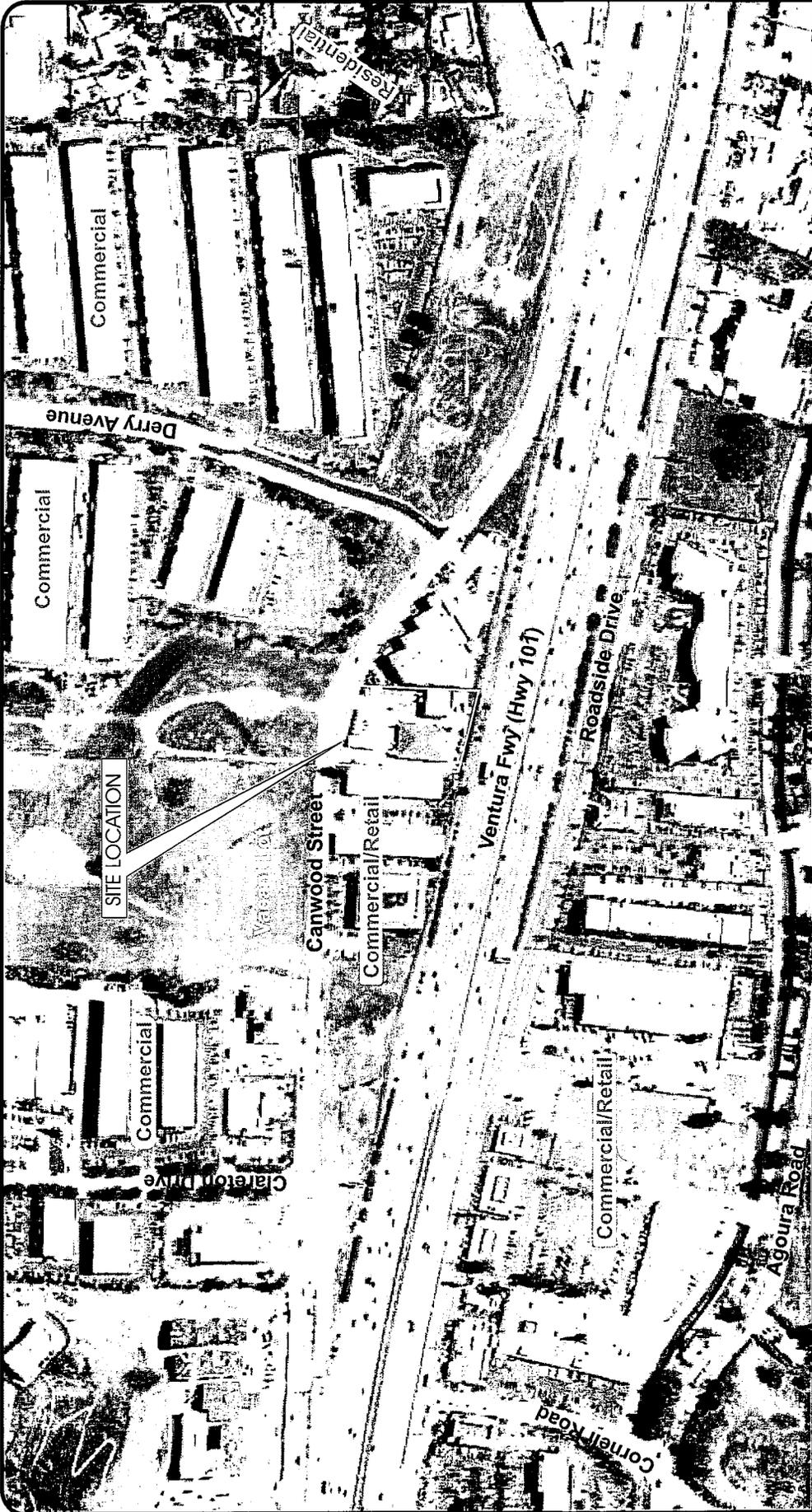
LUFT Case Status

- Active, Local Agency
- Closed, Local Agency
- Active, Regional Board
- Closed, Regional Board
- ⊕ Production Wells
- ▣ Schools



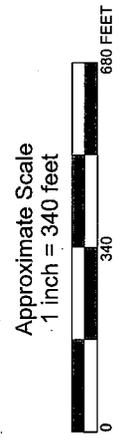
Scale 1:24,000





SITE
 U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

VICINITY MAP
 Apr 2008 | Project # 002-71161-05 | Figure 7
 Public:Technical\002 U-Haul\71161 Agoura Hills\Fixed Graphics\711061_vicinity.map.cdr



Note: Source Image from Google™, 2008

Canwood Street



sidewalk

planter

Equipment Parking

MW-5

T1-1

Former UST Area

MW-2/B-3

B-2

MW-4

T1-2

L1

Former Dispenser

MW-1/B-1

D1

Propane AST

Equipment Parking

Planter

Customer Parking

Building A
Office and Showroom

MW-3

T2-1

Former Waste-Oil UST

Building B
Garage

Planter

Customer Parking

Catch Basin

Equipment Parking

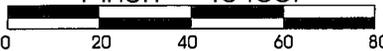
Planter

LEGEND

- MW-2/B-3 Approximate Location & ID of Groundwater Monitoring Well
- B-2 November 2002 Soil Boring and ID
- Approximate Location of Apparent Vapor Monitoring Well (Unidentified)
- T2-1 Approximate Location & ID of UST Removal Soil Samples (October 1998)

101 Freeway

Approximate Scale
1 inch = 40 feet



BLAES
Environmental Management Inc.

U-HAUL
International, Inc. Phoenix, AZ

U-Haul Facility #711061
28650 Canwood Street
Agoura Hills, California

SITE PLAN

Feb 2009 Project # 002-71161-05 Figure 2

Public:\Technical\002 U-Haul\71161 Agoura Hills\71161 Fixed Graphics\711061 Site Plan3.cdr

TABLE 1

UST REMOVAL SOIL LABORATORY ANALYTICAL RESULTS: OCTOBER 1998

U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

Well ID	Sample Location	EPA 8020 (mg/kg)							EPA 8010 (µg/kg)
		EPA 418.1 (mg/kg) TRPH	EPA 8015M (mg/kg) TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	
T1-1	2' into native soil below gasoline UST	-----	<10	<0.005	<0.005	<0.005	<0.015	<0.1	----
T1-2	2' into native soil below gasoline UST	-----	<10	<0.005	<0.005	<0.005	<0.015	<0.1	----
T2-1	2' into native soil below waste-oil UST	<10	----	<0.005	<0.005	<0.005	<0.015	<0.1	ND
D1	2' into native soil below fuel dispenser	-----	140	0.011	0.239	2.553	14.356	0.7	----
L1	2' into native soil below product line	-----	<10	<0.005	<0.005	<0.005	<0.015	<0.1	----

Note: All results are reproduced from the January 18, 1999 Pinnacle Environmental's Underground Storage Tank Removal Report

- mg/kg Milligrams per Kilogram (parts per million)
- µg/kg Micrograms per Kilogram (parts per billion)
- TRPH Total Recoverable Petroleum Hydrocarbons
- TPHg Total Petroleum Hydrocarbons (gasoline range)
- MTBE Methyl-tert-butyl Ether
- HVOCs Halogenated Volatile Organic Compounds
- Not Analyzed
- ND Not Detected
- < Analyte was not detected above given method detection limit

TABLE 2

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS: NOVEMBER 26, 2002

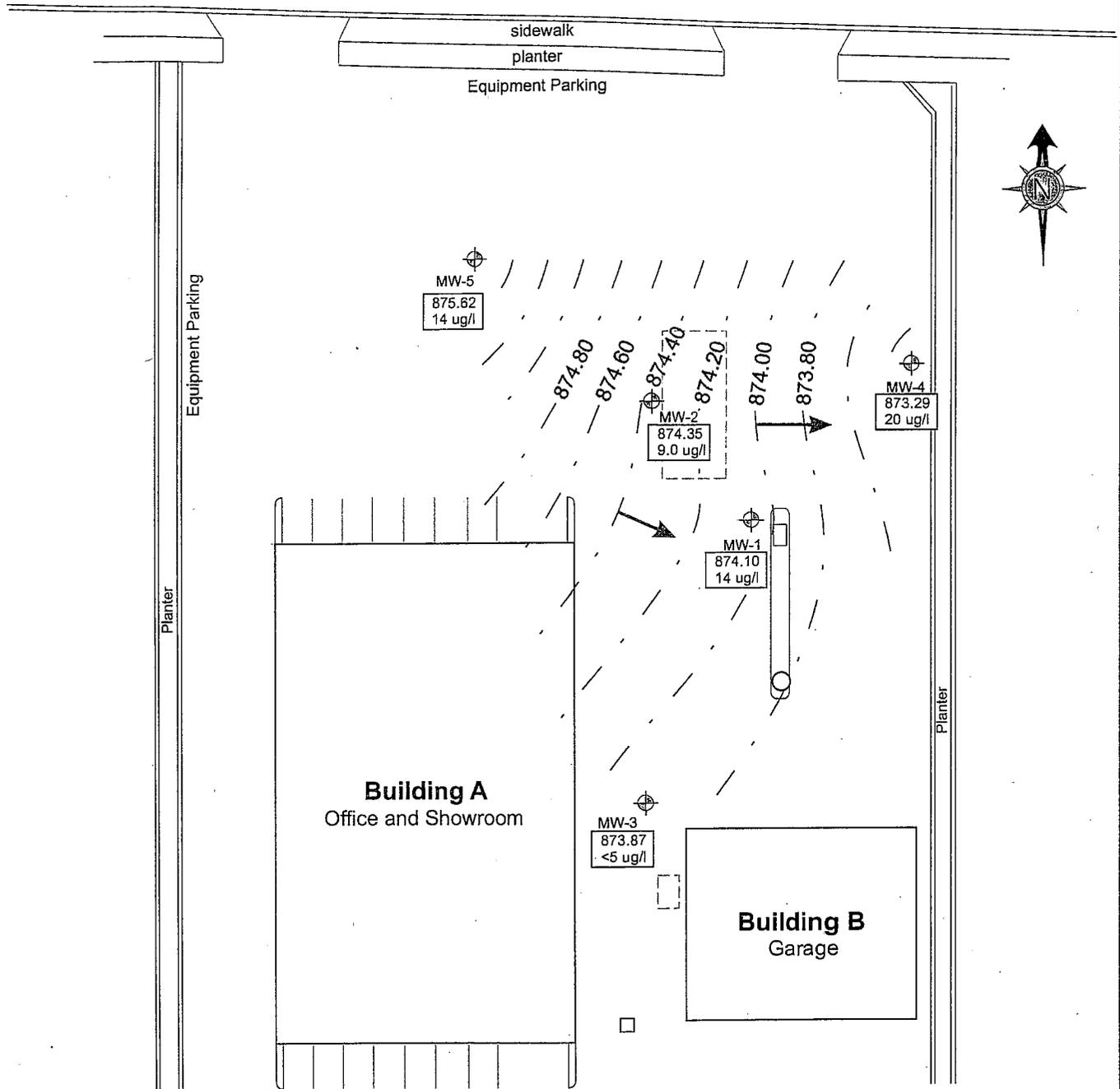
U-Haul Facility 711-61
 28650 Canwood Street
 Agoura Hills, California

Sample ID	EPA 5035 GC/MS (µg/kg)		EPA 8260B (µg/kg)						
	VFH	DIPE	ETBE	TAME	BTEX	MTBE	TBA		
B1-5	< 430	< 4.0	< 4.0	< 4.0	< 1.6	< 4.0	< 40		
B1-10	< 410	< 4.1	< 4.1	< 4.1	< 1.6	23	< 41		
B1-15	< 440	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		
B1-20	< 500	< 4.4	< 4.4	< 4.4	< 1.8	< 4.4	< 44		
B1-25	< 500	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		
B1-30	< 500	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		
B1-35	< 560	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		
B3-20	< 500	< 4.2	< 4.2	< 4.2	< 1.7	< 4.2	< 42		
B3-25	< 500	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		
B3-30	< 500	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		
B3-35	< 500	< 5.0	< 5.0	< 5.0	< 2.0	< 5.0	< 50		

Note:

- µg/kg Micrograms per Kilogram (parts per billion)
- < Analyte not detected at or above the given reporting limit.
- VFH: Volatile Fuel Hydrocarbons
- DIPE: Di-isopropyl Ether
- ETBE: Ethyl tert-Butyl Ether
- TAME: tert-Amyl Methyl Ether
- BTEX: Benzene, Toluene, Ethylbenzene, Total Xylenes
- MTBE: Methyl tert-butyl Ether
- TBA: tert-Butanol

Canwood Street



EXPLANATION

-  MW-1 Monitoring Well Location & ID
-  Estimated Groundwater Flow Direction
Groundwater Gradient: 0.0194 feet/foot
Groundwater Contour Interval: 0.20 feet
- | |
|---------|
| 874.10 |
| 14 ug/l |

 Groundwater Elevation (feet above mean sea level)
Methyl tert-Butyl Ether (MTBE) Concentration (Parts Per Billion)

Approximate Scale

1 inch = 40 feet



BLAES Environmental Management Inc.	U-HAUL International Inc. Phoenix AZ
---	--

U-Haul Facility #711061
28650 Canwood Street
Agoura Hills, California

**GROUNDWATER
CONTOUR & MTBE
CONCENTRATION MAP**
December 9, 2009

Dec 2009	Project # 002-71161-05	Figure 3
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Public:Technical\002 U-Haul\71161 Agoura Hills\002-71161-05\4th Qtr 2009 gwm\71161 gw Dec 2009.cdr

TABLE 3

GROUNDWATER LABORATORY ANALYTICAL RESULTS: DECEMBER 9, 2009

U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

Well ID	TPHg	BTEX	MTBE	DIPE	ETBE	TAME	TBA	Ethanol	Additional VOC's
MW-1	---	<4.0	14	<5.0	<5.0	<5.0	<50	<150	ND
MW-2	---	<4.0	9.0	<5.0	<5.0	<5.0	<50	<150	ND
MW-3	---	<4.0	<5.0	<5.0	<5.0	<5.0	<50	<150	ND
MW-4	---	<4.0	20	<5.0	<5.0	<5.0	<50	<150	Dichlorodifluoromethane: 0.60 (J)
MW-5	---	<4.0	14	<5.0	<5.0	<5.0	<50	<150	ND

Note: All results are reported in µg/l

µg/L	micrograms per liter (parts per billion)	VOC's	Volatile Organic Compounds
TPHg	Total Petroleum Hydrocarbons (gasoline range)	ND	Not Detected
BTEX	Benzene, Toluene, Ethylbenzene, & Total Xylenes	---	Not Analyzed
MTBE	Methyl-tert-butyl Ether	<	Analyte was not detected above given method reporting limit or detection limit (see laboratory report for limits)
DIPE	Di-isopropyl Ether	(J)	Analyte was detected above method detection limit but below laboratory reporting limit (see laboratory report for limits)
ETBE	Ethyl tert-Butyl Ether		
TAME	tert-Amyl Methyl Ether		
TBA	tert-Butanol		

TABLE 4

SUMMARY OF GROUNDWATER LABORATORY ANALYTICAL RESULTS

U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

Well ID	Sample Date	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	DIPE	ETBE	TAME	TBA
MW-1	12/4/2002	<100	<5.0	<5.0	<5.0	<5.0	120	<5.0	<5.0	<5.0	<25
	3/20/2003	57 (J)	<5.0	<5.0	<5.0	<5.0	77	<5.0	<5.0	<5.0	<25
	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	67	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	38	<5.0	<5.0	<5.0	<25
	3/19/2008	33 (J)	<5.0	<5.0	<5.0	<5.0	21	<5.0	<5.0	<5.0	<25
	6/10/2008	34 (J)	<5.0	<5.0	<5.0	<5.0	29	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	31	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	17	<5.0	<5.0	<5.0	<25
	12/9/2009	---	<2.0	<2.0	<2.0	<4.0	14	<5.0	<5.0	<5.0	<50
MW-2	12/4/2002	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	3/20/2003	<100	<5.0	<5.0	<5.0	<5.0	19	<5.0	<5.0	<5.0	<25
	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	17	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	3/19/2008	<100	<5.0	<5.0	<5.0	<5.0	13	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	14	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	16	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	10	<5.0	<5.0	<5.0	<25
	12/9/2009	---	<2.0	<2.0	<2.0	<4.0	9	<5.0	<5.0	<5.0	<50
MW-3	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	3/19/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25
	12/9/2009	---	<2.0	<2.0	<2.0	<4.0	<5.0	<5.0	<5.0	<5.0	<50

TABLE 4

SUMMARY OF GROUNDWATER LABORATORY ANALYTICAL RESULTS

U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

Well ID	Sample Date	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	DIPE	ETBE	TAME	TBA
MW-4	1/13/2005	<100	<5.0	<5.0	<5.0	<5.0	22	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	10	<5.0	<5.0	<5.0	<25
	3/19/2008	<100	<5.0	<5.0	<5.0	<5.0	15	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	21	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	26	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	12/9/2009	---	<2.0	<2.0	<2.0	<2.0	20	<5.0	<5.0	<5.0	<50
MW-5	1/13/2005	<100	<5.0	<5.0	<5.0	1.0 (J)	23	<5.0	<5.0	<5.0	<25
	5/3/2005	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	3/19/2008	28 (J)	<5.0	<5.0	<5.0	<5.0	25	<5.0	<5.0	<5.0	<25
	6/10/2008	<100	<5.0	<5.0	<5.0	<5.0	16	<5.0	<5.0	<5.0	<25
	9/3/2008	<100	<5.0	<5.0	<5.0	<5.0	18	<5.0	<5.0	<5.0	<25
	12/18/2008	<100	<5.0	<5.0	<5.0	<5.0	14	<5.0	<5.0	<5.0	<25
	12/9/2009	---	<2.0	<2.0	<2.0	<2.0	14	<5.0	<5.0	<5.0	<50

Note: All results are reported in µg/l

µg/L micrograms per liter (parts per billion)

TPHg Total Petroleum Hydrocarbons (gasoline range)

MTBE Methyl-tert-butyl Ether

DIPE Diisopropyl Ether

ETBE Ethyl tert-Butyl Ether

TAME tert-Amyl Methyl Ether

TBA tert-Butanol

< Analyte was not detected above given method reporting limit or laboratory detection limit (see laboratory report for limits).

(J) Analyte was detected above method detection limit but below laboratory reporting limit (see laboratory report for limits).

----- The given concentration is estimated and may not be accurate. Not Analyzed

TABLE 5

SUMMARY OF GROUNDWATER MONITORING DATA

U-Haul Facility #711061
 28650 Canwood Street
 Agoura Hills, California

Well ID TOC Elev.	Date	Depth to Water (feet btoc)	GW Elevation (feet amsl)	DO (%)	DO (mg/L)	Salinity (ppt)	Temperature (°C)
MW-1 879.81 scn int: 9 - 34 ft	12/3/2002	4.54	875.27	5.6	0.47	2.4	23.4
	3/19/2003	3.93	875.88	13.0	1.20	--	19.4
	1/12/2005	3.56	876.25	7.0	0.63	--	19.8
	5/2/2005	3.34	876.47	24.5	2.15	0.9	20.7
	3/18/2008	3.04	876.77	3.0	0.26	2.1	18.9
	6/9/2008	3.67	876.14	2.7	0.22	1.8	22.8
	9/2/2008	4.27	875.54	9.7	0.77	1.9	27.1
	12/17/2008	4.42	875.39	15.1	1.33	1.9	21.3
	12/9/2009	5.71	874.10	3.3	0.28	1.9	23.23
MW-2 879.77 scn int: 8.5 - 33.5 ft	12/3/2002	4.23	875.54	8.9	0.82	2.8	23.7
	3/19/2003	3.80	875.97	14.4	1.30	--	20.6
	1/12/2005	5.31	874.46	4.9	0.43	--	21.6
	5/2/2005	3.24	876.53	23.6	2.04	2.5	21.3
	3/18/2008	2.83	876.94	3.6	0.32	2.3	19.7
	6/9/2008	3.33	876.44	35.8	3.18	2.4	23.6
	9/2/2008	3.99	875.78	6.0	0.47	2.4	25.9
	12/17/2008	4.15	875.62	7.5	0.64	2.4	21.8
	12/9/2009	5.42	874.35	1.0	0.09	2.4	23.9
MW-3 880.73 scn int: 3 - 15 ft	1/12/2005	5.96	874.77	39.4	3.98	--	20.2
	5/2/2005	4.18	876.55	17.7	1.57	2.3	19.8
	3/18/2008	3.68	877.05	4.0	0.36	1.8	18.0
	6/9/2008	4.27	876.46	6.8	0.58	1.9	21.2
	9/2/2008	5.42	875.31	72.4	6.06	1.9	23.5
	12/17/2008	5.81	874.92	29.3	2.59	1.3	20.6
	12/9/2009	6.86	873.87	3.5	0.31	1.8	21.6
MW-4 878.64 scn int: 3 - 15 ft	1/12/2005	2.75	875.89	34.2	3.18	--	18.8
	5/2/2005	3.20	875.44	18.3	1.66	3.4	18.4
	3/18/2008	2.72	875.92	13.6	1.28	3.2	16.9
	6/9/2008	3.49	875.15	10.4	0.76	4.2	20.0
	9/2/2008	3.77	874.87	0.8	0.07	4.3	22.2
	12/17/2008	3.55	875.09	3.9	0.32	4.1	20.5
	12/9/2009	5.35	873.29	1.2	0.10	4.1	21.4
MW-5 879.83 scn int: 3 - 15 ft	1/12/2005	2.53	877.30	28.7	2.65	--	19.2
	5/2/2005	2.71	877.12	22.7	2.02	3.3	19.4
	3/18/2008	1.60	878.23	4.9	0.44	3.1	19.0
	6/9/2008	2.43	877.40	6.2	0.62	3.1	20.2
	9/2/2008	2.89	876.94	9.0	0.76	3.2	22.4
	12/17/2008	2.04	877.79	11.1	1.00	3.2	19.8
	12/9/2009	4.21	875.62	1.1	0.09	3.1	21.4

Notes:

TOC Elev: Top of (well) Casing Elevation (feet above mean sea level)
 feet btoc: Feet Below the Top of (well) Casing
 feet amsl: Feet Above Mean Sea Level
 scn int: Screen Interval
 DO: Dissolved Oxygen
 mg/L: Milligrams per Liter
 ppt: parts per thousand
 °C: Degrees Celsius
 -- Not Measured

Boring Location Sketch: Refer to Figure 2						Project No: 002-71161-01		Date Drilled: 11/26/02		Boring No. MW-2	
						Client: U-Haul #711-61					
						Location: 28650 Canwood Street					
						City: Agoura Hills, CA 91301				Appendix B	
						Logged By: K. Hamilton		Driller: West Hazmat			
Perceived Depth to Water: Approx. 28 feet bgs						Casing installation data: 0 to 8.5': 2" PVC Blank Well Casing 8.5 to 33.5': 0.020 Slot 2" PVC Well Casing					
Drilling Method: CME-75 Hollow stem auger						Site elevation: Approx. 900'		Top of casing elevation: NA			
Boring Diameter: 8-Inch						Depth to Water: 4.23'		Sand		7.5' to 33.5' bgs: #3	
						Time: 13:55		Bentonite		2' to 7.5' bgs: Chips	
						Date: 12/03/02		Cement Grout		0 to 2' bgs: Ready Mix	
Depth (Feet)	Sample Number	Sample Int.	Time	BLOW counts	Well Detail	Soil Symbol USCS					
0							0 to 6": Concrete				
						CL	6" to 5': Silty Clay: medium plasticity, dark brown to tan, slightly moist, no odor.				
5	Mw2@5		09:32	7/8/12		ML	5" to 10': Clayey Silt: low to medium plasticity, brown-tan, slightly moist, no odor.				
10	Mw2@10			9/14/17							
15	Mw2@15			11/15/19							
20	Mw2@20			14/18/22		CL	10 to 25': Silty Clay: medium plasticity, dark grey to tan, dry to slightly moist, no odor.				
25	Mw2@25			16/20/25			25 to 35': Clay (lean): low plasticity, dark grey, dry, no odor.				
30	Mw2@30			19/24/27							
	Mw2@35		09:55	18/26/30			35': Total depth.				



California Regional Water Quality Control Board

Los Angeles Region



Linda S. Adams
Cal/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

January 25, 2010

Mr. Robert Fraley
Americo Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

UNDERGROUND STORAGE TANK PROGRAM – CASE CLOSURE
U-HAUL FACILITY NO. 711-061
28650 CANWOOD STREET, AGOURA HILLS, (CASE NO. R – 08344) (PRIORITY D – 1)
(GLOBAL ID NO. SL0603715628)

Dear Mr. Fraley:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

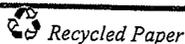
Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

If you have groundwater monitoring wells and/or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be located and properly abandoned.
2. Well abandonment permits must be obtained from the Los Angeles County Department of Health Services, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must submit a report on the abandonment of the wells to this office by **April 15, 2010**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

California Environmental Protection Agency



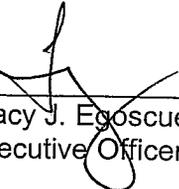
Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Mr. Robert Fraley
U-HAUL Facility No. 711-061
Page 2

January 25, 2010

If you have any questions regarding this matter, please contact Mr. Daniel P. Piroton at (213) 576
- 6714.

Sincerely,



Tracy J. Egoscue
Executive Officer

cc: Ms., Yvonne Shanks, State Water Resource Control Board,
Underground Storage Cleanup Fund
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Tim Smith, Los Angeles County Department of Public Works,
Underground Storage Tank Program
Mr. Kenneth Hamilton, Blaes Environmental Engineering Incorporated

California Environmental Protection Agency



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.



9185 South Farmer Avenue, Suite 111
Tempe, Arizona 85284
www.atcassociates.com
480.894.2056
fax 480.894.2497

July 1, 2010

Mr. Daniel P. Piroton
California Regional Water Quality Control Board, Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

**RE: Well Abandonment
U-Haul Facility No. 711061
28650 Canwood Street
Agoura Hills, California 91301
RWQCB Case No. R-08344
ATC Project No. 34.75093.0049**

Dear Mr. Piroton:

ATC Associates Inc. (ATC) has prepared this letter on behalf of Amerco Real Estate Company (Amerco) to notify the California Regional Water Quality Control Board, Los Angeles Region (RWQCB) that ATC supervised the abandonment of five groundwater monitor wells (MW-1, MW-2, MW-3, MW-4 and MW-5; attached Figure 1, Site Map) at the referenced site. The wells were abandoned subsequent to the closure of the referenced RWQCB case on January 25, 2010.

ATC obtained permits to abandon each well from Los Angeles County Public Health Services, Environmental Health Division. Copies of the approved well abandonment permits are attached as Appendix A.

On April 28, 2010, ATC and Martini Drilling Corporation mobilized to the site and completed the well abandonments. Depth to groundwater and the total well depth was measured (attached Table 1, Summary of Well Abandonment Specifications) and each well casing was drilled out with hollow-stem augers. Each well was then backfilled with neat cement grout emplaced at pressure from total depth to approximately two and a half feet below ground surface (bgs), bentonite chips from two and half feet to six inches bgs and a six-inch thick concrete cap to match the surrounding surface.

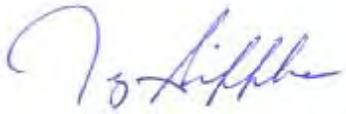
Investigation derived waste (IDW) generated during the abandonment consisted of seven 55-gallon drums of well materials (casing, grout, bentonite, sand and soil cuttings) and one 55-gallon drum of drilling equipment rinsewater. Upon receipt of IDW waste profile analytical results (attached Appendix B), the seven drums of solid IDW were transported by American Integrated Services, Inc. (AIS) to TPS Technologies, Inc. in Adelanto, California for disposal. AIS transported the drum of liquid IDW to Crosby & Overton, Inc. in Long Beach, California for disposal. IDW disposal documentation is attached in Appendix B.

July 1, 2010
Page 2 of 2

If you have any questions or require additional information, please contact the undersigned at (480) 355-4650.

Sincerely,

ATC Associates Inc.



Jeremy Gniffke
Senior Project Manager

Attachments: As stated.

cc: Ms. Jean Covington, Environmental Program Manager, Amerco

Canwood Street

sidewalk
planter

Equipment Parking

MW-5

Former
UST
Area

MW-2

MW-4

Customer Parking

Former
Dispenser

MW-1

Propane
AST

Equipment Parking

Planter

Planter

Building A
Office and Showroom

MW-3

Former
Waste-Oil
UST

Building B
Garage

Customer Parking

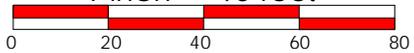
Catch Basin

Equipment Parking

Planter

101 Freeway

Approximate Scale
1 inch = 40 feet



LEGEND

MW-2  Approximate Location & ID of Groundwater Monitor Well

NOTE: SCALE AND ALL LOCATIONS ARE APPROXIMATE

SITE MAP

U-HAUL FACILITY NO. 711061
28650 CANWOOD STREET
AGOURA HILLS, CALIFORNIA 91301

PROJECT NUMBER: 34.75093.0049

DATE: 6/10/10

FIGURE
1

APPROVED BY: JG

DRAWN BY: JG



9185 S. Farmer Ave., Suite 111
Tempe, Arizona 85284

TABLE 1
SUMMARY OF WELL ABANDONMENT SPECIFICATIONS

U-Haul Facility No. 711061
28650 Canwood Street
Agoura Hills, California 91301

Well Identification	Casing Diameter (Inches)	Depth to Groundwater (Feet Below Top of Casing)	Total Well Depth (Feet Below Top of Casing)
MW-1	2	3.60	33.50
MW-2	2	3.55	33.05
MW-3	2	4.30	15.01
MW-4	2	3.43	14.91
MW-5	2	3.37	14.98

State Fire Marshal

Margaret Carroll

From: Battles, Kathy <Kathy.Battles@fire.ca.gov>
Sent: Thursday, May 05, 2011 1:55 PM
To: Margaret Carroll
Subject: location request
Attachments: klein10.pdf

Attached are the results of your Pipeline Location Request. Please provide your e-mail address on all future location requests, as results will now be provided in an e-mail format.

PLEASE NOTE: WE HAVE A NEW WEBSITE – PLEASE CONSULT THE WEBSITE BEFORE SUBMITTING FURTHER LOCATION REQUESTS.

http://osfm.fire.ca.gov/pipeline/pipeline_locationrequest.php

In order to provide better service for Pipeline Location Requests, the Pipeline Safety Division has created a website listing the counties which do and do not contain jurisdictional pipelines to the Office of the State Fire Marshal. If your location is in a county which does not contain any jurisdictional pipelines you will then be able to immediately print a response for that inquiry. If your location is within a county that does contain jurisdictional pipelines, you will submit your request via fax to my attention at (916) 445-8526. If you have any questions regarding the website or the process to obtain a location request response, I can be contacted via e-mail at lisa.dowdy@fire.ca.gov.

Lisa Dowdy
GIS Analyst
(916) 445-8363



Office of the State Fire Marshal

Pipeline Safety Division

P.O. Box 944246

Sacramento, CA 94244-2460

Request ID: 04252011SFM003

TO: KLEINFELDER
MARGARET CARROLL
620 WEST 16TH STREET UNIT F
LONG BEACH, CA 90813

FROM: Lisa Dowdy

Phone: (916) 445-8477

Fax: (916) 445-8526

Phone: 562 432 1696

Fax: 562 432 1796

PIPELINE LOCATION REQUEST FOR:

**PALO COMADO CANYON/CHESEBRO/AGOURA
AGOURA, CA 91301**

LOS ANGELES Thomas Brothers Book
Page 558, Grid C,D6

THERE ARE NO PIPELINES JURISDICTIONAL TO THE STATE FIRE
MARSHAL IN THE AREA FOR WHICH YOU HAVE INQUIRED.

- FOR NATURAL GAS PIPELINES PLEASE CONTACT YOUR LOCAL GAS COMPANY

- FOR OTHER TYPES OF PIPELINE PLEASE CONTACT THE DIVISION OF OIL AND GAS AT
(714) 816-6847

- FOR PUBLIC UTILITIES PLEASE CONTACT THE PUBLIC UTILITIES COMMISSION AT (415)
703-2782

APPENDIX D

HISTORICAL DOCUMENTATION



US 101/Palo Comado Canyon Road

US 101 and Palo Comado Canyon Road
Agoura Hills, CA 91301

Inquiry Number: 2599936.5

September 25, 2009

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography September 25, 2009

Target Property:

US 101 and Palo Comado Canyon Road

Agoura Hills, CA 91301

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	Fairchild
1947	Aerial Photograph. Scale: 1"=666'	Flight Year: 1947	Tubis
1952	Aerial Photograph. Scale: 1"=555'	Flight Year: 1952	Pacific Air
1965	Aerial Photograph. Scale: 1"=666'	Flight Year: 1965	Fairchild
1976	Aerial Photograph. Scale: 1"=666'	Flight Year: 1976	Teledyne
1990	Aerial Photograph. Scale: 1"=666'	Flight Year: 1990	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. 1" = 604'	Flight Year: 2005	EDR



SITE

INQUIRY #: 2599936.5

YEAR: 1928

| = 500'





SITE



INQUIRY #: 2599936.5

YEAR: 1947

| = 666'





SITE



INQUIRY #: 2599936.5

YEAR: 1952

| = 555'





SITE

INQUIRY #: 2599936.5

YEAR: 1965

| = 666'





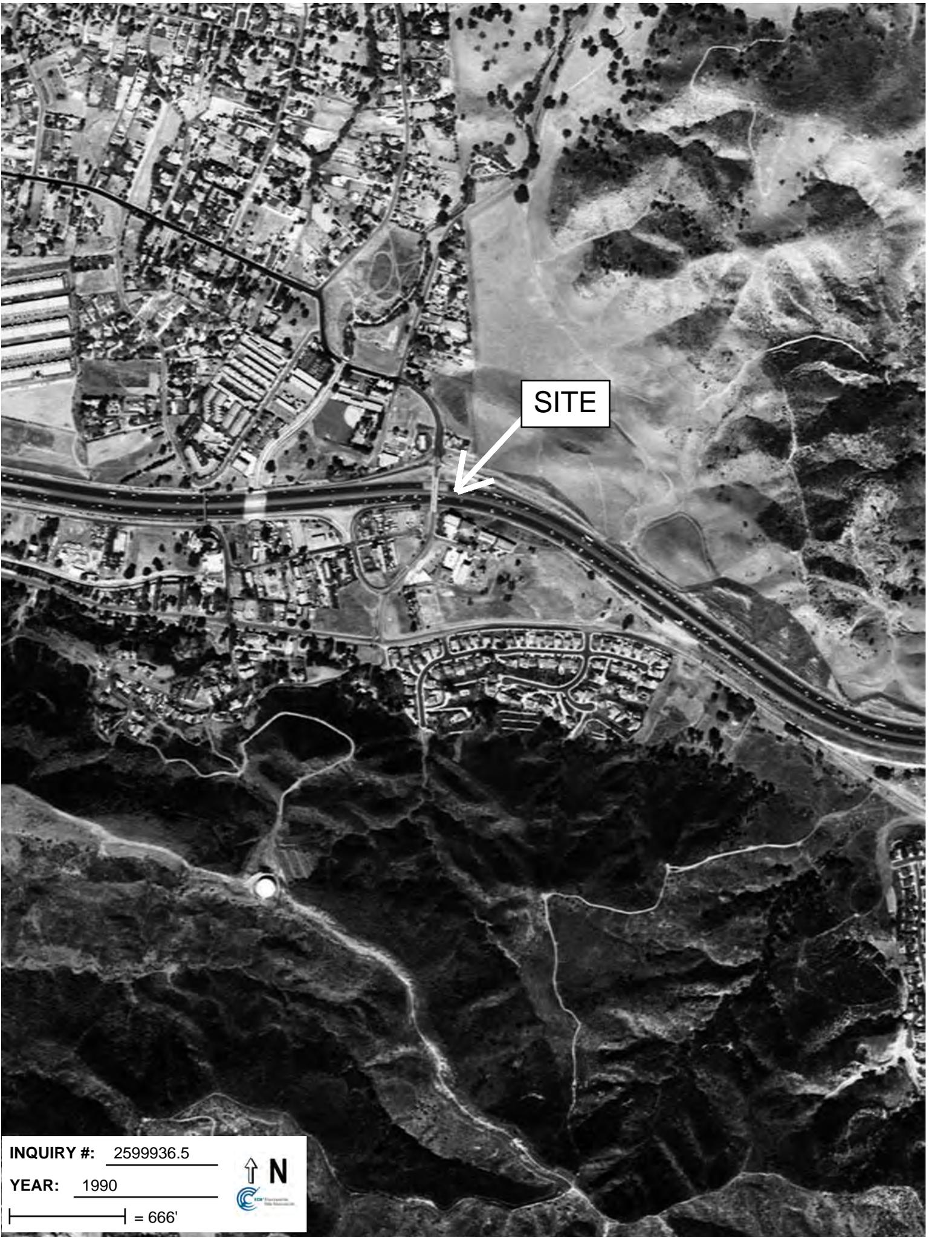
SITE

INQUIRY #: 2599936.5

YEAR: 1976

| = 666'





SITE

INQUIRY #: 2599936.5

YEAR: 1990

| = 666'





SITE

INQUIRY #: 2599936.5

YEAR: 1994

| = 666'





SITE

INQUIRY #: 2599936.5

YEAR: 2002

| = 666'





SITE

INQUIRY #: 2599936.5

YEAR: 2005

| = 604'





US 101/Palo Comado Canyon Road

US 101 and Palo Comado Canyon Road
Agoura Hills, CA 91301

Inquiry Number: 2599936.3

September 25, 2009



Certified Sanborn® Map Report

Certified Sanborn® Map Report

9/25/09

Site Name:

US 101/Palo Comado Canyon
US 101 and Palo Comado
Agoura Hills, CA 91301

Client Name:

Kleinfelder, Inc.
620 West 16th Street
Long Beach, CA 90813

EDR Inquiry # 2599936.3

Contact: Margaret Carroll



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Kleinfelder, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: US 101/Palo Comado Canyon Road
Address: US 101 and Palo Comado Canyon Road
City, State, Zip: Agoura Hills, CA 91301
Cross Street:
P.O. # NA
Project: NA
Certification # 8E65-43DA-8125



Sanborn® Library search results
Certification # 8E65-43DA-8125

UNMAPPED PROPERTY

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

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

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US 101/Palo Comado Canyon Road

US 101 and Palo Comado Canyon Road

Agoura Hills, CA 91301

Inquiry Number: 2599936.4

September 25, 2009

The EDR Historical Topographic Map Report

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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with any questions or comments.

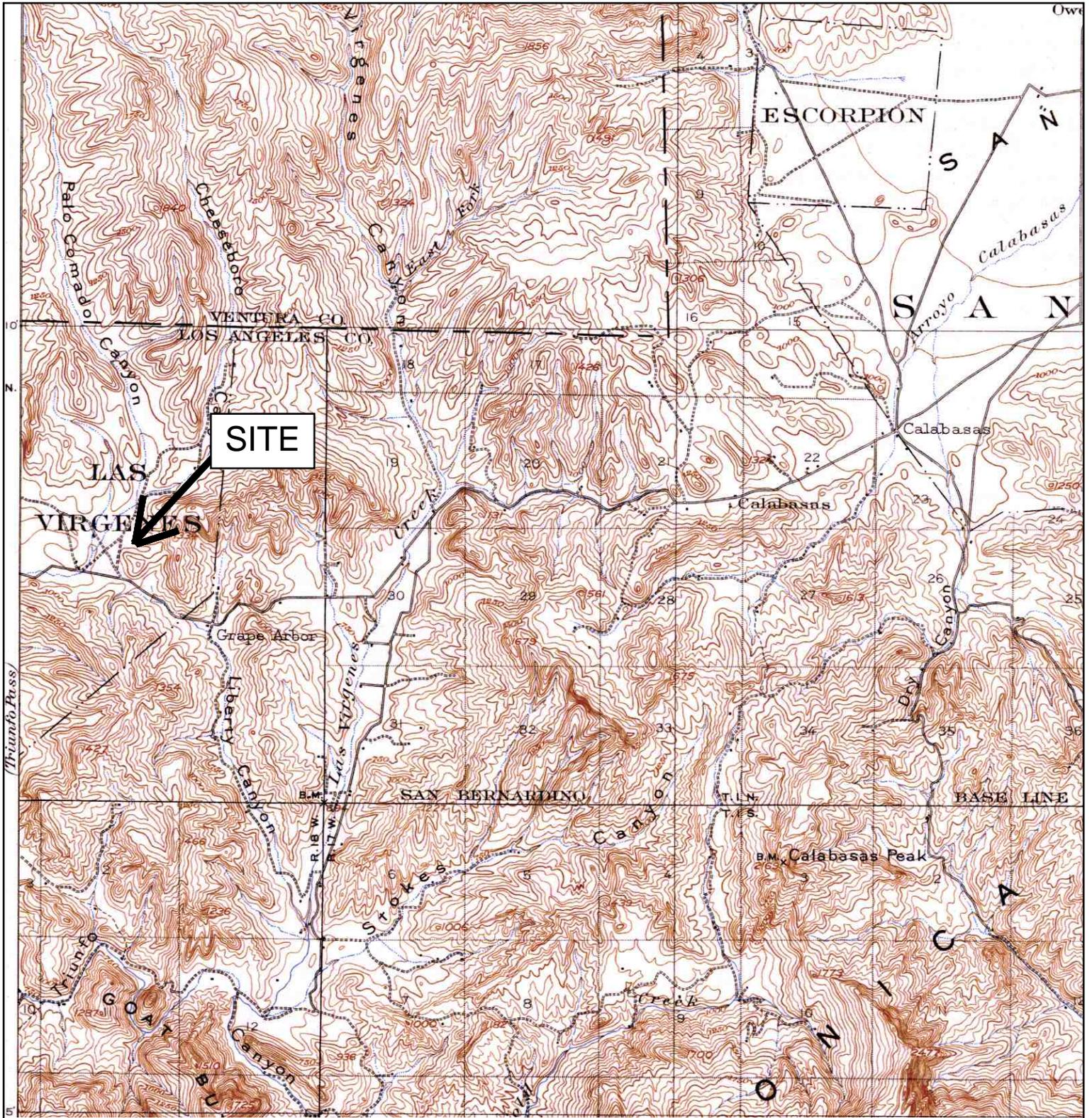
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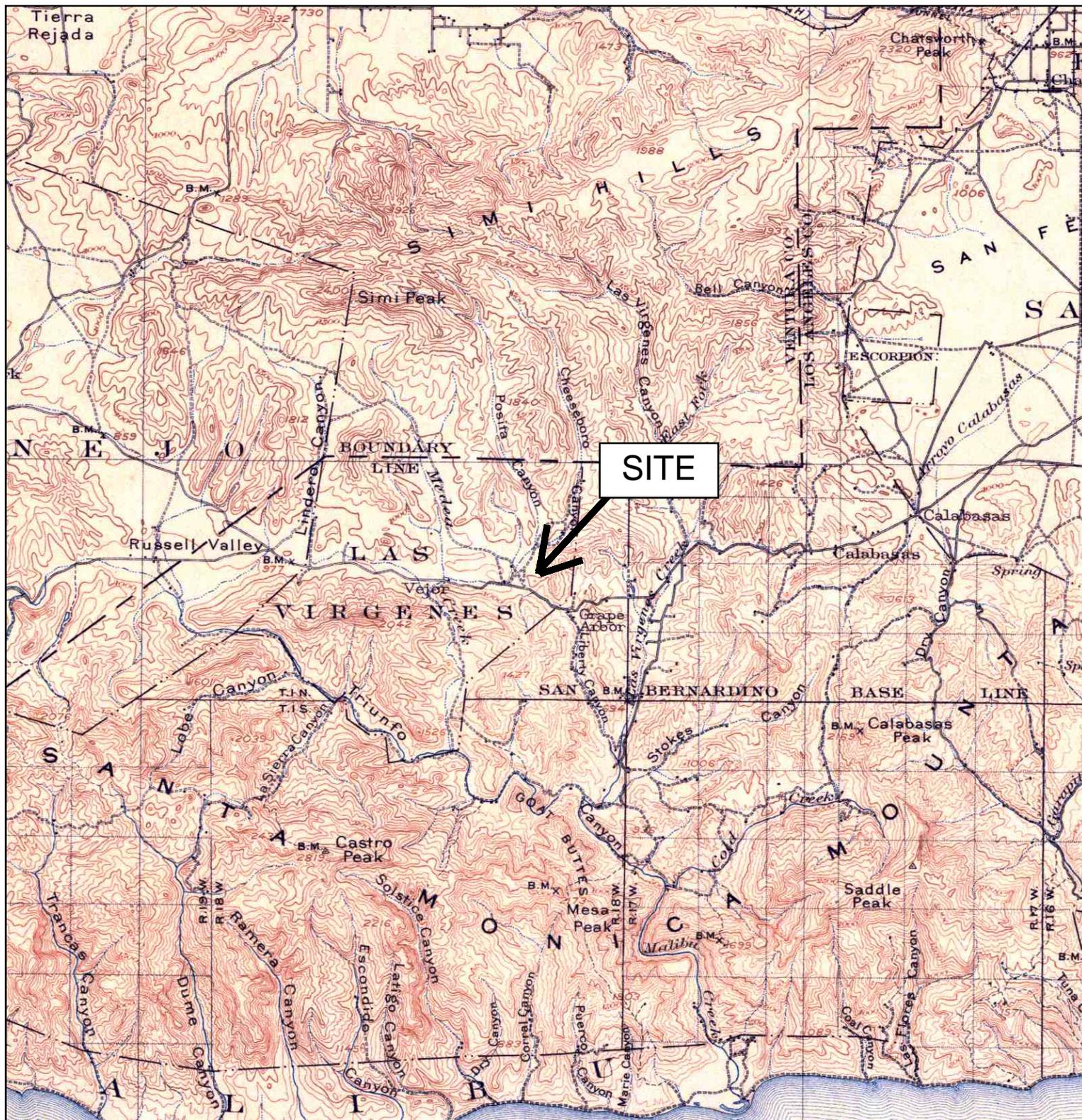
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Historical Topographic Map



 N	TARGET QUAD	SITE NAME:	US 101/Palo Comado Canyon Road	CLIENT:	Kleinfelder, Inc.
	NAME: CALABASAS	ADDRESS:	US 101 and Palo Comado Canyon Road	CONTACT:	Margaret Carroll
	MAP YEAR: 1903		Agoura Hills, CA 91301	INQUIRY#:	2599936.4
	SERIES: 15	LAT/LONG:	34.1429 / 118.738	RESEARCH DATE:	09/25/2009
	SCALE: 1:62500				

Historical Topographic Map



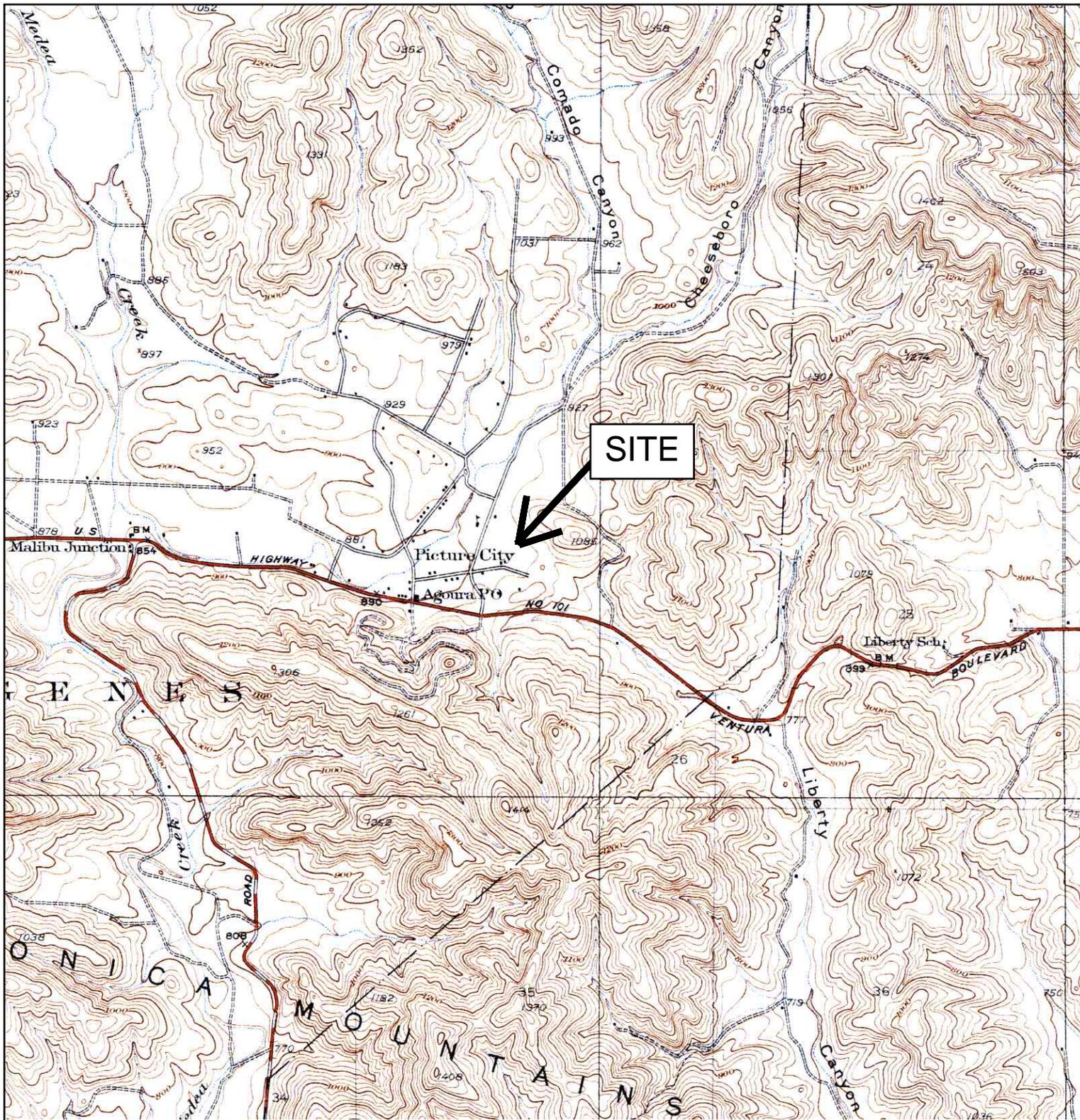
	TARGET QUAD NAME: CAMULOS MAP YEAR: 1903	SITE NAME: US 101/Palo Comado Canyon Road ADDRESS: US 101 and Palo Comado Canyon Road Agoura Hills, CA 91301	CLIENT: Kleinfelder, Inc. CONTACT: Margaret Carroll INQUIRY#: 2599936.4 RESEARCH DATE: 09/25/2009
	SERIES: 30 SCALE: 1:125000	LAT/LONG: 34.1429 / 118.738	

Historical Topographic Map



	TARGET QUAD NAME: SOUTHERN CA SHEET 3 MAP YEAR: 1910	SITE NAME: US 101/Palo Comado Canyon Road ADDRESS: US 101 and Palo Comado Canyon Road Agoura Hills, CA 91301	CLIENT: Kleinfelder, Inc. CONTACT: Margaret Carroll INQUIRY#: 2599936.4 RESEARCH DATE: 09/25/2009
	SERIES: 60 SCALE: 1:250000	LAT/LONG: 34.1429 / 118.738	

Historical Topographic Map



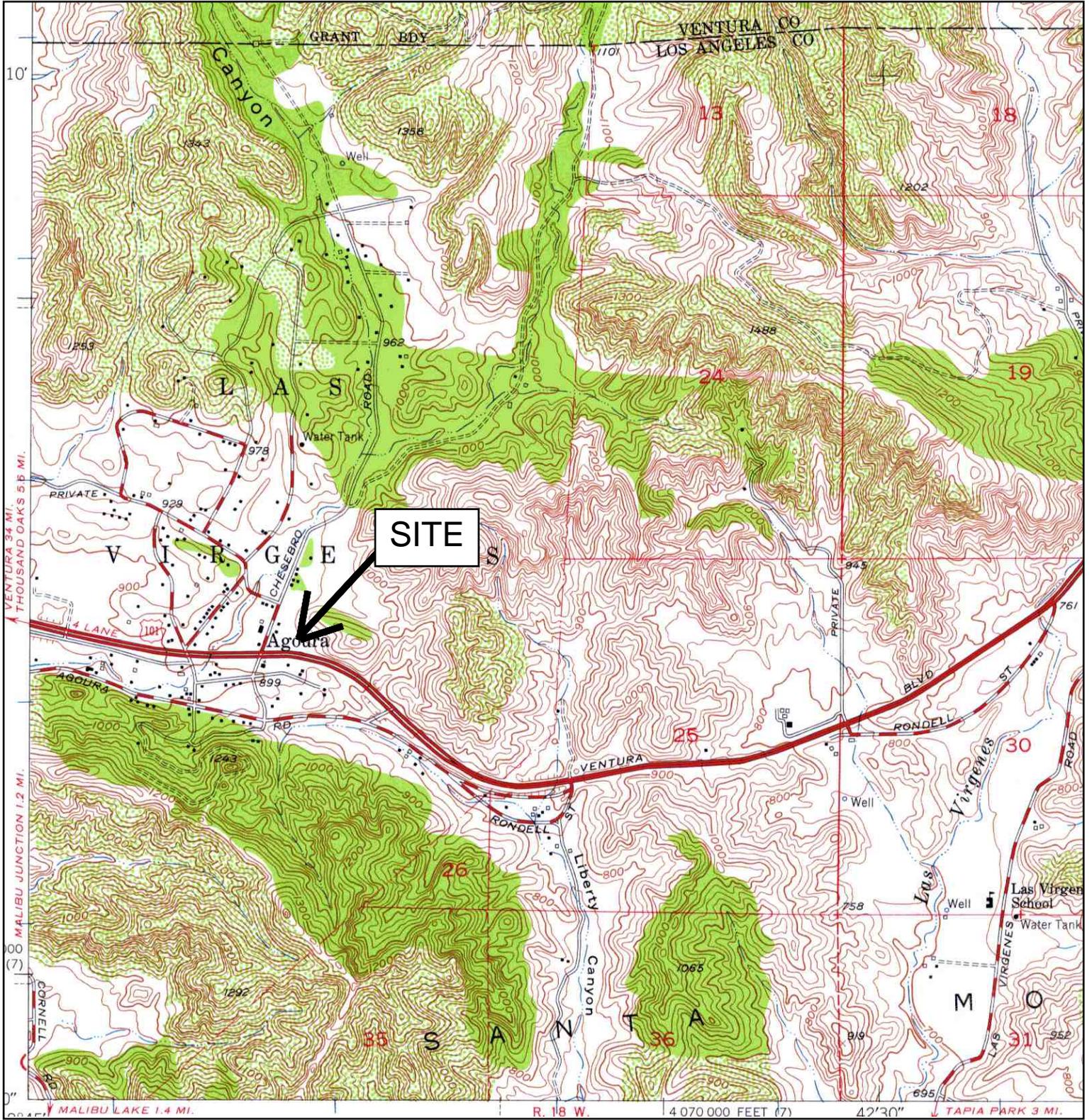
<p>N ↑</p>	<p>TARGET QUAD NAME: SEMINOLE MAP YEAR: 1932</p>	<p>SITE NAME: US 101/Palo Comado Canyon ADDRESS: US 101 and Palo Comado Canyon Road Agoura Hills, CA 91301</p>	<p>CLIENT: Kleinfelder, Inc. CONTACT: Margaret Carroll INQUIRY#: 2599936.4 RESEARCH DATE: 09/25/2009</p>
	<p>SERIES: 6 SCALE: 1:24000</p>	<p>LAT/LONG: 34.1429 / 118.738</p>	

Historical Topographic Map



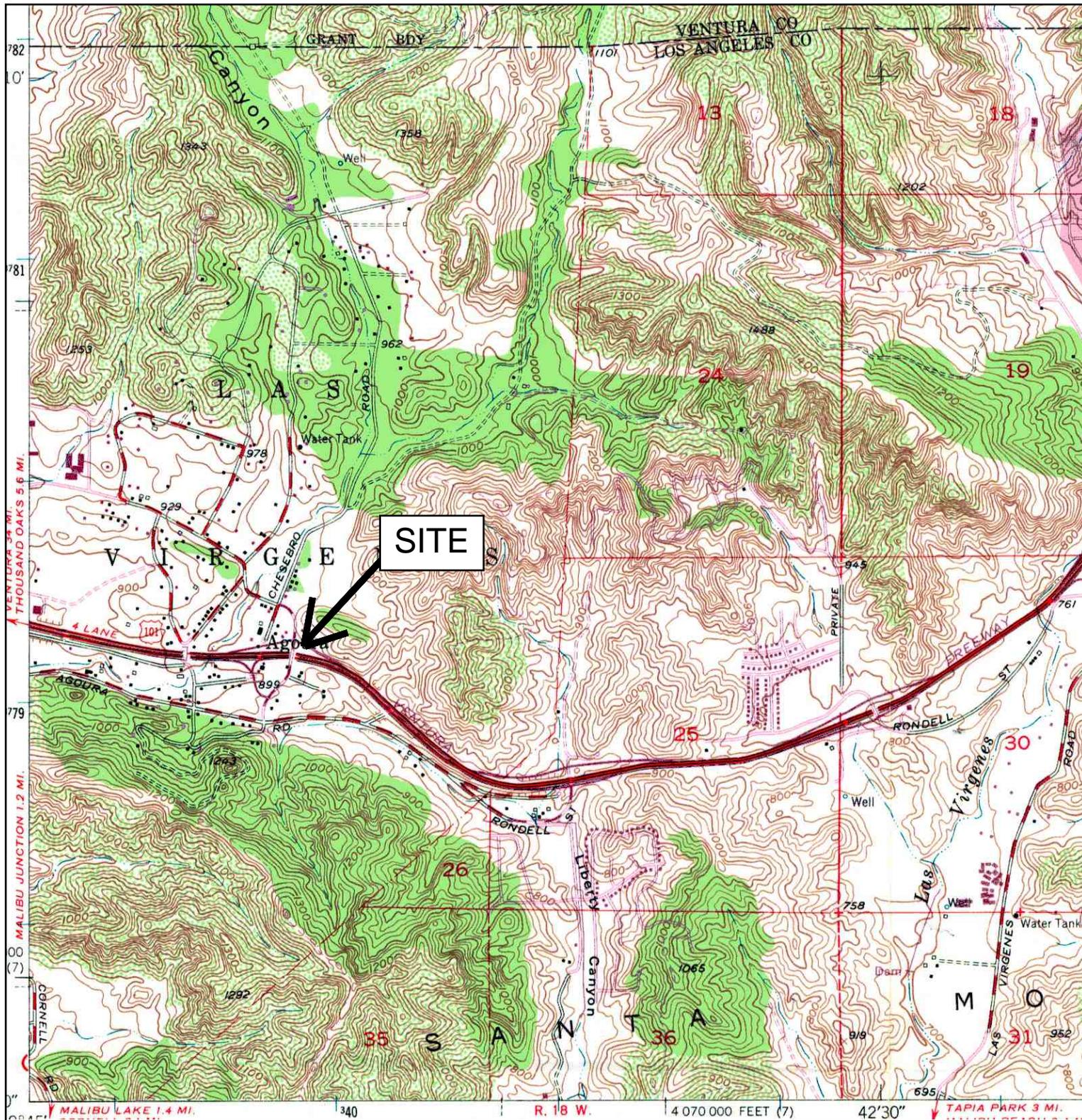
 N	TARGET QUAD	SITE NAME:	US 101/Palo Comado Canyon Road	CLIENT:	Kleinfelder, Inc.
	NAME: CALABASAS	ADDRESS:	US 101 and Palo Comado Canyon Road	CONTACT:	Margaret Carroll
	MAP YEAR: 1947		Agoura Hills, CA 91301	INQUIRY#:	2599936.4
	SERIES: 15	LAT/LONG:	34.1429 / 118.738	RESEARCH DATE:	09/25/2009
	SCALE: 1:50000				

Historical Topographic Map



	TARGET QUAD NAME: CALABASAS MAP YEAR: 1952	SITE NAME: US 101/Palo Comado Canyon ADDRESS: US 101 and Palo Comado Canyon Road Agoura Hills, CA 91301	CLIENT: Kleinfelder, Inc. CONTACT: Margaret Carroll INQUIRY#: 2599936.4 RESEARCH DATE: 09/25/2009
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 34.1429 / 118.738	

Historical Topographic Map



	TARGET QUAD NAME: CALABASAS MAP YEAR: 1967 PHOTOREVISED FROM: 1952 SERIES: 7.5 SCALE: 1:24000	SITE NAME: US 101/Palo Comado Canyon Road ADDRESS: US 101 and Palo Comado Canyon Road Agoura Hills, CA 91301 LAT/LONG: 34.1429 / 118.738	CLIENT: Kleinfelder, Inc. CONTACT: Margaret Carroll INQUIRY#: 2599936.4 RESEARCH DATE: 09/25/2009

US 101/Palo Comado Canyon Road

US 101 and Palo Comado Canyon Road
Agoura Hills, CA 91301

Inquiry Number: 2599936.6

November 05, 2009

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
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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.

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.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2007	Haines Criss-Cross Directory	-	X	X	-
2000	Haines Criss-Cross Directory	-	X	X	-
1989	Haines Criss-Cross Directory	-	X	X	-
1981	Haines Criss-Cross Directory	-	X	X	-
1972	Haines Criss-Cross Directory	-	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

US 101 and Palo Comado Canyon Road
Agoura Hills, CA 91301

FINDINGS DETAIL

Target Property research detail.

No Addresses Found

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Chesebro Road

5116 Chesebro Road

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Agoura Mobil Mini Mart	Haines Criss-Cross Directory
2000	Agoura Mobil Mini Mart	Haines Criss-Cross Directory
1989	Agoura Mini Mart	Haines Criss-Cross Directory
1981	Four K Kampers	Haines Criss-Cross Directory
1972	Ikes Mobil Service	Haines Criss-Cross Directory

Dorothy Drive

28001 Dorothy Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	No Return	Haines Criss-Cross Directory
2000	Computer Based Cntrl	Haines Criss-Cross Directory
	Electronic Clearing Hse	Haines Criss-Cross Directory
	Electronic Fncl Syst	Haines Criss-Cross Directory
	Electronic Paymnt Sys	Haines Criss-Cross Directory
1989	Office Building (5 Occupants)	Haines Criss-Cross Directory

28115 Dorothy Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	H & A Auto Care	Haines Criss-Cross Directory
	Tire Man	Haines Criss-Cross Directory
2000	Residential	Haines Criss-Cross Directory
1989	No Return	Haines Criss-Cross Directory
1981	No Return	Haines Criss-Cross Directory
1972	Rapid Tow	Haines Criss-Cross Directory

28118 Dorothy Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Auto Clinic Repair	Haines Criss-Cross Directory
	Autobahn West	Haines Criss-Cross Directory
	DDM Performace Group	Haines Criss-Cross Directory
	Freeflow	Haines Criss-Cross Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Picture City Cycles	Haines Criss-Cross Directory
	Service Station	Haines Criss-Cross Directory
2000	Auto Clinic Repair	Haines Criss-Cross Directory
	Autobahn West	Haines Criss-Cross Directory
	Blast From The Past	Haines Criss-Cross Directory
	Richard's Tire Man	Haines Criss-Cross Directory
	The Service Station	Haines Criss-Cross Directory
	Tire Man	Haines Criss-Cross Directory
1989	B O C A P	Haines Criss-Cross Directory
	The Service Station	Haines Criss-Cross Directory

28203 Dorothy Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Unocal	Haines Criss-Cross Directory
2000	Unocal	Haines Criss-Cross Directory
1989	Unocal	Haines Criss-Cross Directory
1981	Calabasas Auto Center	Haines Criss-Cross Directory
1972	Agoura Gulf Service	Haines Criss-Cross Directory
	Hillbillys Trash Co	Haines Criss-Cross Directory

Palo Comado Canyon Road

5221 Palo Comado Canyon Road

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Chevron	Haines Criss-Cross Directory
2000	Chevron	Haines Criss-Cross Directory
1989	No Return	Haines Criss-Cross Directory
1981	Agoura Chevron Sv	Haines Criss-Cross Directory
	Rons Agoura Chevron Sv	Haines Criss-Cross Directory
1972	Agoura Chevron Sv	Haines Criss-Cross Directory
	Rons Agoura Chevron Sv	Haines Criss-Cross Directory

5226 Palo Comado Canyon Road

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Agoura Hills Taxaco	Haines Criss-Cross Directory
2000	Agoura Hills Taxaco	Haines Criss-Cross Directory
1989	Agoura Hls Texaco	Haines Criss-Cross Directory
1981	Sayeg Fred Texaco	Haines Criss-Cross Directory
1972	Kennys Auto Body	Haines Criss-Cross Directory
	Kennys Texaco Serv	Haines Criss-Cross Directory

FINDINGS

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

US 101 and Palo Comado
Canyon Road

Address Not Listed in Research Source

2007, 2000, 1989, 1981, 1972

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

28001 Dorothy Drive

28118 Dorothy Drive

Address Not Listed in Research Source

1981, 1972

1981, 1972