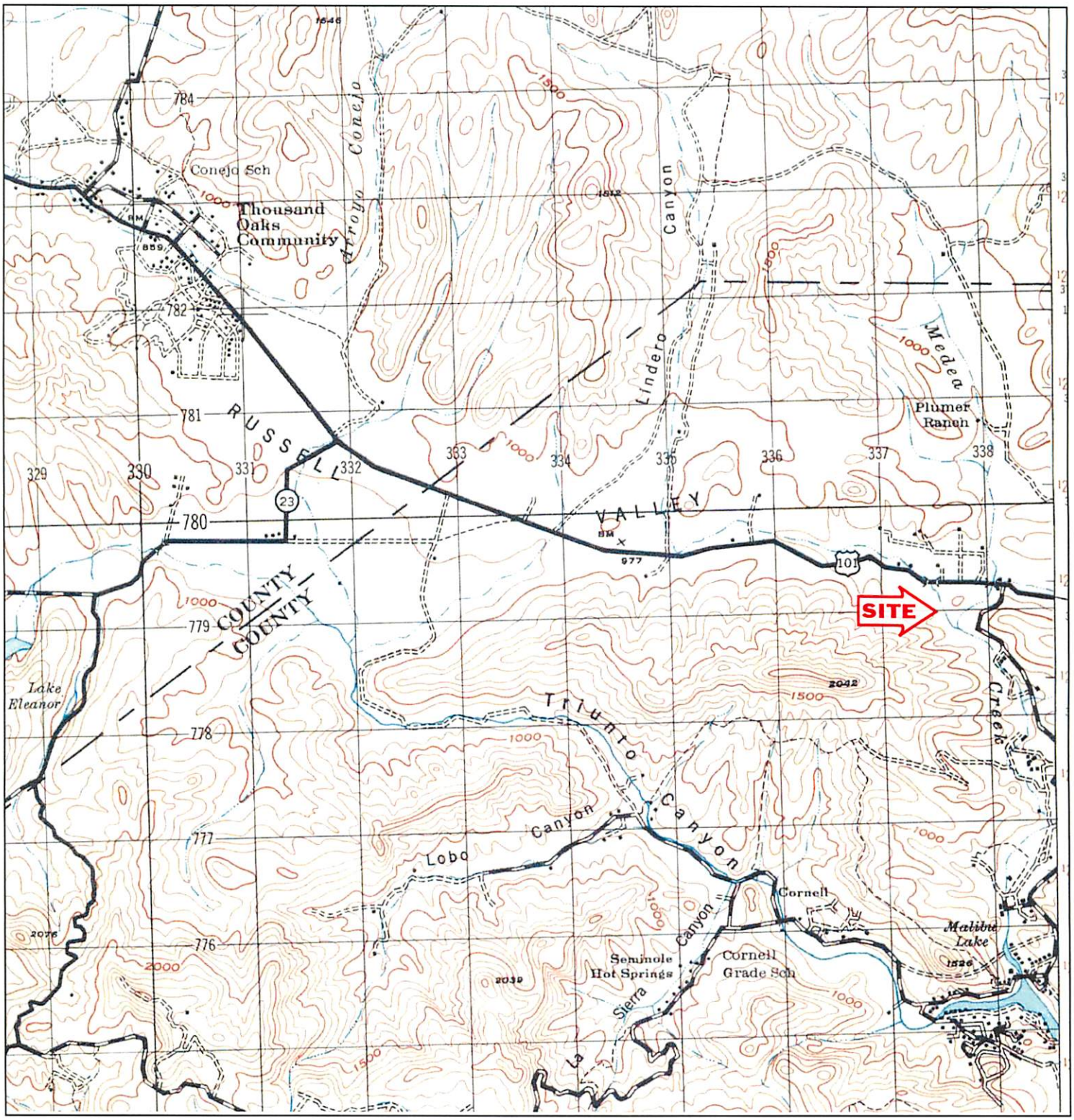
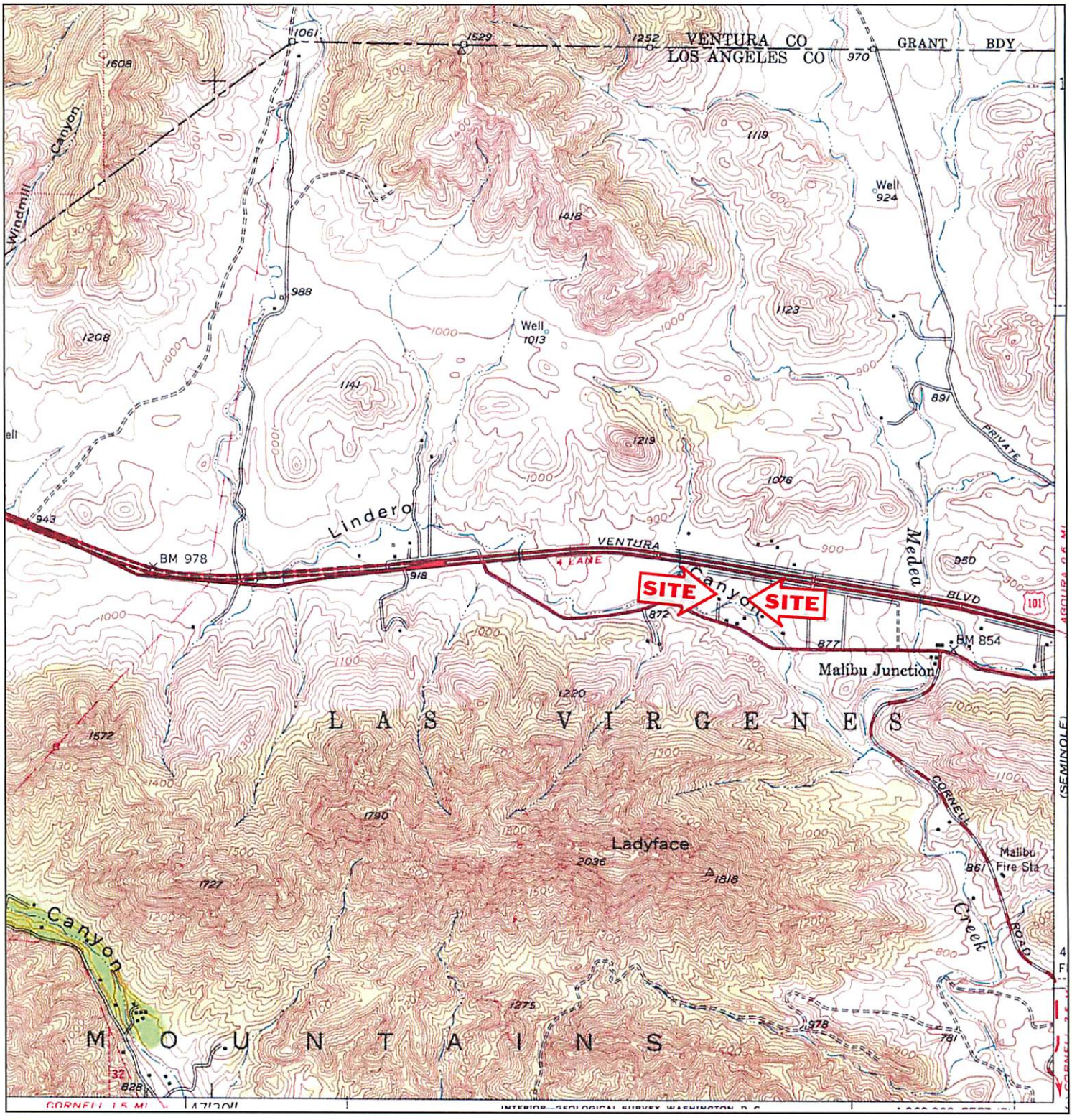
Historical Topographic Map



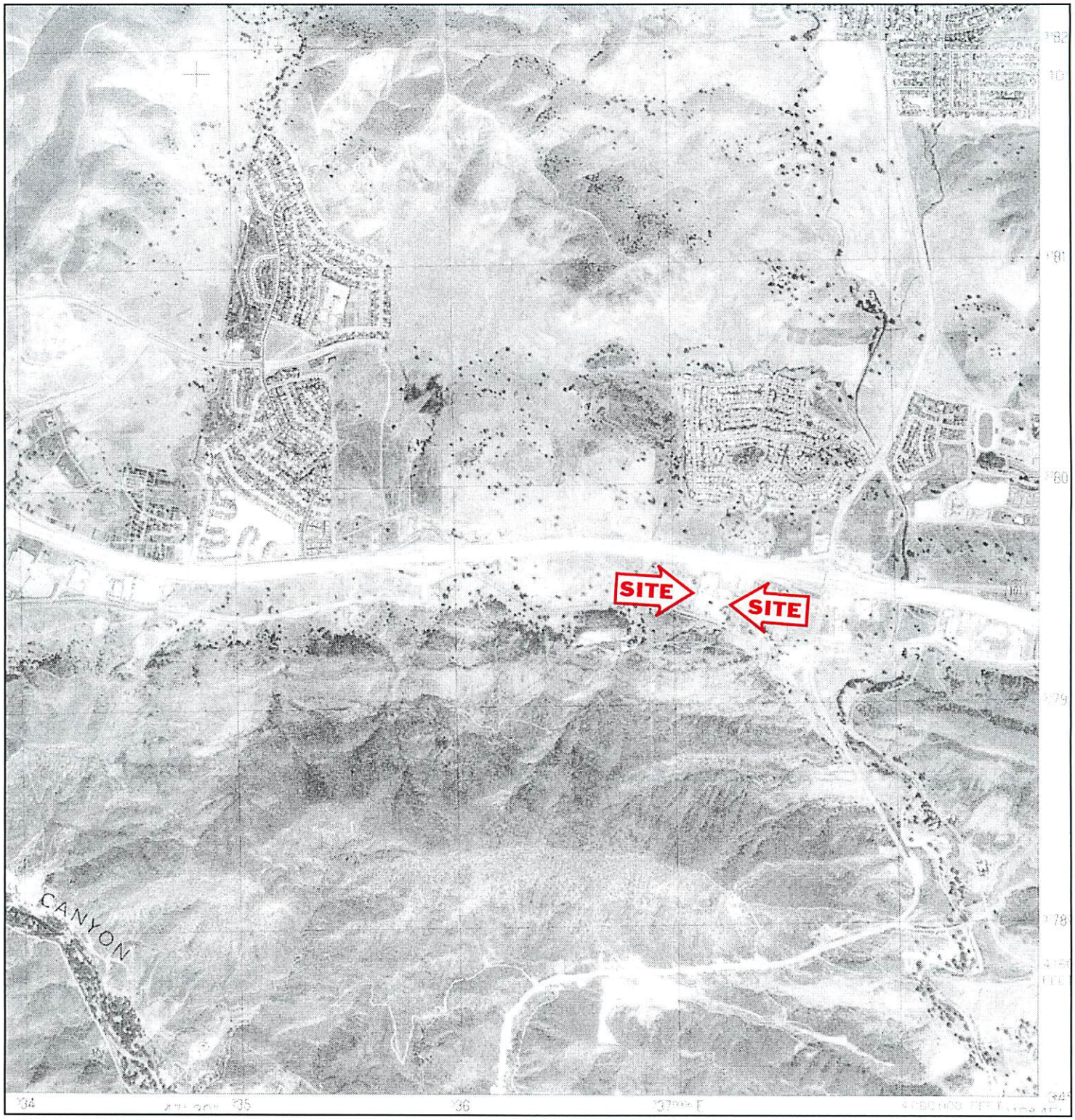
N	TARGET QUAD NAME: TRIUNFO PASS MAP YEAR: 1947 SERIES: 15 SCALE: 1:50000	SITE NAME: Agoura Equipment Rental/Hillside Rubbish ADDRESS: 29439 Agoura Road Agoura Hills, CA 91301 LAT/LONG: 34.1453 / -118.767	CLIENT: Batchelor Env. Services Inc. CONTACT: Susan Batchelor INQUIRY#: 3235900.4 RESEARCH DATE: 01/09/2012

Historical Topographic Map



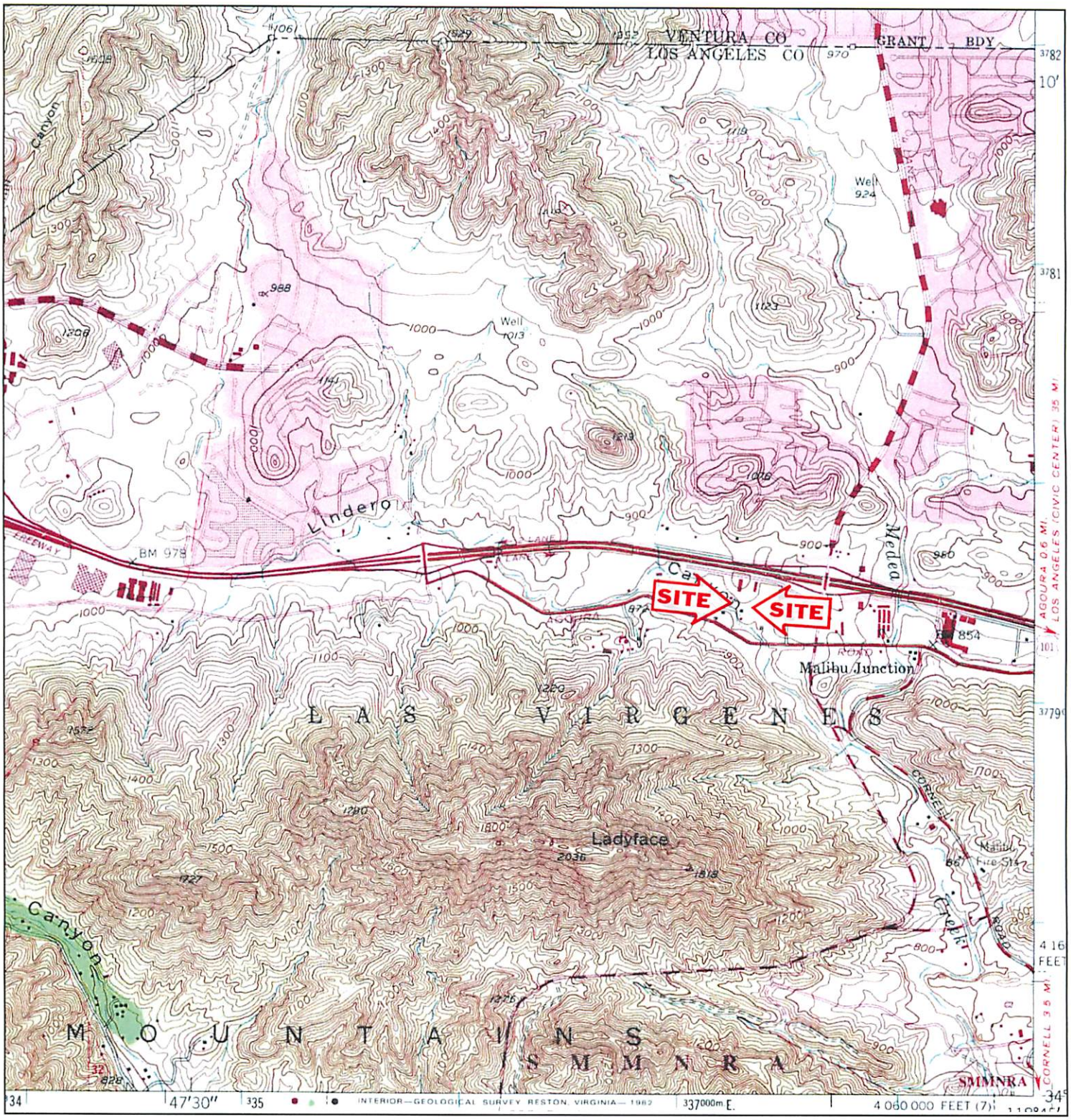
N	TARGET QUAD NAME: THOUSAND OAKS MAP YEAR: 1952 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Agoura Equipment Rental/Hillside Rubbish ADDRESS: 29439 Agoura Road Agoura Hills, CA 91301 LAT/LONG: 34.1453 / -118.767	CLIENT: Batchelor Env. Services Inc. CONTACT: Susan Batchelor INQUIRY#: 3235900.4 RESEARCH DATE: 01/09/2012

Historical Topographic Map



N	TARGET QUAD NAME: THOUSAND OAKS AERIAL MAP YEAR: 1976 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Agoura Equipment Rental/Hillside Rubbish ADDRESS: 29439 Agoura Road Agoura Hills, CA 91301 LAT/LONG: 34.1453 / -118.767	CLIENT: Batchelor Env. Services Inc. CONTACT: Susan Batchelor INQUIRY#: 3235900.4 RESEARCH DATE: 01/09/2012

Historical Topographic Map



N	TARGET QUAD NAME: THOUSAND OAKS MAP YEAR: 1981 PHOTOREVISED FROM :1950 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Agoura Equipment Rental/Hillside Rubbish ADDRESS: 29439 Agoura Road Agoura Hills, CA 91301 LAT/LONG: 34.1453 / -118.767	CLIENT: Batchelor Env. Services Inc. CONTACT: Susan Batchelor INQUIRY#: 3235900.4 RESEARCH DATE: 01/09/2012

APPENDIX 5.6

CA DEPARTMENT OF CONSERVATION'S OIL & GAS DIVISION'S WILDCAT MAP WITH AGENCY INPUT ON OIL & GAS WELLS AT AND IN THE AREA OF THE SUBJECT SITE.

DEPARTMENT OF CONSERVATION
Division of Oil and Gas
1000 S. Hill Road, Suite 116
Ventura, CA 93003-4458
(805) 654-4761
FAX (805) 654-4765

TELEFAX TRANSMITTAL LETTER

To: Bob Batchelor

FAX NUMBER: 949-756-0384

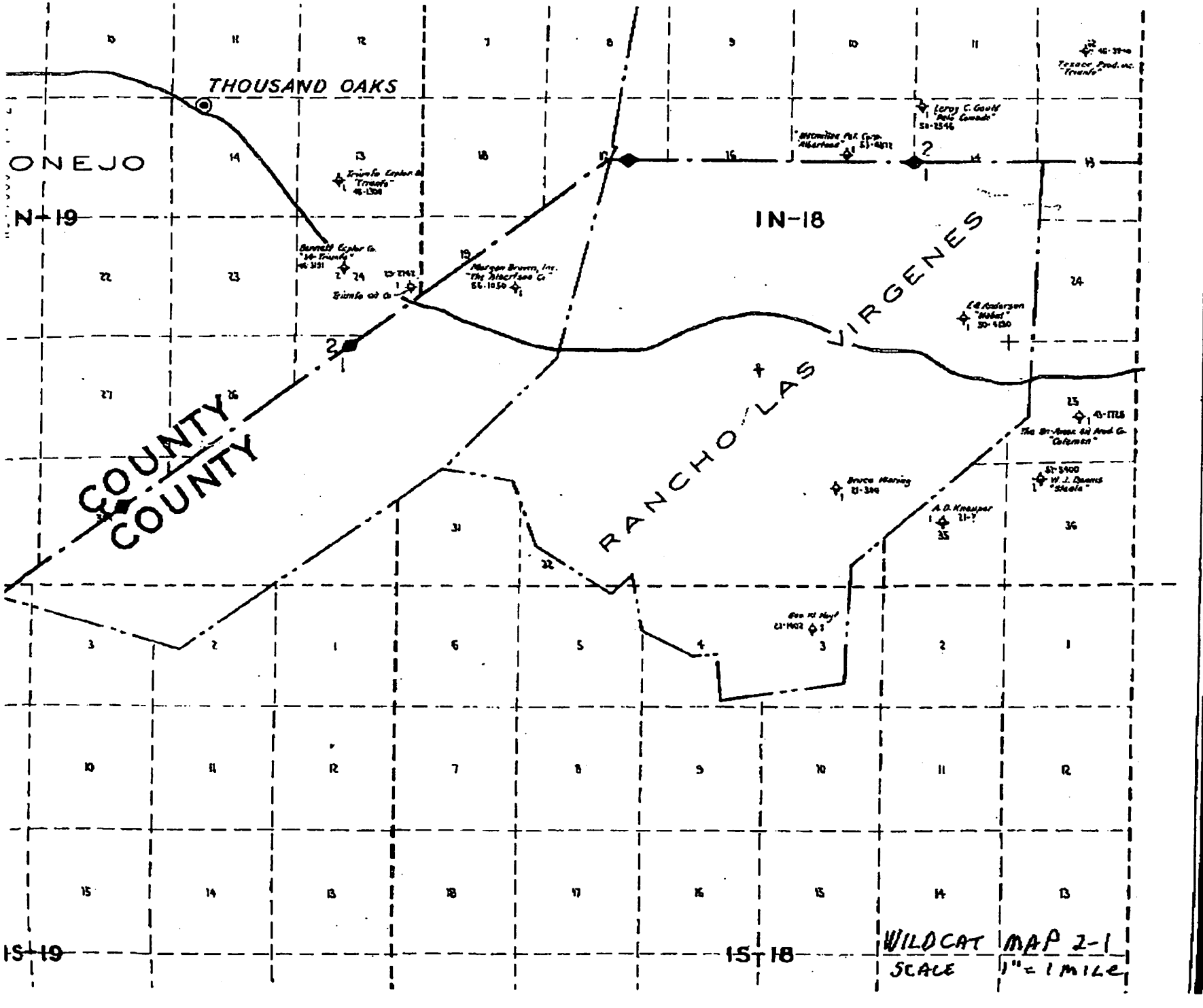
DATE: August 15, 2003 TIME: 11:00

FROM: Annelise Andorle

REMARKS: re Records Search 29434 Agoura Road.
The attached plat shows your location in proximity to old wells in the area. It appears free of any drilling activity

This transmission consists of 2 pages, including the cover sheet. If you do not receive all the pages, please call.

Thank You.
Annelise Andorle


THOUSAND OAKS
ONEJO
N-19
1N-18
RANCHO LAS VIRGENES
COUNTY
COUNTY
1S-19
1S-18
WILDCAT MAP 2-1
SCALE 1" = 1 MILE

APPENDIX 5.7

EDR PROVIDED BUILDING PERMIT RECORD SEARCH, EDR PROVIDED ENVIRONMENTAL LIEN SEARCH AND PROPERTY TAX REPORT

SUBJECT SITE

Agoura Equipment Rental/Hillside Rubbish
29439 Agoura Road
Agoura Hills, CA 91301

Inquiry Number: 3235900.11
January 09, 2012

EDR Building Permit Report

Target Property and Adjoining Properties

EDR® Environmental Data Resources Inc

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

EDR Building Permit Report: Search Documentation

1/09/12

Site Name:	Client Name:
Agoura Equipment	Batchelor Env. Services Inc.
29439 Agoura Road	3340 Punta Alta
Agoura Hills, CA 91301	Laguna Woods, CA 92637
EDR Inquiry # 3235900.11	Contact: Susan Batchelor

Search Documentation

DATA GAP

The complete collection of Building Permit data available to EDR has been searched, and as of 1/09/12, EDR does not have access to building permits in the city where your target property is located (Agoura Hills, CA).

EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting 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.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-05 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records – The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc

BUILD FAX PROPERTY HISTORY

Agoura Equipment Rental/Hillside Rubbish
29439 Agoura Road
Agoura Hills, CA 91301

Inquiry Number: 3235900.7
January 10, 2012

The EDR Environmental LienSearch™ Report

EDR® Environmental Data Resources Inc

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

The 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.

The EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

29439 Agoura Road
Agoura Equipment Rental/Hillside Rubbish
Agoura Hills, CA 91301

RESEARCH SOURCE

Source 1:
LA Recorder
Los Angeles, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	SDG Associates LLC
Title received from:	Melvin A Ruth Adams Trustee
Deed Dated	11/12/2003
Deed Recorded:	1/9/2004
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	See Exhibit
Miscellaneous Comments:	na
Legal Description:	See Exhibit
Legal Current Owner:	SDG Associates LLC
Property Identifiers:	2061-004-015
Comments:	See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1

1/9/04

04 0059216

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Nevers, Palazzo, Maddux & Packard, plc
31248 Oak Crest Drive, Suite 100
Westlake Village, California 91361
Attention: John Charles Maddux, Esq.

MAIL TAX STATEMENTS TO:
Daniel F. Selleck
2660 Townsgate Road, Suite 250
Westlake Village, California 91361
9/C20476 X14

GRANT DEED

The undersigned Grantor declares that the amount of Documentary Transfer Tax is shown on a separate writing pursuant to Cal. Rev. & Taxation Code Section 11932 and is not part of the public records.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MELVIN A. ADAMS** and **RUTH ADAMS**, as Trustees of the Melvin A. Adams and Ruth Adams 1993 Revocable Inter Vivos Trust , as amended (**"Grantor"**), hereby **GRANTS, BARGAINS, SELLS, and CONVEYS to SDG ASSOCIATES, LLC**, a California limited liability company (**"Grantee"**), that certain real property located in the County of Los Angeles, State of California and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property"**), together with (i) all improvements owned by Grantor and located thereon, (ii) all rights, privileges, easements, and appurtenances owned by Grantor appertaining to the Property, and (iii) all right, title, and interest of Grantor (if any) in, to, and under adjoining streets, rights of way, and easements, **SUBJECT TO** the covenant set forth below, all matters of record, all matters created by, through or under Grantee, and all matters that would be discovered by an inspection and an accurate survey of the Property.

2061 - 4-15

Grantee contemplates redeveloping the Property together with other adjacent real property as a commercial, retail and/or mixed use development (the **"Redevelopment Project"**). Prior to construction of the Redevelopment Project (the **"Interim Period"**), Grantee contemplates using the Property for a yet-to-be determined interim use. Subject to the limitation set forth below, during the Interim Period, Grantee covenants and agrees in favor of Grantor and, as an intended third party beneficiary, in favor of Agoura Equipment Rental & Supplies, Inc., a California corporation, and in favor of their successors in interest in the Property for the benefit of their use of the real property conveyed to Grantor by Grantee, generally designated and described as 29149 Agoura Road, Agoura Hills, County of Los Angeles, California, APN 2061-006-008 (as more fully described in Grantee's deed of said real property to Grantor, which description is incorporated herein by reference), that

Grantee will not allow the Property to be used for a commercial enterprise whose business includes the rental of equipment and/or the seal coating of asphalt. Notwithstanding the foregoing, Grantee consents and agrees that the Property may be used by the entity (or by its affiliates or successors) that currently transacts or hereafter transacts business in the City of Agoura Hills (the "City"), California as the "Fence Factory," provided that the Fence Factory does not engage at the Property in any equipment rental that it does not currently undertake at its present location in the City. The obligations of Grantee under this paragraph shall survive the recordation of this grant deed and shall be binding upon Grantee's successor owners of the Property and upon all tenants of the Property, for the benefit of the above described real property conveyed to Grantor by Grantee, and the use thereof as an equipment rental and seal coat of asphalt business facility. It is intended that the benefits and burdens of this covenant shall run with the respective lands benefited and burdened thereby until the end of the Interim Period. Upon the conveyance of the Property, Grantee and each successor owner of the Property, if any, shall be relieved of any further obligations under this paragraph arising from and after the date of any such conveyance. The covenant set forth in this paragraph shall automatically terminate and be of no further force and effect upon the commencement of construction of the Redevelopment Project. A declaration signed by the then owner of the Property of the commencement of construction of the Redevelopment Project shall be determinative of the occurrence of such event absent manifest error.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute this instrument as of the date hereinafter written.

DATED: November 12, 2003

GRANTOR:

Melvin C. Adams

MELVIN A. ADAMS, as Trustee of the First Amended Melvin A. Adams and Ruth Adams 1993 Revocable Inter Vivos Trust U.D.T. dated June 19, 2003, as amended

Ruth Adams

RUTH ADAMS, as Trustee of the First Amended Melvin A. Adams and Ruth Adams 1993 Revocable Inter Vivos Trust U.D.T. dated June 19, 2003, as amended

Assessor's Parcel Number: 2061-004-015.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 11-12-03, 2003, before me, Connie Raabe, a Notary Public in and for said State, personally appeared Melvin A. Adams, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Connie Raabe

CONNIE RAABE
Commission # 1247725
Notary Public — California
Los Angeles County
My Comm. Expires Dec 31, 2003

(Seal)

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 11-12-03, 2003, before me, Connie Raabe, a Notary Public in and for said State, personally appeared Ruth Adams, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Connie Raabe

CONNIE RAABE
Commission # 1247725
Notary Public — California
Los Angeles County
My Comm. Expires Dec 31, 2003

(Seal)

EXHIBIT A

Legal Description of the Property

That certain real property located in the City of Agoura Hills, County of Los Angeles, State of California more particularly described as follows:

That portion of Lot "H" of the partition of the Rancho Las Virgenes, in the City of Agoura Hills, County of Los Angeles, State of California, as per map of said partition filed with the decree in Case No. 2898, of the Superior Court of said county, described as follows:

Beginning at a point in the north line of Agoura Road, formerly Ventura State Highway, distant easterly along said line, 681.87 feet from the west line of said lot "H"; thence (the bearing of the west line of said lot "H" being assumed as North 0°12' East) North 13° 35' 17" East 866.96 feet to the south line of Parcel 1, of the land described in the deed recorded in Book 3422 Page 147, official records of said county; thence along said south line 79° 52' 50" East 127.59 feet; thence in a direct line to a point in the north line of said State Highway; distant easterly along said north line 125 feet from the point of beginning; thence westerly along the north line of said highway, 125 feet to the point of beginning.

The above described land is shown as the westerly portion of No. 3 on map filed in Book 15 Page 9 of record of survey.

Except that portion of said land lying north of the south line of the land described in the deed to the State of California for freeway recorded September 10, 1948 in Book 28208 Page 63, Official Records.

APN: 2061-004-015.

Agoura Equipment Rental/Hillside Rubbish
29439 Agoura Road
Agoura Hills, CA 91301

Inquiry Number: 3235900.8
January 09, 2012

The EDR Property Tax Map Report

EDR® Environmental Data Resources Inc

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

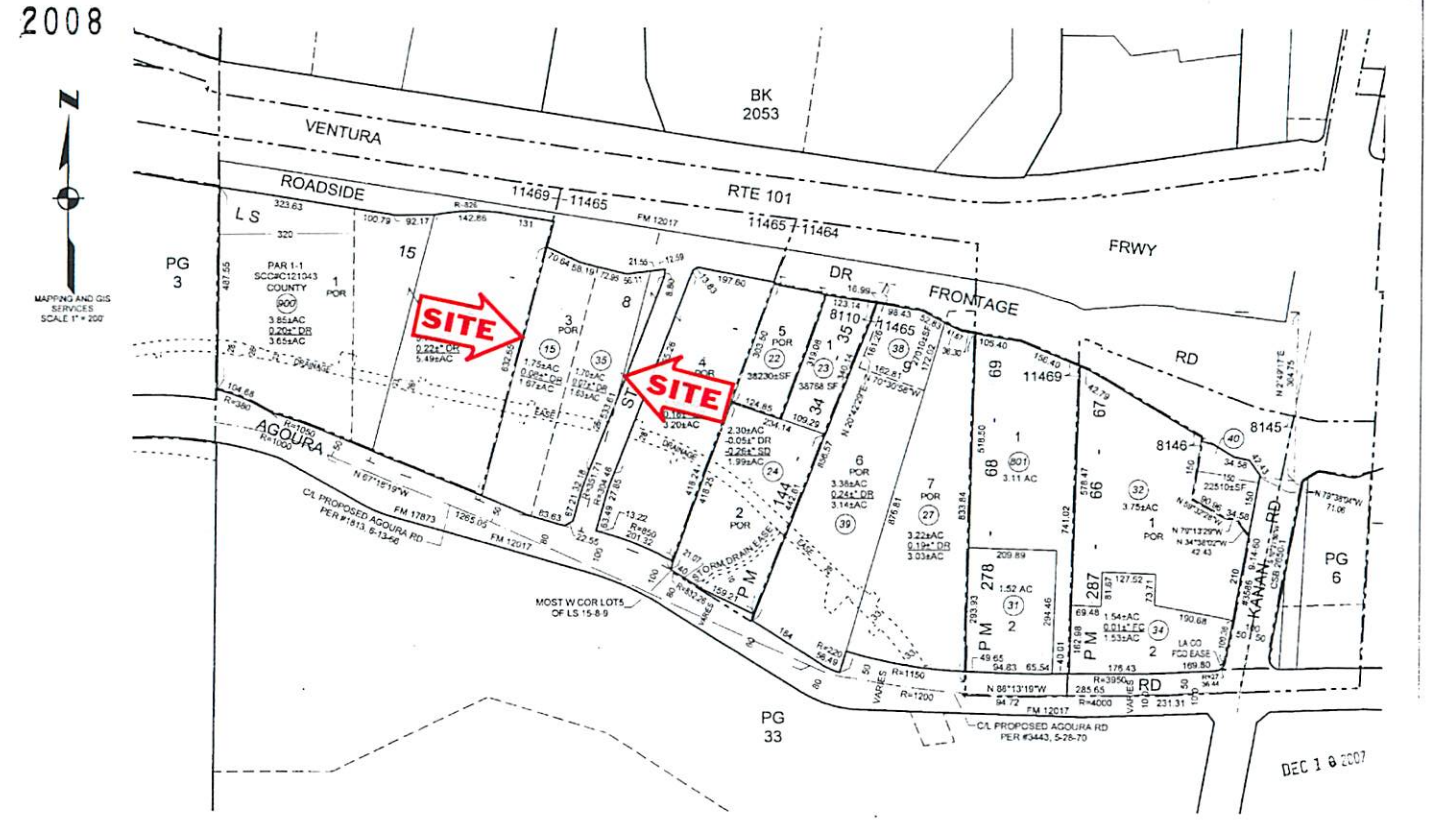
EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

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

2061	4 SHEET	P. A. 2061 - 4 & 5	TRA 8146 11469 8110 11464 8145 11465	REVISED 20030410004 20060126040020001-24	20071113020001001-24 20071113020001002-24 20071212050050031-24				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2008



APPENDIX 5.8

TEXT (ONLY) OF PHASE I ESAs PERFORMED BY BATCHELOR ENVIRONMENTAL SERVICES ON THE FORMER AGOURA EQUIPMENT RENTAL AND SUPPLY COMPANY AND HILLSIDE RUBBISH DATED SEPTEMBER 2, 1999

LEVEL I ENVIRONMENTAL SITE ASSESSMENT OF A COMMERCIAL/LIGHT INDUSTRIAL FACILITY PROPERTY (AGOURA EQUIPMENT RENTALS & SUPPLIES, INC.) LOCATED AT 29439 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301

Prepared For:

MR. DAN SELLECK
PRESIDENT
SELLECK DEVELOPMENT GROUP, INC.
2660 TOWNSGATE ROAD, SUITE #250
WESTLAKE VILLAGE, CALIFORNIA 91361

BATCHELOR ENVIRONMENTAL SERVICES PROJECT #990205

SEPTEMBER 2, 1999

Prepared By:

BATCHELOR
ENVIRONMENTAL SERVICES, INC.

4500 Campus Drive, Suite 138
Newport Beach, CA 92660
(949) 756-0333
FAX: (949) 756-0384

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5.4 LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD RECORDS OF CLOSURE ON FORMER UNDERGROUND STORAGE TANKS (USTs) AT THE SUBJECT SITE

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5.7 REPRESENTATIVE COPIES OF THE PHASE II SITE INVESTIGATION/WELL INSTALLATION AND REMOVAL AT THE SUBJECT SITE

5.8 PHOTO LOG

FIGURES

LEVEL I ENVIRONMENTAL SITE ASSESSMENT OF A COMMERCIAL/LIGHT INDUSTRIAL FACILITY PROPERTY LOCATED AT 29439 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301

This Level I Environmental Site Assessment was prepared for the sole use of the Selleck Development Group, Inc. its successors or assigns. Any use by others is not supported by the Author.

Report Prepared By

Robert A. Batchelor
President
CA. REA #06089

1.0 OBJECTIVES

1.1 PURPOSE OF A PHASE I/LEVEL I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or "Superfund"), owners of property where hazardous substances and petroleum products have been released (including deposited or disposed of) are strictly liable for costs of response and cleanup. This liability, which can amount to millions of dollars, generally extends to landowners who receive title after the release has occurred, unless the landowner can demonstrate that at the time of the acquisition, he/they had no knowledge or reason to know of the release and disposal. Such an "innocent landowner" must meet certain statutory requirements and bears the burden of proof in establishing this defense. Generally, the landowner must demonstrate that prior to the acquisition, he/they undertook "all appropriate inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability. As a result, essentially all nonresidential real estate transactions must now include an environmental site assessment.

Batchelor Environmental Services has performed this Phase I/Level I Environmental Site Assessment (ESA) under the current E 1527 and Practice E 1528 standards as established by the American Society for Testing and Materials (ASTM) which is to identify "recognized environmental conditions. A "recognized environmental condition" means the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with regulations and 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 environmental action if brought t to the attention of appropriate government agencies.

The purpose of a Phase I/Level I ESA is not only to assist the purchaser or lender to qualify for the "innocent landowner" defense; is also intended to provide reliable, early information on the environmental condition of the property and on the possible need for additional, more extensive site investigations (eg. Phase II/Level II Characterizations).

Phase I/Level I Environmental Site Assessments (ESAs) entail nonintrusive research to identify areas of potentially significant liability for the current or prospective owner and the lending institution. Conditions suggesting possible onsite contamination [eg. Asbestos Containing Building Materials (ACBMs), old paint which may be Lead Based Paint (LBP), old electrical transformer ballasts or older transformers which may contain Polychlorinated Biphenyls (PCBs), Biomedical/Biohazardous Wastes and chemical/petroleum contaminants] are described, and the client notified that further investigation may be warranted to confirm the presence or nonpresence of contamination; cleanup remedies and costs can then be evaluated. A major purpose of the Phase I/Level I ESA is to evaluate the need for more intrusive research or further site characterization. The recommendations provided in a Phase I/Level I ESA report reflects the professional judgments made by the Registered Environmental Assessor based upon observations of the site and through a review of readily available regulatory and other historical records. Precise information about actual site contamination can only be obtained through a Phase II/Level II Investigation.

1.2 SCOPE OF WORK

The scope of the investigation consisted of:

* A detailed visual inspection of the site. This included identification of any locations on the site likely to contain hazardous materials including, but not limited to, chemical solvents, petroleum hydrocarbons, and Polychlorinated Biphenyls (PCBs). This site study and identification process did not include sampling and laboratory analyses to determine the presence/non-presence of Asbestos Containing Materials (ACMs) at the subject site. The location of any ground water wells, if they exist, were identified.

* An inspection of adjacent and surrounding land uses that might affect the subject property. This included a review of Sanborn Fire Insurance Maps, investigation of prior uses of the subject property, as well as any of the surrounding properties within a one-eighth, one-quarter, one-half and one-mile radius which are on any of the applicable regulatory agencies' lists of contaminated sites.

* Interviews with persons knowledgeable of present and prior usage's of the property, if such persons were identified. Typically, these persons are facility managers, maintenance personnel, and building engineers or managers. Also, previous owners may have been contacted if warranted. If there were any tenants at the property, they may have been likewise interviewed. A review of available city directories for previous commercial/industrial tenants/occupants at the subject site was performed.

* A records check of information at regulatory agencies and other sources publicly available or reasonably ascertainable. This phase of work included a review of historical aerial photographs and research of potential sources of contamination in the vicinity. The records check assisted us in determining whether there has been any reporting of an official or unofficial incident involving hazardous materials, spillage, or leakage from storage tanks, trucking, or other means in, on, or about the property.

* Preparation of this final report summarizing results of the above elements as well as other applicable factors in the lender's guidelines. For example, documentation of all sources of information, copies of support documents, conclusions, and recommendations. Should there be need for further investigative work, every effort will be made to provide an estimated range of costs associated with remediating or managing the identified environmental problem.

2.0 EXECUTIVE SUMMARY

This report was commissioned by Mr. Dan Selleck, President, Selleck Development Group, Inc., Westlake Village, California, to perform a Level I Environmental Site Assessment (ESA) of a commercial/light industrial facility property (subject site) located at 29439 Agoura Road, Agoura Hills, Los Angeles County, California. The facility, known as Agoura Equipment Rentals & Supplies, Inc. operates an equipment storage and rental facility with administrative/rental offices, equipment maintenance and repair facilities, an Aboveground Storage Tank (AST) utilized for the storage and sale of propane gas and support equipment and supplies. The subject site contains a variety of buildings including one (1) one story/level office building, one (1) one story/level equipment maintenance facility building, several small storage buildings and a variety of Aboveground Storage Tanks (ASTs) utilized for the storage of asphalt products, fuels, lubricating oils and waste oils. The site operations are situated on an approximate 72,740 square foot or 1.67 acre lot. The subject property is situated with entry along the northern exposure of Agoura Road and is immediately south of Roadside Drive in the City of Agoura Hills, Los Angeles County, California. It is the understanding of Batchelor Environmental Services that the improvements at the subject property are to be demolished and the subject site and immediately surrounding properties be developed as a retail shopping center.

An inspection of the subject site and subsequent review of files/records maintained by regulatory agencies revealed that potential environmental hazards in the form of petroleum oils and/or waste oils may exist at the subject site.

Based upon the age of original construction of the subject improvements (approximately) 1967/85, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed on Wednesday, August 18, 1999, by Batchelor Environmental Services revealed no building materials suspected to contain ACMs.

Based upon the age of original construction of the subject improvements (approximately) 1967/85, Lead Based Paints (LBPs) are not suspected to be present or a concern at the subject site.

Hazardous materials in the form of janitorial grade cleaning solutions, paints/paint thinners, petroleum products and ethylene glycol (anti-freeze) and welding gases are maintained and utilized at the subject site. The storage containers and storage areas for the hazardous materials were observed and photographed by Batchelor Environmental Services. The historical utilization and storage of the new petroleum oils, waste oils and ethylene glycol (antifreeze) do pose a risk of contamination to the subject site.

Hazardous wastes in the form of spent/waste petroleum oils and vehicle oil filters were noted to be generated and stored at the subject site. The waste oils and vehicle oil filters are properly stored, transported under manifest and disposed off-site by a licensed hazardous waste company, under contract. The historical utilization and storage of hazardous wastes do pose a risk of contamination to the subject site. Batchelor Environmental Services recommends that a Phase II/Level II investigation be performed in one (1) area of the subject site to determine the presence(concentrations)/nonpresence of petroleum hydrocarbons and/or heavy metals and ethylene glycol (antifreeze) in the soil and/or groundwater. The site area which includes the Aboveground Storage Tanks (ASTs) for both new and waste oils which is situated along the eastern border of the subject site should be investigated to determine the presence (concentrations)/nonpresence of hydrocarbons and heavy metals in the soil and/or groundwater beneath the subject property.

The presence and/or former presence of Underground Storage Tanks (USTs) was noted at the subject site. The site investigation performed by Batchelor Environmental Services on Wednesday, August 18, 1999, and discussions with Mr. Melvin A. Adams, owner of the subject property, revealed that a total of three (3) Underground Storage Tanks (USTs) had been maintained and operated at the

subject site. A review by Batchelor Environmental Services of both regulatory records maintained by the Los Angeles Department of Public Works and UST removal records including site remediation documents provided by Environmental Geoscience Services revealed that USTs were previously installed at the subject site and removed in accordance with regulatory procedures on 1996. Soil (only) was noted to have been contaminated and the subject site was granted closure by the Los Angeles Regional Water Quality Control Board (LARWQCB). Groundwater monitoring wells had been installed att he subject site and subsequent groundwater monitoring led to the issuance of a Letter of Closure from the Los Angeles Regional Water Quality Control Board (LARWQCB) for the subject property. Aboveground Storage Tanks (ASTs) were noted at the subject site. A variety of ASTs utilized for the storage of petroleum fuels, propane, lubricating oils, waste oils and asphalt products (seal coats and emulsions) were maintained and utilized at the subject site. The ASTs range in size/capacity from one-hundred (100) to eight thousand (8,000) gallons. The ASTs utilized for the storage of new and waste oil which are situated along the eastern border of the subject site exhibit a secondary containment system surrounding the tanks. The concrete surrounding the ASTs was observed to be darkly stained. Additionally, various storage containers, including fifty-five (55) gallon drums are utilized for the storage of petroleum products, were observed at the subject site during the site investigation performed by Batchelor Environmental Services on August 18, 1999.

The subject site exhibits a ground-flush grated drain situated in the back (northern exposure) of the equipment maintenance building. According to regulatory records researched by Batchelor Environmental Services at the County of Los Angeles Department of Public Works Sanitation Division, an industrial waste water clarifier system with aboveground filtering system is maintained and utilized at the subject site.

No markers or placards denoting the presence of underground crude oil/natural gas lines on or in the immediate vicinity of the subject site were observed by Batchelor Environmental Services during our site investigation performed on August 18, 1999. A large subsurface storm water culvert was reported to Batchelor Environmental Services to be situated beneath the subject site. Additionally, an aboveground concrete storm water culvert was noted along the eastern border of the subject site.

Batchelor Environmental Services reviewed the records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress, Ca. office to determine the past or present existence of crude oil wells on or in the immediate vicinity of the subject site. No crude oil/natural gas wells were noted for the subject site. No crude oil/natural wells identified were noted at the subject site or immediately surrounding area.

Batchelor Environmental Services conducted a records search at various government building departments for the building permits issued for the construction of the improvements situated at the subject site. A research of records at the City of Agoura Hills, City of Los Angeles (Van Nuys office) and the County of Los Angeles (Calabassas office) Building Departments failed to secure building records on the subject site. Batchelor Environmental Services was informed by a representative of the City of Agoura Hills Building Department that the original records would have been maintained by the County of Los Angeles Building Department and transferred to the City of Agoura Hills when it was incorporated in 1982. However, no records of building permits for the subject site are maintained by the City of Agoura Hills, California. Subsequent telephone inquires to the City and County of Los Angeles Building Departments determined no records/files are presently maintained on the subject property.

Fluorescent lighting fixtures of both the recessed and surface-attached types were noted at the subject facility. The fluorescent lighting fixtures appeared to be of an age/generation where the ballasts are not suspected to contain Polychlorinated Biphenyls (PCBs). Per the scope of this Level I Environmental Site Assessment (ESA), the fluorescent lighting fixtures were not disassembled. Pole-mounted electrical transformers were noted to be situated at the subject property. Two (2) pole-mounted electrical transformers were noted to be situated along the eastern border of the subject site.

The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were observed in the vicinity of the subject site. The transformers are owned and maintained the Southern California Edison Company and appeared to be in good condition. According to a spokesperson for the "Edison" Company, all PCB transformer oil was replaced by pure mineral oil in their transformers in 1986 and their transformers do not contain PCBs.

Off-site businesses/facilities noted for the storage of hazardous materials and/or for the unauthorized release of hazardous wastes do not pose a risk of contamination to the subject site.

Although a geophysical inspection is beyond the scope of this Level I Environmental Site Assessment (ESA), the subject site did not exhibit major cracks or physical defects.

3.0 ENVIRONMENTAL ASSESSMENT REPORT

3.1 SITE USE, HISTORY, AND NEIGHBORHOOD

3.1.1 Site Description

Site Location:	29439 Agoura Road Agoura Hills, CA. 91301 Los Angeles County
Thomas Brothers Map:	Pages 557/558, Grids A/J-6 Los Angeles County
Site Tenant:	Agoura Equipment Rental & Supplies, Inc.
Site Owner:	Mr. Melvin A. Adams
Site Representative:	Mr. Melvin A. Adams, owner
AP#:	2061-004-015
Lot Size:	Approximately 72,740 square feet or 1.67 acres
Improvements:	One (1) one story/level office building, one (1) one story/level equipment maintenance building and several small storage buildings and a variety of support equipment.
Age:	(Approximately) 1967/85.
Usage:	Equipment rentals, supplies and maintenance with administrative and operation offices.
Nearest Cross Streets:	The subject property is located between Roadside Drive on the north with entry from Agoura Road on the south, to the west of Kanan Road and south of the Ventura (HWY 101) Freeway, Agoura Hills, Los Angeles County, California.

The subject site is bordered to the east by a commercial/light industrial facility operated as a trash recycling company, to the west by a 5.70 acre vacant (undeveloped) parcel of land, to the north by Roadside Drive which itself parallels the southern border of the Ventura Freeway and to the south by a steep upward sloping hillside. (See Figure Pages 1, 2 and 3, Site Vicinity, Site Location and Building and Site Plan with Adjacent Properties Maps, respectively).

3.1.2 Site History

A review of city directories, public records, and historical aerial photographs was conducted by Robert A. Batchelor, a California Registered Environmental Assessor and President of Batchelor Environmental Services. The site history described below is based on a review of the following:

- Records from the South Coast Air Quality Management District (SCAQMD)

- Records from the County of Los Angeles, Fire Department, UST Department and Hazardous Materials Division
- Twenty-one (21) aerial photographs taken between 1928 and 1958, available from the Fairchild Aerial Photograph Collection at Whittier College
- Records from the Las Virgenes Water District
- Records from the City of Agoura Hills, City of Los Angeles and the County of Los Angeles Building Departments
- Records from the Los Angeles Regional Water Quality Control Board (LARWQCB)
- Records from the State of California Department of Conservation's Division of Oil & Gas Cypress, Ca. office
- Records researched for Sanborn Fire Insurance Maps (no covered) for the subject site.
- Cross city directories maintained by the City of Los Angeles Public Library
- Records from the County of Los Angeles Department of Public Works, Waste Management and Sanitation Divisions

3.1.3 Aerial Photograph Review

A review of twenty-one (21) historical aerial photographs from the Fairchild Collection at Whittier College, Department of Geology, located in Whittier, California.

A 6X hand magnifier provided adequate resolution to distinguish the presence of commercial versus residential buildings, parks, cultivated agricultural land, and bodies of water. The following review describes development in the area of the subject property between 1928 and 1958.

DATE FLOWN	FLIGHT NUMBER	FRAME #S
1928	C-300	J:20-22, 26-27

The subject site is not covered in these photographs. The photographs exhibit land to the east of the subject site including a winding highway/road running east and west and Las Virgenes Road running north to south and intersecting with this highway (most likely the old Ventura Highway). Structures are exhibited at the intersection of the two (2) roads and ranch type properties are situated to the southeast and southwest of the highway intersection.

9-14-37	C-4761	10-12, 20-22, 28-29

The subject site is not covered in these photographs. The area covered is situated to the east of the subject site which exhibits ranch/farm properties along the south side of the old Ventura highway.

10-16-40	C-6673	6-7

The subject site is not covered in these photographs. The area covered is to the east of the subject site.

10-24-45	C-9800	7:620, 638-640 (no prints)

No prints are available from this flight.

6-1949 C-13775 G:29

The subject site and immediately surrounding area appears as vacant (undeveloped) land. Kanan Road, situated to the east of the subject site and which is the primary cross street access to the area of the subject site is exhibited in this photograph. Construction of a new multi-land freeway is shown to the east of the subject site area. A hillside situated to the southeast of the subject site appears to have been excavated to provide fill dirt for the construction of the new highway.

1953 C-19400 1:47-49, 2:10-11

A subject site and immediately surrounding area remains as vacant (undeveloped) land. Development is observed to the east and southeast of the subject site. Chesbro Canyon Creek is exhibited to the northeast of the subject site.

7-29-54 C-20698 S:2

The subject site is not covered in these photographs.

1958 C-23023 LA:4-1, 3:49

The subject site and immediately surrounding area remains as vacant (undeveloped) land. Kanan Road and Las Virgenes Roads are exhibited as being located to the east of the subject site area.

3.1.4 Area Description and Adjacent Land Use

The geographical area containing the subject site exhibits mixed development with both commercial/light industrial facilities and vacant (undeveloped) land along the properties situated between Agoura Road (to the south) and Roadside Drive (to the north) of the subject site. The land at and immediately surrounding the subject site exhibits a U-shaped depression with the subject site located at the downslope of Roadside Drive to the north and Agoura Road to the south. The land to the north and bordering Roadside Drive is utilized as the Ventura (HWY 101) Freeway and the land to the south and across Agoura Road from the subject site exhibits a steep upward slope. No structures are evident along this hillside property with the exception of what appears to be a water tank located along the side of the hill above the subject site.

3.1.5 Building and Operational Equipment/Services Permit History-Subject Site

Batchelor Environmental Services researched the records/files maintained by agency Building Departments situated at the City of Agoura Hills, the City of Los Angeles and the County of Los Angeles for copies of building records for the subject site. Batchelor Environmental Services was informed by all three (3) governmental agencies that they do not have building files/records for the construction of the improvements for the subject site. Research conducted by Batchelor Environmental Services at the County of Los Angeles Department of Public Work's Waste Management and Sanitation Divisions uncovered permits for the installation and removal of Underground Storage Tanks (USTs) at the subject site.

3.1.6 Vista Information Solutions, Inc. (VISTA) Database Listing-Subject Site

A review of database records as provided by Vista Information Solutions, Inc. (VISTA) was reviewed by Batchelor Environmental Services. The Vista report covers businesses/facilities situated within less than a one-eighth to a one-mile radius of the subject site which maintain hazardous chemicals/materials and/or have been reported for the unauthorized release of hazardous wastes into the soil, groundwater and/or air in the vicinity of the subject site. A review of the Vista report (see Appendix 5.1, Vista Information Solutions, Inc) noted that the subject site was listed as maintaining Underground Storage Tanks (USTs) and reported for Leaking Underground Storage Tanks (LUSTs).

3.1.7 Sanborn Fire Insurance Map Coverage

Historic Sanborn Fire Insurance maps were researched at Environmental Data Resources, Inc. (EDR) for available coverage for the subject site and immediately surrounding area. No coverage was available from the EDR Sanborn Collection. (See Appendix 5.2).

3.1.8 City Directories Coverage

Batchelor Environmental Services reviewed cross city directories available at the City of Los Angeles Public Library. The city directories noted only a listings for the Agoura Equipment Rentals & Supplies, Inc. facility for the subject site. No other industrial/commercial/retail listings were noted for the subject property.

3.2 ENVIRONMENTAL SETTING

3.2.1 Topography

The subject site is located in the sloped/rolling hills of the City of Agoura Hills.
The subject facility, located along the northern exposure of Agoura Road and south of Roadside Drive, is situated in a U-shaped lot which slopes downward from both Agoura Road and Roadside Drive. The subject site and immediately surrounding area are bordered to the north and south by the Santa Monica Mountains. Water runoff from the sloping hills portion of these mountains is channeled through a subsurface concrete constructed culvert/drain situated beneath the subject site and which runs to the east/west and parallels Agoura Road.

3.2.2 Groundwater

Groundwater in the area of the subject site is considered to be shallow. Information contained in a Phase II Environmental Site Investigation Report (performed by others) on the subject site exhibited groundwater at the subject property to be approximately 8.5' feet below ground surface. The Las Virgenes Water District, Hydrological Records Department was contacted regarding wells in the vicinity of the subject site. The "Water District" had no records of wells on the subject site. Groundwater is estimated to flow to the east in the area of the subject site.

3.3 SITE INSPECTION

A site inspection was conducted at the subject property on Wednesday, August 18, 1999, by Robert A. Batchelor, President of Batchelor Environmental Services and a California Registered Environmental Assessor (REA), to determine the environmental condition of the subject site and review current environmental issues. Access to the subject facilities was provided by Mr. Melvin Adams, owner of the subject property. Mr. Adams provided a history of the subject site and Batchelor Environmental Services conducted a self guided tour of the subject facilities.

Prior use of the subject site consisted of a vacant (undeveloped) lot until the present facilities were constructed beginning in the 1967 with additions in new office additions in 1985.

Building Areas

The subject improvements consist of a number of office, storage and maintenance buildings including one (1) one story/level administrative/rental office building with front (southern exposure) parking, one (1) one story/level equipment maintenance building to the north of the office building and several small storage buildings at the subject site. The buildings reflect 1960s and later construction materials. (See Figure 3, Building and Site Plan with Adjacent Properties Map and Photo Logs 1,3, & 5; Descriptions A-C, I).

Grounds Area

The subject site is covered by the subject buildings and equipment storage areas, concreted and asphalt parking areas and various open storage areas for Aboveground Storage Tanks (ASTs), fifty-five (55) gallon and thirty-five (35) gallon drums and other supplies and equipment. (See Photo Logs 2-9; Descriptions D-R).

No evidence of discolored vegetation which may indicate hazardous waste spills, was noted during the site inspection. The concrete areas surrounding the Aboveground Storage Tanks (ASTs) utilized for the storage of new and waste oils at the subject site exhibited hydrocarbon stains denoting the historical storage and handling of both new and waste oils at the subject site.

3.3.1 Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)/Clarifier System/Crude Oil Wells/Petroleum and/or gas pipelines.

During the site investigation performed by Batchelor Environmental Services, evidence of the prior existence of Underground Storage Tanks (USTs) was noted at the subject site. Batchelor Environmental Services was informed by Mr. Melvin Adams, owner, that Underground Storage Tanks (USTs) had been installed at the subject site and the USTs removed in accordance with regulatory procedures. Aboveground Storage Tanks (ASTs) were noted at the subject site. The ASTs, range in size/capacity from 100 to 8,000 gallons and are utilized for a variety of products including new and waste oils, transportation fuels and asphalt products (seal coat and emulsions). Various containers, including thirty-five and fifty-five (55) gallon capacity drums utilized for the storage of both new and used petroleum products, waste/spent vehicle oil filters and ethylene glycol (antifreeze) were observed at the subject site. The concrete/asphalt surrounding the petroleum/waste oil ASTs situated along the eastern border of the subject site were noted to exhibit hydrocarbon stains. (See Photo Logs 2,3 & 5; Descriptions D,E & I).

No markers or placards displaying the existence/location of underground petroleum or natural gas pipelines at or in the immediate vicinity of the subject site were noted by Batchelor Environmental Services during the site investigation conducted on August 18, 1999.

Batchelor Environmental Services researched the records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress,Ca. office for information regarding the prior or current existence of crude oil/gas wells at or in the immediate vicinity of the subject site. According to the Oil & Gas records, no crude oil or natural gas wells were ever drilled at or in the immediate vicinity of the subject site.

3.3.2 Hazardous Materials and Wastes

Hazardous materials/chemicals in the form of janitorial grade cleaning solutions, paints/paint thinners, vehicle batteries, petroleum oils, propane and compressed cylinder welding gases were noted to be maintained and utilized at the subject site. The materials, maintained in various sized ASTs and other containers/drums are utilized as part of the ongoing equipment maintenance operations at the subject site or in the case of the propane, for retail sale. The propane is maintained on one (1) AST @ approximately 2,000 gallons and is utilized to fill its customer owned propane canisters. The concrete and/or asphalt pads surrounding the various storage and operating areas where the hazardous materials are maintained exhibited hydrocarbon staining.

Hazardous wastes in the form of waste/spent petroleum oils, vehicle oil filters and ethylene glycol (antifreeze) are generated and temporarily stored at the subject site. The concrete and asphalt paving surrounding the storage areas exhibited hydrocarbon staining. The AST containing the waste oil is surrounded by a secondary containment wall.

The subject site had been cited by a regulatory agency for the unauthorized releases of hazardous materials (petroleum fuels) from Leaking Underground Storage Tanks (LUSTs) maintained at the subject site. The USTs were removed in accordance to LARWQCB regulatory procedures and a Letter of Closure issued.

3.3.3 Agricultural Pesticides/Herbicides

There has been no known application of any agricultural pesticides or herbicides to the subject property based upon reasonably available documentation and information.

3.3.4 Radon

A review for radon is not within the scope of this investigation/assessment. However, radon gas is not considered to be of concern in this area of California.

3.3.5. Asbestos Containing Material (ACM)

Based upon the age of original construction of the subject building facilities (approximately) 1967, Asbestos Containing Materials (ACMs) were suspected to be present at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed no building materials which was suspected to contain Asbestos Containing Materials (ACMs).

3.3.6 Lead Based Paints (LBPs)

Based upon the age of the original construction of the subject improvements (approximately) 1967s, Lead Based Paints (LBPs) were not suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed no areas of painted surfaces at the subject facilities which were suspected to contain lead.

3.3.7 Polychlorinated Biphenyls (PCBs)

Fluorescent lighting fixtures of both the recessed and surface-attached types were noted at the subject site. Based upon the estimated age/generation of the fluorescent lighting fixtures at the subject site, the ballasts were not suspected to contain Polychlorinated Biphenyls (PCBs). No leaks or marks of discoloration were observed around the lighting fixtures. Per the scope of this Level I Environmental Site Assessment, no fluorescent fixtures were dissembled or inspected. Two (2) pole-mounted electrical transformers were observed along the eastern border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were noted to be located in the vicinity of the subject site. These transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted in the area of these transformers. According to a representative of the "Edison" Company, all PCB oils had been replaced by 1986 with pure mineral oil in all the "Edison" owned transformers.

3.4 OFF-SITE SOURCES OF POTENTIAL HAZARDOUS MATERIALS, VISTA ENVIRONMENTAL SOLUTIONS, INC. (VISTA) DATABASE REVIEW

All the facilities described herein are located at an elevation that is either lower, equal to or higher than the subject property. These facilities are documented as being either downgradient from, on a crossgradient or upgradient to the subject property, respectively. The database listing information provided in the following sections 3.4.2 through 3.4.6 is contained in the Vista Information Solutions, Inc (VISTA) report (see Appendix 5.1).

3.4.1 Electrical Transformers

Pole-mounted transformers were noted in the vicinity of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. The transformers are not suspected by Batchelor Environmental Services to contain PCBs based upon information obtained from a representative of the "Edison" Company who reported that "Edison" had replaced all PCB oils with pure mineral oil in their transformers no later than 1986.

3.4.2 Underground Storage Tanks (USTs)

Five (5) facilities were noted to be located within less than a one-eighth mile radius of the subject site. Four (4) of the facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject property. One (1) facility, the subject site itself is noted in the UST database as follows:

1. Agoura Equipment Rental Supply Company
   29439 Agoura Road
   Agoura Hills, California

This facility was reported to have maintained three (3) Underground Storage Tanks (USTs) with the following listed capacities: one (1) UST @ 500 gallons, one (1) UST @ 1,000 gallons and one (1) UST @ 2,000 gallons. The USTs were reported to be empty and the product contents was not reported. The facility was also noted on the Leaking Underground Storage Tank (LUST) database list. The facility was reported to have leaked gasoline which contaminated the soil (only) beneath

its facility. The USTs were removed and the case closed. Based upon case closure, it is the professional judgment of Batchelor Environmental Services that the former operations of USTs do not pose a future risk of contamination to the subject site.

3.4.3 Leaking Underground Storage Tanks (LUSTs)

Six (6) facilities were noted to be located within less than a one-eighth to a one-half mile radius of the subject site. Five (5) of the facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject property. One (1) facility, the subject site itself was noted on the Leaking Underground Storage Tank (LUST) list as follows:

1. Agoura Equipment Rental Supplies
   29439 Agoura Road
   Agoura Hills, California

This facility was previously discussed under the Underground Storage Tank (UST) section above.

3.4.4 National Priority List (NPL) Superfund Sites

No facilities located within the one-mile radius are listed in the National Priority List (NPL) or State Equivalent Priority List (SPL) Database.

3.4.5 United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites and State Equivalent CERCLIS List (SCL) Sites

United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites

No United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites were noted to be within a one-half mile radius of the subject site.

State Equivalent CERCLIS List (SCL) Sites

No facilities were noted to be located within a one-half mile radius of the subject site.

3.4.6 Other Locations

CAL-Sites (Known and Potential Hazardous Substances Sites)

No facilities were noted to be located within a one-eighth to one-mile radius of the subject site.

CHMIRS (California Hazardous Material Incident Report System

No facilities were noted to be located within a one-eighth to a one-mile radius to the subject site.

Resource Conservation and Recovery Act (RCRA) Corrective Action Requests Tracking System (CORRACTS) and Treatment, Storage, and Disposal (TSD) Sites

No facilities were noted to be located within a one-mile radius of the subject site.

Resource Conservation and Recovery Act (RCRA) Registered Small*- and Large**-Quantity Generators of Hazardous Waste

No facilities were noted to be located within a one-eighth mile radius of the subject property.

* Small Quantity Generator: A generator which generates 100 kg/month but less than 1,000 kg/month of nonacutely hazardous waste.

** Large Quantity Generator: Generators which generate at least 1,000 kg/month of nonacutely hazardous waste or 1 kg/month of acutely hazardous waste.

Emergency Response Notification System (ERNS) of Spills

No facilities were noted to be located within a one-eighth mile radius of the subject site.

Sites with Deed Restrictions (DEED RSTS)

No facilities were noted to be Sites with Deed Restrictions (DEED RSTS) located within a one-half mile radius of the subject site.

Toxic Pits

No facilities were noted to be within a one-eight to one-half mile radius of the subject site.

Toxic Release Inventory Database (TRIS) Sites

No facilities were noted to be located within a one-eighth to a one-quarter mile radius of the subject site.

State Index of Properties with Hazardous Waste (CORTESE Sites)

Four (4) facilities were noted to be situated within less than a one-eight to a one-half mile radius of the subject site. The four (4) facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject site.

CA FID

No facilities were noted to be within a one-eighth mile to a one-half mile radius of the subject site.

Solid Waste Landfill Facilities (SWLF)

No facilities were noted to be located within a one-half mile radius of the subject site.

HAZNET (Hazardous Waste Manifest Information from the Department of Toxic Substances Control (DTSC)

No facilities were noted to be within a one-eighth to a one-half mile radius of the subject site.

RCRA VIOLATION SITES

No facilities were reported to be located within a one-eight to a one-quarter mile radius of the subject site.

UNIQUE COUNTY DATABASE SITES

No facilities were reported to be located within less than a one-eighth to a one-quarter mile radius of the subject site.

3.5 DISCUSSION OF FINDINGS

3.5.1 Site Operations

The subject property has been utilized as an equipment storage, rental and maintenance facility since its original construction in approximately 1967. The subject facility consists of various administrative/rental, equipment maintenance and storage buildings with support equipment and supplies and various parking/storage areas for supplies, equipment and Aboveground Storage Tanks (ASTs). The facility maintains a variety of equipment for retail and commercial rentals, sales/dispensed propane from a large AST into customer owned canisters and rents space to a company which sells/supplies asphalt materials including seal coat and road base emulsions which is stored in both fifty-five (55) gallon drums and two (2) ASTs @ 8,000 gallons each. The asphalt storage is maintained along the western border and towards the north end of the subject site.

3.5.2 Asbestos-Containing Materials (ACMs)

Based on the age of construction of the subject improvements (approximately) 1967, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on Wednesday, August 18, 1999, revealed no building materials which were suspected to contain asbestos fibers. Per the scope of services of this Level I Environmental Site Assessment no samples of the suspected building material were collected. Batchelor Environmental Services has been informed that the buildings situated at the subject site would be demolished during the course of development of the subject site. Prior to the demolition of the subject improvements a complete survey/investigation should be conducted to determine the presence/extent or nonpresence of Asbestos Containing Building Materials (ACBMs). If ACBMs are noted by laboratory analysis to be present at the subject site they must be abated (removed) by a contractor licensed to perform such a task and the ACBMs properly disposed prior to the beginning of the demolition process.

3.5.3 Lead Based Paints (LBPs)

Based on the age of the original construction of the subject improvements (approximately) 1967, Lead Based Paints (LBPs) were not suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on Wednesday, August 18, 1999, revealed no layers of paint suspected to contain lead in excess of United States Housing and Urban Developments (HUDs) guidelines for Lead Based Paints.

3.5.4 Polychlorinated Biphenyls (PCBs)

Fluorescent lighting fixtures in the form of both recessed and surface-attached types were observed at the subject site. No leaks or marks of discoloration were observed around the lighting fixtures. The fluorescent lighting fixtures appeared to be of an age/generation where the ballasts would not contain Polychlorinated Biphenyls (PCBs). Per the scope of this Level I investigation, no fluorescent lighting fixtures were disassembled. Two (2) pole-mounted electrical transformers were noted along the eastern border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were noted in the vicinity of the subject site. These transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. Based upon a discussion with a representative of the "Edison" Company that all PCB oils were replaced in their transformers by pure mineral oil no later than 1986, it is the professional judgment of Batchelor Environmental Services that the above noted pole-mounted electrical transformers do not contain PCBs.

3.5.5 Hazardous Materials and Waste

Hazardous chemicals/solutions in the form of janitorial grade cleaning solutions, paints/paint thinners, vehicle batteries, petroleum oils, ethylene glycol (antifreeze), various chemicals, propane and compressed cylinder welding gases were noted to be maintained and utilized at the subject site. The hazardous materials/solutions/oils/gases are maintained in manufacturers containers ranging in size from one (1) to two-thousand (2,000) gallons and appeared to be properly stored. Hydrocarbon stains were observed on the concrete pad surrounding the storage areas for the oils. The historical utilization of these materials does pose a potential risk of contamination to the soil and/or groundwater beneath the subject property.

Hazardous wastes are generated, recycled and/or temporarily stored at the subject site. Hazardous waste in the form of waste/spent petroleum oils and waste vehicle oil filters are generated from the truck maintenance and/or operations at the subject site. The spent ethylene glycol (antifreeze) generated from the equipment maintenance operations are recycled onsite. The other waste materials generated at the subject site are temporarily stored in fifty-five (55) gallon drums, transported under manifest and disposed/recycled offsite by a licensed hazardous waste disposal company, under contract. (See Appendix 5.6, Copies of Hazardous Waste Manifests). Hydrocarbon stains were observed on the concrete pad surrounding the storage area for the hazardous waste oils. The historical storage and handling of the hazardous waste does pose a potential risk of contamination to the soil and/or groundwater beneath the subject site.

The subject site had been cited by a regulatory agency for the unauthorized releases of hazardous materials (gasoline) which contaminated the soil (only) beneath the subject property. The source of the contamination (former Leaking Underground Storage Tanks) have been removed, contaminated soil removed, groundwater sampled in monitoring wells and regulatory closure granted.

3.5.6 Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs), Clarifier System, Subsurface Petroleum and/or Gas Pipelines and Crude Oil/Gas Wells

Based upon the site inspection performed by Batchelor Environmental Services on Wednesday, August 18, 1999 and information provided to Batchelor Environmental Services by Mr. Melvin Adams, site owner, Underground Storage Tanks (USTs) had been maintained and utilized at the subject site. A total of three (3) Underground Storage Tanks (UST) had been installed along the western border of the office facility and at the present site of the AST utilized for the storage of propane at the subject site. The USTs consisted of one (1) 500 gallon tank, one (1) 1,000 gallon tank and one (1) 2,000 gallon tank. The USTs had been utilized in the storage of gasoline or diesel fuel. All three (3) USTs were removed in 1996. Because the soil beneath the USTs was determined to have been contaminated by gasoline from a leaking tank, soil remediation was accomplished after

the tanks were removed and groundwater monitoring wells were installed at and to the immediate east (downgradient) from the subject site. In 1997 the groundwater monitoring wells were properly abandoned (closed/sealed) and the subject site granted closure from the Los Angeles Regional Water Quality Control Board (LARWQCB), the lead regulatory agency for the subject site. (See Appendices 5.3, 5.4 and 5.7 for the former USTs and remediation at the subject site).

Aboveground Storage Tanks (ASTs) ranging in size/capacity from one-hundred (100) to eight-thousand (8,000) gallons were noted at the subject site. The ASTs are utilized for the storage of transportation fuels, lubricating oils, waste petroleum oils and asphalt products, primarily seal coat. The historic operations of the ASTs utilized for the storage of new and waste petroleum oils do pose a potential risk of contamination to the soil and/or groundwater beneath the subject site. Various other containers utilized for the storage of new and waste petroleum oils and ethylene glycol (antifreeze) were noted in various areas of the subject site.

A permitted industrial waste water clarifier system is maintained and utilized at the subject site. The system includes an aboveground filtering system which removes the floating hydrocarbons from the waste water. The clarifier sludge is transported under manifest and disposed off-site by a licensed hazardous disposal company, under contract. (See Appendix 5.5).

No markers or placards were observed by Batchelor Environmental Services at or in the immediate vicinity of the subject site which noted the presence of underground petroleum or gas pipelines.

Batchelor Environmental Services reviewed records maintained by the State of California Department of Conservation's Division of Oil & Gas office in Cypress, Ca. to determine the existence of crude oil/gas wells at or in the immediate vicinity of the subject site. The Oil & Gas records exhibit no crude oil or gas wells drilled at or in the immediate vicinity of the subject site.

3.5.7 Agricultural Pesticides, Herbicides and Fungicides

There are no reasonably available records which indicate that the subject site has ever been utilized in agricultural production. Therefore, Batchelor Environmental Services does not suspect the utilization of agricultural pesticides, herbicides or fungicides at the subject site.

3.5.8 Biomedical/Biohazardous Wastes

Based upon the usage of the subject property, no biomedical or biohazardous wastes are suspected to be generated or stored at the subject property.

3.5.9 Wood Exposure

Both the exterior and interior of the subject facility exhibits wood exposure. The wood was painted and appeared to be in fair to good condition.

3.5.10 Sanborn Fire Insurance Maps Coverage

Sanborn Fire Insurance Maps were not available for the subject site or immediately surrounding area.

3.5.11 City Directories Coverage

The cross city directories available at the City of Los Angeles Public Library and reviewed by Batchelor Environmental Services exhibited that the subject site has only been utilized as a

commercial/light industrial facility under Agoura Equipment Rentals & Supplies, Inc. No other industrial/commercial or retail listings were noted.

3.5.12 Regulatory Review

A government records search was conducted by Vista Information Solutions, Inc. (Vista). The records search was performed to aid in the identification of facilities located within a one-mile radius of the subject property that were potential threats of hazardous waste. The facilities were identified for their potential impact to surface, subsurface, or air quality contamination. A representation of the lists reviewed is contained in Appendix 5.1; Vista Environmental Data Base (VISTA).

Review of database information indicated that the subject site was noted on two (2) of the database lists (Underground Storage Tanks (USTs) and Leaking Underground Storage Tanks (LUSTs). The database listings exhibit that the USTs have been removed, remediation has been completed and the cases are closed. No sites were noted which may have adversely impacted or threaten the subject site.

3.5.13 Regulatory Compliance

Based upon the site investigation performed by Batchelor Environmental Services on August 10, 1999, a review of reasonably available regulatory records and in discussions with representatives of various regulatory agencies, the subject site is in present compliance to all government regulations and laws.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

- Based on the review of records off-site, a visual inspection, discussions with regulatory agencies, as well as other information contributing to this Level I Environmental Site Assessment, there does appear to be potential for adverse environmental impacts to the subject property from the current activities at the subject site.

- Based upon the age of original construction of the subject improvements (approximately) 1967, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed no building materials suspected to contain ACMs. However, prior to the demolition of the improvements at the subject site all (if any) Asbestos Containing Building Materials (ACBMs) which were determined by sampling and laboratory analysis to be present must be abated (removed) by a contractor licensed to perform such a task and the asbestos materials properly disposed.

- Based upon the age of the original construction of the subject improvements (approximately) 1967, Lead Based Paints (LBPs) were not suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed no areas of paint suspected to contain lead in excess of the United States Housing and Urban Development (HUD) guidelines for Lead Based Paints (LBPs).

- The presence and/or former presence of Underground Storage Tanks (USTs) was noted at the subject site. Batchelor Environmental Services review of regulatory and contractor records revealed the installation of three (3) Underground Storage Tanks (USTs) and their removal in 1996. Soil beneath the USTs had been contaminated with gasoline and the records exhibit soil remediation, groundwater monitoring well installation and water monitoring, regulatory well abandonment (closure) and regulatory closure issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). A variety of Aboveground Storage Tanks (ASTs) ranging in size/capacity from 100 to 8,000 gallons were observed during the site investigation. The ASTs are utilized for the storage of propane, transportation fuels, new petroleum lubricating oils, waste petroleum oils and asphalt products. Hydrocarbon stains were noted on the concrete pad and secondary containment wall surrounding the ASTs containing the new petroleum lubricating oils and the waste oils and their historic utilization does pose a potential risk of contamination to the soil and/or groundwater beneath the subject property. Various storage containers ranging in size from one (1) to fifty-five (55) gallons and utilized for petroleum oils and ethylene glycol (antifreeze) were noted at the subject site. The historical utilization of these storage containers does pose a potential risk of contamination to the soil and/or groundwater beneath the subject property.

  No markers or placards noting the existence of underground petroleum/gas pipelines were observed by Batchelor Environmental Services at or in the immediate vicinity of the subject site.

  Based upon a review of records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress, Ca. office, no crude oil/gas wells were located at or in the immediate vicinity of the subject site.

- Hazardous chemicals/materials in the form of janitorial grade cleaning solutions, paints and paint thinners, vehicle batteries, petroleum oils, ethylene glycol (antifreeze), asphalt products, propane and compressed cylinder welding gases are maintained and utilized at the subject site. The materials are maintained in manufacturers containers and/or Aboveground Storage Tanks (ASTs) ranging in size/capacity from one (1) to eight- thousand gallons and are properly stored. Hydrocarbon stains were observed on the concrete pad at the storage area for the new and waste oil ASTs and this area may pose a potential risk of contamination to the soil and/or groundwater beneath the subject property.

- Hazardous wastes are generated, recycled and/or temporarily stored at the subject site. Hazardous wastes in the form of spent/waste petroleum oils, clarifier sludge and vehicle oil filters are generated at the subject site, transported under manifest and disposed/recycled offsite by a licensed hazardous waste disposal company, under contract. The spent ethylene glycol (antifreeze) generated at the subject site is recycled onsite by a licensed hazardous waste/materials company, under contract. Hydrocarbon/chemical stains were observed on the ground in the storage areas for these hazardous wastes and they do pose a potential risk of contamination to the soil and/or groundwater beneath the subject property.

- Fluorescent lighting fixtures, in the form of both recessed and surface-attached types were observed at the subject site. The fluorescent fixtures appeared of an age/generation where the ballasts were not suspected to contain Polychlorinated Biphenyls (PCBs). Two (2) pole-mounted electrical transformers were noted to be situated along the eastern border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were note on the transformers. Pole-mounted transformers were observed in the immediate vicinity of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. Based upon information obtained by Batchelor Environmental Services, the "Edison" Company transformers no longer contain PCB oils.

- Businesses/facilities noted to be located in the vicinity of the subject site and reported for the storage of hazardous materials and/or the unauthorized release of hazardous waste do not pose a risk of contamination to the subject site.

- The subject site was reported on two (2) of the database lists for the storage of hazardous materials or for the unauthorized release of hazardous chemicals. The regulatory agencies contacted reported files maintained on the subject site which indicated past soil (only) contamination.

- Although a structural/geophysical investigation is not within the scope of this Level I Environmental Site Assessment, the subject property did not exhibit any noticeable cracks or structural defects.

4.2 RECOMMENDATIONS

Inspection of the subject site, the condition of the subject improvements, its surrounding area, and analysis of pertinent regulatory agency documents/records have led to the recommendation that further environmental investigation of the subject site would be necessary at this time and Batchelor Environmental Services recommends the following:

LEVEL I ENVIRONMENTAL SITE ASSESSMENT OF A COMMERCIAL/LIGHT INDUSTRIAL FACILITY PROPERTY (WESTLAKE TRUCK LEASING dba HILLSIDE RUBBISH COMPANY) LOCATED AT 29431 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301

Prepared For:

MR. DAN SELLECK
PRESIDENT
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BATCHELOR ENVIRONMENTAL SERVICES PROJECT #990204

SEPTEMBER 2, 1999

Prepared By:

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LEVEL I ENVIRONMENTAL SITE ASSESSMENT OF A COMMERCIAL/LIGHT INDUSTRIAL FACILITY PROPERTY LOCATED AT 29431 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301

This Level I Environmental Site Assessment was prepared for the sole use of the Selleck Development Group, Inc. its successors and/or assigns. Any use by others is not supported by the Author.

Report Prepared By

Robert A. Batchelor
President
CA. REA #06089

1.0 OBJECTIVES

1.1 PURPOSE OF A PHASE I/LEVEL I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or "Superfund"), owners of property where hazardous substances and petroleum products have been released (including deposited or disposed of) are strictly liable for costs of response and cleanup. This liability, which can amount to millions of dollars, generally extends to landowners who receive title after the release has occurred, unless the landowner can demonstrate that at the time of the acquisition, he/they had no knowledge or reason to know of the release and disposal. Such an "innocent landowner" must meet certain statutory requirements and bears the burden of proof in establishing this defense. Generally, the landowner must demonstrate that prior to the acquisition, he/they undertook "all appropriate inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability. As a result, essentially all nonresidential real estate transactions must now include an environmental site assessment.

Batchelor Environmental Services has performed this Phase I/Level I Environmental Site Assessment (ESA) under the current E 1527 and Practice E 1528 standards as established by the American Society for Testing and Materials (ASTM) which is to identify "recognized environmental conditions. A "recognized environmental condition" means the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with regulations and laws. The term is not intended to include de minimus 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 environmental action if brought t to the attention of appropriate government agencies.

The purpose of a Phase I/Level I ESA is not only to assist the purchaser or lender to qualify for the "innocent landowner" defense; is also intended to provide reliable, early information on the environmental condition of the property and on the possible need for additional, more extensive site investigations (eg. Phase II/Level II Characterizations).

Phase I/Level I Environmental Site Assessments (ESAs) entail nonintrusive research to identify areas of potentially significant liability for the current or prospective owner and the lending institution. Conditions suggesting possible onsite contamination [eg. Asbestos Containing Building Materials (ACBMs), old paint which may be Lead Based Paint (LBP), old electrical transformer ballasts or older transformers which may contain Polychlorinated Biphenyls (PCBs), Biomedical/Biohazardous Wastes and chemical/petroleum contaminants] are described, and the client notified that further investigation may be warranted to confirm the presence or nonpresence of contamination; cleanup remedies and costs can then be evaluated. A major purpose of the Phase I/Level I ESA is to evaluate the need for more intrusive research or further site characterization. The recommendations provided in a Phase I/Level I ESA report reflects the professional judgments made by the Registered Environmental Assessor based upon observations of the site and through a review of readily available regulatory and other historical records. Precise information about actual site contamination can only be obtained through a Phase II/Level II Investigation.

1.2 SCOPE OF WORK

The scope of the investigation consisted of:

* A detailed visual inspection of the site. This included identification of any locations on the site likely to contain hazardous materials including, but not limited to, chemical solvents, petroleum hydrocarbons, and Polychlorinated Biphenyls (PCBs). This site study and identification process did not include sampling and laboratory analyses to determine the presence/non-presence of Asbestos Containing Materials (ACMs) at the subject site. The location of any ground water wells, if they exist, were identified.

* An inspection of adjacent and surrounding land uses that might affect the subject property. This included a review of Sanborn Fire Insurance Maps, investigation of prior uses of the subject property, as well as any of the surrounding properties within a one-eighth, one-quarter, one-half and one-mile radius which are on any of the applicable regulatory agencies' lists of contaminated sites.

* Interviews with persons knowledgeable of present and prior usage's of the property, if such persons were identified. Typically, these persons are facility managers, maintenance personnel, and building engineers or managers. Also, previous owners may have been contacted if warranted. If there were any tenants at the property, they may have been likewise interviewed. A review of available city directories for previous commercial/industrial tenants/occupants at the subject site was performed.

* A records check of information at regulatory agencies and other sources publicly available or reasonably ascertainable. This phase of work included a review of historical aerial photographs and research of potential sources of contamination in the vicinity. The records check assisted us in determining whether there has been any reporting of an official or unofficial incident involving hazardous materials, spillage, or leakage from storage tanks, trucking, or other means in, on, or about the property.

* Preparation of this final report summarizing results of the above elements as well as other applicable factors in the lender's guidelines. For example, documentation of all sources of information, copies of support documents, conclusions, and recommendations. Should there be need for further investigative work, every effort will be made to provide an estimated range of costs associated with remediating or managing the identified environmental problem.

2.0 EXECUTIVE SUMMARY

This report was commissioned by Mr. Dan Selleck, President, Selleck Development Group, Inc., Westlake Village, California, to perform a Level I Environmental Site Assessment (ESA) of a commercial/light industrial facility property (subject site) located at 29431 Agoura Road, Agoura Hills, Los Angeles County, California. The facility, known as Hillside Rubbish Company operated as a dba of Westlake Truck Leasing Company, consists of a trash recycling operation which includes administrative and operations offices, trash truck maintenance and repair facilities, a trash handling/recycling system and support equipment. The subject site contains a variety of buildings including one (1) one story/level office building, one (1) two story/level operations building, a truck maintenance facility building, a welding shop and petroleum oil and waste oil storage section, a spray-paint booth and one (1) small two (2) story/level storage building. The site operations are situated on an approximate 76,016 square foot or 1.75 acre lot. The subject property is situated with entry along the northern exposure of Agoura Road and is immediately south of Roadside Drive in the City of Agoura Hills, Los Angeles County, California. It is the understanding of Batchelor Environmental Services that the improvements at the subject property are to be demolished and the subject site and immediately surrounding properties be developed as a retail shopping center.

An inspection of the subject site and subsequent review of files/records maintained by regulatory agencies revealed that potential environmental hazards in the form of petroleum oils, waste oils, hydrocarbon leaks from the industrial waste water clarifier and Asbestos Containing Building Materials (ACBMs) in the structures may exist at the subject site.

Based upon the age of original construction of the subject improvements (approximately) 1970s, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed on Wednesday, August 18, 1999, by Batchelor Environmental Services revealed building material in the form of older linoleum flooring material suspected to contain Asbestos Containing Material (ACM). The material was observed to be in poor and broken condition. Batchelor Environmental Services recommends that prior to the demolition of the buildings at the subject site a survey/investigation be performed to determine the presence/nonpresence of ACMs. If ACMs are determined to be present at the subject facilities they must be abated (removed) prior to their demolition by a contractor licensed to perform such a task and properly disposed.

Based upon the age of original construction of the subject improvements (approximately) 1970s, and the observation of the painted surfaces at the subject facilities, Lead Based Paints (LBPs) are not suspected to be present or a concern at the subject site.

Hazardous materials in the form of janitorial grade cleaning solutions, paints/paint thinners, petroleum products and ethylene glycol (anti-freeze) and welding gases are maintained and utilized at the subject site. The storage containers and storage areas for the hazardous materials were observed and photographed by Batchelor Environmental Services. The historical utilization and storage of the new petroleum oils, waste oils and ethylene glycol (antifreeze) do pose a risk of contamination to the subject site.

Hazardous wastes in the form of spent/waste petroleum oils and vehicle oil filters were noted to be generated and stored at the subject site. The waste oils and vehicle oil filters are properly stored, transported under manifest and disposed off-site by a licensed hazardous waste company, under contract. The historical utilization and storage of hazardous wastes do pose a risk of contamination to the subject site. Batchelor Environmental Services recommends that a Phase II/Level II investigation be performed in two (2) areas of the subject site to determine the presence(concentrations)/nonpresence of petroleum hydrocarbons and/or heavy metals and ethylene glycol (antifreeze) in the soil and/or groundwater. The two (2) site areas include the storage area for

both new and waste oils, waste oil filters and ethylene glycol and at the hydraulically operated bailer unit at the trash sorting line should be investigated.

The presence and/or former presence of Underground Storage Tanks (USTs) was noted at the subject site. The site investigation performed by Batchelor Environmental Services on Wednesday, August 18, 1999, and discussions with Mr. Donald Goodrow, owner of the subject property, revealed that a total of six (6) Underground Storage Tanks (USTs) had been maintained and operated at the subject site. A review by Batchelor Environmental Services of both regulatory records maintained by the Los Angeles Department of Public Works and UST removal records including site remediation documents provided by Environmental Geoscience Services revealed that the USTs were installed in 1987/89 and removed in accordance with regulatory procedures on 1996. Subsequent soil remediation in the area of the former USTs and monitoring well installations [a total of twelve (12)] and groundwater monitoring led to the issuance of a Letter of Closure from the Los Angeles Regional Water Quality Control Board (LARWQCB) dated March 26, 1996. Aboveground Storage Tanks (ASTs) @ various capacities and utilized for the storage of diesel fuel and waste oils were noted at the subject site. Additinally, various other storage containers, including fifty-five (55) gallon drums are utilized for the storage of petroleum products, were observed at the subject site during the site investigation performed by Batchelor Environmental Services on August 18, 1999.

The subject site maintains and operates an Industrial Waste Water Clarifier system which is permitted and monitored (tested) by the County of Los Angeles Department of Public Works Waste Management Division. The clarifier system consists of interconnecting drain lines and multistage clarifier boxes which separates the waste oil/grease generated from truck wash and servicing operations as well as the trash sorting operations at the subject site. The interior of the waste water clarifier unit situated at the truck wash was observed and photographed by Batchelor Environmental Services during the site investigation performed on August 18, 1999. The clarifier system is routinely cleaned and the sludge removed, transported under manifest and disposed off-site by a licensed hazardous waste company, under contract. Batchelor Environmental Services was informed by Mr. Donald Goodrow, owner, that the drain lines leading across the subject site and towards the Agoura Building Materials property situated to the east from the centrally located main clarifier box situated in the center of the yard may be leaking. Based upon the observations of free-phase petroleum hydrocarbons floating on the water in the wash area's clarifier unit and information provided by the owner of the subject site of potential leaks, it is the professional judgment of Batchelor Environmental Services that the operation of the clarifier system does pose a risk of contamination to the subject site. Batchelor Environmental Services recommends that a Phase II/Level II investigation be performed along the clarifier drain lines to determine the presence/nonpresence of hydrocarbon contamination in the soil and/or groundwater at the subject site.

The subject facility operates a spray-paint booth permitted in accordance with regulatory requirements of the South Coast Air Quality Management District (SCAQMD). The enclosed spray-paint booth/structure is primarily utilized for the painting and paint drying of trash containers. The air emissions permit to operate the spray-paint booth was noted by Batchelor Environmental Services to be current. No Notices of Violations (NOVs) were reported by the SCAQMD to Batchelor Environmental Services.

No markers or placards denoting the presence of underground crude oil/natural gas lines on or in the immediate vicinity of the subject site were observed by Batchelor Environmental Services during our site investigation performed on August 18, 1999. A large subsurface storm water culvert was reported to Batchelor Environmental Services to be situated beneath the subject site. Additionally, an aboveground concrete storm water culvert was noted along the eastern border of the subject site.

Batchelor Environmental Services reviewed the records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress, Ca. office to determine the past or present existence of crude oil wells on or in the immediate vicinity of the subject site. No crude

oil/natural gas wells were noted for the subject site. No crude oil/natural wells identified were noted at the subject site or immediately surrounding area.

Batchelor Environmental Services conducted a records search at various government building departments for the building permits issued for the construction of the improvements situated at the subject site. A research of records at the City of Agoura Hills, City of Los Angeles (Van Nuys office) and the County of Los Angeles (Calabassas office) Building Departments failed to secure building records on the subject site. Batchelor Environmental Services was informed by a representative of the City of Agoura Hills Building Department that the original records would have been maintained by the County of Los Angeles Building Department and transferred to the City of Agoura Hills when it was incorporated in 1982. However, no records of building permits for the subject site are maintained by the City of Agoura Hills, California. Subsequent telephone inquires to the City and County of Los Angeles Building Departments determined no records/files are presently maintained on the subject property.

Fluorescent lighting fixtures of both the recessed and surface-attached types were noted at the subject facility. The fluorescent lighting fixtures appeared to be of an age/generation where the ballasts are not suspected to contain Polychlorinated Biphenyls (PCBs). Per the scope of this Level I Environmental Site Assessment (ESA), the fluorescent lighting fixtures were not disassembled. Pole-mounted electrical transformers were noted to be situated at the subject property. Two (2) pole-mounted electrical transformers were noted to be situated along the western border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were observed in the vicinity of the subject site. The transformers are owned and maintained the Southern California Edison Company and appeared to be in good condition. According to a spokesperson for the "Edison" Company, all PCB transformer oil was replaced by pure mineral oil in their transformers in 1986 and their transformers do not contain PCBs.

Off-site businesses/facilities noted for the storage of hazardous materials and/or for the unauthorized release of hazardous wastes may pose a risk of contamination to the subject site. The Potential Responsible Party (PRP) has been identified and the subject site would not be considered liable for the costs of any future regulatory mandated remediation.

Although a geophysical inspection is beyond the scope of this Level I Environmental Site Assessment (ESA), the subject site did not exhibit major cracks or physical defects.

3.0 ENVIRONMENTAL ASSESSMENT REPORT

3.1 SITE USE, HISTORY, AND NEIGHBORHOOD

3.1.1 Site Description

Site Location:	29432 Agoura Road Agoura Hills, CA. 91301 Los Angeles County
Thomas Brothers Map:	Pages 557/558, Grids A/J-6 Los Angeles County
Site Tenant:	Westlake Truck Leasing Company dba Hillside Rubbish Company
Site Owner:	Mr. Donald Goodrow
Site Representative:	Mr. Donald Goodrow, owner
AP#:	2061-004-017
Lot Size:	Approximately 76,016 square feet or 1.75 acres
Improvements:	One (1) one story/level metal office building, one (1) two story/level operations building, one (1) two story/level storage building, a welding shop, truck maintenance facility, spray-paint booth, a trash receiving and sorting system and a variety of support equipment.
Age:	(Approximately) 1970s
Usage:	Trash truck parking, washing and maintenance & residential/commercial trash receipt, sorting recycling center with administrative and operation offices.
Nearest Cross Streets:	The subject property is located between Roadside Drive on the north with entry from Agoura Road on the south, to the west of Kanan Road and south of the Ventura (HWY 101) Freeway, Agoura Hills, Los Angeles County, California.

The subject site is bordered to the east by a commercial building materials supply company, to the west by an equipment rental company with propane sales, to the north by Roadside Drive which itself parallels the southern border of the Ventura Freeway and to the south by a steep upward sloping hillside. (See Figure Pages 1, 2 and 3, Site Vicinity, Site Location and Buildings and Site Plan with Adjacent Properties Maps, respectively).

3.1.2 Site History

A review of city directories, public records, and historical aerial photographs was conducted by Robert A. Batchelor, a California Registered Environmental Assessor and President of Batchelor Environmental Services. The site history described below is based on a review of the following:

- Records from the South Coast Air Quality Management District (SCAQMD)
- Records from the County of Los Angeles, Fire Department, UST Department and Hazardous Materials Division
- Twenty-one (21) aerial photographs taken between 1928 and 1958, available from the Fairchild Aerial Photograph Collection at Whittier College
- Records from the Las Virgenes Water District
- Records from the City of Agoura Hills, City of Los Angeles and the County of Los Angeles Building Departments
- Records from the Los Angeles Regional Water Quality Control Board (LARWQCB)
- Records from the State of California Department of Conservation's Division of Oil & Gas Cypress, Ca. office
- Records researched for Sanborn Fire Insurance Maps (no covered) for the subject site.
- Cross city directories maintained by the City of Los Angeles Public Library
- Records from the County of Los Angeles Department of Public Works, Waste Management and Sanitation Divisions

3.1.3 Aerial Photograph Review

A review of twenty-one (21) historical aerial photographs from the Fairchild Collection at Whittier College, Department of Geology, located in Whittier, California.

A 6X hand magnifier provided adequate resolution to distinguish the presence of commercial versus residential buildings, parks, cultivated agricultural land, and bodies of water. The following review describes development in the area of the subject property between 1928 and 1958.

DATE FLOWN	FLIGHT NUMBER	FRAME #S
1928	C-300	J:20-22, 26-27

The subject site is not covered in these photographs. The photographs exhibit land to the east of the subject site including a winding highway/road running east and west and Las Virgenes Road running north to south and intersecting with this highway (most likely the old Ventura Highway). Structures are exhibited at the intersection of the two (2) roads and ranch type properties are situated to the southeast and southwest of the highway intersection.

9-14-37	C-4761	10-12, 20-22, 28-29

The subject site is not covered in these photographs. The area covered is situated to the east of the subject site which exhibits ranch/farm properties along the south side of the old Ventura highway.

10-16-40	C-6673	6-7

The subject site is not covered in these photographs. The area covered is to the east of the subject site.

10-24-45	C-9800	7:620, 638-640 (no prints)

No prints are available from this flight.

6-1949	C-13775	G:29

The subject site and immediately surrounding area appears as vacant (undeveloped) land. Kanan Road, situated to the east of the subject site and which is the primary cross street access to the area of the subject site is exhibited in this photograph. Construction of a new multi-land freeway is shown to the east of the subject site area. A hillside situated to the southeast of the subject site appears to have been excavated to provide fill dirt for the construction of the new highway.

1953	C-19400	1:47-49, 2:10-11

A subject site and immediately surrounding area remains as vacant (undeveloped) land. Development is observed to the east and southeast of the subject site. Chesbro Canyon Creek is exhibited to the northeast of the subject site.

7-29-54	C-20698	S:2

The subject site is not covered in these photographs.

1958	C-23023	LA:4-1, 3:49

The subject site and immediately surrounding area remains as vacant (undeveloped) land. Kanan Road and Las Virgines Roads are exhibited as being located to the east of the subject site area.

3.1.4 Area Description and Adjacent Land Use

The geographical area containing the subject site exhibits mixed development with both commercial/light industrial facilities and vacant (undeveloped) land along the properties situated between Agoura Road (to the south) and Roadside Drive (to the north) of the subject site. The land at and immediately surrounding the subject site exhibits a U-shaped depression with the subject site located at the downslope of Roadside Drive to the north and Agoura Road to the south. The land to the north and bordering Roadside Drive is utilized as the Ventura (HWY 101) Freeway and the land to the south and across Agoura Road from the subject site exhibits a steep upward slope. No structures are evident along this hillside property with the exception of what appears to be a water tank located along the side of the hill above the subject site.

3.1.5 Building and Operational Equipment/Services Permit History-Subject Site

Batchelor Environmental Services researched the records/files maintained by agency Building Departments situated at the City of Agoura Hills, the City of Los Angeles and the County of Los Angeles for copies of building records for the subject site. Batchelor Environmental Services was informed by all three (3) governmental agencies that they do not have building files/records for the construction of the improvements for the subject site. Research conducted by Batchelor Environmental Services at the County of Los Angeles Department of Public Work's Waste

Management and Sanitation Divisions uncovered permits for the installation and removal of Underground Storage Tanks (USTs) and the installation and operation of an industrial waste water clarifier system at the subject site. Additionally, the South Coast Air Quality Management District maintains records on the permitted installation and operation of the spray-paint booth utilized at the subject site.

3.1.6 Vista Information Solutions, Inc. (VISTA) Database Listing-Subject Site

A review of database records as provided by Vista Information Solutions, Inc. (VISTA) was reviewed by Batchelor Environmental Services. The Vista report covers businesses/facilities situated within less than a one-eighth to a one-mile radius of the subject site which maintain hazardous chemicals/materials and/or have been reported for the unauthorized release of hazardous wastes into the soil, groundwater and/or air in the vicinity of the subject site. A review of the Vista report (see Appendix 5.1, Vista Information Solutions, Inc) noted that the subject site was listed as maintaining Underground Storage Tanks (USTs).

3.1.7 Sanborn Fire Insurance Map Coverage

Historic Sanborn Fire Insurance maps were researched at Environmental Data Resources, Inc. (EDR) for available coverage for the subject site and immediately surrounding area. No coverage was available from the EDR Sanborn Collection. (See Appendix 5.2).

3.1.8 City Directories Coverage

Batchelor Environmental Services reviewed cross city directories available at the City of Los Angeles Public Library. The city directories noted only a listings for the Westlake Truck Leasing Company (dba Hillside Rubbish Company) for the subject site. No other industrial/commercial/retail listings were noted for the subject property.

3.2 ENVIRONMENTAL SETTING

3.2.1 Topography

The subject site is located in the sloped/rolling hills of the City of Agoura Hills. The subject facility, located along the northern exposure of Agoura Road and south of Roadside Drive, is situated in a U-shaped lot which slopes downward from both Agoura Road and Roadside Drive. The subject site and immediately surrounding area are bordered to the north and south by the Santa Monica Mountains. Water runoff from the sloping hills portion of these mountains is channeled through a subsurface concrete constructed culvert/drain situated beneath the subject site and which runs to the east/west and parallels Agoura Road.

3.2.2 Groundwater

Groundwater in the area of the subject site is considered to be shallow. Information contained in a Phase II Environmental Site Investigation Report (performed by others) prepared on the subject site exhibited groundwater at the subject property to be approximately 8.5' feet below ground surface. The Las Virgenes Water District, Hydrological Records Department was contacted regarding wells in the vicinity of the subject site. The "Water District" reported no wells at the subject site. Groundwater is estimated to flow to the east in the area of the subject site.

3.3 SITE INSPECTION

A site inspection was conducted at the subject property on Wednesday, August 18, 1999, by Robert A. Batchelor, President of Batchelor Environmental Services and a California Registered Environmental Assessor (REA), to determine the environmental condition of the subject site and review current environmental issues. Access to the subject facilities was provided by Mr. Donald Goodrow, owner of the subject property. Mr. Goodrow conducted a tour of the entire property with Batchelor Environmental Services and provided a history of the development of the subject facilities.

Prior use of the subject site consisted of a vacant (undeveloped) lot until the present facilities were constructed beginning in the early 1970s.

Building Areas

The subject improvements consist of a number of office, storage and operational buildings including one (1) one story/level administrative office building with front (southern exposure) parking, one (1) two story/level operation building, one (1) two story/level storage building, a truck maintenance shop/facility, a welding shop with exterior storage areas for new and waste petroleum products, vehicle oil filters and containers of ethylene glycol (antifreeze), a spray-paint booth with air emissions control unit and a trash recycling/sorting system with hydraulically operated bailer. The buildings reflect 1970s construction materials. (See Figure 3, Building and Site Plan with Adjacent Properties Map and Photo Logs 1,5,6,8,9 & 10; Descriptions B,I,K,L,P,R,& S).

Grounds Area

The subject site is covered by the subject buildings and operating facilities, concreted and asphalt truck parking and wash rack areas and various open storage areas for supplies and equipment.

No evidence of discolored vegetation which may indicate hazardous waste spills, was noted during the site inspection. The majority of the concrete and asphalt paved areas at the subject site exhibited hydrocarbon stains denoting the historical truck and trash handling operations at the subject property.

3.3.1 Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)/Clarifier System/Crude Oil Wells/Petroleum and/or gas pipelines.

During the site investigation performed by Batchelor Environmental Services, evidence of the prior existence of Underground Storage Tanks (USTs) was noted at the subject site. Batchelor Environmental Services was informed by Mr. Donald Goodrow, owner, that Underground Storage Tanks (USTs) had been initially installed at the subject site in 1987 and the USTs removed in accordance with regulatory procedures in 1996. Aboveground Storage Tanks (ASTs) of various capacities and utilized for the storage of diesel fuel and oils were noted at the subject site. Additionally, various containers, including fifty-five (55) gallon capacity drums utilized for the storage of both new and used petroleum products, waste/spent vehicle oil filters and ethylene glycol (antifreeze) were observed at the subject site. One (1) Aboveground Storage Tank (AST) utilized for the storage of hydraulic fluid (oil) and an integral part of the bailer unit contained within the trash recycling separator line was observed at the subject site. One (1) Aboveground Storage Tank (AST) utilized for the storage of hydraulic fluid (oil) and an integral part of a hydraulically operated trash handling system was observed by Batchelor Environmental Services at the subject site. The

concrete/asphalt surrounding these petroleum/waste storage container and facilities operating areas were noted to exhibit hydrocarbon stains. (See Photo Logs 2,3,8 & 9; Descriptions C,D,P & Q).

The presence of an operating industrial waste water clarifier system was observed by Batchelor Environmental Services during the site investigation performed on August 18, 1999. The layout of the system was described to Batchelor Environmental Services by Mr. Donald Goodrow, owner and a cover plate over the multi-stage clarifier unit located at the truck wash rack was removed and the water/hydrocarbon contents were observed and photographed. (See Photo Log 7; Description M).

No markers or placards displaying the existence/location of underground petroleum or natural gas pipelines at or in the immediate vicinity of the subject site were noted by Batchelor Environmental Services during the site investigation conducted on August 18, 1999.

Batchelor Environmental Services researched the records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress,Ca. office for information regarding the prior or current existence of crude oil/gas wells at or in the immediate vicinity of the subject site. According to the Oil & Gas records, no crude oil or natural gas wells were ever drilled at or in the immediate vicinity of the subject site.

3.3.2 Hazardous Materials and Wastes

Hazardous materials/chemicals in the form of janitorial grade cleaning solutions, paints/paint thinners, petroleum oils and compressed cylinder welding gases were noted to be maintained and utilized at the subject site. The materials, maintained in various sized containers are utilized as part of the ongoing truck maintenance and trash recycling operations at the subject site. The concrete and asphalt pads surrounding the various storage and operating areas where the hazardous materials are maintained exhibited staining.

Hazardous wastes in the form of waste/spent petroleum oils, vehicle oil filters, ethylene glycol (antifreeze) and clarifier sludge are generated and temporarily stored at the subject site. The concrete and asphalt paving surrounding the storage areas exhibited staining.

The subject site had been cited by a regulatory agency for the unauthorized releases of hazardous materials (petroleum fuels) from Leaking Underground Storage Tanks (LUSTs) maintained at the subject site. The USTs were removed in 1996 in accordance to LARWQCB regulatory procedures, soil remediated, groundwater monitored and a Letter of Closure issued in 1997.

3.3.3 Agricultural Pesticides/Herbicides

There has been no known application of any agricultural pesticides or herbicides to the subject property based upon reasonably available documentation and information.

3.3.4 Radon

A review for radon is not within the scope of this investigation/assessment. However, radon gas is not considered to be of concern in this area of California.

3.3.5. Asbestos Containing Material (ACM)

Based upon the age of original construction of the subject building facilities (approximately) 1970s, Asbestos Containing Materials (ACMs) were suspected to be present at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed building materials in the form of linoleum flooring material which was suspected to contain Asbestos

Containing Materials (ACMs). The material appeared to be in poor and damaged condition. (See Photo Log 7; Description N).

3.3.6 Lead Based Paints (LBPs)

Based upon the age of the original construction of the subject improvements (approximately) 1970s, Lead Based Paints (LBPs) were not suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed no areas of painted surfaces at the subject facilities which were suspected to contain lead. A spray-paint booth is maintained and operated at the subject site (see Photo Log 5; Descriptions I & J). The paints presently utilized at the subject facility are not suspected to contain lead in excess of regulatory [United States Housing and Urban Development (HUD) Agencies] requirements.

3.3.7 Polychlorinated Biphenyls (PCBs)

Fluorescent lighting fixtures of both the recessed and surface-attached types were noted at the subject site. Based upon the estimated age/generation of the fluorescent lighting fixtures at the subject site, the ballasts were not suspected to contain Polychlorinated Biphenyls (PCBs). No leaks or marks of discoloration were observed around the lighting fixtures. Per the scope of this Level I Environmental Site Assessment, no fluorescent fixtures were dissembled or inspected. Two (2) pole-mounted electrical transformers were observed along the western border of the subject site. (See Photo Log 6; Description K). The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were noted to be located in the vicinity of the subject site. These transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted in the area of these transformers. According to a representative of the "Edison" Company, all PCB oils had been replaced by 1986 with pure mineral oil in all the "Edison" owned transformers.

3.4 OFF-SITE SOURCES OF POTENTIAL HAZARDOUS MATERIALS, VISTA ENVIRONMENTAL SOLUTIONS, INC. (VISTA) DATABASE REVIEW

All the facilities described herein are located at an elevation that is either lower, equal to or higher than the subject property. These facilities are documented as being either downgradient from, on a crossgradient or upgradient to the subject property, respectively. The database listing information provided in the following sections 3.4.2 through 3.4.6 is contained in the Vista Information Solutions, Inc (VISTA) report (see Appendix 5.1).

3.4.1 Electrical Transformers

Pole-mounted transformers were noted in the vicinity of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. The transformers are not suspected by Batchelor Environmental Services to contain PCBs based upon information obtained from a representative of the "Edison" Company who reported that "Edison" had replaced all PCB oils with pure mineral oil in their transformers no later than 1986.

3.4.2 Underground Storage Tanks (USTs)

Five (5) facilities were noted to be located within less than a one-eighth mile radius of the subject site. Three (3) of the facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject property. Two (2) facilities, including the subject site are situated at or upgradient to the subject site and are as follows:

1. Hillside Rubbish Company
   29431 Agoura Road
   Agoura Hills, California

This facility was reported to have maintained six (6) Underground Storage Tanks (USTs) with the following listed capacities and product content designations: three (3) USTs @ 8,000 gallons each utilized for the storage of diesel fuel, one (1) UST @ 7,000 utilized for the storage of diesel fuel, one (1) UST @ 3,000 gallons utilized for the storage of diesel fuel and one (1) UST @ 2,000 gallons utilized for the storage of unleaded gasoline. The facility was also reported on the Leaking Underground Storage Tank (LUST) and Cortese database lists. The facility was reported to have leaked gasoline which contaminated "the other groundwater" beneath its property. Remedial action (contaminated soil removal) has been completed and all six (6) of the USTs removed. The case is closed. Based upon case closure, it is the professional judgment of Batchelor Environmental Services that the former operation of USTs at the subject site does not pose any future risk of contamination to the subject site.

2. Agoura Equipment Rental Supply Company
   29439 Agoura Road
   Agoura Hills, California

This facility was reported to have maintained three (3) Underground Storage Tanks (USTs) with the following listed capacities: one (1) UST @ 500 gallons, one (1) UST @ 1,000 gallons and one (1) UST @ 2,000 gallons. The USTs were reported to be empty and the product contents was not reported. The facility was also noted on the Leaking Underground Storage Tank (LUST) database list. The facility was reported to have leaked gasoline which contaminated the soil (only) beneath its facility. The USTs were removed and the case closed. Based upon case closure, it is the professional judgment of Batchelor Environmental Services that the former operations of USTs at this facility does not pose a risk of contamination to the subject site.

3.4.3 Leaking Underground Storage Tanks (LUSTs)

Six (6) facilities were noted to be located within less than a one-eighth to a one-half mile radius of the subject site. Four (4) of the facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject property. Two (2) facilities, including the subject site are situated on or upgradient from the subject site and are as follows:

1. Hillside Rubbish Company
   29432 Agoura Road
   Agoura Hills, California

This facility was previously discussed under the Underground Storage Tank (UST) section above.

2. Agoura Equipment Rental Supplies
   29439 Agoura Road
   Agoura Hills, California

This facility was previously discussed under the Underground Storage Tank (UST) section above.

3.4.4 National Priority List (NPL) Superfund Sites

No facilities located within the one-mile radius are listed in the National Priority List (NPL) or State Equivalent Priority List (SPL) Database.

3.4.5 United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites and State Equivalent CERCLIS List (SCL) Sites

United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites

No United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites were noted to be within a one-half mile radius of the subject site.

State Equivalent CERCLIS List (SCL) Sites

No facilities were noted to be located within a one-half mile radius of the subject site.

3.4.6 Other Locations

CAL-Sites (Known and Potential Hazardous Substances Sites)

No facilities were noted to be located within a one-eighth to one-mile radius of the subject site.

CHMIRS (California Hazardous Material Incident Report System

No facilities were noted to be located within a one-eighth to a one-mile radius to the subject site.

Resource Conservation and Recovery Act (RCRA) Corrective Action Requests Tracking System (CORRACTS) and Treatment, Storage, and Disposal (TSD) Sites

No facilities were noted to be located within a one-mile radius of the subject site.

Resource Conservation and Recovery Act (RCRA) Registered Small*- and Large**-Quantity Generators of Hazardous Waste

No facilities were noted to be located within a one-eighth mile radius of the subject property.

* Small Quantity Generator: A generator which generates 100 kg/month but less than 1,000 kg/month of nonacutely hazardous waste.

** Large Quantity Generator: Generators which generate at least 1,000 kg/month of nonacutely hazardous waste or 1 kg/month of acutely hazardous waste.

Emergency Response Notification System (ERNS) of Spills

No facilities were noted to be located within a one-eighth mile radius of the subject site.

Sites with Deed Restrictions (DEED RSTS)

No facilities were noted to be Sites with Deed Restrictions (DEED RSTS) located within a one-half mile radius of the subject site.

Toxic Pits

No facilities were noted to be within a one-eight to one-half mile radius of the subject site.

Toxic Release Inventory Database (TRIS) Sites

No facilities were noted to be located within a one-eighth to a one-quarter mile radius of the subject site.

State Index of Properties with Hazardous Waste (CORTESE Sites)

Four (4) facilities were noted to be situated within less than a one-eight to a one-half mile radius of the subject site. Three (3) of the facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject site. One (1) facility, the subject site, is noted on the Cortese database and is as follows:

1. Hillside Rubbish Company
   29431 Agoura Road
   Agoura Hills, California

This facility was previously discussed under the Underground Storage Tank (UST) section above.

CA FID

No facilities were noted to be within a one-eighth mile to a one-half mile radius of the subject site.

Solid Waste Landfill Facilities (SWLF)

No facilities were noted to be located within a one-half mile radius of the subject site.

HAZNET (Hazardous Waste Manifest Information from the Department of Toxic Substances Control (DTSC)

No facilities were noted to be within a one-eighth to a one-half mile radius of the subject site.
RCRA VIOLATION SITES

No facilities were reported to be located within a one-eight to a one-quarter mile radius of the subject site.

UNIQUE COUNTY DATABASE SITES

No facilities were reported to be located within less than a one-eighth to a one-quarter mile radius of the subject site.

3.5 DISCUSSION OF FINDINGS

3.5.1 Site Operations

The subject property has been utilized as a trash truck operations and solid waste handling and recycling facility since its original construction in the 1970s. The subject facility consists of various administrative and operations buildings, truck operations including fleet maintenance, wash rack, trash recycling operations, welding and spray-paint booth facilities, support equipment and supplies and various parking areas for trash trucks and employee vehicles. The facility collects commercial/residential solid waste/trash in a fleet of company operated trucks, unloads the trucks in the "primary trash sorting area", runs the trash through several separation lines where the metal/paper/plastic/glass are sorted and loaded into separate containers. The other operations, equipment and employees support this recycling activity.

3.5.2 Asbestos-Containing Materials (ACMs)

Based on the age of construction of the subject improvements (approximately) 1970s, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on Wednesday, August 18, 1999, revealed building materials in the form of linoleum flooring material situated in the operations building which is suspected to contain asbestos fibers. Per the scope of services of this Level I Environmental Site Assessment no samples of the suspected building material were collected. Batchelor Environmental Services has been informed that the buildings situated at the subject site would be demolished during the course of development of the subject site. Prior to the demolition of the subject improvements a complete survey/investigation should be conducted to determine the presence/extent or nonpresence of Asbestos Containing Building Materials (ACBMs). If ACBMs are noted by laboratory analysis to be present at the subject site they must be abated (removed) by a contractor licensed to perform such a task and the ACBMs properly disposed prior to the beginning of the demolition process.

3.5.3 Lead Based Paints (LBPs)

Based on the age of the original construction of the subject improvements (approximately) 1970, Lead Based Paints (LBPs) were not suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on Wednesday, August 18, 1999, revealed no layers of paint suspected to contain lead in excess of United States Housing and Urban Developments (HUDs) guidelines for Lead Based Paints.

3.5.4 Polychlorinated Biphenyls (PCBs)

Fluorescent lighting fixtures in the form of both recessed and surface-attached types were observed at the subject site. No leaks or marks of discoloration were observed around the lighting fixtures. The fluorescent lighting fixtures appeared to be of an age/generation where the ballasts would not contain Polychlorinated Biphenyls (PCBs). Per the scope of this Level I investigation, no fluorescent lighting fixtures were disassembled. Two (2) pole-mounted electrical transformers were noted along the western border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains

were noted on the transformers. Pole-mounted electrical transformers were noted in the vicinity of the subject site. These transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. Based upon a discussion with a representative of the "Edison" Company that all PCB oils were replaced in their transformers by pure mineral oil no later than 1986, it is the professional judgment of Batchelor Environmental Services that the above noted pole-mounted electrical transformers do not contain PCBs.

3.5.5 Hazardous Materials and Waste

Hazardous chemicals/solutions in the form of janitorial grade cleaning solutions, paints/paint thinners, petroleum oils, ethylene glycol (antifreeze), various chemicals and compressed cylinder gases were noted to be maintained and utilized at the subject site. The hazardous materials/solutions/oils/gases are maintained in manufacturers containers and/or Aboveground Storage Tanks (ASTs) ranging in size from one (1) to five-hundred (500) gallons and appeared to be properly stored. Stains were observed on the concrete and asphalt surrounding the storage areas for the oils. The historical utilization of these materials pose a risk of contamination to the soil and/or groundwater beneath the subject property.

Hazardous wastes are generated, recycled and/or temporarily stored at the subject site. Hazardous waste in the form of waste/spent petroleum oils, waste vehicle oil filters and clarifier sludge are generated from the truck maintenance and/or operations at the subject site. The spent ethylene glycol (antifreeze) generated from the truck maintenance operations are recycled onsite. The other waste materials generated at the subject site are temporarily stored in fifty-five (55) gallon drums, transported under manifest and disposed/recycled offsite by a licensed hazardous waste disposal company, under contract. (See Appendix 5.7, Copies of Hazardous Waste Manifests). Stains were observed on the concrete and asphalt surrounding the storage areas for the hazardous wastes. The historical storage and handling of the hazardous waste does pose a risk of contamination to the soil and/or groundwater beneath the subject site.

The subject site had been cited by a regulatory agency for the unauthorized releases of hazardous materials (gasoline) which contaminated the soil and/or groundwater beneath the subject property. The source of the contamination (former Leaking Underground Storage Tanks) have been removed, contaminated soil removed, groundwater sampled in monitoring wells and regulatory closure granted.

3.5.6 Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs), Clarifier System, Subsurface Petroleum and/or Gas Pipelines and Crude Oil/Gas Wells

Based upon the site inspection performed by Batchelor Environmental Services on Tuesday, August 18, 1999 and information provided to Batchelor Environmental Services by Mr. Donald Goodrow, site owner, Underground Storage Tanks (USTs) had been maintained and utilized at the subject site. A total of six (6) Underground Storage Tanks (UST) had been installed along the western border of the subject site prior to 1989. The USTs consisted of three (3) 8,000 gallon tanks, one (1) 7,000 gallon tank, one (1) 3,000 gallon tank and one (1) 2,000 gallon tank. The USTs had been utilized in the storage of gasoline or diesel fuel. All six (6) USTs were removed between 1989 and 1992. Because the soil and groundwater beneath the USTs were determined to have been contaminated from gasoline from a leaking tank, soil remediation was accomplished after the tanks were removed and a total of twelve (12) groundwater monitoring wells were installed at and to the immediate west (upgradient) and east (downgradient) from the subject site. In 1997 the groundwater monitoring wells were properly abandoned (closed/sealed) and the subject site granted closure from the Los Angeles Regional Water Quality Control Board (LARWQCB), the lead regulatory agency for the subject site. (See Appendices 5.3, 5.4 & 5.8 for UST and remediation records).

Aboveground Storage Tanks (ASTs) of various capacities utilized for the storage of diesel fuel and oils were noted at the subject site. Additionally, two (2) ASTs utilized for the storage of hydraulic fluid (oil) and operated as an integral part of the trash recycling system were noted at the subject site. Stains on the units and on the ground surrounding the units were observed by Batchelor Environmental Services during the site investigation performed on August 18, 1999. The historic operations of these units do pose a risk of contamination to the soil and/or groundwater beneath the subject site. Various other containers utilized for the storage of new and waste petroleum oils and ethylene glycol (antifreeze) were noted in various areas of the subject site.

An Industrial Waste Water Clarifier System is maintained and operated under regulatory permit (see Appendix 5.5, LA County Department of Public Works [LADWP], Industrial Waste Management Permit Records) at the subject site. The clarifier system is designed to collect all the waste (oily/greasy) water generated from the cleaning of the trash handling, truck maintenance and truck washing areas in grated drains situated flush to the ground and run this waste water through a series of clarifier boxes which allow for the separation of the oil/grease (lighter than water and floats to the top) from the water. The waste materials are removed from the clarifier units in a sludge form and the water allowed to flow in subsurface lines offsite and into the municipal sewer system. Batchelor Environmental Services was informed by Mr. Donald Goodrow, site owner that he believes that the outflow system may be leaking from the central grate area at the subject site going east and offsite into the adjacent property owned by the Packard Family and operated as Agoura Building Materials. Based upon this information, Batchelor Environmental Services recommends a Phase II/Level II investigation be performed along the clarifier system to determine if soil and/or groundwater has been contaminated from hydrocarbon leaks from the clarifier system.

No markers or placards were observed by Batchelor Environmental Services at or in the immediate vicinity of the subject site which noted the presence of underground petroleum or gas pipelines.

Batchelor Environmental Services reviewed records maintained by the State of California Department of Conservation's Division of Oil & Gas office in Cypress, Ca. to determine the existence of crude oil/gas wells at or in the immediate vicinity of the subject site. The Oil & Gas records exhibit no crude oil or gas wells drilled at or in the immediate vicinity of the subject site.

3.5.7 Agricultural Pesticides, Herbicides and Fungicides

There are no reasonably available records which indicate that the subject site has ever been utilized in agricultural production. Therefore, Batchelor Environmental Services does not suspect the utilization of agricultural pesticides, herbicides or fungicides at the subject site.

3.5.8 Biomedical/Biohazardous Wastes

Based upon the usage of the subject property, no biomedical or biohazardous wastes are suspected to be generated or stored at the subject property.

3.5.9 Wood Exposure

Both the exterior and interior of the subject facilities exhibits wood exposure. The wood was painted and appeared to be in fair to good condition.

3.5.10 Sanborn Fire Insurance Maps Coverage

Sanborn Fire Insurance Maps were not available for the subject site or immediately surrounding area.

3.5.11 City Directories Coverage

The cross city directories available at the City of Los Angeles Public Library and reviewed by Batchelor Environmental Services exhibited that the subject site has only been utilized as a commercial/light industrial facility under Hillside Rubbish. No other industrial/commercial or retail listings were noted.

3.5.12 Regulatory Review

A government records search was conducted by Vista Information Solutions, Inc. (Vista). The records search was performed to aid in the identification of facilities located within a one-mile radius of the subject property that were potential threats of hazardous waste. The facilities were identified for their potential impact to surface, subsurface, or air quality contamination. A representation of the lists reviewed is contained in Appendix 5.1; Vista Environmental Data Base (VISTA).

Review of database information indicated that the subject site was noted on three (3) of the database lists (Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUSTs) and Cortese). The database listings exhibit that the USTs have been removed, remediation has been completed and the cases are closed. No sites were noted which may have adversely impacted or threaten the subject site.

3.5.13 Regulatory Compliance

Based upon the site investigation performed by Batchelor Environmental Services on August 10, 1999, a review of reasonably available regulatory records and in discussions with representatives of various regulatory agencies, the subject site is in present compliance to all government regulations and laws.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

- Based on the review of records off-site, a visual inspection, discussions with regulatory agencies, as well as other information contributing to this Level I Environmental Site Assessment, there does appear to be potential for adverse environmental impacts to the subject property from the current activities at the subject site.

- Based upon the age of original construction of the subject improvements (approximately) 1970s, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed building materials in the form of linoleum floor covering material suspected to contain ACMs. Prior to the demolition of the improvements at the subject site all Asbestos Containing Building Materials (ACBMs) determined by sampling and laboratory analysis to be present must be abated (removed) by a contractor licensed to perform such a task and the asbestos materials properly disposed.

- Based upon the age of the original construction of the subject improvements (approximately) 1970s, Lead Based Paints (LBPs) were not suspected to be present or a concern at the subject site. The site investigation performed by Batchelor Environmental Services on August 18, 1999, revealed no areas of paint suspected to contain lead in excess of the United States Housing and Urban Development (HUD) guidelines for Lead Based Paints (LBPs).

  The subject site maintains and operates a permitted spray-paint booth utilized for the painting and drying of equipment and trash collection containers utilized in the business. The spray-paint booth is permitted by the South Coast Air Quality Management District and the permit is current. The operation of spray-paint booth does not pose a risk of contamination to the subject site.

- The presence and/or former presence of Underground Storage Tanks (USTs) was noted at the subject site. Batchelor Environmental Services review of regulatory and contractor records revealed the installation of six (6) Underground Storage Tanks (USTs) prior to 1989 and their removal between 1989 and 1992. Soil and groundwater beneath the USTs had been contaminated with gasoline and the records exhibit soil remediation, groundwater monitoring well installation and water monitoring, regulatory well abandonment (closure) and regulatory closure issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). Aboveground Storage Tanks (ASTs) of various capacities utilized for the storage of diesel fuel and oils were observed during the site investigation. Two (2) ASTs utilized for the storage of hydraulic fluid (oil) and integral parts of a bailer unit and a trash handling system were noted at the subject site. Hydrocarbon stains were noted on the ground surrounding these units and their historic utilization does pose a potential risk of contamination to the soil and/or groundwater beneath the subject property. Various storage containers ranging in size from one (1) to one-hundred gallons and utilized for petroleum oils and ethylene glycol (antifreeze) were noted at the subject site. The historical utilization of these storage containers does pose a risk of contamination to the soil and/or groundwater beneath the subject property.

  An Industrial Waste Water Clarifier System is maintained and operated under permit at the subject site. The clarifier units receive surface runoff water and waste water from the truck wash facility and separate the hydrocarbons (oil/grease) from the water prior to its outflow offsite. The hydrocarbons waste is collected as a hazardous waste sludge, transported under manifest and disposed offsite by a licensed hazardous waste disposal company, under contract. The clarifier system was reported to Batchelor Environmental

APPENDIX 5.9

TEXT (ONLY) OF A PHASE I ESA UPDATE PERFORMED BY BATCHELOR ENVIRONMENTAL SERVICES ON THE AGOURA EQUIPMENT RENTAL AND SUPPLY COMPANY PROPERTY DATED SEPTEMBER 6, 2003

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) UPDATE OF A COMMERCIAL/LIGHT INDUSTRIAL FACILITY PROPERTY (AGOURA EQUIPMENT RENTALS & SUPPLIES, INC.) LOCATED AT 29439 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301

Prepared For:

MR. DAN SELLECK
PRESIDENT
SELLECK DEVELOPMENT GROUP, INC.
2660 TOWNSGATE ROAD, SUITE #250
WESTLAKE VILLAGE, CALIFORNIA 91361

BATCHELOR ENVIRONMENTAL SERVICES PROJECT #203162

SEPTEMBER 6, 2003

Prepared By:

BATCHELOR
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OF A COMMERCIAL/LIGHT INDUSTRIAL
FACILITY PROPERTY LOCATED AT
29439 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

This Phase I Environmental Site Assessment (ESA) Update was prepared for the sole use of the Selleck Development Group, Inc. its successors or assigns. Any use by others is not supported by the Author. Based upon the results of the August 19, 2003, site inspection, a review of regulatory agency maintained files/records from 1999 through 2003, a review of previously performed (by Environmental Geoscience Services) Phase II Site Assessments performed in 1995 and 1999, a review of a current Environmental Data Resources, Inc. (EDR) database report and in discussions regarding environmental issues at the subject site and immediately adjacent properties with Mr. Jeff Findl, Principal with Environmental Geoscience Services, it is the professional judgment of Batchelor Environmental Services that there are no ASTM E-1527-00 Standard of Practice defined recognized environmental conditions (RECs) at the subject property with the possible exception of the reported concentrations of Ethylbenzene. Ethylbenzene @ 75 ppm was reported in 1990 to be present within the closed excavation area of one (1) UST @ 1,000 gallon capacity for gasoline at the subject property. Although the subject property had received regulatory closure in 1996 from the Los Angeles Regional Water Quality Control Board (LARWQCB) the reported presence of 75 ppm of Ethylbenzene at the subject site exceeds the US EPA Preliminary Remediation Goals (PRGs) of 8.9 ppm for Ethylbenzene in residential properties. Based upon the fact that the Ethylbenzene @ 75 ppm at the subject site exceeds the respective US EPA PRG, the construction of a building over this former UST site may be prohibited. Batchelor Environmental Services recommends that if a building is to be constructed over this former UST location which contains the Ethylbenzene noted to exceed the US EPA PRG, the Selleck Development Group should consider either the removal of the soil within the closed UST excavation site containing the Ethylbenzene or hiring a Toxicologist to perform a risk assessment to determine whether or not a health risk actually exists at the subject property.

Based upon the age of construction of the facilities at the subject site, approximately 1967 & 1985, Asbestos Containing Materials (ACMs) and Lead Based Paints (LBPs) were suspected to be present at the subject property. The site inspection performed by Batchelor Environmental on August 19, 2003, noted visible building materials in the form of spray applied acoustical ceiling material located within the front office building at the subject site which was suspected to contain ACMs. However, based upon the age of construction of this facility, approximately 1985, the spray applied acoustical ceiling material is not suspected to contain ACMs. Painted surfaces were noted at the subject site. Based upon the commercial (non-residential) utilization of the subject property, any lead contained within the paint would not pose a health risk at the subject site. Prior to the demolition of the facilities exhibiting painted surfaces, a Lead Based Paint (LBP) survey should be conducted to assess the concentration of lead in the paint. If the paint is proven by laboratory analysis to contain lead in excess of OSHA and/or SCAQMD guidelines for lead in paint during demolition, the paint must be properly handled during demolition and the waste paint disposed in accordance with regulatory procedures.

Report Prepared By

Robert A. Batchelor
President
CA. REA I #06089
CA REA II #20097

1.0 OBJECTIVES

1.1 PURPOSE OF A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or "Superfund"), owners of property where hazardous substances and petroleum products have been released (including deposited or disposed of) are strictly liable for costs of response and cleanup. This liability, which can amount to millions of dollars, generally extends to landowners who receive title after the release has occurred, unless the landowner can demonstrate that at the time of the acquisition, he/they had no knowledge or reason to know of the release and disposal. Such an "innocent landowner" must meet certain statutory requirements and bears the burden of proof in establishing this defense. Generally, the landowner must demonstrate that prior to the acquisition, he/they undertook "all appropriate inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability. As a result, essentially all nonresidential real estate transactions must now include an environmental site assessment.

Batchelor Environmental Services has performed this Phase I Environmental Site Assessment (ESA) Update under the current E-1527-00 Standard of Practice as established by the American Society for Testing and Materials (ASTM) which is to identify "recognized environmental conditions. A "recognized environmental condition" means the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with regulations and 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 environmental action if brought t to the attention of appropriate government agencies.

The purpose of a Phase I ESA is not only to assist the purchaser or lender to qualify for the "innocent landowner" defense; is also intended to provide reliable, early information on the environmental condition of the property and on the possible need for additional, more extensive site investigations (eg. Phase II/Level II Characterizations).

Phase I Environmental Site Assessments (ESAs) entail nonintrusive research to identify areas of potentially significant liability for the current or prospective owner and the lending institution. Conditions suggesting possible onsite contamination [eg. Asbestos Containing Building Materials (ACBMs), old paint which may be Lead Based Paint (LBP), old electrical transformer ballasts or older transformers which may contain Polychlorinated Biphenyls (PCBs), Biomedical/Biohazardous Wastes and chemical/petroleum contaminants] are described, and the client notified that further investigation may be warranted to confirm the presence or nonpresence of contamination; cleanup remedies and costs can then be evaluated. A major purpose of the Phase I ESA is to evaluate the need for more intrusive research or further site characterization. The recommendations provided in a Phase II ESA report reflects the professional judgments made by the Registered Environmental Assessor based upon observations of the site and through a review of readily available regulatory and other historical records. Precise information about actual site contamination can only be obtained through a Phase II Investigation.

1.2 SCOPE OF SERVICES

The scope of the investigation consisted of:

* A detailed visual inspection of the site. This included identification of any locations on the site likely to contain hazardous materials including, but not limited to, chemical solvents, petroleum hydrocarbons, Asbestos Containing Materials (ACMs), Lead Based Paints (LBPs), Polychlorinated Biphenyls (PCBs), suspected Radon Gas and visible mildew and mold. This site study and identification process did not include sampling and laboratory analyses to determine the presence/non-presence of ACMs, LBPs, PCBs, Radon Gas, Mildew or Mold at the subject site. The location of any ground water wells, if they exist, were identified.

* An inspection of adjacent and surrounding land uses that might affect the subject property. This included a review of Sanborn Fire Insurance Maps, investigation of prior uses of the subject property, as well as any of the surrounding properties within a one-eighth, one-quarter, one-half and one-mile radius which are on any of the applicable regulatory agencies' lists of contaminated sites.

* Interviews with persons knowledgeable of present and prior usage's of the property, if such persons were identified. Typically, these persons are facility managers, maintenance personnel, and building engineers or managers. Also, previous owners may have been contacted if warranted. If there were any tenants at the property, they may have been likewise interviewed. A review of available city directories for previous commercial/industrial tenants/occupants at the subject site was performed.

* A records check of information at regulatory agencies and other sources publicly available or reasonably ascertainable. This phase of work included a review of historical aerial photographs and research of potential sources of contamination in the vicinity. The records check assisted us in determining whether there has been any reporting of an official or unofficial incident involving hazardous materials, spillage, or leakage from storage tanks, trucking, or other means in, on, or about the property.

* Preparation of this final report summarizing results of the above elements as well as other applicable factors in the lender's guidelines. For example, documentation of all sources of information, copies of support documents, conclusions, and recommendations. Should there be need for further investigative work, every effort will be made to provide an estimated range of costs associated with remediating or managing the identified environmental problem.

2.0 EXECUTIVE SUMMARY

This report was commissioned by Mr. Dan Selleck, President, Selleck Development Group, Inc., Westlake Village, California, to perform a Phase I Environmental Site Assessment (ESA) Update to the Phase I/Level I ESA performed by Batchelor Environmental Services on the subject property dated September 2, 1999. The prime objective of this Phase I ESA Update is to provide information as to suspected or proven contamination and/or a risk of contamination to the subject site from the operations at the subject property and/or a risk of contamination from adjacent and/or upgradient properties since the completion of the September 1999, Phase I/Level I ESA report. The subject property consists of a commercial/light industrial facility located at 29439 Agoura Road, Agoura Hills, Los Angeles County, California. The facility, known as Agoura Equipment Rentals & Supplies, Inc. operates an equipment storage and rental facility with administrative/rental offices, equipment maintenance and repair facilities, Aboveground Storage Tanks (ASTs) utilized for the storage and sale of propane gas and support equipment and supplies. The subject site contains a variety of buildings including one (1) one story/level office building, one (1) one story/level equipment maintenance facility building, several small storage buildings and a variety of Aboveground Storage Tanks (ASTs) utilized for the storage of asphalt products, transportation fuels, lubricating oils and waste oils. The site operations are situated on an approximate 72,740 square foot or 1.67 acre lot. The subject property is situated with entry along the northern exposure of Agoura Road and is immediately south of Roadside Drive in the City of Agoura Hills, Los Angeles County, California.

ASTM STANDARD OF PRACTICE E-1527-00 ISSUES

An inspection of the subject site and subsequent review of files/records maintained by regulatory agencies in 1999 revealed that potential environmental hazards in the form of petroleum oils and/or waste oils may exist at the subject site. Based upon the conclusions and recommendations made within the September 2, 1999, Phase I/Level I ESA performed on the subject property by Batchelor Environmental Services, a Phase II Site Investigation was conducted by Environmental Geoscience Services at the subject site. The laboratory analytical results on the soil and groundwater samples collected on September 23, 1999, exhibited non-detect for petroleum hydrocarbons and BTEX and relatively low (maximum concentration of 3.57 ppb) concentrations of MTBE. The site investigation conducted by Batchelor Environmental Services on August 19, 2003, and our subsequent review of readily available regulatory records noted no ASTM E-1527-00 Standard of Practice recognized environmental conditions (RECs) and no further investigation is required or recommended for the subject property at this time.

Based upon the reported concentration of Ethylbenzene @ 75 ppm in the excavation site of the one (1) UST @ 1,000 gallon capacity for gasoline removed in 1990, a US EPA-PRG of 8.9 ppm for Ethylbenzene in residential properties and the potential building restrictions imposed for this area of the site, it is the professional judgment of Batchelor Environmental Services that the property owner should consider either performing soil remediation to lower the contaminant concentrations of Ethylbenzne in the soil to an acceptable level or hiring a toxicologist to perform a risk based analysis to establish whether or not a health risk exists at the subject property.

NON-ASTM STANDARD OF PRACTICE E-1527-OO TYPES OF HAZARDS (ACMS, LBPS, PCBS, RADON GAS, MILDEW & MOLD)

Based upon the age of original construction of the subject improvements (approximately) 1967/85, Asbestos Containing Materials (ACMs) were suspected to be present or a concern at the subject site. The site investigation performed on Tuesday, August 19, 2003, by Batchelor Environmental Services revealed building materials in the form of spray applied acoustical ceiling material within the sales and administration building (front building at the subject site)

suspected to contain ACMs. However, based upon the age of construction of this building, approximately 1985, the spray applied acoustical ceiling material is not suspected to contain ACMs.

Based upon the age of original construction of the subject improvements (approximately) 1967/85, Lead Based Paints (LBPs) are suspected to be present at the subject site. The site investigation performed by Batchelor Environmental Services of August 19, 2003, noted painted surfaces at the subject facilities. Based upon the commercial (non-residential) utilization of the subject property the suspected LBPs would not pose a health risk to employees or customers to the subject site. Prior to any remodeling, renovation or demolition of the subject facilities, a LBP survey must be conducted to assess the presence (concentrations) or non-presence of LBPs in excess of OSHA and South Coast Air Quality Control District's guidelines for lead dust during demolition. Any LBPs noted to be present at the subject site in excess of regulatory guidelines must be abated (removed) by a contractor licensed to perform such a task and the demolition workers protected in accordance with current LBP removal regulations.

Hazardous materials in the form of janitorial grade cleaning solutions, paints/paint thinners, petroleum products and ethylene glycol (anti-freeze) and welding gases are maintained and utilized at the subject site. The storage containers and storage areas for the hazardous materials were observed and photographed by Batchelor Environmental Services. Based upon the historical utilization and storage of the new petroleum oils, waste oils and ethylene glycol (antifreeze) at the subject site as observed by Batchelor Environmental Services in July 1999, a Limited Phase II Site Assessment was performed (by Environmental Geoscience Services) at the subject site. The laboratory analytical results of the soil and groundwater samples collected during the performance of this September 1999, Site Assessment noted non-detect for petroleum hydrocarbons and BTEX and relatively low concentrations of MTBE at the storage areas for the hazardous materials and waste at the subject site. Batchelor Environmental Services observed no substantial changes to the storage and handling of the hazardous materials and hazardous wastes during our August 19, 2003, site investigation and it is our professional judgment that no further investigation is required or recommended at this time.

Hazardous wastes in the form of spent/waste petroleum oils, vehicle batteries and vehicle oil filters were noted to be generated and stored at the subject site. The waste oils, batteries and vehicle oil filters are properly stored, transported under manifest and disposed off-site by a licensed hazardous waste company, under contract. Batchelor Environmental Services noted in our 1999, Phase I ESA on the subject site that based upon the historical utilization and storage of hazardous wastes these materials did pose a risk of contamination to the subject site. The Recommendation Section of the Batchelor Environmental Services September 2, 1999, Phase I/Level I ESA report recommended that a Phase II/Level II investigation be performed in one (1) area of the subject site to determine the presence (concentrations) or nonpresence of petroleum hydrocarbons and/or heavy metals and ethylene glycol (antifreeze) in the soil and/or groundwater. The site area recommended in 1999 to be in investigated included the Aboveground Storage Tanks (ASTs) for both new and waste oils which were situated along the eastern border of the subject site. Batchelor Environmental Services noted that this area should be investigated to determine the presence (concentrations)/nonpresence of hydrocarbons and heavy metals in the soil and/or groundwater beneath the subject property. Based upon the recommendation contained within our September 2, 1999, Phase I ESA report, a Phase II Site Investigation was performed by Environmental Geoscience Services on September 23, 1999. The laboratory analytical results on the soil and groundwater samples collected at the subject site exhibited non-detect for petroleum hydrocarbons and BTEX and relatively low concentrations of MTBE. Based upon the laboratory analytical results, no further investigation was required or recommended for the subject site at that time. The site inspection by Batchelor Environmental Services performed on August 19, 2003, noted no substantial changes in the storage or handling of hazardous wastes and it is our professional judgment that no further investigation is required or recommended at this time.

The presence and/or former presence of Underground Storage Tanks (USTs) was noted at the subject site. The site investigation performed by Batchelor Environmental Services on Tuesday, August 19, 2003, and discussions with Mr. Melvin A. Adams, owner of the subject property, revealed that a total of three (3) Underground Storage Tanks (USTs) had been maintained and operated at the subject site. A review by Batchelor Environmental Services of both regulatory records maintained by the Los Angeles Department of Public Works and UST removal records including site assessment documents provided by Environmental Geoscience Services revealed that USTs were previously installed at the subject site and removed by Agoura Equipment Rental & Supply Company in 1990. Soil (only) was noted to have been contaminated and the subject site was granted closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996. Groundwater monitoring wells had been installed at the subject site and subsequent groundwater monitoring led to the issuance of a Letter of Closure from the Los Angeles Regional Water Quality Control Board (LARWQCB) for the subject property. Aboveground Storage Tanks (ASTs) were noted at the subject site. A variety of ASTs utilized for the storage of petroleum fuels, propane, lubricating oils, waste oils and asphalt products (seal coats and emulsions) were maintained and utilized at the subject site. The ASTs range in size/capacity from one-hundred (100) to eight thousand (8,000) gallons. The ASTs utilized for the storage of new and waste oil which are situated along the eastern border of the subject site exhibit a secondary containment system surrounding the tanks. The concrete surrounding the ASTs was observed to be darkly stained. Additionally, various storage containers, including fifty-five (55) gallon drums utilized for the storage of petroleum products, were observed at the subject site during the site investigation performed by Batchelor Environmental Services on August 19, 2003.

The subject site exhibits a ground-flush grated drain situated in the back (northern exposure) of the equipment maintenance building. According to regulatory records researched by Batchelor Environmental Services at the County of Los Angeles Department of Public Works Sanitation Division, an Industrial Waste Water Clarifier system with aboveground filtering system is maintained and utilized at the subject site. Batchelor Environmental Services observed this filtering system during our August 19, 2003, site investigation.

No markers or placards denoting the presence of underground crude oil/natural gas lines on or in the immediate vicinity of the subject site were observed by Batchelor Environmental Services during our site investigation performed on August 19, 2003. A large subsurface storm water culvert was reported to Batchelor Environmental Services to be situated beneath the subject site.

Batchelor Environmental Services reviewed the records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress, CA. office to determine the past or present existence of crude oil wells on or in the immediate vicinity of the subject site. No crude oil/natural gas wells were noted for the subject site. No crude oil/natural wells identified were noted at the subject site or immediately surrounding area.

Batchelor Environmental Services conducted a records search at various government building departments for the building permits issued for the construction of the improvements situated at the subject site. A research of records at the City of Agoura Hills, City of Los Angeles (Van Nuys office) and the County of Los Angeles (Calabassas office) Building Departments failed to secure building records on the subject site. Batchelor Environmental Services was informed in 1999 by a representative of the City of Agoura Hills Building Department that the original records would have been maintained by the County of Los Angeles Building Department and transferred to the City of Agoura Hills when it was incorporated in 1982. However, no records of building permits for the subject site are maintained by the City of Agoura Hills, California. Subsequent telephone inquires to the City and County of Los Angeles Building Departments determined no records/files are presently maintained on the subject property.

As part of the due diligence performed by Batchelor Environmental Services as part of this Phase I ESA Update on the subject property, various regulatory agencies were contacted to determine if additional information on the subject site had been added to their files since September 1999. Batchelor Environmental Services has reviewed the readily available information as provided to us by the Los Angeles County Department of Environmental Health (ie. the LA County Certified Unified Program Agency/CUPA in 2003), the Regional Water Quality Control Board (LARWQCB) and the South Coast Air Quality Management District (SCAQMD) on the subject property. The information provided noted no leaks, spills or Notice of Violations (NOVs) at the Agoura Equipment Rentals & Supplies Company since the previous supplied information on this facility in 1999.

Fluorescent lighting fixtures of both the recessed and surface-attached types were noted at the subject facility. The fluorescent lighting fixtures appeared to be of an age/generation where the ballasts are not suspected to contain Polychlorinated Biphenyls (PCBs). Per the scope of this Level I Environmental Site Assessment (ESA), the fluorescent lighting fixtures were not disassembled. Pole-mounted electrical transformers were noted to be situated at the subject property. Two (2) pole-mounted electrical transformers were noted to be situated along the eastern border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were observed in the vicinity of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. According to a spokesperson for the "Edison" Company, all PCB transformer oil was replaced by pure mineral oil in their transformers in 1986 and their transformers do not contain PCBs.

It is the professional judgment of Batchelor Environmental Services that the off-site businesses/facilities noted for the storage of hazardous materials and/or for the unauthorized release of hazardous wastes do not pose a risk of contamination to the subject site.

Although a geophysical inspection is beyond the scope of this Phase I Environmental Site Assessment (ESA) Update, the subject site did not exhibit major cracks or physical defects. No earthquake fault lines or State/Federal Wetlands are exhibited on the EDR Physical Setting source Map for the area of the subject site. The subject site and lands to the northeast, east and southwest are exhibited within the EDR Overview and Detail Maps as being located within a 100 year flood plain. The impact, if any, to the subject site from a 100 year flood is beyond the scope of services of this Phase I ESA Update.

3.0 ENVIRONMENTAL ASSESSMENT REPORT

3.1 SITE USE, HISTORY, AND NEIGHBORHOOD

3.1.1 Site Description

Site Location:	29439 Agoura Road Agoura Hills, CA. 91301 Los Angeles County
Thomas Brothers Map:	Pages 557/558, Grids A/J-6 Los Angeles County
Site Tenant:	Agoura Equipment Rental & Supplies, Inc.
Site Owner:	Mr. Melvin A. Adams
Site Representative:	Mr. Melvin A. Adams, owner
APN#:	#2061-004-015
Lot Size:	Approximately 72,740 square feet or 1.67 acres
Improvements:	One (1) one story/level office building, one (1) one story/level equipment maintenance building and several small storage buildings and a variety of support equipment.
Age:	(Approximately) 1967/85.
Usage:	Equipment rentals, supplies and maintenance with administrative and operation offices.
Nearest Cross Streets:	The subject property is located between Roadside Drive on the north with entry from Agoura Road on the south, to the west of Kanan Road and south of the Ventura (Hwy 101) Freeway, Agoura Hills, Los Angeles County, California.

The subject site is bordered to the east by a commercial/light industrial facility formerly operated as a trash recycling company, to the west by a 5.70 acre vacant (undeveloped) parcel of land, to the north by Roadside Drive which itself parallels the southern border of the Ventura Freeway and to the south by a steep upward sloping hillside. (See Figure Pages 1, 2 and 3, Site Vicinity, Site Location and Buildings and Site Plan with Adjacent Properties Maps, respectively and Appendix 5.10; Photo Logs 15-17; Descriptions Cc-Hh).

3.1.2 Site History

A review of city directories, public records, and historical aerial photographs was conducted by Robert A. Batchelor, a California Registered Environmental Assessor and President of Batchelor Environmental Services in 1999 and has not changed since that time. The site history described below is based on a review of the following:

- Records from the South Coast Air Quality Management District (SCAQMD)
- Records from the County of Los Angeles, Fire Department, UST Department and Hazardous Materials Division
- Twenty-one (21) aerial photographs taken between 1928 and 1958, available from the Fairchild Aerial Photograph Collection at Whittier College
- Records from the Las Virgenes Municipal Water District
- Records from the City of Agoura Hills, City of Los Angeles and the County of Los Angeles Building Departments
- Records from the Los Angeles Regional Water Quality Control Board (LARWQCB)
- Records from the State of California Department of Conservation's Division of Oil & Gas Cypress, CA. office
- Records researched for Sanborn Fire Insurance Maps -No Coverage.
- Cross city directories maintained by the City of Los Angeles Public Library
- Records from the County of Los Angeles Department of Public Works, Waste Management and Sanitation Divisions
- Records obtained from the Los Angeles Certified Unified Program Agency (CUPA) in August 2003.

3.1.3 Aerial Photograph Review

A review of twenty-one (21) historical aerial photographs from the Fairchild Collection at Whittier College, Department of Geology, located in Whittier, California was performed as part of the Phase I/Level I ESA dated September 2, 1999, on the subject property. As the aerial photographs are historical and they would not have changed between September 1999 and August 2003, an updated review of historical photographs is not required. The historical aerial review noted the following for the subject property.

A 6X hand magnifier provided adequate resolution to distinguish the presence of commercial versus residential buildings, parks, cultivated agricultural land, and bodies of water. The following review describes development in the area of the subject property between 1928 and 1958.

DATE FLOWN	FLIGHT NUMBER	FRAME #S
1928	C-300	J:20-22, 26-27

The subject site is not covered in these photographs. The photographs exhibit land to the east of the subject site including a winding highway/road running east and west and Las Virgenes Road running north to south and intersecting with this highway (most likely the old Ventura Highway). Structures are exhibited at the intersection of the two (2) roads and ranch type properties are situated to the southeast and southwest of the highway intersection.

9-14-37	C-4761	10-12, 20-22, 28-29

The subject site is not covered in these photographs. The area covered is situated to the east of the subject site which exhibits ranch/farm properties along the south side of the old Ventura highway.

10-16-40	C-6673	6-7

The subject site is not covered in these photographs. The area covered is to the east of the subject site.

10-24-45	C-9800	7:620, 638-640 (no prints)

No prints are available from this flight.

6-1949	C-13775	G:29

The subject site and immediately surrounding area appears as vacant (undeveloped) land. Kanan Road, situated to the east of the subject site and which is the primary cross street access to the area of the subject site is exhibited in this photograph. Construction of a new multi-land freeway is shown to the east of the subject site area. A hillside situated to the southeast of the subject site appears to have been excavated to provide fill dirt for the construction of the new highway.

1953	C-19400	1:47-49, 2:10-11

The subject site and immediately surrounding area remains as vacant (undeveloped) land. Development is observed to the east and southeast of the subject site. Chesbro Canyon Creek is exhibited to the northeast of the subject site.

7-29-54	C-20698	S:2

The subject site is not covered in these photographs.

1958	C-23023	LA:4-1, 3:49

The subject site and immediately surrounding area remains as vacant (undeveloped) land. Kanan Road and Las Virgenes Roads are exhibited as being located to the east of the subject site area.

3.1.4 Area Description and Adjacent Land Use

The geographical area containing the subject site exhibits mixed development with both commercial/light industrial facilities and vacant (undeveloped) land along the properties situated between Agoura Road (to the south) and Roadside Drive (to the north) of the subject site. The land at and immediately surrounding the subject site exhibits a rectangular shaped depression with the subject site located at the downslope from both Roadside Drive to the north and from Agoura Road to the south. The land to the north and bordering Roadside Drive is utilized as the Ventura (Hwy 101) Freeway and the land to the south and across Agoura Road from the subject site exhibits a steep upward slope. No structures are evident along this hillside property with the exception of what appears to be a water tank located along the side of the hill above the subject site.

3.1.5 Building and Operational Equipment/Services Permit History-Subject Site

Batchelor Environmental Services had researched the records/files maintained by agency Building Departments situated at the City of Agoura Hills, the City of Los Angeles and the County of Los Angeles for copies of building records for the subject site as part of the due diligence performed on the September 2, 1999, Phase I/Level I ESA on the subject property. Batchelor Environmental Services had been informed by all three (3) governmental agencies that they do not have building files/records for the construction of the improvements for the subject site. This building department research was not repeated as part of this Phase I ESA Update on the subject property. Research conducted by Batchelor Environmental Services in 1999, at the County of Los Angeles Department of Public Work's Waste Management and Sanitation Divisions uncovered permits for the installation and removal of Underground Storage Tanks (USTs) at the subject site.

3.1.6 Environmental Data Resources, Inc. (EDR) Database Listing-Subject Site

This Phase I ESA Update of the previously performed (by Batchelor Environmental Services) Phase I/Level I ESA report includes a review of database records as provided by Environmental Data Resources (Inc). This current review of the EDR database lists replaces the 1999 Vista Information Solutions, Inc. (VISTA) database report which had been reviewed in August 1999, by Batchelor Environmental Services as part of the Phase I ESA performed in August 1999, on the subject property. The August 18, 2003, EDR report covers businesses/facilities situated within less than a one-eighth to a one-mile radius of the subject site which maintain hazardous chemicals/materials and/or have been reported for the unauthorized release of hazardous wastes into the soil, groundwater and/or air in the vicinity of the subject site. A review of the EDR report (see Appendix 5.1, Environmental Data Resources, Inc) noted that the Agoura Equipment Rental & Supplies, Inc. at the subject site was reported on the Leaking Underground Storage Tank (LUST), CA FID UST, Historical UST, Cortese and Los Angeles County Hazardous Materials database list. The EDR report notes that the facility had leaked gasoline which contaminated the soil (only) beneath its property. The USTs were removed and the facility granted regulatory "Case Closed" on September 20, 1996.

3.1.7 Sanborn Fire Insurance Map Coverage

Historic Sanborn Fire Insurance maps were researched at Environmental Data Resources, Inc. (EDR) for available coverage for the subject site and immediately surrounding area. No coverage was available from the EDR Sanborn Collection. (See Appendix 5.2).

3.1.8 City Directories Coverage

Batchelor Environmental Services reviewed cross city directories available at the City of Los Angeles Public Library. The city directories noted only a listings for the Agoura Equipment Rentals & Supplies, Inc. facility for the subject site. No other industrial/commercial/retail listings were noted for the subject property.

3.2 ENVIRONMENTAL SETTING

3.2.1 Physical Site Characteristice (USGS Topo Maps)

The subject site (as noted in Appendix 5.8, USGS 7.5 Minute Thousand Oaks Quad Topographical Maps) is located in the sloped/rolling hills of the City of Agoura Hills.The subject property is located at Latitude 34 8' 36.6" North and Longitude 118 45' 52.6" West on the 7.5 Minute Thousand Oaks Quad Topographical Maps. The elevation at the subject site is approximately 843 feet above mean sea level. The subject site, located along the northern exposure of Agoura Road and south of Roadside Drive, exhibits a rectangular shaped lot which slopes downward from both Agoura Road and Roadside Drive. The subject site and immediately surrounding area are bordered to the north and south by the Santa Monica Mountains. Water

runoff from the sloping hills portion of these mountains is channeled through a subsurface concrete constructed culvert/drain situated beneath the subject site and which runs to the east/west and parallels Agoura Road. The topographical gradient in the immediate vicinity of the subject site slopes steeply downward (from south to north) along the hillside to the south of the subject site and slopes downward (from north to south) on the land across both the Roadside Drive and Highway 101 to the north of the subject site.

3.2.2 Site Geology

The subject site is situated within the City of Agoura Hills, Los Angeles County, California. The prominent geological features in the immediate vicinity of the subject site are the Santa Monica Mountains to the south, the Simi Hills to the north and Medea Creek which runs north/south to the east of the subject site. A concreted drainage ditch runs relatively parallel to Agoura Road to the west of the subject site and runs subsurface under a section of the subject site. The subject site is located within the geological area of the Los Angeles basin known as the "Northwestern Block". The Northwestern Block formation of the Los Angeles Basin "embraces the eastern Santa Monica Mountains and the San Fernando Valley. It is bounded on the south side by the Santa Monica and Raymond Hills faults, on the east and northeast by the San Gabriel Mountains and on the west and north by ranges usually included in the Ventura Basin portion of the Transverse Ranges. The San Fernando Valley is a broad syncline with the eastern Santa Monica Mountains as an adjacent anticline. No faulting of consequence separates the Santa Monica Mountains from the San Fernando Valley, but the Santa Monica block has been appreciably uplifted with respect to the other blocks of the Los Angeles Basin".* The EDR Physical Source Setting Summary reports that the Geological Age Identification of the subject area is "Volcanic Rocks" with the Rock Stratigraphic Units as follows: "ERA: Cenozoic, System: Tertiary and Series: Miocene volcanic rocks". The Soil Component name is "Hambright". The EDR report notes the soil surface textures as loam with weathered bedrock and clay loam at deeper levels.

References;

*USGS Report on the Geological Formations in the Los Angeles and Orange County Basins. USGS Ground Water Atlas of the United States, Segment 1, California & Nevada

3.2.3 Site Hydogeology

Groundwater in the area of the subject site is considered to be shallow. Information contained in a Phase II Environmental Site Investigation Report (performed by others) on the subject site exhibited groundwater at the subject property to be approximately 8.5' feet below ground surface. The Las Virgenes Water District, Hydrological Records Department was contacted regarding wells in the vicinity of the subject site. The "Water District" had no records of wells on the subject site. Groundwater is estimated to flow to the east in the area of the subject site.

3.2.4 Electric and Magnetic Fields (EMFs)

No high tension towers or electrical transmission lines are located in the immediate vicinity of the subject site and therefor no Electric and Magnetic Fields (EMFs) are suspected to be generated in the area of the subject site.

3.3 SITE INSPECTION

A site inspection was conducted at the subject property as part of the Phase I ESA Update on Tuesday, August 19, 2003, by Robert A. Batchelor, President of Batchelor Environmental Services and a California Registered Environmental Assessor (REA), to determine the environmental condition of the subject site and review current environmental issues. Access to the subject facilities was provided by Mr. Melvin Adams, owner of the subject property. Mr.

Adams provided a history of the subject site and Batchelor Environmental Services conducted a self guided tour of the subject facilities.

Prior use of the subject site consisted of a vacant (undeveloped) lot until the present facilities were constructed beginning in the 1967 with the addition of a new office building in 1985.

Building Areas

The subject improvements consist of a number of office, storage and maintenance buildings including one (1) one story/level administrative/rental office building with front (southern exposure) parking, one (1) one story/level equipment maintenance building to the north of the office building and several small storage buildings at the subject site. The buildings reflect 1960s and later construction materials. (See Figure 3, Buildings and Site Plan with Adjacent Properties Map and Appendix 5.11, Photo Logs 1-4; Descriptions B-G).

Grounds Area

The subject site is covered by the subject buildings and equipment storage areas, concreted and asphalt parking areas and various open storage areas for Aboveground Storage Tanks (ASTs), fifty-five (55) gallon and thirty-five (35) gallon drums and other supplies and equipment. (See Appendix 5.11, Photo Logs 1-14; Descriptions A-Bb).

No evidence of discolored vegetation which may indicate hazardous waste spills, was noted during the site inspection. The concrete areas surrounding the Aboveground Storage Tanks (ASTs) utilized for the storage of new and waste oils at the subject site exhibited hydrocarbon stains denoting the historical storage and handling of both new and waste oils at the subject site.

3.3.1 Site Operations

The subject property is currently owned and occupied by Agoura Equipment Rental & Supply Company which sells and services a variety of both small and large equipment. The company specializes in hard to find specialized equipment including tanks on mobile trailers and asphalt handling equipment. The subject facility also maintains Aboveground Storage Tanks (ASTs) for propane and supplies propane for retail sales. The history of the subject site included the operation of "Center Auto Body Shop" prior to 1986. The site investigation performed by Batchelor Environmental Services on August 19, 2003, noted a number of ASTs, drums and a variety of petroleum fuels and lubricants at the subject site. A maintenance facility is operated at the subject site to service and to perform scheduled lubrication on the rental equipment.

3.3.2 Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)/Clarifier System/Crude Oil Wells/Petroleum and/or gas pipelines.

During the site investigation performed by Batchelor Environmental Services, evidence of the prior existence of Underground Storage Tanks (USTs) was noted at the subject site. Batchelor Environmental Services was informed by Mr. Melvin Adams, owner, that Underground Storage Tanks (USTs) had been installed at the subject site and the USTs removed in 1990 under his direction. The subject site was granted regulatory closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996 although Ethylbenzene with concentrations of 75 ppm were left in the soil at the excavation of the removed UST @ 1,000 gallon capacity for gasoline. Aboveground Storage Tanks (ASTs) were noted at the subject site. The ASTs, range in size/capacity from 100 to 8,000 gallons and are utilized for a variety of products including new and waste oils, transportation fuels and asphalt products (seal coat and emulsions). Various containers, including thirty-five and fifty-five (55) gallon capacity drums utilized for the storage of both new and used petroleum products, waste/spent vehicle oil filters and ethylene glycol (antifreeze) were observed at the subject site. The concrete/asphalt surrounding the

petroleum/waste oil ASTs situated along the eastern border of the subject site were noted to exhibit hydrocarbon stains. (See Appendix 5.11, Photo Log 5 ; Description J).

No markers or placards displaying the existence/location of underground petroleum or natural gas pipelines at or in the immediate vicinity of the subject site were noted by Batchelor Environmental Services during the site investigation conducted on August 19, 2003.

Batchelor Environmental Services researched the records maintained by the State of California Department of Conservation's Division of Oil & Gas Cypress, CA. office and reviewed a Wildcat Oil & Gas Map (see Appendix 5.9, Oil & Gas Map for the area of the subject site) for information regarding the prior or current existence of crude oil/gas wells at or in the immediate vicinity of the subject site. According to the Oil & Gas records, no crude oil or natural gas wells were ever drilled at or in the immediate vicinity of the subject site.

3.3.3 Hazardous Materials and Wastes

Hazardous materials/chemicals in the form of janitorial grade cleaning solutions, paints/paint thinners, vehicle batteries, petroleum oils, propane and compressed cylinder welding gases were noted to be maintained and utilized at the subject site.(See Appendix 5.11, Photo Logs 4-12; Descriptions H-W). The materials, maintained in various sized ASTs and other containers/drums are utilized as part of the ongoing equipment maintenance operations at the subject site or in the case of the propane, for retail sale. The propane is maintained in one (1) AST @ approximately 1,000 gallons and is utilized to refill its customer owned propane canisters. The concrete and/or asphalt pads surrounding the various storage and operating areas where the hazardous materials are maintained exhibited hydrocarbon staining.

Hazardous wastes in the form of waste/spent petroleum oils, spent vehicle batteries, oil filters and ethylene glycol (antifreeze) are generated and temporarily stored at the subject site. The concrete and asphalt paving surrounding the storage areas exhibited hydrocarbon staining. The AST containing the waste oil is surrounded by a secondary containment wall.

The subject site had been cited by a regulatory agency for the unauthorized releases of hazardous materials (petroleum fuels) from Leaking Underground Storage Tanks (LUSTs) maintained at the subject site. The USTs were removed in accordance to LARWQCB regulatory procedures and a Letter of Closure issued.

3.3.4 Agricultural Pesticides/Herbicides

There has been no known application of any agricultural pesticides or herbicides to the subject property based upon reasonably available documentation and information.

3.3.5 Radon

A review for radon is not within the scope of this investigation/assessment. However, radon gas is not considered to be of concern in this area of California. The radon information as contained with the EDR database report, Physical Source Setting Section (page A-9) notes that of the sixty-three (63) sites tested in this area of Los Angeles County, 98% registered less than four (4) picocuries of radon per liter of air (<4 pCi/L) while 2% registered between 4 and 20 pCi/L for radon. The regulatory action standard in residential units for radon gas is =>4 pCi/L.

3.3.6. Asbestos Containing Material (ACM)

Based upon the age of original construction of the subject facilities, approximately1967 & 1985, Asbestos Containing Materials (ACMs) were suspected to be present at the subject site. The site investigation performed by Batchelor Environmental Services on August 19, 2003, revealed spray applied acoustical ceiling material within the front sales and administrative building at the subject site. Based upon the age of construction of this building, approximately 1985, the spray applied acoustical ceiling material is not suspected to contain Asbestos Containing Materials (ACMs). No other visible building materials at the subject site are suspected to contain ACMs.

3.3.7 Lead Based Paints (LBPs)

Based upon the age of the original construction of the subject improvements (approximately) 1967s, Lead Based Paints (LBPs) were suspected to be present at the subject site. The site investigation performed by Batchelor Environmental Services on August 19, 2003, revealed painted surfaces at the subject facilities. Based upon the commercial (non-residential) utilization of the subject property, any LBPs are not suspected to pose a present health risk to employees or customers at the subject property.

3.3.8 Polychlorinated Biphenyls (PCBs)

Fluorescent lighting fixtures of both the recessed and surface-attached types were noted at the subject site. Based upon the estimated age/generation of the fluorescent lighting fixtures at the subject site, the ballasts were not suspected to contain Polychlorinated Biphenyls (PCBs). No leaks or marks of discoloration were observed around the lighting fixtures. Per the scope of this Level I Environmental Site Assessment, no fluorescent fixtures were disassembled or inspected. Two (2) pole-mounted electrical transformers were observed along the eastern border of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted on the transformers. Pole-mounted electrical transformers were noted to be located in the vicinity of the subject site. These transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. No leaks, spills and/or stains were noted in the area of these transformers. According to a representative of the "Edison" Company, all PCB oils had been replaced by 1986 with pure mineral oil in all the "Edison" owned transformers.

3.3.9 Potable Water Source, Sewage Disposal, Gas & Electric Providers

The City of Agoura Hills provides the sewer connection, the Los Virgenes Water District supplies the potable water, the Southern California Edison Company provides electric power and the Southern California Gas Company supplies natural gas to the subject property.

3.3.10 Biohazardous (sharps)/Biomedical Wastes

Based upon the historical commercial utilization of the subject property, it is the professional judgment of Batchelor Environmental Services that no biohazardous (sharps) or biomedical wastes have been generated or stored at the subject property.

3.3.11 Wood Exposure

The buildings and other structures at the subject site exhibit exposed or painted wood. The wood appears to be in average condition for its age.

3.3.12 State and/or Federal Wetlands

The Environmental Data Resources, Inc. Overview, Detail and Source Setting Maps do not exhibit any State or Federal Wetlands in the area of the subject property.

3.3.13 Regulatory Review

A government records search was conducted by Environmental Data Resources, Inc. (EDR). The records search was performed to aid in the identification of facilities/sites located within a one-mile radius of the subject property that would potentially pose a risk of contamination to the subject site. The facilities/sites were identified for their potential impact to surface and/or subsurface soil and/or groundwater and to air quality. A copy of the EDR database report reviewed as part of this Phase I ESA Update is contained within Appendix 5.1. Our review of the EDR database information noted Agoura Equipment Rental & Supply Company (present occupant) reported on the LUST, Cortese, CA FID UST, Historical UST and Los Angeles County HMS database lists. According to the regulatory information contained within the EDR database report, the USTs have been removed, remedial action completed and the case has been granted regulatory closure.

3.3.14 Regulatory Compliance

Based upon the site investigation performed by Batchelor Environmental Services on August 19, 2003, a review of reasonably available regulatory records, a review of previously performed (by others) Site Assessment Reports, and from discussions with representatives of various regulatory agencies, it is the professional judgment of Batchelor Environmental Services that the subject site is in present compliance to all government regulations and laws with the one (1) exception that the Ethylbenzene in the soil at the former UST site for gasoline exceeds the US EPA PGR for Ethylbenzene in residential properties.

3.3.15 Prior Environmental Site Assessment Reports (prepared by Environmental Geoscience Services) on the subject property and reviewed by Batchelor Environmental Services

On Thursday, September 4, 2003, Batchelor Environmental Services made a personal visit to Seal Beach , CA and reviewed copies of the historical site assessment reports (See Appendix 5.7, May 5, 1995 Site Assessment Report and September 30, 1999, Site Investigation Report and Background environmental history on the Agoura Equipment Rental & Supply Company proeprty) on the subject property as had been prepared by Environmental Geoscience Services. The reports detail the results of the site investigations performed at the subject site to assess the presence or non-presence of Petroleum Hydrocarbons, BTEX, MTBE and Lead. The laboratory analytical results for the 1995 site assessment exhibited concentrations of petroleum hydrocarbons, Toluene, Ethylbenzene and Total Xylenes in the excavation where the former USTs had been located. The 1999 site assessment noted relatively low concentrations of MTBE at the subject site.

Although Agoura Equipment Rental & Supply Company was granted regulatory closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996, the concentrations of Ethylbenzene at 75 ppm may preclude the construction of a building on the site of the one (1) former UST @ 1,000 gallon capacity for gasoline at the subject property. The Ethylbenzene in this excavation site exceeds the Federal Preliminary Remediation Goals (PRGs) [at 8.9 ppm for residential properties] and restrictions may be placed on construction of a building at this former UST location.

3.4 OFF-SITE SOURCES OF POTENTIAL HAZARDOUS MATERIALS, ENVIRONMENTAL DATA RESOURCES, INC. (EDR)DATABASE REVIEW

All the facilities described herein are located at an elevation that is either lower, equal to or higher than the subject property. These facilities are documented as being either downgradient from, on a crossgradient or upgradient to the subject property, respectively. The database listing information provided in the following sections 3.4.2 through 3.4.6 is contained in the

Environmental Data Resources, Inc (EDR) database report (see Appendix 5.1, EDR Database Report).

3.4.1 Electrical Transformers

Pole-mounted transformers were noted in the vicinity of the subject site. The transformers are owned and maintained by the Southern California Edison Company and appeared to be in good condition. The transformers are not suspected by Batchelor Environmental Services to contain PCBs based upon information obtained from a representative of the "Edison" Company who reported that "Edison" had replaced all PCB oils with pure mineral oil in their transformers no later than 1986.

3.4.2 Underground Storage Tanks (USTs)

Two (2) facilities were noted to be located within a one-eighth to a one-quarter mile radius of the subject site. The two (2) facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject property. The previous Vista Environmental Solutions, Inc. (VISTA) database report had noted the subject site on the UST database list as follows:

1. Agoura Equipment Rental Supply Company
   29439 Agoura Road
   Agoura Hills, California

This facility was reported to have maintained three (3) Underground Storage Tanks (USTs) with the following listed capacities: one (1) UST @ 500 gallons, one (1) UST @ 1,000 gallons and one (1) UST @ 2,000 gallons. The USTs were reported to be empty and the product contents was not reported. The facility was also noted on the Leaking Underground Storage Tank (LUST) database list. The facility was reported to have leaked gasoline which contaminated the soil (only) beneath its facility. The USTs were removed in 1990 and the case granted regulatory closure in 1996. However, the concentrations of Ethylbenzene @ 75 ppm in the soil within the excavation pit of the former UST @ 1,000 gallon capacity for gasoline exceeds the current US EPA PRG of 8.9 ppm. Depending upon the planned future utilization of the subject property, the soil impacted with the Ethylbenzene may require remediation or be subject to a risk based analysis to assess whether or not the Ethylbenzene poses a health risk at the subject property.

3.4.3 Leaking Underground Storage Tanks (LUSTs)

Five (5) facilities were noted to be located within less than a one-eighth to a one-half mile radius of the subject site. Four (4) of the facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject property. One (1) facility, the subject site itself was noted on the Leaking Underground Storage Tank (LUST) list as follows:

1. Agoura Equipment Rental Supplies
   29439 Agoura Road
   Agoura Hills, California

This facility was previously discussed under the Underground Storage Tank (UST) section above.

3.4.4 National Priority List (NPL) Superfund Sites

No facilities located within the one-mile radius are listed in the National Priority List (NPL) or State Equivalent Priority List (SPL) Database.

3.4.5 United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites and State Equivalent CERCLIS List (SCL) Sites

United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites

No United States Environmental Protection Agency (US-EPA) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Sites were noted to be within a one-half mile radius of the subject site.

State Equivalent CERCLIS List (SCL) Sites

No facilities were noted to be located within a one-half mile radius of the subject site.

3.4.6 Other Locations

CAL-Sites (Known and Potential Hazardous Substances Sites)

No facilities were noted to be located within a one-eighth to one-mile radius of the subject site.

CHMIRS (California Hazardous Material Incident Report System

One (1) facility was noted to be located within a one-half to a one-mile radius to the subject site. The facility is located on a downgradient from the subject site and does not pose a risk of contamination to the subject property.

Resource Conservation and Recovery Act (RCRA) Corrective Action Requests Tracking System (CORRACTS) and Treatment, Storage, and Disposal (TSD) Sites

No facilities were noted to be located within a one-mile radius of the subject site.

Resource Conservation and Recovery Act (RCRA) Registered Small*- and Large**-Quantity Generators of Hazardous Waste

Two (2) facilities were noted to be located within a one-eighth to a one-quarter mile radius of the subject property. The two (2) facilities, both classified as Small Quantity Generators (SQG*) are situated on a downgradient from the subject site and do not pose a risk of contamination to the subject property.

* Small Quantity Generator:	A generator which generates 100 kg/month but less than 1,000 kg/month of nonacutely hazardous waste.
** Large Quantity Generator:	Generators which generate at least 1,000 kg/month of nonacutely hazardous waste or 1 kg/month of acutely hazardous waste.

Emergency Response Notification System (ERNS) of Spills

No facilities were noted to be located within a one-eighth mile radius of the subject site.

Sites with Deed Restrictions (DEED RSTS)

No facilities were noted to be located within a one-half mile radius of the subject site.

Toxic Pits

No facilities were noted to be within a one-eighth to one-half mile radius of the subject site.

Toxic Release Inventory Database (TRIS) Sites

No facilities were noted to be located within a one-eighth to a one-quarter mile radius of the subject site.

State Index of Properties with Hazardous Waste (CORTESE Sites)

The subject facility and an additional six (6) facilities, noted to be located within less than a one-eighth to a one-mile radius of the subject site, were reported on the Cortese database list. Three (3) facilities are situated downgradient from the subject site and do not pose a risk of contamination to the subject site. One (1) facility, Hillside Rubbish Company, is situated immediately adjacent but downgradient with two (2) additional facilities situated upgradient from the subject site. The information on the subject site, adjacent Hillside Rubbish facility and the two (2) upgradient facilities is as follows:

1. Agoura Equipment Rental & Supply Company
   29439 Agoura Road
   Agoura Hills, CA.

This facility, located at the subject site, has been previously discussed under the UST section above.

2. Hillside Rubbish Company/Westlake Trucking/Rubbish Yard
   29431 Agoura Road
   Agoura Hills, CA.

This facility, located immediate adjacent but on a downgradient from the subject site, is reported on the LUST, Cortese, Historical UST, CA FID UST, Los Angeles County HMS and Haznet database lists. The facility was reported to have leaked gasoline which contaminated the groundwater beneath its property. This non-operational facility has been granted regulatory closure.

3. Mobil Oil Company #18-KB7-Former #11)
   4950 Reyes Adobe Road
   Agoura Hills, CA.

This facility was reported on the Cortese database list for leaking underground storage tanks. No other information is readily available on this Mobil service station property. Based upon location and distance, it is the professional judgment of Batchelor Environmental Services that this facility does not pose a present risk of contamination to the subject proeprty.

4. Exxon RAS #7-3364
   30245 Cottonwood
   Agoura Hills, CA.

This facility was reported on the Cortese and Haznet database lists. The facility was noted for leaking underground storage tanks. Based upon location and distance, it is the professional judgment of Batchelor Environmental Services that this facility does not pose a risk of contamination to the subject property.

CA FID

The subject site and one (1) immediately adjacent facility were noted on the CA FID UST database list. The Agoura Equipment Rental & Supply Company (subject site) and the immediately adjacent Hillside Rubbish facility were previously discussed within the UST and Cortese sections above.

Historical UST Sites

The subject site and three (3) additional facilities, noted to be located within a one-eighth to a one-quarter mile radius, are reported on the Historical UST list. The Agoura Equipment Rental & Supply Company has been previously discussed under the UST section above. The three (3) additional sites are situated on a downgradient from the subject site and do not pose a risk of contamination to the subject property.

Solid Waste Landfill Facilities (SWLF)

One (1) facility was noted to be located within a one-quarter to a one-half mile radius of the subject site. The facility/site is situated on a downgradient from the subject site and does not pose a risk of contamination to the subject property.

HAZNET (Hazardous Waste Manifest Information from the Department of Toxic Substances Control [DTSC]).

Seven (7) facilities were noted to be located within less than a one-eighth to a one-quarter mile radius of the subject site. The seven (7) facilities are situated on a downgradient from the subject site and do not pose a risk of contamination to the subject property.

DRY CLEANERS

Two (2) facilities were noted to be located within a one-eighth to a one-quarter mile radius of the subject site. The facilities are situated on a downgradient from the subject site and do not pose a risk of contamination to the subject property.

RCRA VIOLATION SITES

No facilities were reported to be located within a one-eighth to a one-quarter mile radius of the subject site.

UNIQUE COUNTY DATABASE SITES

No facilities were reported to be located within less than a one-eighth to a one-quarter mile radius of the subject site.

APPENDIX 5.10

COPIES (PRIMARILY TEXT AND FIGURE PAGES) OF PHASE II SITE INVESTIGATIONS (PERFORMED BY OTHERS) ON THE SUBJECT SITE + AN ENVIRONMENTAL GEOSCIENCE SERVICE (EGS) "SITE CONCEPTUAL MODEL" COVERING A HISTORY OF SITE INVESTIGATION AND THE DATA ON THE CONTAMINATION AT THE HILLSIDE RUBBISH (ON-SITE) AND THE AGOURA BUILDING MATERIALS (OFF-SITE) PROPERTIES-AUGUST 2003

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION
101 CENTRE PLAZA DRIVE
MONTEREY PARK, CA 91754-2156
(213) 266-7500
FAX: (213) 266-7600

PETE WILSON, *Governor*

September 20, 1996

Mr. Melvin Adams
Agoura Equipment Rental
29439 Agoura Road
Agoura Hills, CA 91303

UNDERGROUND STORAGE TANK CASE CLOSURE
AGOURA EQUIPMENT RENTAL
29439 AGOURA ROAD, AGOURA HILLS (I-11527)

Dear Mr. Adams:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e).

If you have groundwater monitoring wells 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, 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 October 30, 1996. This report must include at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

State of California
Environmental Protection Agency

UNDERGROUND STORAGE TANK CASE REVIEW FORM

Los Angeles Regional
Water Quality Control Board

Date: September 20, 1996	LUSTIS file no.: I-11527	Case reviewer: Harry Patel	
Site Name/Address: Agoura Equipment Rental 29439 Agoura Road Agoura Hills, CA 91301	Responsible parties: Mr. Melvin Adams Agoura Equipment Rental	Address: 29439 Agoura Road Agoura Hills, CA 91301	Phone no.: (805) 889-8524

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

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	1,000	Regular Gasoline	Removed	11/90
2	2,000	Diesel	Removed	11/90
3	500	Waste Oil	Removed	11/90
4	-----	-----	-----	-----

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater)

GW basin: None	Beneficial uses: Not Applicable	Depth to drinking water aquifer: Not Applicable	
Distance to nearest municipal supply well: Not Applicable		Distance between known shallow GW contamination and aquifer: Unknown	
GW highest depth: 21'	GW lowest depth: 23'	Well screen interval: 10' to 23'	Flow direction: Unknown
Soil type: Sandy Clay and Volcanic Basalt bedrock		Maximum depth sampled: 23'	

III. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest, --- =Not Reported, ND=Non-detect

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Initial (Year)	Latest (Year)	Initial (Year)	Latest (Year)		Initial (Year)	Latest (Year)	Initial (Year)	Latest (Year)
TPH (Gas)	74/93	ND/95	ND/93	ND/95	Ethylbenzene	0.35/93	ND/95	ND/93	ND/95
TPH (Diesel)	-----	-----	-----	-----	Xylenes	0.47/93	ND/95	5.2/93	ND/95
Benzene	0.195/93	-----	0.5/93	ND/95	MTBE	-----	-----	-----	-----
Toluene	1.130/93	-----	3.3/95	ND/95	Other	-----	-----	-----	-----

IV. SOIL REMEDIATION

Method: None	Duration of remediation: Not Applicable

V. GROUNDWATER REMEDIATION

Method: None	Duration of remediation: Not Applicable

VI. FREE PRODUCT:

Was free product encountered? ~~Yes~~ No	Has free product been totally recovered? ~~Yes~~ ~~No~~
When was free product recovery project completed? Not Applicable	

VII. RECOMMENDED ACTION:

Soil Closure only: ~~Yes~~ No	Case Closure: Yes ~~No~~	Solvent Case? ~~Yes~~ ~~No~~
Additional Action Required (i.e.: additional site assessment, remediation, monitoring):		

VIII. JUSTIFICATION FOR RECOMMENDED ACTION:

The site had localized soil and groundwater contamination, however the site is not located above any aquifers. There is no possibility of surface discharge. The subsurface lithology consists of sandy clays and bedrock. It does not appear that the contamination has migrated vertically as the bed rock is acting as a barrier. The site is being closed as a low risk site. 9-20-96

(Aug. 1996)

13

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SITE ASSESSMENT REPORT

I-11527
Clin# 57244
SIR #

for

AGOURA EQUIPMENT RENTALS AND SUPPLIES
29439 Agoura Rd.
Agoura Hills, CA 91301

T.B.C.

by

ENVIRONMENTAL GEOSCIENCE SERVICES
35 54th PLACE, #2 LONG BEACH, CA 90803
(310) 987-3089

5/8/95

ENVIRONMENTAL GEOSCIENCE SERVICES
35 54th PLACE, #2, LONG BEACH, CA 90803
(310) 987-3089

5/8/95

Mr. Mel Adams
Agoura Equipment Rentals and Supplies
29439 Agoura Rd.
Agoura Hills, CA 91301
(818) 889-8524

SUBJECT: **SITE ASSESSMENT REPORT**
Agoura Equipment Rentals and Supplies
Agoura Hills, CA

1.0 INTRODUCTION

Environmental Geoscience Services has performed environmental site assessment work at Agoura Equipment Rentals and Supplies (AER) which is located at 29439 Agoura Rd., Agoura Hills, CA. This work was requested by the County of Los Angeles, Department of Public Works (DPW), Local Oversite Program in letters dated 1/27/94 and 8/3/94.

The objective of the site assessment was two fold: The first objective was to install a groundwater monitoring well down-gradient from the former underground storage tank (UST) area to investigate for the potential presence of petroleum hydrocarbons. Additionally, a second objective was to assess the soil in the UST area for potential petroleum contamination.

The AER property is used to store and maintain construction equipment ranging from hand tools to heavy equipment. An existing office building, a dividing wall, and an above ground propane tank are situated due east of the former UST area.

Neighboring properties include Hillside Rubbish to the east of AER which has confirmed petroleum contamination in the soil and shallow groundwater. A City of Agoura Hills owned vacant field exists to the west of AER.

Agoura Equipment Rental and Supplies is situated in Lindero Canyon. Volcanic andesites and basalts can be found beneath the valley floor alluvium and on the surrounding mountain side (south end of property). The drilling locations for this project were located in the transition zone between the bedrock hillsides and the alluvial valley bottom.

This report of findings documents all field procedures and includes boring logs, background information, laboratory summary tables, laboratory report sheets, the chain of custody, QA/QC data, a well construction diagram, a site vicinity map, a site map, a groundwater gradient map, a cross section diagram, project conclusions and recommendations.

Agoura Equipment Rentals and Supplies previously submitted a Workplan to perform Site Assessment and Remediation (Env. Geoscience Services - 7/26/93) by means of excavating, testing and disposing any contaminated soil. In reply, the DPW requested that the groundwater be assessed prior to performing the "dig and haul" operation.

Because one (1) groundwater well already exists on the subject property (MW-12, installed by Hillside Rubbish), and eleven (11) other groundwater monitoring wells exist on the western neighboring properties (Hillside Rubbish & Agoura Building Supplies), only one additional (1) groundwater monitoring well was deemed to be necessary by the DPW at this time.

2.0 BACKGROUND

Three (3) USTs were removed from AER on 11/29/90. These USTs included a 1,000 gallon gasoline UST, a 2,000 gallon diesel fuel UST, and a 500 gallon waste oil UST. The 500 gallon waste oil UST was located in a separate area from the two larger fuel containing USTs. The site map included in Appendix A shows the former UST locations as well as boring and monitoring well locations.

Soil sample "3A" collected beneath the center of the 500 gallon waste oil UST, exhibited 45.9 ppm total recoverable petroleum hydrocarbons (TRPH by EPA 418.1), and a trace amount of toluene. As a result, no site assessment was deemed necessary for the waste oil UST area.

Soil sample "1A" collected beneath the 1000 gallon gasoline UST exhibited 2800 parts per million total petroleum hydrocarbons (TPH as gasoline, EPA-8015M), and high concentrations of toluene, ethylbenzene, and xylene. No benzene was detected in any of the original soil samples collected beneath the USTs. Soil sample "2A" was collected beneath the north-end of the 2000 gallon diesel UST. Sample "2A" exhibited 1070 ppm total recoverable petroleum hydrocarbons (TRPH-EPA 418.1), and only a "trace" concentration of xylene.

The former waste oil excavation has been backfilled. The larger 1000 gallon/2000 gallon UST excavation has not been backfilled and is presently covered with metal plates. The approximate dimensions of the excavation pit are 29' long by 9.5' wide by 7 feet deep.

On 11/15/93, a twenty-three (23) feet deep soil boring (B-1) was drilled with a CME-75 hollow-auger drilling rig. The objective depth of 25' was not reached due to resistant bedrock conditions encountered from 10' to 23'. Laboratory analyses of up-hole soil samples revealed the minor presence of petroleum hydrocarbons in the 10', 15', and 20' soil and bedrock samples. Boring B-1 was situated approximately 23-24 feet east of the former 1000 gallon gasoline UST.

Though no groundwater was observed during drilling and sampling of B-1, the boring was allowed to remain open (on 11/15/93) to observe whether groundwater would eventually seep into the open boring. Approximately four (4) inches of groundwater was pooled in the bottom of the open boring (B-1) after one hour of waiting time. An unofficial water sample was bailed from the open boring for "screening" purposes. The water sample bailed from the bottom of the boring did exhibit "trace concentrations" of benzene, toluene and xylene (see Table 1 below).

Lithologically, the soil sample collected from Boring #1 at 5' was composed of silt, sand, and gravel. Decomposed and weathered basalt bedrock was observed in the 10' and 15' samples. The 20' sample consisted of resistant, dark gray basalt bedrock. Extremely resistant bedrock was encountered at 18'. There were no visual or olfactory indications of petroleum hydrocarbons (odor or staining) in the soil or bedrock samples.

Table 1 - LABORATORY ANALYSES

SOIL SAMPLE	TPH - gasoline (ppm)	BENZENE (ppm)	TOLUENE (ppm)	ETHYL-BENZENE (ppm)	XYLENE (ppm)
MW-1 @ 5' (soil)	ND	ND	ND	ND	ND
MW-1 @ 10' (decomposed bedrock)	74	.195	1.130	.350	.470
MW-1 @ 15' (decomposed bedrock)	18	ND	.390	.130	.160
MW-1 @ 20' (bedrock)	ND	ND	.014	ND	ND
W-1 (unofficial water sample)	ND	.0005	.0033	ND	.0052

3.0 FIELD WORK

On 3/2/95, Environmental Geoscience Services installed one (1) groundwater monitoring well, and drilled three (3) shallow soil borings. The boring and well locations are plotted on the site map included in Appendix A. A B-61 truck-mounted hollow-auger drilling rig operated by Westex Drilling (Simi Valley, CA) was utilized for drilling, soil sampling and well installation. A monitoring well permit from the County of Los Angeles, Department of Health Services was obtained prior to conducting field work. A copy of this permit is included in Appendix D. Additionally, the County of Los Angeles DPW was provided with 72 hr. advanced notification prior to conducting field work.

Due to the shallow depth to resistant bedrock (volcanic basalt), boring depths of 20', which were proposed in the Workplan, were not obtained. Boring depths of only 9' (B-2), 8.5' (B-3) and 5' (B-4) were achieved. A steel drilling bit was shredded well beyond repair while attempting to drill the first boring to 9'.

Boring B-5 was drilled with the intention of installing the new monitoring well at that location. Bedrock was encountered at 4.5' while drilling this hole. When drilling refusal occurred, the geologist suggested that former soil boring B-1, which was previously drilled to 23', be "drilled-out" and used to install the 2" diameter monitoring well. The drilling rig set-up and drilled through the bentonite backfill residing in B-1. Surprisingly, the drillers were able to deepen B-1 by two (2) additional feet to a total depth of 25'. The drillers installed the 2" diameter monitoring well in the 8" diameter open hole. The well was re-designated MW-1.

The groundwater monitoring well was constructed with 2" diameter, Schedule 40, PVC casing. Blank casing was used from 0' to 10'. Pre-slotted (.02") casing was installed from 10' to 25'. Monterey Sand (#3) was added to the well's annulus from total depth to about 14' below surface. Bentonite clay was added from the top of the Monterey Sand to 1.5' below surface. Concrete was emplaced from 1.5' to .5'. A traffic-rated cover box was emplaced over the well and cemented in-place.

The elevation of the top of well casing, relative to sea level was surveyed. The top of well casing was surveyed with a transit by Agoura Equipment Rentals to be 853.40' above sea level. Well MW-12 (elevation 848.41') was used as a temporary benchmark for this measurement.

To prevent cross contamination during drilling operations, the soil sampling apparatus was cleaned with biodegradable soap and double-rinsed between sampling. A split-spoon sampler was utilized by the drilling rig to collect undisturbed soil samples within pre-cleaned brass tubes. Because none of the new borings were able to

penetrate beyond 9', the soil samples were collected at 5' and at the total depth (TD) of the boring. The soil samples (2) and rock samples (3) from the borings were logged by the project geologist. Boring logs which describe sample lithologies were compiled for each boring (Appendix-B). The samples earmarked for laboratory analyses (brass tubes) were wrapped with aluminum foil, plastic end-caps, labeled, placed in sealable plastic bags, then placed in a chilled ice-chest for transportation to the analytical laboratory.

4.0 WELL DEVELOPMENT / PURGING AND SAMPLING

Well development was initiated immediately after the well had been constructed. Water in the newly installed well was measured to be 13.50 feet below casing prior to well development. The well casing volume was calculated to be approximately 2 gallons. The drilling rig used a surge block device to purge approximately 10 gallons of groundwater. The produced development water was later removed by the vacuum truck during well purging and sampling on 3/28/95.

Well purging and water sampling was performed on 3/28/95 in conjunction with water sampling operations carried-out at Hillside Rubbish. Groundwater purging was performed by vacuum trucks operated by Maness Environmental (Long Beach, CA). The vacuum truck attached its suction line to a designated 1" PVC "stinger" which was lowered into the well. During well purging, periodic measurements were made for NTUs, pH, conductivity and temperature. Well purging was continued until 9 volumes casing (25 gallons were removed from the well.

The purged groundwater was disposed at Crosby and Overton, Long Beach CA. A manifest documenting water disposal has been included in Appendix F. This manifest also shows water disposal for neighboring Hillside Rubbish.

A new disposable bailer was used to collect the groundwater sample earmarked for laboratory analyses. The bailer collected a water sample from the air/water interface and gently transfered the water into clean 40 ml. vials. Each 40 ml. vial was completely filled with no air bubbles (no headspace). The sample containers were labeled, and placed in a chilled ice chest for transport to the laboratory.

Table 1 - WELL PURGING DATA

WELL #	WATER LEVEL/ ELEV..	BOTTOM OF WELL	VOL.. IN WELL	VOL.. PURGED	pH	TEMP. (oF)	COND- UCTIV- ITY	NTUs
MW-1	9.55'	24.5'	2.5 gals.	25 gals.	7.78	65.7	5050	184
					7.76	65.7	5040	<200
					7.80	64.8	4830	<200
					7.78	63.1	4820	187
	top of				7.82	61.8	4690	133
	casing -				7.80	61.4	4490	53
	853.40'				7.80	61.4	4640	55

5.0 HYDROLOGY

The regional direction of groundwater flow in Lindero Canyon is to the east, flowing down-slope along the same general pathway as the formerly graded-over, Lindero Creek. Significant local variations in the direction of groundwater flow have been shown to exist on the neighboring property (Hillside Rubbish).

A groundwater gradient map of Agoura Equipment Rentals and Supplies (AER) is included in Appendix A. The direction of groundwater flow is to the southeast, with an approximate gradient of 012 ft./ft.

The former UST area at AER appears to be very close to the interface between bedrock (basalt) and soil material, which certainly can have an influence on the local groundwater flow patterns.

6.0 LABORATORY ANALYSES

A total of five (5) soil/rock samples and one (1) groundwater samples were analyzed for this project. All laboratory analyses performed by Chemical and Environmental Laboratories (Santa Fe Springs, CA), a California certified laboratory. Each sample (water & soil/rock) was analyzed for total petroleum hydrocarbons (TPH - gasoline and diesel) by EPA test method 8015M, and for benzene, toluene, ethylbenzene, and xylene (BTEX) by EPA test method 8020. Laboratory results are summarized below in Tables 2 and 3.

Table 2 - SUMMARY OF LABORATORY RESULTS
GROUNDWATER SAMPLE

WELL #	TPH gasoline (ppm)	TPH diesel (ppm)	BENZENE (ppm)	TOLUENE (ppm)	ETHYL-BENZENE (ppm)	XYLENES (ppm)
MW-1	ND	ND	0.011	ND	ND	ND
Detection Limit:	**0.1**	**0.5**	**0.0003**	**0.0003**	**0.0003**	**0.0003**

Table 3 - LABORATORY RESULTS
Date Sampled: 3/2/95

SAMPLE ID	TPH gasoline (ppm)	TPH diesel (ppm)	BENZENE (ppb)	TOLUENE (ppm)	ETHYL-BENZENE (ppb)	XYLENES (ppb)
B-2 @ 5'	ND	ND	ND	ND	ND	ND
B-2 @ 9'	ND	ND	ND	ND	ND	ND
B-3 @ 5'	ND	ND	ND	ND	ND	ND
B-3 @ 8.5'	ND	ND	ND	ND	ND	ND
B-4 @ 5'	ND	ND	ND	ND	ND	ND
Detection Limit:	**0.5**	**10**	**0.005**	**0.005**	**0.005**	**0.015**

7.0 CONCLUSIONS

* Soil samples from three (3) soil borings (B-2, B-3, and B-4) have been collected and analyzed from locations north, west and south of the former UST area. Previous site assessment activities included the drilling and sampling of one (1) additional boring (B-1) situated east of the former UST area. With the analytical data gathered from these soil borings, the lateral extent of the soil contamination has been assessed to a degree sufficient to allow for commencement of soil remediation by "dig and haul methods".

* Due to the presence of resistant, dense volcanic basalt, the vertical extent of contamination can be considered to be the top of the non-weathered bedrock. The non-weathered igneous basalt serves as a permeability barrier for all practical intents and purposes.

* The groundwater sample collected from MW-1 was analyzed for EPA 8015 (gas & diesel) and EPA 8020 (BTEX). The water sample was non-detect for gasoline, diesel fuel, toluene, ethylbenzene, and xylene. A trace concentration of benzene was detected at .011 ppm. The laboratory confirmed this result by analyzing the same sample three (3) separate times.

* The existing UST pit is 9.5' wide by 29' long by 7' deep which calculates to 71.4 cubic yards of void space situated in the middle of the soil plume.

* Approximately 50 to 100 (+/-) cubic yards of soil have been impacted by petroleum hydrocarbons. This rough estimate assumes that the soil from 0 to 4' deep is not impacted. Additionally, the irregularly shaped plume dimensions are estimated to be 36' long by 30' +/- wide by 4' +/- thick (4' to 8' zone). An approximate outline of the soil plume included in Appendix A.

* A groundwater gradient map is included in Appendix A. The direction of groundwater flow is to the southeast, with an approximate gradient of .012 ft./ft.

8.0 RECOMMENDATIONS

Due to the presence of petroleum hydrocarbons (1070 ppm TRPH and 2800 ppm gasoline) originally in the former UST excavation, the County of Los Angeles, DPW will likely request clean-up of the petroleum-impacted soil material. Environmental Geoscience Services previously submitted a Workplan to the DPW which addresses clean-up plans via

"dig and haul methods". This Workplan can be resubmitted for review. A meeting with Mr. Tim Piasky of the DPW may be requested to answer questions dealing with proposed clean-up levels and any confirmatory soil sampling requirements.

The slight amount of petroleum hydrocarbons detected in the groundwater appears to be insignificant. No groundwater remediation is recommended. However, it is likely that the DPW will require further quarterly groundwater assessment.

8.0 LIMITATIONS

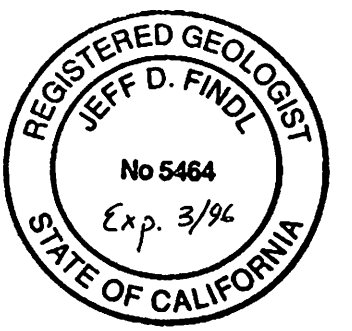
The professional services were performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar locations. The findings in this report are based on field observations and analytical results provided by an independent laboratory. Interpretations of the subsurface conditions at the site for the purpose of this investigation are made from a limited number of available data points (i.e.- soil borings, monitoring wells, etc.) and subsurface conditions may vary away from these data points. No other warranty, expressed or implied is made as to the professional conclusions or recommendations contained in this report.

* * * * *

Environmental Geoscience Services would like to thank Agoura Equipment Rentals and Supplies for the opportunity to work on this project. If there are any questions, please contact the undersigned at (310) 987-3089.

Jeff Findl

Jeff Findl
California Registered Geologist #5464
Environmental Geoscience Services



file: mel_adams

APPENDIX A

MAPS & FIGURES

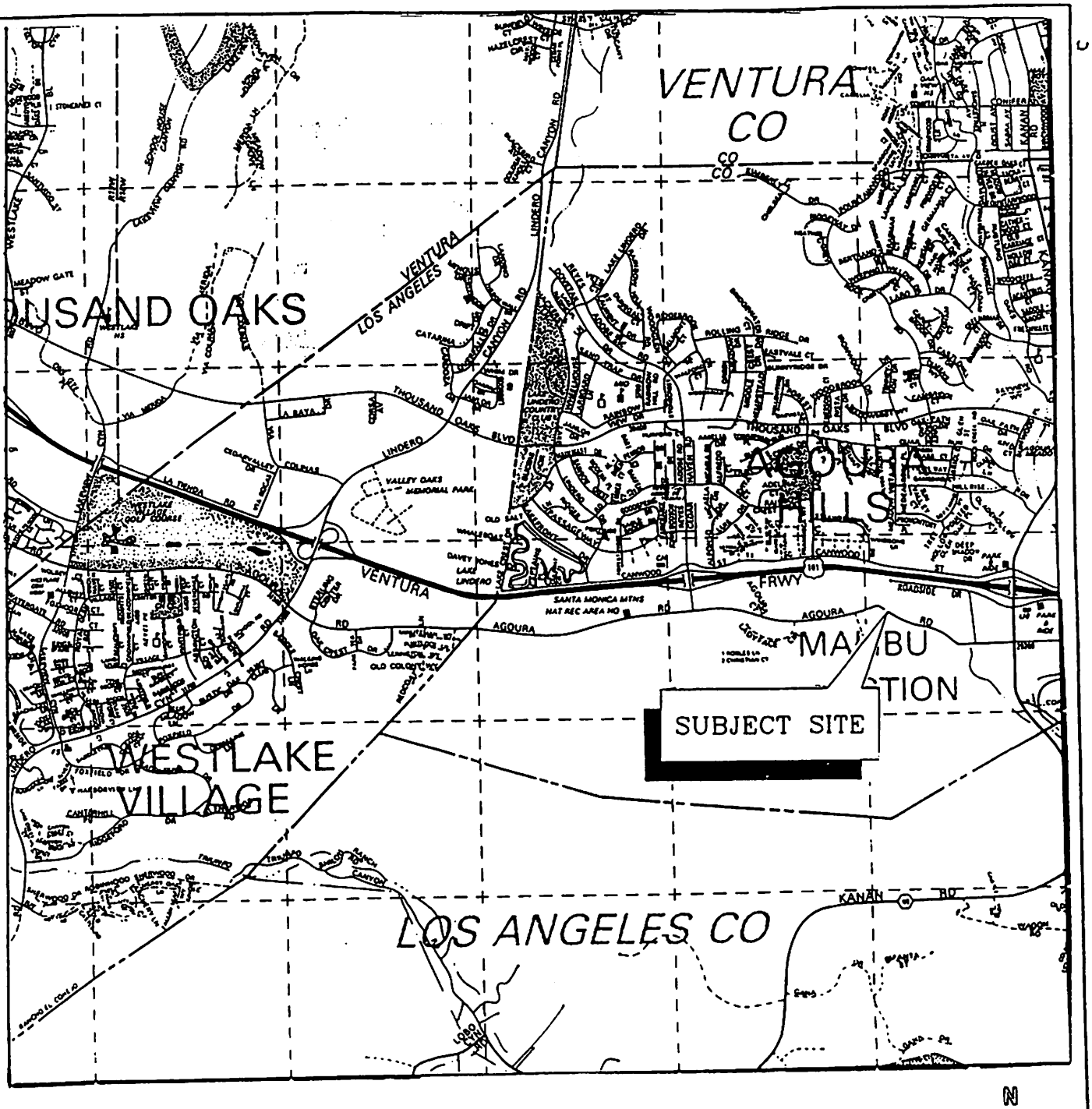
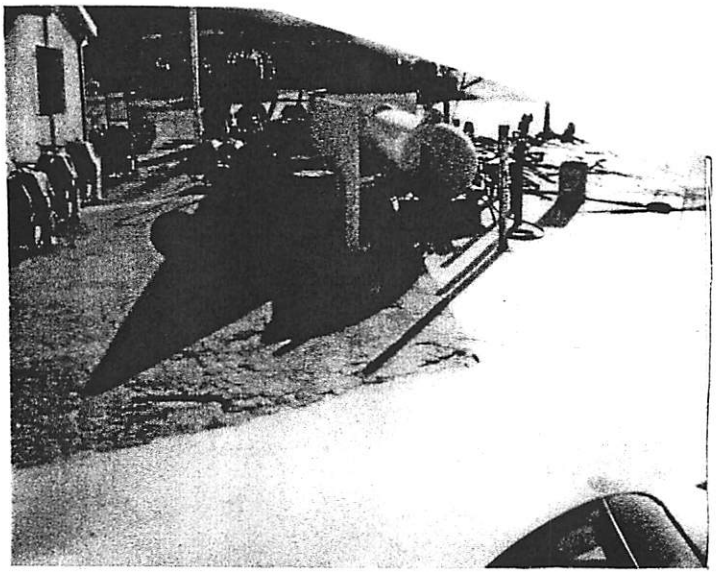


FIGURE 1 VICINITY MAP

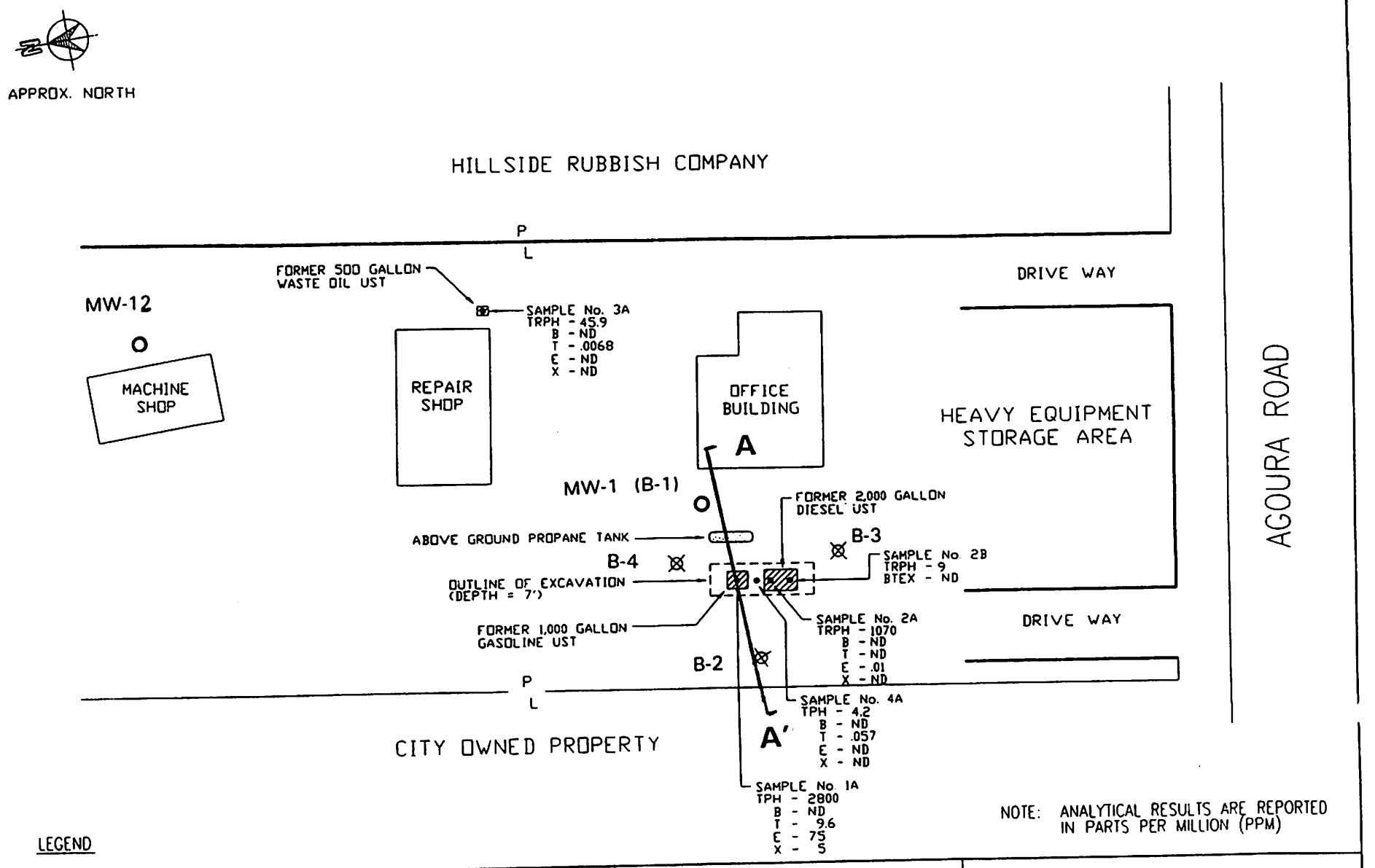
CLIENT: AGOURA EQUIPMENT RENTAL & SUPPLIES	
SITE: AGOURA EQUIPMENT RENTAL & SUPPLIES	
29439 AGOURA ROAD	
AGOURA HILLS, CALIFORNIA	

ENVIRONMENTAL GEOSCIENCE SERVICES
35 54TH PLACE, NO. 2
LONG BEACH, CA 90803
(310) 987-3089

PHOTO LOG
AGOURA EQUIPMENT RENTALS AND SUPPLIES



UST Area; MW-1 (blue dot)
UST excavation (covered with tarp)
to the right side of propane tank



TITLE: BORING & MONITORING WELL MAP	SCALE: ONE INCH EQUALS FORTY FEET
CLIENT: AGOURA EQUIPMENT RENTAL & SUPPLIES	DRAWN BY: PRIMA
SITE: AGOURA EQUIPMENT RENTAL & SUPPLIES	CHECKED:
29439 AGOURA ROAD	ORIG. DATE 3/20/94
AGOURA HILLS, CALIFORNIA	REV #:

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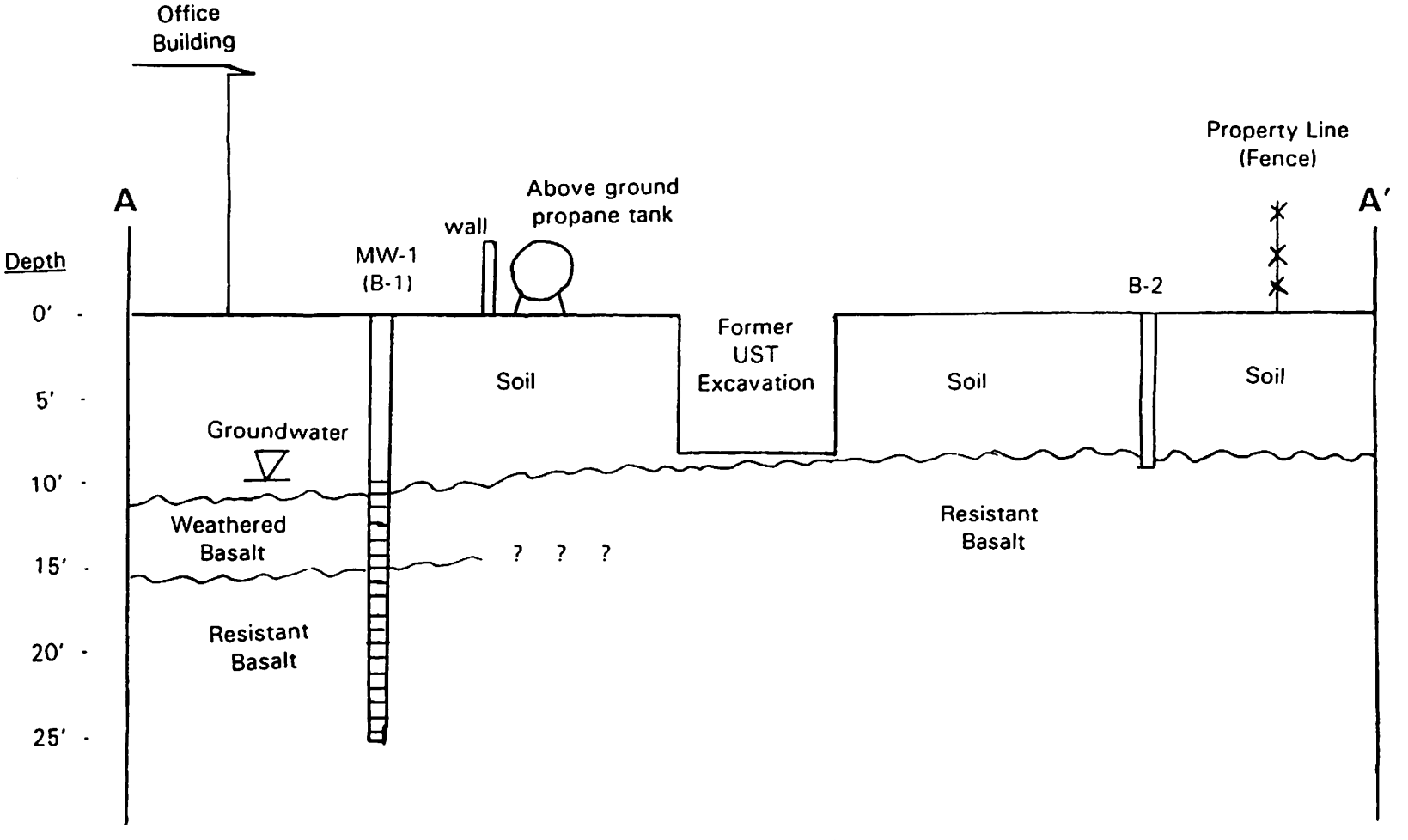
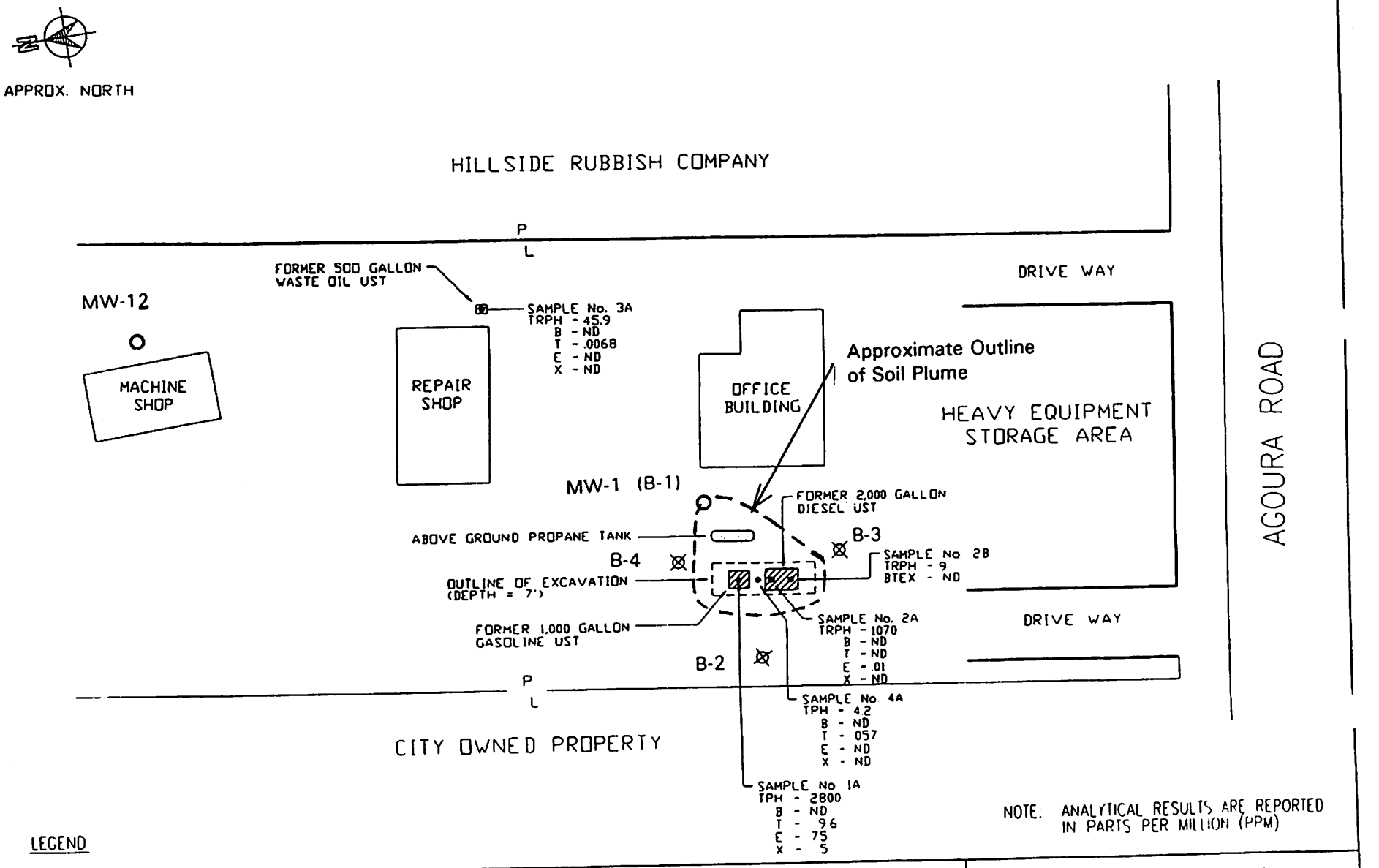
35 54TH PLACE, NO. 2
LONG BEACH, CA 90803
(310) 987-3089

GEOLOGIC CROSS SECTION A-A'

Scale 1" = 10'




APPROX. NORTH
HILLSIDE RUBBISH COMPANY
P
L
DRIVE WAY
FORMER 500 GALLON
WASTE OIL UST
SAMPLE No. 3A
TRPH - 45.9
B - ND
T - .0068
E - ND
X - ND
MW-12
MACHINE SHOP
REPAIR SHOP
OFFICE BUILDING
Approximate Outline of Soil Plume
HEAVY EQUIPMENT STORAGE AREA
AGOURA ROAD
MW-1 (B-1)
FORMER 2,000 GALLON
DIESEL UST
ABOVE GROUND PROPANE TANK
B-3
B-4
SAMPLE No 2B
TRPH - 9
BTEX - ND
OUTLINE OF EXCAVATION
(DEPTH = 7')
FORMER 1,000 GALLON
GASOLINE UST
SAMPLE No. 2A
TRPH - 1070
B - ND
T - ND
E - .01
X - ND
DRIVE WAY
B-2
P
L
SAMPLE No 4A
TPH - 42
B - ND
T - 057
E - ND
X - ND
CITY OWNED PROPERTY
SAMPLE No 1A
TPH - 2800
B - ND
T - 96
E - 75
X - 5
NOTE: ANALYTICAL RESULTS ARE REPORTED IN PARTS PER MILLION (PPM)
LEGEND
O = GROUNDWATER MONITORING WELL LOCATION
⊠ = BORING LOCATION
UST = UNDERGROUND STORAGE TANK
• = UST SOIL SAMPLE LOCATION
0
40'
TITLE BORING & MONITORING WELL MAP
SCALE ONE INCH EQUALS FORTY FEET
CLIENT AGOURA EQUIPMENT RENTAL & SUPPLIES
DRAWN BY PRIMA
SITE AGOURA EQUIPMENT RENTAL & SUPPLIES
CHECKED
29439 AGOURA ROAD
ORIG DATE 3/20/94
AGOURA HILLS, CALIFORNIA
REV #
ENVIRONMENTAL GEOSCIENCE SERVICES
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LONG BEACH, CA 90803
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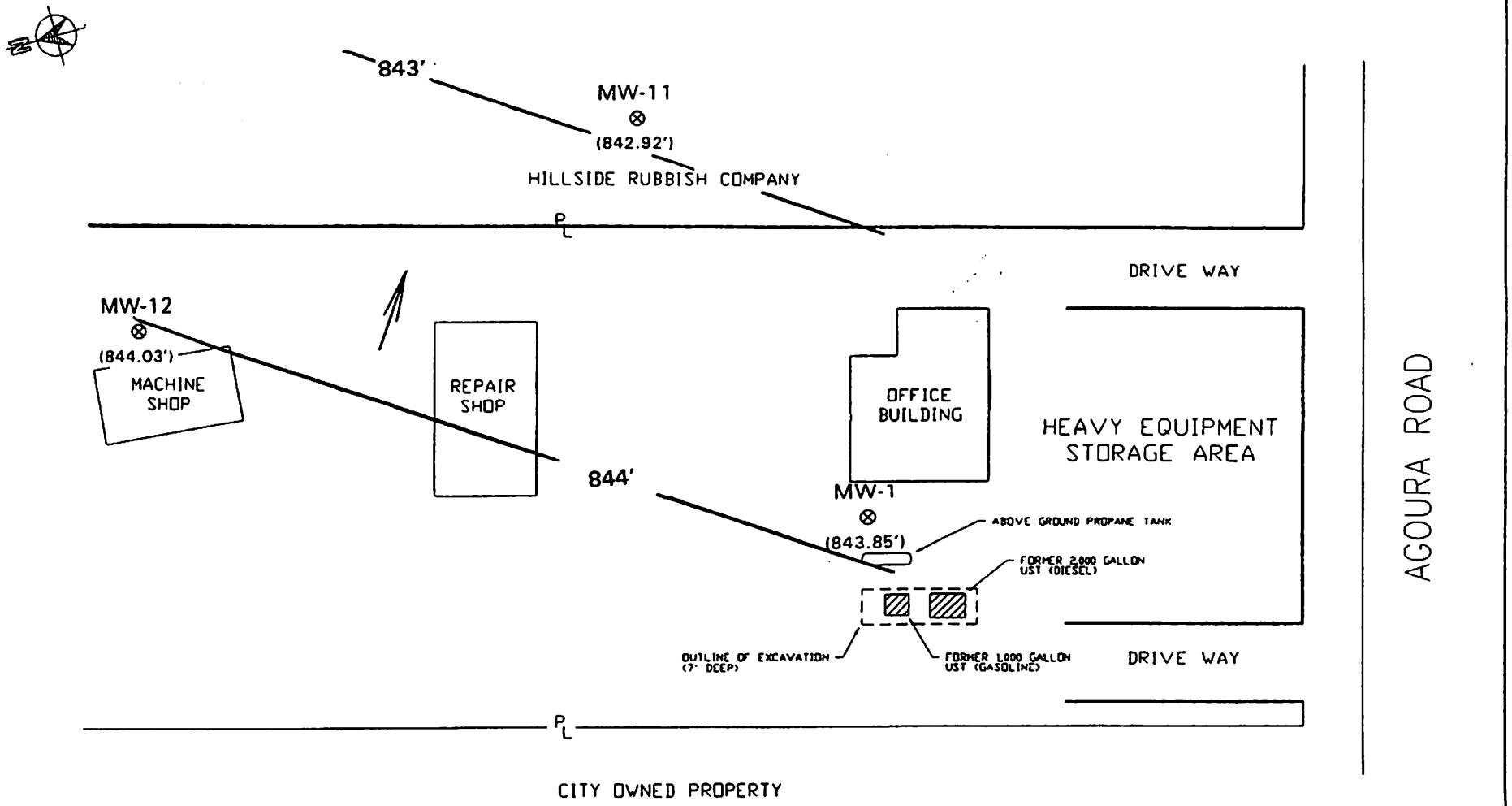


FIGURE 1

) = GROUNDWATER CONTOUR LINE

→ = GROUNDWATER FLOW DIRECTION

⊗ = MONITORING WELL

0 40'

TITLE: **GROUNDWATER GRADIENT MAP** 3/28/95	SCALE: ONE INCH EQUALS FORTY FEET
CLIENT: AGOURA EQUIPMENT RENTAL & SUPPLIES	DRAWN BY: PRIMA
SITE: AGOURA EQUIPMENT RENTAL & SUPPLIES	CHECKED:
29439 AGOURA ROAD	ORIG. DATE: 12/28/93
AGOURA HILLS, CALIFORNIA	REV #:

ENVIRONMENTAL GEOSCIENCE SERVICES
35 54TH PLACE, NO. 2
LONG BEACH, CA 90803
(310) 987-3089

APPENDIX B

BORING LOGS

BORING LOG

DEPTH	SOIL SAMPLE COLLECTED	U.S.C.	BORING NUMBER: 2 DESCRIPTION	BLOW COUNT
1 2 3 4 5	5'	CL	**CLAY**, very dark brown (10YR, 2/2), moist, some silt, no hydrocarbon odors.	4-7-6
6 7 8 9	9'	bed-rock	Volcanic basalt bedrock, reddish gray (10R, 5/1), numerous vesicles (lava-like), dry, no hydrocarbon odors.	50 for 4"
10 11 12 13 14 15 16 17 18 19 20			**DRILLING REFUSAL @ 9'** **NO GROUNDWATER ENCOUNTERED**	

CLIENT: AGOURA EQUIPMENT	LOGGED BY: JEFF FINDL, REGISTERED GEOLOGIST NO.5464
RENTAL & SUPPLIES	DRILLING CO.: WESTEC
SITE: 29439 AGOURA RD.	DRILLER: BRADLEY
AGOURA, CA 90301	DRILLING EQ.: B-61
DATE LOGGED: 3/2/95	BORING DIA.: 8"

BORING LOG

DEPTH	SOIL SAMPLE COLLECTED	U.S.C.	BORING NUMBER: 3 DESCRIPTION	BLOW COUNT
1 2 3 4 5	5'	SC	Sandy **CLAY**, dark yellowish brown (10YR, 4/4), moist, no hydrocarbon odors.	5-8-8
6 7 8 8.5	8.5	Bed-rock	Volcanic basalt bedrock, reddish gray (10R, 5/1), numerals vesicles (lava-like), dry, no hydrocarbon odors.	50 for 4"
9 10 11 12 13 14 15 16 17 18 19 20			**DRILLING REFUSAL @ 8.5'** **NO GROUNDWATER ENCOUNTERED**	

CLIENT: AGOURA EQUIPMENT	LOGGED BY: JEFF FINDL, REGISTERED GEOLOGIST NO.5464
RENTAL & SUPPLIES	DRILLING CO.: WESTEC
SITE: 29439 AGOURA RD.	DRILLER: BRADLEY
AGOURA, CA 90301	DRILLING EQ.: B-61
DATE LOGGED: 3/2/95	BORING DIA.: 8"

BORING LOG

DEPTH	SOIL SAMPLE COLLECTED	U.S.C.	BORING NUMBER: 4 DESCRIPTION	BLOW COUNT
1 2 3 4 5	5'	Bed-rock	Volcanic basalt bedrock, reddish gray (10R, 5/1), numerous vesicles, dry, no hydrocarbon odors.	50 for 4"
6 7 8 9 10 11 12 13 14 15 16 17 18 19 20			**DRILLING REFUSAL @ 5'** **NO GROUNDWATER ENCOUNTERED**	

CLIENT: AGOURA EQUIPMENT	LOGGED BY: JEFF FINDL, REGISTERED GEOLOGIST NO.5464
RENTAL & SUPPLIES	DRILLING CO.: WESTEC
SITE: 29439 AGOURA RD.	DRILLER: BRADLEY
AGOURA, CA 90301	DRILLING EQ.: B-61
DATE LOGGED: 3/2/95	BORING DIA.: 8"

State of California
Environmental Protection Agency

UNDERGROUND STORAGE TANK CASE REVIEW FORM

Los Angeles Regional
Water Quality Control Board

Date: December 9, 1996	LUSTIS File No.:R-22334	Case Reviewer: Mr. Jimmie Woo	
Site Name/Address: **Agoura Building Materials** **29403 West Agoura Road** **Agoura Hills, CA 91376**	Responsible Parties: Ms. Theressa Packard	Address: Same	Phone No.:

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

Tank No.	Size in Gallons	Contents	Closed in place/Removed?	Date
1	10,000	Gasoline	Removed	11/20/95
2	10,000	Diesel	Removed	11/20/95
3	10,000	Diesel	Removed	11/20/95
4				

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, NR =Not Reported)

GW Basin: Central	Beneficial uses: Mun.	Depth to drinking water aquifer (feet): NR	
Distance to nearest municipal supply well: NR		Dist. between shallow GW contamination and aquifer (feet): NR	
GW highest depth: NR	GW lowest depth: NR	Well screen interval: NR	Flow direction: NR
Soil types: Silty Sand and Sand		Maximum soil depth sampled (feet): 12	

III. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest (ND=Non-detect; NR=Not reported)

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Initial (1995)	Latest (Year)	Initial (Year)	Latest (Year)		Initial (1995)	Latest (Year)	Initial (Year)	Latest (Year)
TPH (Gas)	1.2	NR	NR	NR	Ethylbenzene	385	NR	NR	NR
TPH (Diesel)	80,000	NR	NR	NR	Xylenes	2,700	NR	NR	NR
Benzene	3.5	NR	NR	NR	MTBE	NR	NR	NR	NR
Toluene	350	NR	NR	NR	Other	NR	NR	NR	NR

IV. SOIL REMEDIATION

Method:None	Duration of remediation: N/A

V. GROUNDWATER REMEDIATION

Method:None	Duration of remediation:N/A

VI. FREE PRODUCT:

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

VII. RECOMMENDED ACTION:

Soil Closure only: No	Case Closure: Yes	Solvent Case? No
Additional Action Required (i.e.: additional site assessment, remediation, monitoring):None		

VIII. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION:

The underground tanks have been removed. Majority of the leakage appears to be from the diesel tank. Based on the information provided, it is recommended that no further action be taken.

12-9-96

Cal/EPA

Los Angeles
Regional Water
Quality Control
Board

101 Centre Plaza Drive
Monterey Park, CA
91754-2156
(213) 266-7500
FAX (213) 266-7600

Pete Wilson
Governor

December 10, 1996

Ms. Theressa Packard
Agoura Building Materials
29403 West Agoura Road
Agoura Hills, CA 91376

UNDERGROUND STORAGE TANK CASE CLOSURE
AGOURA BUILDING MATERIALS
29403 WEST AGOURA ROAD, AGOURA HILLS (R-22334)

Dear Ms. Packard,

This letter confirms the completion of the site investigation and remedial action for the underground storage tanks formerly located at the above-described location.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

The notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e).

Please contact Mr. Jimmie Woo at (213) 266-7591, if you have any questions regarding this matter.

Sincerely,

ROBERT P. GHIRELLI, D.Env.
Executive Officer

ROY R. SAKAIDA
Supervising Water Resource Control Engineer
Underground Tank Section

cc: Mr. Dave Deaner, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Carl Sjoberg, Los Angeles County Department of Public Works, Environmental Programs Division
Mr. Al Bragg, Los Angeles County Department of Health Services, Water Well Permits
Mr. Mark Oborne, Sierra Geoscience, Incorporated

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 26, 1996

IN REPLY PLEASE
REFER TO FILE: EP-1
016741-022334

Ms. Theresa Packard
Agoura Building Materials
29149 Agoura Road
Agoura, CA 91376

Dear Ms. Packard:

HAZARDOUS MATERIALS UNDERGROUND STORAGE TANK (HMUST)
CLOSURE REPORT
FACILITY LOCAITON: 29403 WEST AGOURA ROAD, AGOURA HILLS (5H)
CLOSURE PERMIT NO. 131111

This office has reviewed the UST Closure report dated January 25, 1996, prepared by Sierra GeoScience, for the subject site. Based on the report there is significant soil contamination at this site. Pursuant to Section 25297(b) of the California Health and Safety Code, we are referring this matter to the California Regional Water Quality Control Board (CRWQCB). For further information regarding the CRWQCB'S requirements, please contact Mr. Albert Novak at 101 Centre Plaza Drive, Monterey Park, CA 91754-2156, (213) 266-7551. Any further Site Assessment/Remedial Action plans are subject to the direction and approval of the CRWQCB.

Please submit all future correspondences to the CRWQCB with a copy sent to this office.

If you have any questions concerning this matter, please contact Mr. Ben Peralta of this office at (818) 458-3513, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

M. DAVID ESFANDI
Supervising Civil Engineer I
Environmental Programs Division

BP:lm
MIC2\PACKARD
C158933

cc: Mr. Mark Osborne, Sierra GeoScience, Inc.
Mr. Albert Novak, CRWQCB

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 26, 1996

IN REPLY PLEASE
REFER TO FILE: EP-1
0167411022334

Mr. Albert Novak
State of California Regional Water
Quality Control Board
101 Centre Plaza Drive
Monterey Park, CA 91754-2156

Dear Mr. Novak:

HAZARDOUS MATERIALS UNDERGROUND STORAGE TANK (HMUST)
CLOSURE CERTIFICATION
FACILITY LOCATION: 29403 WEST AGOURA ROAD, AGOURA HILLS (5H)
CLOSURE PERMIT NO. 131111

This office has reviewed the UST closure report dated January 25, 1996, prepared by Sierra GeoScience, Inc., for the subject site. Based on the report there is significant soil contamination at this site.

Pursuant to Section 25297 (b) of the California Health and Safety Code, we are referring this matter to your agency for further action. We request that all the future correspondences regarding this matter, be sent to your office with a copy sent to this office.

If you have any questions regarding this matter, please contact Mr. Ben Peralta of this office at (818) 458-3513, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

M. D. Esfandi

M. DAVID ESFANDI
Supervising, Civil Engineer I
Environmental Programs Division

UST UNIT
PROGRAM
CASE
DATE 4/2/96
STAFF RI
R-22334

BP:lm
MIC2/NOVAK.28
C158933

cc: Ms. Theresa Packard, Agoura Building Materials

LOS ANGELES REGIONAL BOARD
FILE REVIEW

May 14 - 17, 1996

R
RI
L
RL

FILE REVIEW TEAM: (

FILE IDENTIFIERS

RP name: Agoura Building Materials LUSTIS No.

Business name:

LOP No. R-22334

Site address (street): 29403 Agoura Rd

City, County, Zip: Agoura Hills, 91376

Cleanup Fund No.

Name and telephone # of contact person:

( )

RB staff person assigned:

Physical location of file (which office, cubicle, shelf, hallway, etc.):

SITE INFORMATION

Date leak was reported: 3/20/95

Status Code (LUSTIS code): 3A

Cleanup & Abatement order: Y ☐ N ☑ Ltr from Public Works Dated 3/96

Substance: Petroleum, Other: P

Date of last RB action: / /

Nature of action: (Workplan approval, Directive, Request for info, Other:

Case Type: (Undefined, Soil only, FSurface water, Aquifer, Well, Other: U

Date of last RP action: 1/25/96

Nature of action: (Submit report, Request Closure, Request Update, Other: S

FILE EVALUATION

	Yes	No	Unsure
Potential low-risk?	☐	☐	☑
Candidate for immediate closure?	☐	☑	☑
Status code in LUSTIS is appropriate?	☐	☑	☐

Comments (express yourself):

3(10K) Tanks removed, contamination found, trenches and Overexcavation performed, additional investigation may be needed.

Printed: 08/15/96 15:41

LOS ANGELES REGION
LEAKING UST CASE SUMMARY

Site Name AGOURA BUILDING MATERIALS Case Number: R-22334
Address 29403 AGOURA RD
AGOURA HILLS 91376 County: 19
Cross Street
Operator Phone:

Local Agency: 19000 Lead Agency: RI
Substance: 8006619 Amount Leaked: Gals

Case Type: (S)Status: (1)
Interim Remediation: Abatement Methods:

Resp. Party Search Status:
Resp. Party AGOURA BUILDING MATERIALS
Contact PACKARD, THERESA Phone:
Address 29149 AGOURA RD AGOURA CA 91376

Date Reported: 11/20/95 Date Entered: 04/03/96 Emergency?

Staff: Deferral Date: 03/26/96 Date of Last Review: 03/26/96

Pilot Program? N Source of Funding:

Did Board send Prop 65 Report?

Reported By DPW Represents
Address

Date Discovered: 11/20/95 How Discovered: TC
Date Stopped: 11/20/95 How Stopped: CT
Source of Leak: Cause of Leak:

Leak Being Confirmed: (1) Remediation Plan (5R)
Pre. Assess. Workplan Sub. (3A) Remedial Action (7)
Pre. Site Assess. Underway (3B) Post Action Monitoring (8)
Pollution Characterization (5C) Case Closed (9)

Enforcement Type: (0,1,2,3) Enforcement Date:

Tracking Dates

1. 03/26/96 DPW CASE REFFERED TO RB

2.

3.

SUMMARY:

741-22334

BP
CLSR

CI57875

REPORT OF TANK REMOVAL AND SOIL REMEDIATION

January 25, 1996

A131111
10K - Reg
10K - DSL
10K - DSL

Address:

Agoura Building Materials
29149 Agoura Road.
Agoura, California

UST
PHASE III

SIERRA GEOSCIENCE, INC.
ENVIRONMENTAL AND GEOTECHNICAL CONSULTING

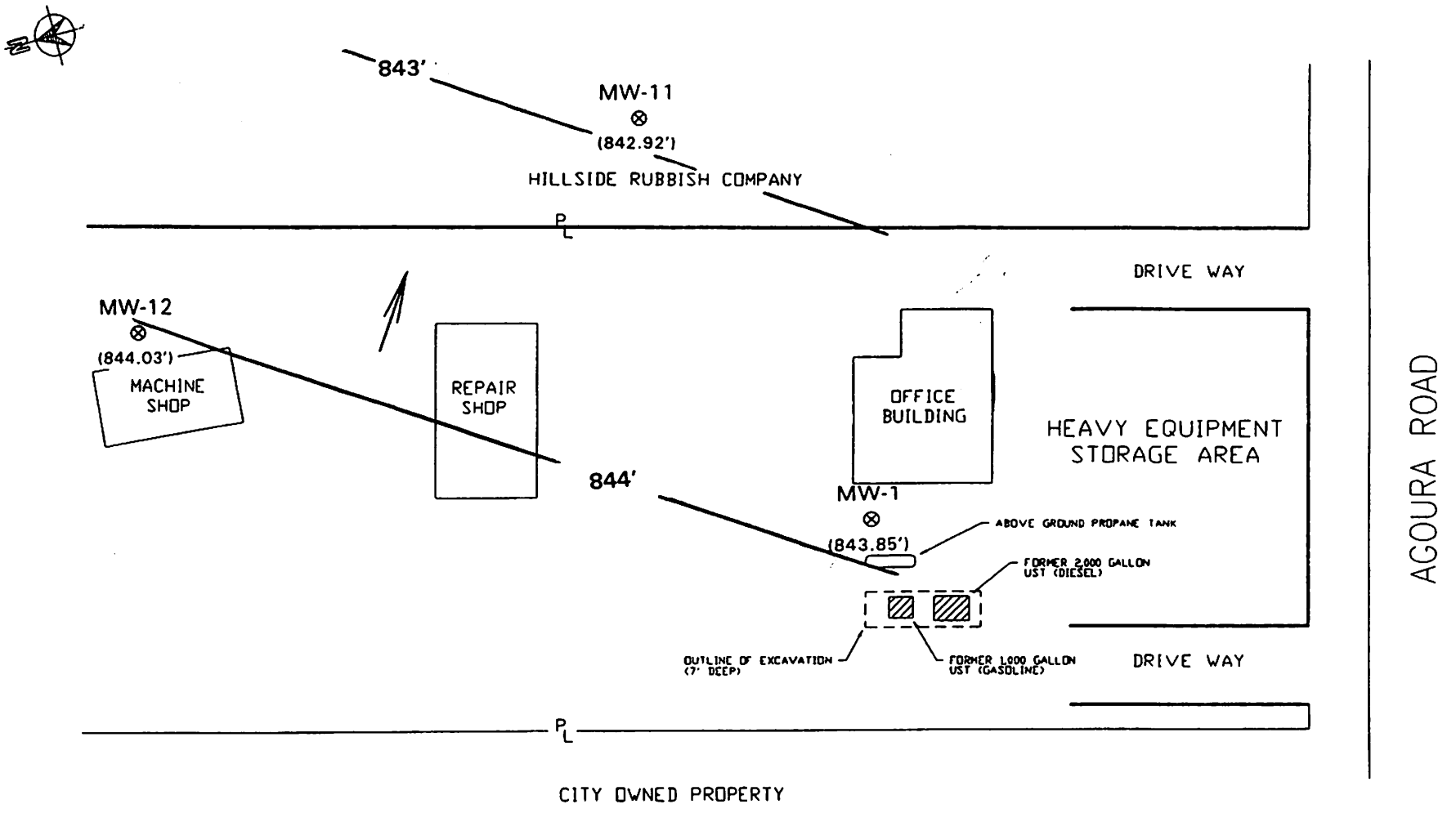


FIGURE 1

⟩ = GROUNDWATER CONTOUR LINE

→ = GROUNDWATER FLOW DIRECTION

⊗ = MONITORING WELL

0 40'

TITLE: **GROUNDWATER GRADIENT MAP** 3/28/95		SCALE: ONE INCH EQUALS FORTY FEET
CLIENT: AGOURA EQUIPMENT RENTAL & SUPPLIES	DRAWN BY: PRIMA	ENVIRONMENTAL GEOSCIENCE SERVICES
SITE: AGOURA EQUIPMENT RENTAL & SUPPLIES	CHECKED:	35 54TH PLACE, NO. 2
29439 AGOURA ROAD	ORIG. DATE: 12/28/93	LONG BEACH, CA 90803
AGOURA HILLS, CALIFORNIA	REV #:	(310) 987-3089

APPENDIX B

BORING LOGS

BORING LOG

DEPTH	SOIL SAMPLE COLLECTED	U.S.C.	BORING NUMBER: 2 DESCRIPTION	BLOW COUNT
1 2 3 4 5	5'	CL	**CLAY**, very dark brown (10YR, 2/2), moist, some silt, no hydrocarbon odors.	4-7-6
6 7 8 9	9'	bed-rock	Volcanic basalt bedrock, reddish gray (10R, 5/1), numerous vesicles (lava-like), dry, no hydrocarbon odors.	50 for 4"
10 11 12 13 14 15 16 17 18 19 20			**DRILLING REFUSAL @ 9'** **NO GROUNDWATER ENCOUNTERED**	

CLIENT: AGOURA EQUIPMENT	LOGGED BY: JEFF FINDL, REGISTERED GEOLOGIST NO.5464
RENTAL & SUPPLIES	DRILLING CO.: WESTEC
SITE: 29439 AGOURA RD.	DRILLER: BRADLEY
AGOURA, CA 90301	DRILLING EQ.: B-61
DATE LOGGED: 3/2/95	BORING DIA.: 8"

BORING LOG

DEPTH	SOIL SAMPLE COLLECTED	U.S.C.	BORING NUMBER: 3 DESCRIPTION	BLOW COUNT
1 2 3 4 5	5'	SC	Sandy **CLAY**, dark yellowish brown (10YR, 4/4), moist, no hydrocarbon odors.	5-8-8
6 7 8 8.5	8.5	Bed-rock	Volcanic basalt bedrock, reddish gray (10R, 5/1), numerals vesicles (lava-like), dry, no hydrocarbon odors.	50 for 4"
9 10 11 12 13 14 15 16 17 18 19 20			**DRILLING REFUSAL @ 8.5'** **NO GROUNDWATER ENCOUNTERED**	

CLIENT: AGOURA EQUIPMENT	LOGGED BY: JEFF FINDL, REGISTERED GEOLOGIST NO.5464
RENTAL & SUPPLIES	DRILLING CO.: WESTEC
SITE: 29439 AGOURA RD.	DRILLER: BRADLEY
AGOURA, CA 90301	DRILLING EQ.: B-61
DATE LOGGED: 3/2/95	BORING DIA.: 8"

BORING LOG

DEPTH	SOIL SAMPLE COLLECTED	U.S.C.	BORING NUMBER: 4 DESCRIPTION	BLOW COUNT
1 2 3 4 5	5'	Bed-rock	Volcanic basalt bedrock, reddish gray (10R, 5/1), numerous vesicles, dry, no hydrocarbon odors.	50 for 4"
6 7 8 9 10 11 12 13 14 15 16 17 18 19 20			**DRILLING REFUSAL @ 5'** **NO GROUNDWATER ENCOUNTERED**	

CLIENT: AGOURA EQUIPMENT	LOGGED BY: JEFF FINDL, REGISTERED GEOLOGIST NO.5464
RENTAL & SUPPLIES	DRILLING CO.: WESTEC
SITE: 29439 AGOURA RD.	DRILLER: BRADLEY
AGOURA, CA 90301	DRILLING EQ.: B-61
DATE LOGGED: 3/2/95	BORING DIA.: 8"

State of California
Environmental Protection Agency

UNDERGROUND STORAGE TANK CASE REVIEW FORM

Los Angeles Regional
Water Quality Control Board

Date: December 9, 1996	LUSTIS File No.:R-22334	Case Reviewer: Mr. Jimmie Woo	
Site Name/Address: **Agoura Building Materials** **29403 West Agoura Road** **Agoura Hills, CA 91376**	Responsible Parties: Ms. Theressa Packard	Address: Same	Phone No.:

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

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	10,000	Gasoline	Removed	11/20/95
2	10,000	Diesel	Removed	11/20/95
3	10,000	Diesel	Removed	11/20/95
4				

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, NR =Not Reported)

GW Basin: Central	Beneficial uses: Mun.	Depth to drinking water aquifer (feet): NR	
Distance to nearest municipal supply well: NR		Dist. between shallow GW contamination and aquifer (feet): NR	
GW highest depth: NR	GW lowest depth: NR	Well screen interval: NR	Flow direction: NR
Soil types: Silty Sand and Sand		Maximum soil depth sampled (feet): 12	

III. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest (ND=Non-detect; NR=Not reported)

Contaminant	Soil (mg/kg)		Water (ug/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Initial (1995)	Latest (Year)	Initial (Year)	Latest (Year)		Initial (1995)	Latest (Year)	Initial (Year)	Latest (Year)
TPH (Gas)	1.2	NR	NR	NR	Ethylbenzene	385	NR	NR	NR
TPH (Diesel)	80,000	NR	NR	NR	Xylenes	2,700	NR	NR	NR
Benzene	3.5	NR	NR	NR	MTBE	NR	NR	NR	NR
Toluene	350	NR	NR	NR	Other	NR	NR	NR	NR

IV. SOIL REMEDIATION

Method:None	Duration of remediation: N/A

V. GROUNDWATER REMEDIATION

Method:None	Duration of remediation:N/A

VI. FREE PRODUCT:

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

VII. RECOMMENDED ACTION:

Soil Closure only: No	Case Closure: Yes	Solvent Case? No
Additional Action Required (i.e.: additional site assessment, remediation, monitoring):None		

VIII. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION:

The underground tanks have been removed. Majority of the leakage appears to be from the diesel tank. Based on the information provided, it is recommended that no further action be taken.

12/9/96

Cal/EPA

Los Angeles
Regional Water
Quality Control
Board

101 Centre Plaza Drive
Monterey Park, CA
91754-2156
(213) 266-7500
FAX (213) 266-7600

December 10, 1996

Ms. Theressa Packard
Agoura Building Materials
29403 West Agoura Road
Agoura Hills, CA 91376

UNDERGROUND STORAGE TANK CASE CLOSURE
AGOURA BUILDING MATERIALS
29403 WEST AGOURA ROAD, AGOURA HILLS (R-22334)

Dear Ms. Packard,

This letter confirms the completion of the site investigation and remedial action for the underground storage tanks formerly located at the above-described location.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

The notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e).

Please contact Mr. Jimmie Woo at (213) 266-7591, if you have any questions regarding this matter.

Sincerely,

ROBERT P. GHIRELLI, D.Env.
Executive Officer

ROY R. SAKAIDA
Supervising Water Resource Control Engineer
Underground Tank Section

cc: Mr. Dave Deaner, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Carl Sjoberg, Los Angeles County Department of Public Works, Environmental Programs Division
Mr. Al Bragg, Los Angeles County Department of Health Services, Water Well Permits
Mr. Mark Oborne, Sierra Geoscience, Incorporated

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 26, 1996

IN REPLY PLEASE
REFER TO FILE: EP-1
016741-022334

Ms. Theresa Packard
Agoura Building Materials
29149 Agoura Road
Agoura, CA 91376

Dear Ms. Packard:

HAZARDOUS MATERIALS UNDERGROUND STORAGE TANK (HMUST)
CLOSURE REPORT
FACILITY LOCAITON: 29403 WEST AGOURA ROAD, AGOURA HILLS (5H)
CLOSURE PERMIT NO. 131111

This office has reviewed the UST Closure report dated January 25, 1996, prepared by Sierra GeoScience, for the subject site. Based on the report there is significant soil contamination at this site. Pursuant to Section 25297(b) of the California Health and Safety Code, we are referring this matter to the California Regional Water Quality Control Board (CRWQCB). For further information regarding the CRWQCB'S requirements, please contact Mr. Albert Novak at 101 Centre Plaza Drive, Monterey Park, CA 91754-2156, (213) 266-7551. Any further Site Assessment/Remedial Action plans are subject to the direction and approval of the CRWQCB.

Please submit all future correspondences to the CRWQCB with a copy sent to this office.

If you have any questions concerning this matter, please contact Mr. Ben Peralta of this office at (818) 458-3513, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

M. DAVID ESFANDI
Supervising Civil Engineer I
Environmental Programs Division

BP:lm
MIC2\PACKARD
C158933

cc: Mr. Mark Osborne, Sierra GeoScience, Inc.
Mr. Albert Novak, CRWQCB

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 26, 1996

IN REPLY PLEASE
REFER TO FILE: EP-1
0167411-022334

Mr. Albert Novak
State of California Regional Water
Quality Control Board
101 Centre Plaza Drive
Monterey Park, CA 91754-2156

Dear Mr. Novak:

HAZARDOUS MATERIALS UNDERGROUND STORAGE TANK (HMUST)
CLOSURE CERTIFICATION
FACILITY LOCATION: 29403 WEST AGOURA ROAD, AGOURA HILLS (5H)
CLOSURE PERMIT NO. 131111

This office has reviewed the UST closure report dated January 25, 1996, prepared by Sierra GeoScience, Inc., for the subject site. Based on the report there is significant soil contamination at this site.

Pursuant to Section 25297 (b) of the California Health and Safety Code, we are referring this matter to your agency for further action. We request that all the future correspondences regarding this matter, be sent to your office with a copy sent to this office.

If you have any questions regarding this matter, please contact Mr. Ben Peralta of this office at (818) 458-3513, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

M. DAVID ESFANDI
Supervising, Civil Engineer I
Environmental Programs Division

UST UNIT
RECEIVED
DATE
STAFF

R-22334
4/2/96
RI

BP:lm
MIC2/NOVAK.28
C158933

cc: Ms. Theresa Packard, Agoura Building Materials

LOS ANGELES REGIONAL BOARD
FILE REVIEW

May 14 - 17, 1996

R
RI
L
RI

FILE REVIEW TEAM: (

FILE IDENTIFIERS

RP name: Agoura Building Materials LUSTIS No.

Business name:

LOP No. R-22334

Site address (street): 29403 Agoura Rd

City, County, Zip: Agoura Hills, 91376 Cleanup Fund No.

Name and telephone # of contact person:

( )

RB staff person assigned:

Physical location of file (which office, cubicle, shelf, hallway, etc.):

SITE INFORMATION

Date leak was reported: 3/20/95

Status Code (LUSTIS code): 3A

Cleanup & Abatement order: Y ☐ N ☑ Ltr from Public Works Dated 3/96

Substance: Petroleum, Other: P

Date of last RB action: / /

Nature of action: (Workplan approval, Directive, Request for info, Other:

Case Type: (Undefined, Soil only, FSurface water, Aquifer, Well, Other: U

Date of last RP action: 1/25/96

Nature of action: (Submit report, Request Closure, Request Update, Other: S

FILE EVALUATION

	Yes	No	Unsure
Potential low-risk?	☐	☐	☑
Candidate for immediate closure?	☐	☑	☑
Status code in LUSTIS is appropriate?	☐	☑	☐

Comments (express yourself):

3(10K) Tanks removed, contamination found, trenches and Overexcavation performed, additional investigation may be needed.

Printed: 08/15/96 15:41

LOS ANGELES REGION
LEAKING UST CASE SUMMARY

Site Name AGOURA BUILDING MATERIALS Case Number: R-22334
Address 29403 AGOURA RD
AGOURA HILLS 91376 County: 19
Cross Street
Operator Phone:

Local Agency: 19000 Lead Agency: RI
Substance: 8006619 Amount Leaked: Gals

Case Type: (S)Status: (1)
Interim Remediation: Abatement Methods:

Resp. Party Search Status:
Resp. Party AGOURA BUILDING MATERIALS
Contact PACKARD, THERESA Phone:
Address 29149 AGOURA RD AGOURA CA 91376

Date Reported: 11/20/95 Date Entered: 04/03/96 Emergency?

Staff: Deferral Date: 03/26/96 Date of Last Review: 03/26/96

Pilot Program? N Source of Funding:

Did Board send Prop 65 Report?

Reported By DPW Represents
Address

Date Discovered: 11/20/95 How Discovered: TC
Date Stopped: 11/20/95 How Stopped: CT
Source of Leak: Cause of Leak:

Leak Being Confirmed: (1) Remediation Plan (5R)
Pre. Assess. Workplan Sub. (3A) Remedial Action (7)
Pre. Site Assess. Underway (3B) Post Action Monitoring (8)
Pollution Characterization (5C) Case Closed (9)

Enforcement Type: (0,1,2,3) Enforcement Date:

Tracking Dates

1. 03/26/96 DPW CASE REFFERED TO RB

2.

3.

SUMMARY:

ENVIRONMENTAL GEOSCIENCE SERVICES
235 East Broadway, Suite 424, Long Beach, CA 90802
(562) 435-3198

September 30, 1999

ATTENTION: Mr. Mike Odell
Selleck Development
2660 Townsgate Road, Suite 250
Westlake Village, CA 91361

SUBJECT: **Site Investigation Report**
Agoura Equipment Rentals and Supplies
29439 Agoura Road
Agoura Hills, CA

1.0 INTRODUCTION

On September 23, 1999 Environmental Geoscience Services performed site investigation activities at Agoura Equipment Rentals and Supplies. The Appendix includes a map which identifies the geographical location of this property. A total of 5 Geoprobe borings were advanced in the vicinity of two above-ground storage tanks and a maintenance building. Soil samples were obtained at three locations near the tanks and two locations near the maintenance building. In addition, a water sample was obtained near the above-ground tanks.

The two above-ground tanks are located on the east side of the property as shown on the site map in the Appendix. Additional sampling was performed in the vicinity of a building where equipment maintenance takes place.

Soil logging was performed by Peter Peuron of Environmental Geoscience Services. Geoprobe sampling was carried out by Strongarm Environmental Field Services.

The objective of the investigation was to identify any impacts to soil and groundwater that may have occurred as the result of handling and storage of gasoline, diesel fuel, waste oil and wastes associated with equipment maintenance.

This site assessment report includes a description of field procedures, laboratory analysis results, QA/QC data, a chain of custody document, conclusions, and recommendations.

2.0 BACKGROUND

Agoura Equipment Rentals and Supplies is a equipment rental service which stores fuel and waste oil and maintains equipment such as fork lifts and hydraulic machinery. A 500 gallon above-ground storage tank that is used to store diesel fuel and a 250 gallon waste oil tank are located on the northeast side of the property as shown on the site map (see Appendix). Three (3) underground storage tanks (USTs) were removed at this property on November 29, 1990. These USTs included a 1,000 gallon gasoline UST, a 2,000 gallon diesel fuel UST and a 500 gallon waste oil UST. A cleanup case was opened up by the Los Angeles Department of Public Works when soil contamination was discovered in the vicinity of the fuel tanks during removal activities. Remediation consisted of removal of about 70 cubic yards of contaminated soil. A groundwater well (MW-1) was installed and case closure was granted in September of 1996 after several rounds of groundwater monitoring.

During the winter rainy season, the groundwater can rise to 1' to 2' below surface as measured in formerly existing groundwater monitoring wells at the adjoining Hillside Rubbish property (wells MW-1 and MW-2, as documented in a report titled, "Additional Site Assessment & Request for Closure Review", December 13, 1996). Groundwater has been observed at such shallow depths because the Agoura Equipment Rentals property is situated in the base of a narrow valley bottom which formerly had a creek running through it's trough. In association with the land development plans of L.A. County Flood Control District, the former Lindero Creek was graded-over. Creek drainage was diverted through a west-to-east trending underground concrete channel which was also constructed through several neighboring properties. During winter rainfall periods, the valley bottom area can receive an abundance of precipitation runoff from the surrounding hillsides. Additionally limiting drainage is the fact that basalt bedrock (Conejo Volcanics) underlies the site and is exposed on the volcanic mountain side just south of the property. Basalt bedrock can be encountered at depths ranging from 5' to 25'+ below surface on the property. The shallow igneous bedrock severely limits groundwater storage and percolation.

As mentioned earlier, Agoura Equipment Rentals adjoins Hillside Rubbish, a vehicle maintenance and trash recycling facility, to the east. A tank field at Hillside Rubbish was located on the other side of the wall from the above-ground storage tanks shown on the site map. Underground storage tanks containing gasoline and diesel fuel had been removed at Hillside Rubbish in 1989 and a cleanup case was initiated under direction of the California Regional Water Quality Control Board (Los Angeles Region). Site closure was granted in March of 1997 at Hillside Rubbish. Somewhat elevated levels of gasoline contamination were present in groundwater at the time of closure including 0.816 parts per million total petroleum hydrocarbons as gasoline, 2.04 parts per million benzene and 0.285 parts per million of MTBE.

The current Phase II investigation is being performed as due diligence prior to the development of the property for commercial use.

3.0 FIELD WORK AND PROCEDURES

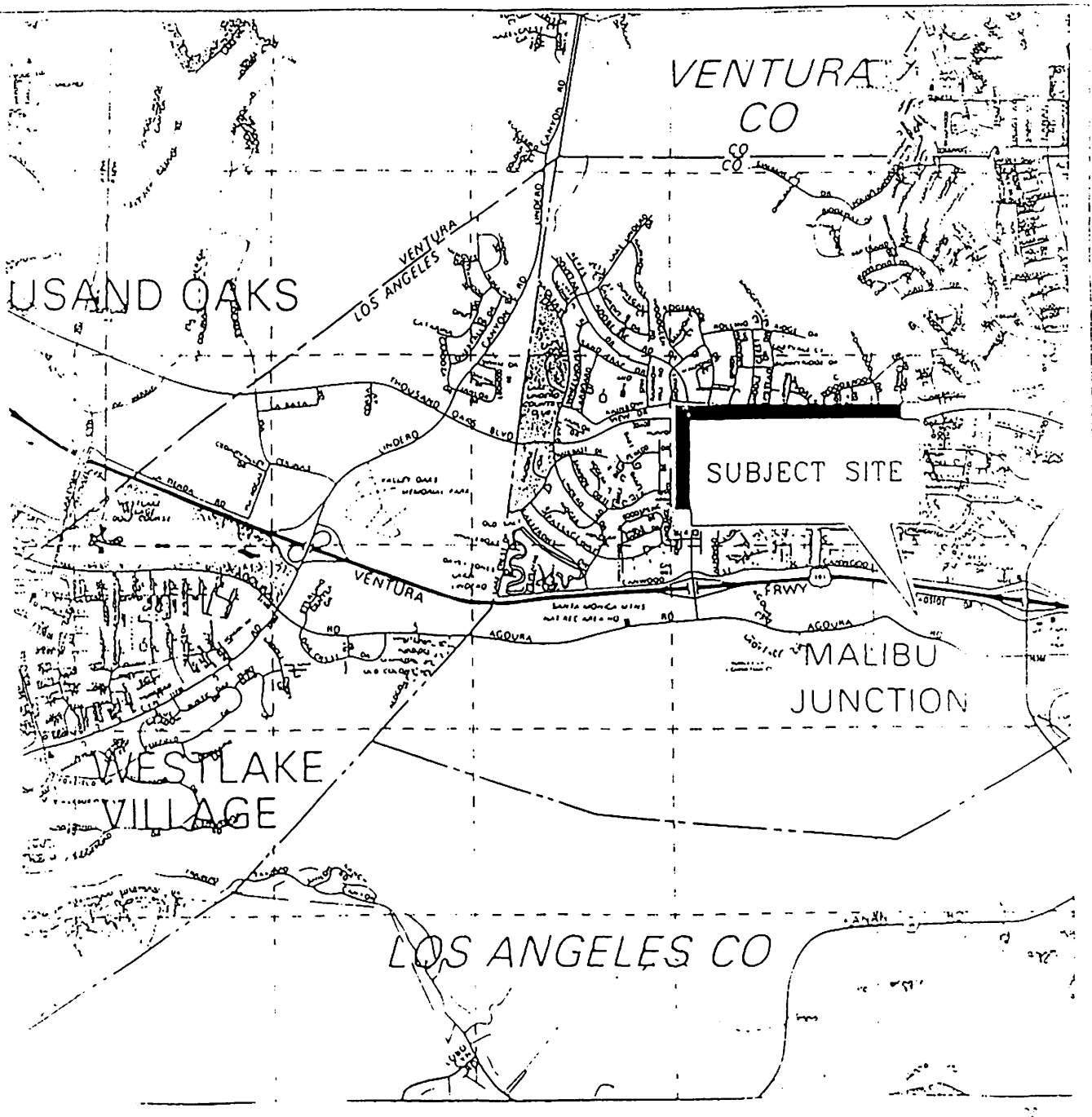
Soil and water sampling were performed on September 23, 1999. A total of 10 soil samples and 1 water sample were obtained. Soil samples were obtained (using Geoprobe) by pushing sampling sleeves into the ground and collecting soil samples from the sleeves. Water samples were obtained by lowering a stainless steel sampling screen (a tube with a slotted zone for water intake) into the Geoprobe hole. A vacuum pump was used to extract water from the sampling device into a plastic tube, after which water samples were transferred into 40 milliliter vials. Soil samples were obtained at the locations shown on the site map. Soil samples were obtained at 1 foot below ground surface (BGS) and 8 feet (BGS) in the area where above-ground strorage tanks were located (GP-5, GP-6 and GP-7 as shown on the site map). Soil samples were obtained near the maintenance garage (GP-8 and GP-9) at depths of 1 and 6 feet (BGS). Clay soil was encountered in all of the borings except for GP-8 where the soil was sandy. The Appendix includes the boring logs for all five borings.

A water sample was obtained at GP-7 at a depth of 11 to 15 feet (BGS). The water table was expected to be at about 7 feet (BGS). Wet soil was encountered at about 8 feet (BGS) however, the soil from the 8 to 12 foot interval did not yield water. It appears that the soil in the saturated zone was too tight at this location to readily yield water. Sampling of the 11 to 15 foot interval was attempted next. After a substantial period of time (about two hours) enough water had collected in GP-7 to obtain a 40 milliliter water sample. Borings GP-8 and GP-9 did not yield water, therefore only one water sample was obtained at this property. The sample containers were labeled, and placed in a chilled ice chest for transport to the laboratory along with the sleeves containing the soil samples.

4.0 LABORATORY ANALYSIS

The soil and groundwater samples were analyzed at RCH Laboratories in Rancho Dominguez California. A total of 10 soil samples and 1 water sample were analyzed for this project. All samples were analyzed for total petroleum hydrocarbons as gasoline (EPA Method 8015 for gasoline), aromatic petroleum hydrocarbons (EPA Method 8020), and MTBE (using EPA Method 8020). The soil samples and the water samples in the vicinity of the above-ground tanks were also analyzed for total petroleum hydrocarbons as diesel (EPA Method 8015 for diesel). Soil samples obtained near the maintenance building were analyzed for total recoverable petroleum hydrocarbons (by EPA Method 418.1) in addition to analysis for gasoline contaminants. The shallowest soil samples obtained in this area (from about 1 foot below ground surface) were also tested for CAM Metals (17 metals).

The laboratory report sheets, chain of custody and lab QA/QC data are included in the Appendix. Tables 1 and 2 provide a summary of all the laboratory analytical results.



VICINITY MAP

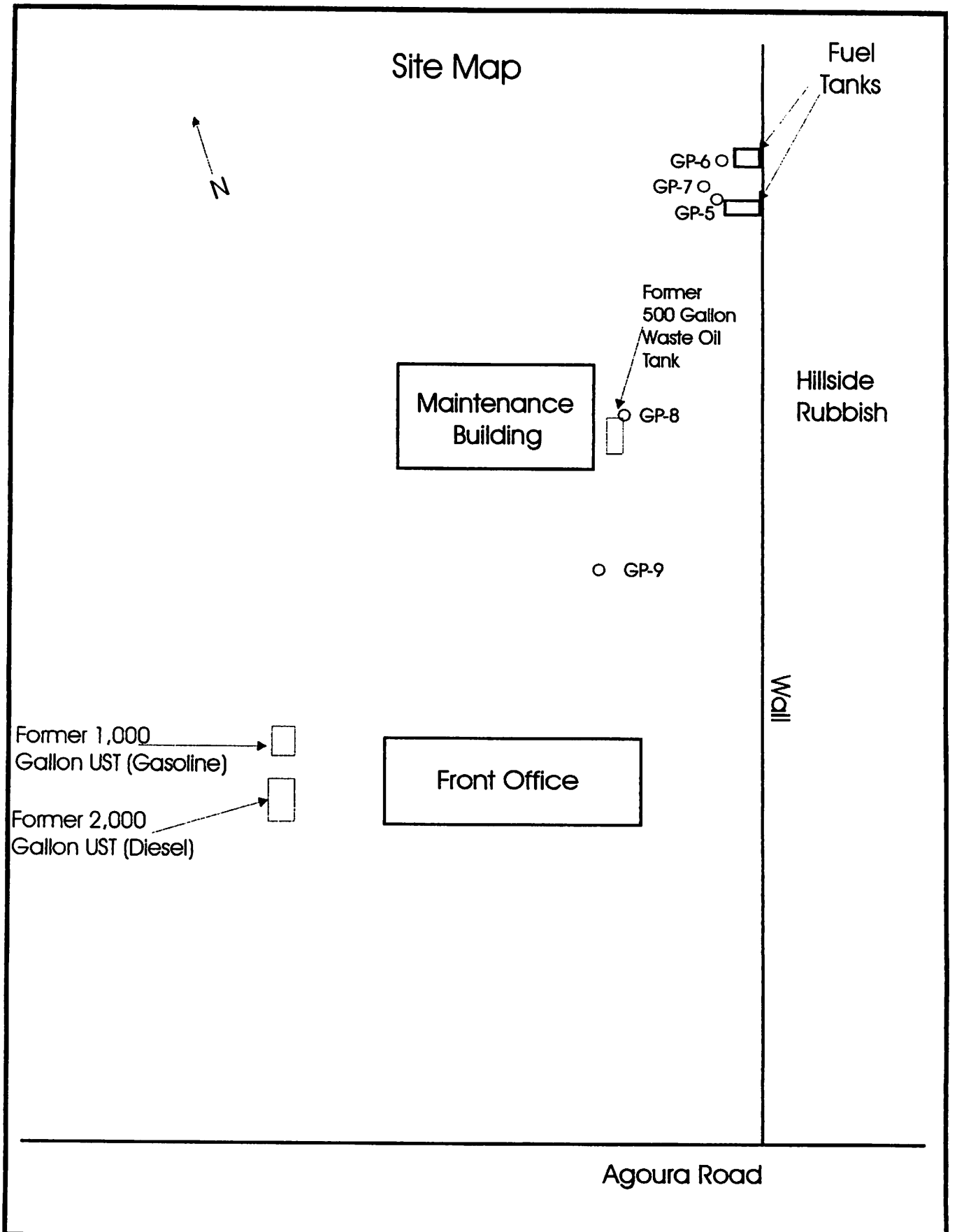
Agoura Equipment Rentals and Supplies
29439 Agoura Road
Agoura Hills, CA

ORIG DATE 10/24/93

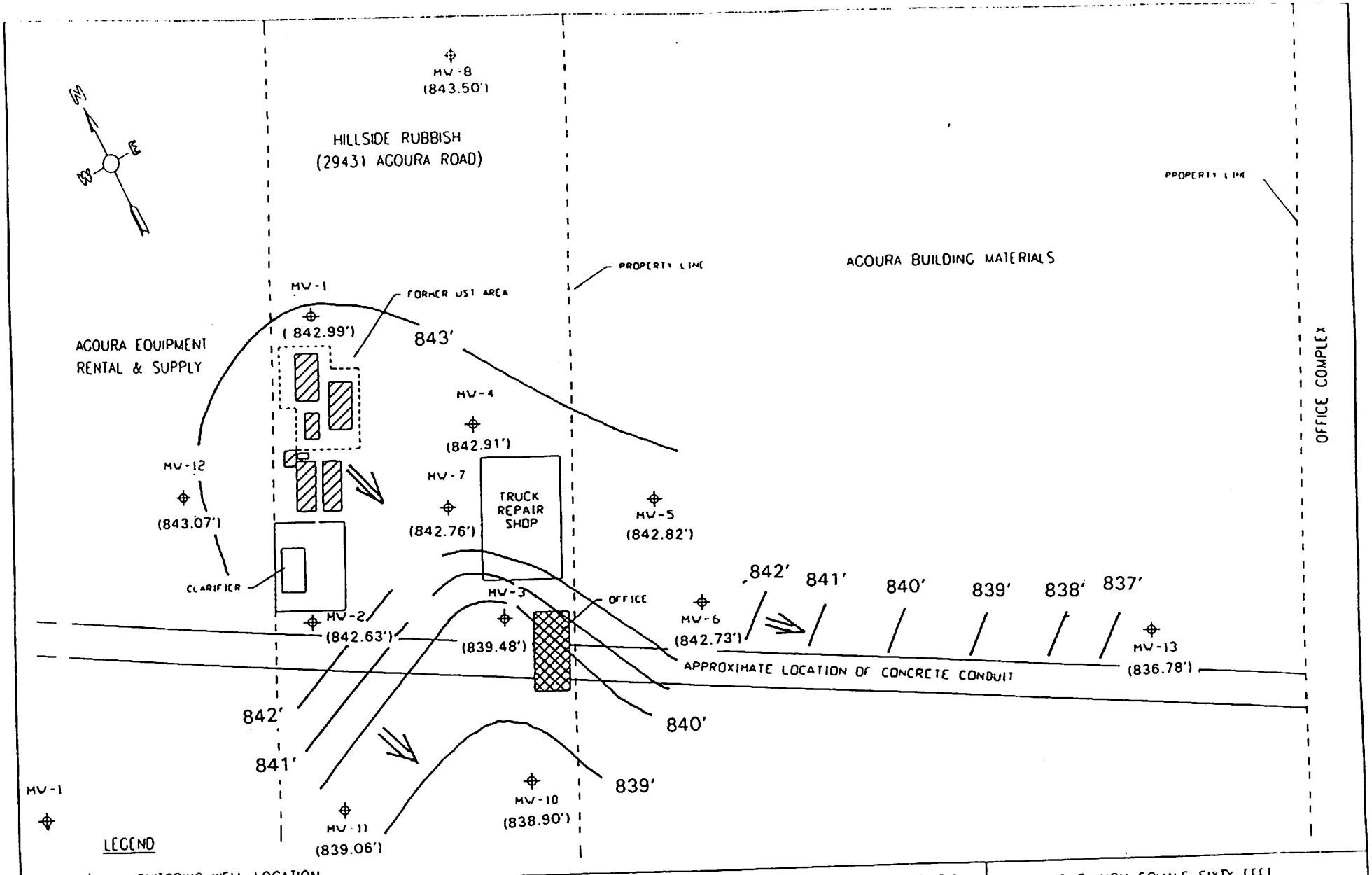
REV #

ENVIRONMENTAL
GEOSCIENCE SERVICES

Site Map



Site Map	Scale: 1 Inch = 40 Feet
Agoura Equipment Rental and Supplies 29439 Agoura Road Agoura Hills, CA	Environmental Geoscience Services 235 E. Broadway, Suite 424 Long Beach, CA 90802 (562) 435-3198


MW-8
(843.50')
HILLSIDE RUBBISH
(29431 AGOURA ROAD)
PROPERTY LINE
ACOURA BUILDING MATERIALS
PROPERTY LINE
OFFICE COMPLEX
MW-1
(842.99')
FORMER UST AREA
843'
AGOURA EQUIPMENT
RENTAL & SUPPLY
MW-4
(842.91')
MW-12
(843.07')
MW-7
(842.76')
TRUCK
REPAIR
SHOP
MW-5
(842.82')
CLARIFIER
MW-2
(842.63')
MW-3
(839.48')
OFFICE
MW-6
(842.73')
842'
841'
840'
839'
838'
837'
MW-13
(836.78')
APPROXIMATE LOCATION OF CONCRETE CONDUIT
842'
841'
840'
839'
MW-1
MW-11
(839.06')
MW-10
(838.90')
LEGEND
= MONITORING WELL LOCATION
(84. 41) = WATER TABLE ELEVATION
= DIRECTION OF GROUNDWATER FLOW
= CONTOUR LINES OF EQUAL GROUNDWATER ELEVATION
0
60'
TITLE GROUNDWATER CONTOUR MAP 1/13/97 (4th Q 96)
SCALE ONE INCH EQUALS SIXTY FEET
CLIENT HILLSIDE RUBBISH
DRAWN BY
SITE HILLSIDE RUBBISH
CHECKED JF
29431 AGOURA ROAD
ORIG DATE 2/2/94
AGOURA HILLS, CALIFORNIA
REV #
ENVIRONMENTAL
GEOSCIENCE SERVICES
LONG BEACH, CA

BORING LOG GP- 5

	Soil sample depth	United Soil Class.	BORING NUMBER: GP-5 DESCRIPTION	O.V.A. or H_2O	Blow Count
1- 2- 3- 4- 5-	1'	CL	CLAY, brown (7.5YR,3/4), moist, no hydrocarbon odor.		
6- 7- 8- 9- 10-	6'	CL	Silty CLAY, very dark gray (7.5YR,3/1) moist, degraded organic odor.		
11- 12- 13- 14- 15-					
16- 17- 18- 19- 20-					
21- 22- 23- 24- 25-					
26- 27- 28- 29- 30-					

CLIENT: Selleck Development	LOGGED BY: Peter Peuron
SITE: 29439 Agoura Road	DRILLING CO.: Strongarm Environmental Services
Agoura Hills, CA	DRILLING EQ.: Geoprobe
DATE LOGGED: 9/23/99	BORING DIA.: 1"

BORING LOG GP- 6

	Soil sample depth	United Soil Class.	BORING NUMBER: GP-6 DESCRIPTION	O.V.A. or H_2O	Blow Count
1- 2- 3- 4- 5-	1'	CL	Silty CLAY, black (7.5YR,2.5/1), moist, unconsolidated, no hydrocarbon odor.		
6- 7- 8- 9- 10-	6'	CL	CLAY, very dark gray (2.5Y,3/1), dense, moist, no hydrocarbon odor.		
11- 12- 13- 14- 15-					
16- 17- 18- 19- 20-					
21- 22- 23- 24- 25-					
26- 27- 28- 29- 30-					

CLIENT: Selleck Development	LOGGED BY: Peter Peuron
SITE: 29439 Agoura Road	DRILLING CO.: Strongarm Environmental Services
Agoura Hills, CA	DRILLING EQ.: Geoprobe
DATE LOGGED: 9/23/99	BORING DIA.: 1"

BORING LOG GP- 7

	Soil sample depth	United Soil Class.	BORING NUMBER: GP-7 DESCRIPTION	O.V.A. or H_2O	Blow Count
1- 2- 3- 4- 5-	1'	SW	Silty CLAY, black (7.5YR, 2.5/1), moist, no hydrocarbon odor.		
6- 7- 8- 9- 10-	8'	SC	CLAY, very dark gray (2.5Y, 3/1), wet, no hydrocarbon odor.		
11- 12- 13- 14- 15-					
16- 17- 18- 19- 20-					
21- 22- 23- 24- 25-					
26- 27- 28- 29- 30-					

CLIENT: Selleck Development	LOGGED BY: Peter Peuron
SITE: 29439 Agoura Road	DRILLING CO.: Strongarm Environmental Services
Agoura Hills, CA	DRILLING EQ.: Geoprobe
DATE LOGGED: 9/23/99	BORING DIA.: 1"

BORING LOG GP- 8

	Soil sample depth	United Soil Class.	BORING NUMBER: GP-8 DESCRIPTION	O.V.A. or H_2O	Blow Count
1- 2- 3- 4- 5-	1'	SP	SAND, dark yellowish brown (10YR, 4/4), dry, unconsolidated, no hydrocarbon odor.		
6- 7- 8- 9- 10-	6'	SP	SAND, dark yellowish brown (10YR,4/6) dry, unconsolidated, no hydrocarbon odor.		
11- 12- 13- 14- 15-					
16- 17- 18- 19- 20-					
21- 22- 23- 24- 25-					
26- 27- 28- 29- 30-					

CLIENT: Selleck Development	LOGGED BY: Peter Peuron
SITE: 29439 Agoura Road	DRILLING CO.: Strongarm Environmental Services
Agoura Hills, CA	DRILLING EQ.: Geoprobe
DATE LOGGED: 9/23/99	BORING DIA.: 1"

BORING LOG GP- 9

	Soil sample depth	United Soil Class.	BORING NUMBER: GP-9 DESCRIPTION	O.V.A. or H_2O	Blow Count
1- 2- 3- 4- 5-	1'	CL	Silty CLAY, very dark grayish brown (10YR, 3/2), moist, no hydrocarbon odor.		
6- 7- 8- 9- 10-	6'	GC	gravel CLAY mixture, brown (7.5YR,4/3) moist, moist, no hydrocarbon odor.		
11- 12- 13- 14- 15-					
16- 17- 18- 19- 20-					
21- 22- 23- 24- 25-					
26- 27- 28- 29- 30-					

CLIENT: Selleck Development	LOGGED BY: Peter Peuron
SITE: 29439 Agoura Road	DRILLING CO.: Strongarm Environmental Services
Agoura Hills, CA	DRILLING EQ.: Geoprobe
DATE LOGGED: 9/23/99	BORING DIA.: 1"

RCH Research and Environmental Laboratories Inc.

2880-A Ana St. (PCT Building)
Rancho Dominguez, CA 90221
Tel.: (310) 763-5023
Fax.: (310) 763-4000

- Environmental Analysis (California State Certified)
- Contract Research
- Expert Witness in Court
- Industrial Wastewater Engineering
- Environmental/Site Assessment

CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #009
LOCATION: GP-5 @ 1'

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-9
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

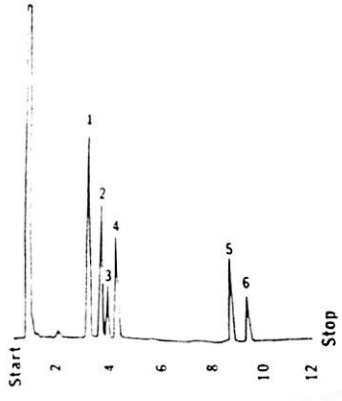
PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	1.60 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/kg	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo

Fengmao Guo
Laboratory Manager



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CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #010
LOCATION: GP-5 @ 8'

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-10
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

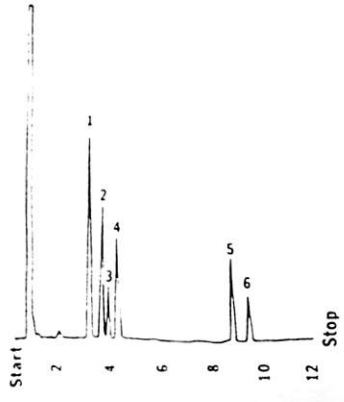
PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	1.66 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/kg	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo

Fengmao Guo
Laboratory Manager



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CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #011
LOCATION: GP-6 @ 1'

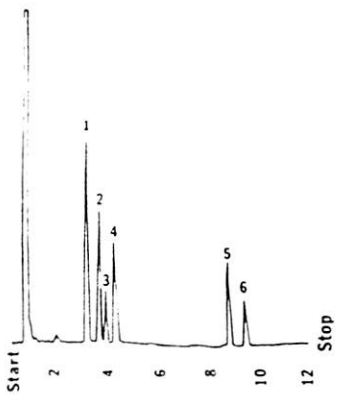
REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-11
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	3.57 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/kg	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo
Laboratory Manager



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CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #012
LOCATION: GP-6 @ 8'

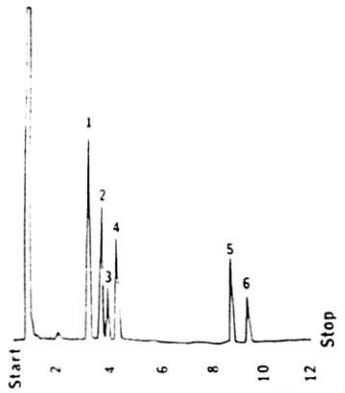
REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-12
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	1.28 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/kg	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo
Laboratory Manager



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CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #013
LOCATION: GP-7 @ 1'

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-13
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

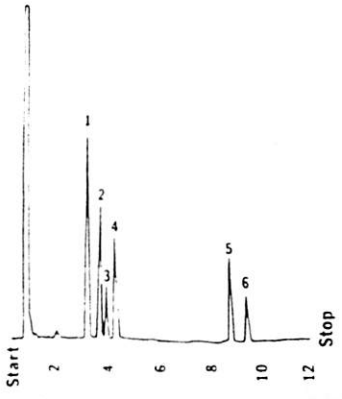
PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	1.33 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/kg	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo

Fengmao Guo
Laboratory Manager



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CERTIFICATE OF ANALYSIS

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JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #014
LOCATION: GP-7 @ 8'

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-14
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	ND	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/kg	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

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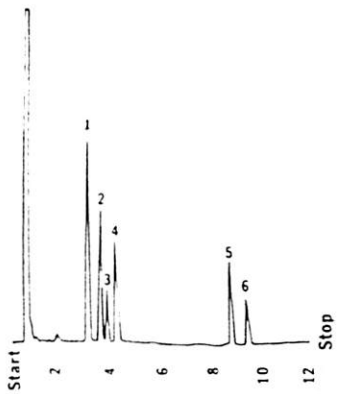
Fengmao Guo

Fengmao Guo
Laboratory Manager



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EPA 8260 Volatile Organics
MATRIX SPIKE AND MATRIX SPIKE DUPLICATE

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #036
LOCATION: GP-20 @ W'

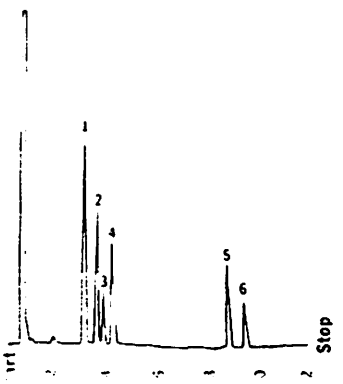
REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-36
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

Compound	sample	QC MATRIX SPIKE			QC MATRIX SPIKE DUP.			Average	RPD
	Conc. ppb	Conc. added ppb	Conc. found ppb	% Recovery	Conc. added ppb	Conc. Found ppb	% Recovery	% Recovery	%
Benzene	0.00	40	35	88.0	40	37	93.5	90.8	6.06
Chlorobenzene	0.00	40	35	86.8	40	37	92.5	89.6	6.42
1,1-DCE	0.00	40	37	91.5	40	31	76.8	84.1	17.53
Toluene	0.00	40	38	94.0	40	37	92.8	93.4	1.34
TCE	0.00	40	37	91.8	40	37	91.8	91.8	0.00

Respectfully Submitted

Fengmao Guo

Fengmao Guo
Laboratory Manager



RCH RESEARCH AND ENVIRONMENTAL LABORATORIES
2880-A Ana Street
Rancho Dominguez, CA 90221
Tel.: (310) 763-5023 Fax.: (310) 763-4000

CHAIN OF CUSTODY RECORD

Date 9/23/99

Page 1 of 1

AGOURA Equipment Rentals

LABORATORY CLIENT: ENVIRONMENTAL GEOSCIENCE SERVICES	CLIENT PROJECT NAME / NUMBER: AGOURA EQUIPMENT RENTAL
ADDRESS: 29439 AGOURA ROAD	PROJECT CONTACT PERSON: JEFF FINDL
CITY: AGOURA HILLS, STATE: CA, ZIP:	SAMPLER(S): (SIGNATURE) Peter C. Batchelor
TEL: (62) 435-3198	FAX: (62) 435-8329

SEND REPORT TO: ENV. GEOSCIENCE SERV.
ATTN
CO
ADDRESS
CITY
STATE: ZIP:

TURN AROUND TIME DESIRED: ☐ SAME DAY (50%) ☐ 24 HOURS (25%) ☐ 48 HOURS (10%) ☒ 3 WORKING DAYS ☐ 5 WORKING DAYS ☐ 10 WORKING DAYS
Prior confirmation is recommended for rush samples

LABORATORY WORK ORDER NUMBER: 99-4550(9~19)

SHIPMENT METHOD: HAND DELIVERED - ICE CHEST

AFTER ANALYSES, SAMPLES ARE TO BE: ☐ DISPOSED OF ☒ STORED (30 DAYS MAX.) ☐ RETURNED TO CLIENT ☐ OTHER

SPECIAL INSTRUCTIONS:

SAMPLE ID	LOCATION DESCRIPTION	SAMPLING DATE	SAMPLING TIME	SAMPLE TYPE: WATER Comp.	WATER Grab.	AIR Integ.	AIR Grab.	SOLID / SOIL	NO. OF CONTAINERS	TESTS REQUIRED
#009	GP-5 at 1'	9/23/99	10:45					✓	1	EPA 8015 DIESEL / EPA 8020 EPA 8015 GASOLINE / + MTBE
#010	GP-5 at 8'	9/23/99	10:50					✓	1	
#011	GP-6 at 1'	9/23/99	10:55					✓	1	
#012	GP-6 at 8'	9/23/99	11 AM					✓	1	
#013	GP-7 at 1'	9/23/99	11:15 AM					✓	1	
#014	GP-7 at 8'	9/23/99	11:22 AM					✓	1	
#015	GP-8 at 1'	9/23/99	12:43 PM					✓	1	EPA 8015 [redacted] GASOLINE CAM METALS / EPA 418.1 / EPA 8020 + MTBE
#016	GP-8 at 6'	9/23/99	12:47 PM					✓	1	EPA 8015 GASOLINE EPA 418.1 / EPA 8020 + MTBE
#017	GP-7W	9/23/99	1:22 PM		✓				1	EPA 8015 DIESEL / EPA 802. EPA 8015 GASOLINE / + MTBE
#018	GP-9 at 1'	9/23/99	1:40 PM					✓	1	EPA 8015 GASOLINE CAM METALS / EPA 418.1 / EPA 8020 + MTBE
#19	GP-9 at 6'	9/23/99	1:45 PM					✓	1	EPA 8015 GASOLINE EPA 418.1 / EPA 8020 + MTBE

Relinquished by: (Signature)	Date:	Time	Received by: (Signature)	Date:	Time:
Peter Pelkan				9/24/99	

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- Contract Research
- Expert Witness in Court
- Industrial Wastewater Engineering
- Environmental/Site Assessment

CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #019
LOCATION: GP-9 @ 6'

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-19
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

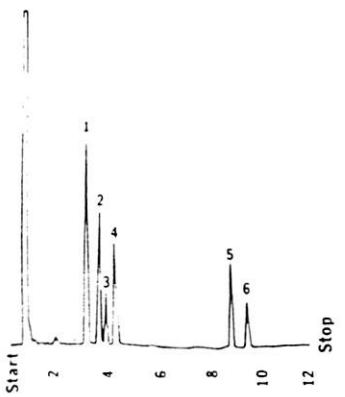
PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	1.68 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TRPH	ND	5.00 mg/kg	418.1	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo

Fengmao Guo
Laboratory Manager



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JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUIPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #018
LOCATION: GP-9 @ 1'

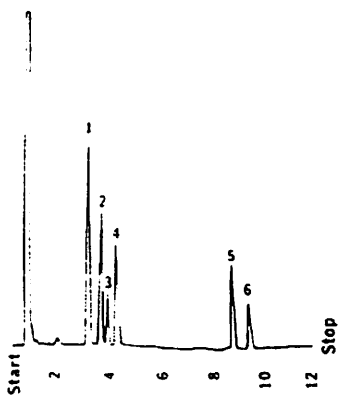
REPORTING DATE: 10-05-99
SAMPLE RECEIVED: 08-24-99
LABORATORY NO.: 99-4550-18
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Antimony	ND	3.00 mg/kg	7040	10-01-99
Arsenic	ND	0.10 mg/kg	7061	10-01-99
Barium	140 mg/kg	3.00 mg/kg	7080	10-01-99
Beryllium	0.79 mg/kg	0.50 mg/kg	7090	10-01-99
Cadmium	3.21 mg/kg	0.50 mg/kg	7130	10-01-99
Chromium	7.85 mg/kg	1.00 mg/kg	7190	10-01-99
Cobalt	724 mg/kg	1.00 mg/kg	7200	10-01-99
Copper	10.7 mg/kg	0.15 mg/kg	7210	10-01-99
Lead	ND	3.00 mg/kg	7420	10-01-99
Mercury	ND	1.00 mg/kg	7471	10-01-99
Molybdemum	ND	1.00 mg/kg	7480	10-01-99
Nickel	29.8 mg/kg	1.50 mg/kg	7520	10-01-99
Selenium	ND	2.00 mg/kg	7741	10-01-99
Silver	ND	1.00 mg/kg	7760	10-01-99
Thallium	ND	5.00 mg/kg	7840	10-01-99
Vandium	ND	0.50 mg/kg	7910	10-01-99
Zinc	30.6 mg/kg	0.50 mg/kg	7950	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED.

Respectfully Submitted,

Fengmao Guo
Laboratory Manager



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ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #018
LOCATION: GP-9 @ 1'

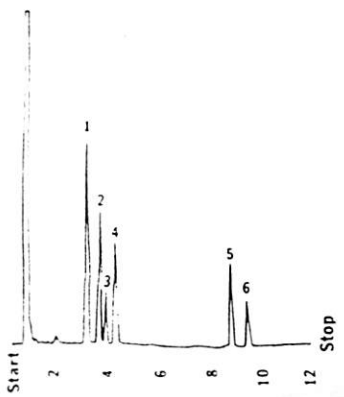
REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-18
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	15.7 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TRPH	ND	5.00 mg/kg	418.1	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo
Laboratory Manager



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JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #016
LOCATION: GP-8 @ 6'

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-16
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	2.29 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TRPH	ND	5.00 mg/kg	418.1	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo

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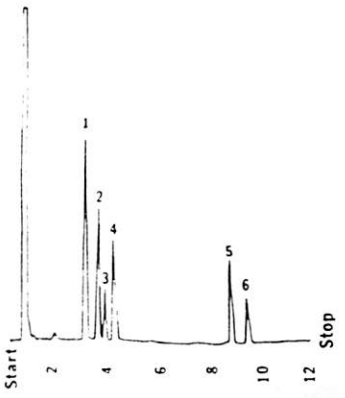
Laboratory Manager



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CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUIPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #015
LOCATION: GP-8 @ 1'

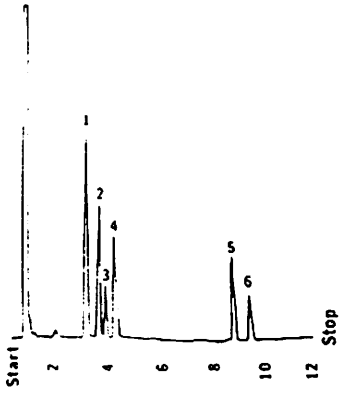
REPORTING DATE: 10-05-99
SAMPLE RECEIVED: 08-24-99
LABORATORY NO.: 99-4550-15
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Antimony	ND	3.00 mg/kg	7040	10-01-99
Arsenic	ND	0.10 mg/kg	7061	10-01-99
Barium	64.4 mg/kg	3.00 mg/kg	7080	10-01-99
Beryllium	0.39 mg/kg	0.50 mg/kg	7090	10-01-99
Cadmium	ND	0.50 mg/kg	7130	10-01-99
Chromium	11.9 mg/kg	1.00 mg/kg	7190	10-01-99
Cobalt	750 mg/kg	1.00 mg/kg	7200	10-01-99
Copper	6.62 mg/kg	0.15 mg/kg	7210	10-01-99
Lead	ND	3.00 mg/kg	7420	10-01-99
Mercury	ND	1.00 mg/kg	7471	10-01-99
Molybdemum	ND	1.00 mg/kg	7480	10-01-99
Nickel	13.6 mg/kg	1.50 mg/kg	7520	10-01-99
Selenium	ND	2.00 mg/kg	7741	10-01-99
Silver	ND	1.00 mg/kg	7760	10-01-99
Thallium	ND	5.00 mg/kg	7840	10-01-99
Vandium	ND	0.50 mg/kg	7910	10-01-99
Zinc	37.7 mg/kg	0.50 mg/kg	7950	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED.

Respectfully Submitted,

Fengmao Guo
Laboratory Manager



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PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: SOIL
SAMPLE I.D.: #015
LOCATION: GP-8 @ 1'

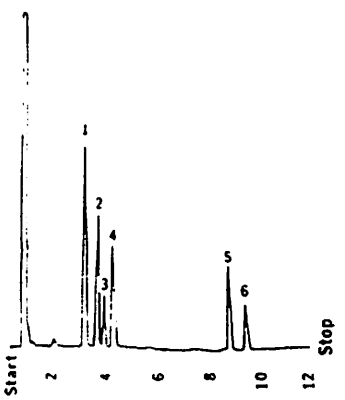
REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-15
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/kg	8020	10-01-99
Toluene	ND	0.16 ug/kg	8020	10-01-99
Ethylbenzene	ND	0.23 ug/kg	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/kg	8020	10-01-99
Xylene(O)	ND	0.38 ug/kg	8020	10-01-99
MTBE	1.37 ug/kg	1.30 ug/kg	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/kg	8015M	10-01-99
TRPH	ND	5.00 mg/kg	418.1	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo
Laboratory Manager



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CERTIFICATE OF ANALYSIS

CLIENT: ENVIRONMENTAL GEOSCIENCE SVC.
JOB : 29439 AGOURA ROAD
ADRESS: AGOURA HILLS, CA
PROJECT CONT. PERSON: JEFF FINDL
PROJECT. NAME/NO.: AGOURA EQUPMENT RENTALS
MATRIX: WASTEWATER
SAMPLE I.D.: #017
LOCATION: GP-7W

REPORTING DATE: 10-06-99
SAMPLE RECEIVED: 09-24-99
LABORATORY NO.: 99-4550-17
DATE SAMPLED : 09-23-99
LAB I.D. CODE : 10183
INVESTIGATION : SEE BELOW

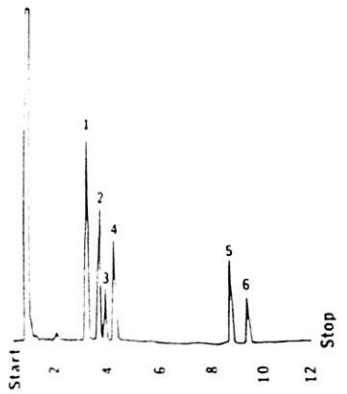
PARAMETER	RESULT	DET. LIMIT	METHOD	ANALYZED
Benzene	ND	0.18 ug/L	8020	10-01-99
Toluene	ND	0.16 ug/L	8020	10-01-99
Ethylbenzene	ND	0.23 ug/L	8020	10-01-99
Xylene(M+P)	ND	0.65 ug/L	8020	10-01-99
Xylene(O)	ND	0.38 ug/L	8020	10-01-99
MTBE	2.72 ug/L	1.30 ug/L	8020	10-01-99
TPH(gasoline)	ND	9.63 mg/L	8015M	10-01-99
TPH(diesel)	ND	6.62 mg/L	8015M	10-01-99

ND = THE CONCENTRATION IS BELOW DETECTION LIMIT OR NON-DETECTED

Respectfully Submitted,

Fengmao Guo

Fengmao Guo
Laboratory Manager



Appendix

- Photo Log
- Site Location Map
- Site Map
- Groundwater Contour Map
- Boring Logs
- Laboratory Results
- QA/QC Data
- Chain of Custody

TABLE 1 - SOIL ANALYTICAL DATA

Soil Sample	TPH Diesel (ppm)	TPH Gasoline (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Total Xylene (ppm)	MTBE (ppm)	TRPH (ppm)	CAM Metals (ppm)
GP-5@1'	ND	ND	ND	ND	ND	ND	0.0016	-	-
GP-5@8'	ND	ND	ND	ND	ND	ND	0.00166	-	-
GP-6@1'	ND	ND	ND	ND	ND	ND	0.00357	-	-
GP-6@8'	ND	ND	ND	ND	ND	ND	0.00128	-	-
GP-7@1'	ND	ND	ND	ND	ND	ND	0.00133	-	-
GP-7@8'	ND	ND	ND	ND	ND	ND	ND	-	-
GP-8@1'	-	ND	ND	ND	ND	ND	0.00137	ND	all below TTLC *
GP-8@6'	-	ND	ND	ND	ND	ND	0.00229	ND	-
GP-9@1'	-	ND	ND	ND	ND	ND	0.0157	ND	all below TTLC *
GP-9@6'	-	ND	ND	ND	ND	ND	0.00168	ND	-
Detection Limits	6.62	9.63	0.00018	0.00016	0.00023	0.00103	0.0013	5.00	0.1 to 5.00

ND = Non-detect
* TTLC = Total Threshold Limit Concentration

TABLE 2 - GROUNDWATER ANALYSIS

Soil Sample	TPH Diesel (ppm)	TPH Gasoline (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Total Xylene (ppm)	MTBE (ppm)
GP-7W	ND	ND	ND	ND	ND	ND	0.00272
Detection Limits	6.62	9.63	0.00018	0.00016	0.00023	0.00103	0.0013

5.0 DISCUSSION AND CONCLUSIONS

* MTBE was detected in soil and groundwater near the above-ground storage tanks and in soil samples obtained near the maintenance building. MTBE concentrations in soil ranged from non-detectable to 0.0157 ppm. The water sample in the above-ground storage tank area exhibited an MTBE level of 0.00272 ppm. Eight of the nine soil samples which exhibited detectable MTBE concentrations were below 0.004 ppm. The MTBE in groundwater and in soil near the above-ground tanks may be associated with the gasoline release which had occurred at Hillside Rubbish. The underground storage tanks at Hillside Rubbish had been located on the other side of the wall just east of the above-ground tanks. As note earlier, the water table has risen to within one foot of ground surface during the period of time that an MTBE impact existed at Hillside Rubbish. Therefore, the shallow MTBE impacts could have resulted from water table fluctuation. The soil sample which exhibited an MTBE level of 0.0157 ppm (GP-9@1') was obtained at a shallow

depth on a hillside (south of the maintenance garage), a zone which is probably not affected by a rising water table. While there is no easily identifiable source for this contamination, the much lower MTBE level that was found at a depth of five feet below this sample (0.00168 ppm in sample GP-9@6') indicates that an impact of minor extent exists at this location. None of the MTBE impacts found at Agoura Equipment Rentals and Supplies are indicative of source zone gasoline contamination that could adversely affect human health or the environment.

* No aromatic petroleum hydrocarbons (benzene, toluene, ethylbenzene and xylene), total recoverable petroleum hydrocarbons,total petroleum hydrocarbons as gasoline or total petroleum hydrocarbons as diesel were detected. Based on this data, source zone contamination in the form of liquid phase contamination (non-aqueous phase liquid) does not appear to be present at this property.

* Two soil samples obtained near the maintenance garage were tested for CAM Metals. All CAM Metals were below the Total Threshold Limit Concentrations (TTLC). Therefore, soil does not exceed hazardous waste criteria for CAM Metals as specified in the California Code of Regulations.

6.0 RECOMMENDATIONS

* The maximum MTBE concentration in soil was 0.00357 ppm. An MTBE concentration of 0.0157 ppm was found in a water sample. No other contamination (besides MTBE)was detected. There are no generic guidelines for cleanup of MTBE. However, it is noteworthy that the Hillside Rubbish cleanup site (adjoining Agoura Building Materials) was closed with an MTBE concentration of 0.285 ppm in groundwater. Based on these considerations, Environmental Geoscience Services recommends no further action at Agoura Building Materials.

7.0 LIMITATIONS

The professional services were performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar locations. The findings in this report are based on field observations and analytical results provided by an independent laboratory. Interpretations of the subsurface conditions at the site for the purpose of this investigation are made from a limited number of available data points (i.e.- soil borings, monitoring wells, etc.) and subsurface conditions may vary from these data points. No other warranty, expressed or implied is made as to the professional conclusions or recommendations contained in this report.

* * * * *

Environmental Geoscience Services would like to thank Selleck Development for the opportunity to work on this project. If there are any questions, please contact the undersigned at (562) 435-3198.

Peter Peuron
Project Scientist

Jeff Findl
California Registered Geologist #5464
Environmental Geoscience Services

file: C/MyFiles/AgRentals

ANN
SIIR

7911-8380

PRELIMINARY SITE CONCEPTUAL MODEL

C416857

for

PROPERTY LOCATED AT

29431 Agoura Rd.
Agoura Hills, CA.

Prepared By:
ENVIRONMENTAL GEOSCIENCE SERVICES
909 Electric Avenue, Suite 312
Seal Beach, CA, 90740
(562) 280-3481

2004 JUL -9 PM 4:19

August 5, 2003

ENVIRONMENTAL GEOSCIENCE SERVICES
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Mr. Don Goodrow
Goodrow Properties
31316 Via Colinas, # 101
Westlake Village, CA 91362

SUBJECT: **Preliminary Site Conceptual Model**
Former Hillside Rubbish Property
29431 Agoura Rd.
Agoura Hills, CA 90301

1.0 INTRODUCTION

Environmental Geoscience Services (EGS) is pleased to submit this Preliminary Site Conceptual Model Report (PSCM) for the property located at 29431 Agoura Rd., Agoura Hills, CA. The subject site is the former Hillside Rubbish property (also known by the name Westlake Truck Leasing).

This report not only includes the new findings from a recent episode of site assessment, but it also includes historical site assessment information from numerous previous episodes of investigation performed from 1989 to 2001. Additionally, the background section of this report summarizes two episodes of hydrocarbon impacted soil transportation and disposal performed in 1993. This PSCM can be considered to be a comprehensive stand-alone document which summarizes all of the environmental activities at the site to date.

The subject property is not presently an open case with any regulatory agency. An underground storage tank unauthorized release case (I-8380) had originally been opened by the LA County Department of Public Works in 1989-90 after concentrations of gasoline and diesel fuel were detected during tank removal operations. Case close status was eventually granted for this property by the State of California, Regional Water Quality Control Board (RWQCB - James Kuyendall / Supervising Engineer) in a letter date 3/24/97 **(RWQCB letter included in Appendix)**.

There have been three (3) separate types of investigations performed at this property. Six (6) USTs were removed during two separate events in 1989 and 1992. The initial series of investigations (from 1990 to 1996) were performed in order to assess the extent of petroleum hydrocarbon contamination released from the former UST area. This included assessments for both soil and groundwater impacts. The second category of investigation (1999) was conducted to assess whether or not there had been any environmental impacts at two clarifiers/sumps, two truck maintenance areas, and the refuse / trash sorting area where hydraulic equipment had been utilized in the past.

The third category of site assessment (2001- 2003) was conducted to provide current data to try to understand the present day impact of residual petroleum hydrocarbons from the former UST area and sump area in preparation for a potential property transfer. The need for a third episode of site assessment took on an added impetus when it was discovered that the once abundant and shallow groundwater (5' to 10' below surface) at the site had receded to "spotty occurrences only" following several years of relatively low precipitation.

In March 1997, the RWQCB granted site closure despite the documented presence of petroleum hydrocarbons in the soil and groundwater. At the time closure was granted, groundwater could be found throughout the central portion of the subject site and the petroleum "smear zone" within the groundwater was in the 5' to 10' below surface layer. By 2001, after the groundwater content had receded to "spotty occurrences only", any remaining dissolved petroleum content in the groundwater would have been redistributed to deeper soil zones as groundwater levels decreased and created a new, deeper "smear zone". The objective of the most recent subsurface investigation (described in this report) was to investigate the groundwater plume area for the potential petroleum re-distribution that was thought to have been brought about by the receding groundwater which had occurred. Additionally, it was an objective to attempt to understand the present day groundwater conditions in light of the dynamic changes in groundwater levels which have been documented at this site.

As mentioned previously, recently collected new site assessment data is being presented in this report. It should be noted that borings for this recent assessment were advanced on both the Hillside Rubbish property and the eastern adjacted property, Agoura Building Materials.

1.1 Introduction - Site Information

The following information provides details on the site:

NAME/AGENCY:	CONTACT INFORMATION:
Site Address:	29431 Agoura Rd., Agoura Hills, CA 90301
Type of Business:	There are three business which presently lease portions of the subject site. Several portable office trailers are utilized for administrative /office work by the lessees as well as the parking of numerous services trucks within the concrete covered yard
Property Owner:	Don Goodrow 31316 Via Colinas, #101 Westlake Village, CA 91362 (818) 707-8815
Consultant's Name and Phone No.:	Environmental Geoscience Services 909 Electric Avenue, Suite 312 Seal Beach, CA 90740 562/280-3481

1.2 Introduction - Site Description

The subject site is located in Lindero Canyon and is bordered by Roadside Dr. and the I-101 Freeway (Ventura Freeway) to the north, and Agoura Rd. to the south. Agoura Equipment Rental and Supplies is the business situated west of the site while Agoura Building Materials is located to the east. The general vicinity consists of commercial businesses and equipment yards. Immediately south of Agoura Rd. is Ladyface Mountain which rises approximately 1,200' above Lindero Canyon. The south portion of the property includes a gentle hill, while the northern portion is generally flat lying.

The subject property previously was utilized by Hillside Rubbish since the late 1960's to maintain and park municipal waste hauling trucks. Additionally, the property was used to sort and gather recyclable waste products such as newspapers, aluminum cans, plastic containers, metal cans and glass containers. The Hillside Rubbish business was sold in August, 1999 but the subject property was not part of the Hillside Rubbish business sale. The recycling and waste hauling business was moved to another site.

There are three tenant business presently leasing portions of 29431 Agoura Rd. Several portable office trailers are situated on the property and used for administrative work by the lessee businesses. Additionally, the property is used to park contractor services trucks and several recreational vehicles. The site is covered with concrete except for several planter areas. Based upon recent discussions with the property owner, the site may be redeveloped for commercial businesses or retail shopping.

2.0 BACKGROUND

The following section of this report documents the investigative history of the subject site from 1989 to 2001:

2.1.1 Los Angeles County Flood Control District (1969 - 1970) - Investigation for Concrete Creek Diversion Channel: In three separate letter-reports dated June 16, 1969, July 18, 1969, and Sept. 18 1970, the Los Angeles County Flood Control District described the subsurface investigation of Lindero Canyon. The County's subsurface investigation was conducted prior to excavating and constructing a fully enclosed concrete creek diversion channel for Lindero Creek. Originally, Lindero Creek sinuously trended from west to east through the trough of Lindero Canyon. This construction project had a major impact on the subject site and the neighboring properties to the east and west. The Los Angeles County Flood Control District graded over the original creek channel and diverted the up-stream surface water through a fully enclosed concrete channel, with the base of the channel approximately 15' below surface (+/-) and the width of the channel about 20'.

The Flood Control District's letter-reports mention encountering andesite-basalt bedrock in the

vicinity of the subject site at shallow depths. The report also mentions field observations of the exposed interface between the andesite-basalt bedrock and the slightly older Topanga Formation (Middle Miocene age - siltstone / mudstone, light to dark gray, lightly consolidated). It should be mentioned that the subject site is situated at the base of an extinct volcanic mountain (Ladyface Mt.).

It was not documented exactly what year the concrete diversion channel was constructed, though it was installed sometime in the early 1970's. The impact of the concrete diversion channel on the subsurface groundwater flow included modifying the local areas of surface water recharge potential and creating an 15' deep elongate subsurface barrier (the concrete channel walls) where none had previously existed. The channel is shown on the Site Map in the Appendix.

2.1.2 UST Removal Report, Leighton & Associates - 3 Tanks (report dated 9/15/1989): On 8/18/89, three underground storage tanks (USTs) were removed from Hillside Rubbish under the supervision of Leighton and Associates. These single walled - steel USTs included an 8,000 gallon diesel tank, a 3,000 gallon gasoline tank, and a 7,000 gallon gasoline tank. The tanks were previously pressure tested with no apparent leaks within the system. There were no corrosion holes observed in the three (3) removed tanks. A fire department inspector was on site during tank removal. Groundwater was observed to be seeping into the tank excavation at a depth of 10' below surface. Two (2) soil samples were collected beneath each of the three removed tanks. The soil samples collected beneath the 8,000 gallon diesel tank were only analyzed for total recoverable petroleum hydrocarbons (EPA 418.1 - TRPH). The two soil samples collected beneath the 8,000 gallon diesel tank exhibited relatively low concentrations of TRPH at 14 ppm and 24 ppm. The soil samples collected beneath the 7,000 gallon and 3,000 gallon USTs were analyzed for total petroleum hydrocarbons (EPA 8015 - TPH as gasoline, diesel and jet fuel) plus benzene, toluene, ethylbenzene and xylene (BTEX compounds). The sample analyses for TPH(g+d+jf) were non-detect (ND) for the soil samples collected beneath both gasoline tanks. However, relatively high concentrations of BTEX compounds were observed beneath the 3,000 gallon gasoline tank (benzene to 5.02 ppm; toluene to 3.8 ppm; ethylbenzene to 6.1 ppm; and, xylene to 23 ppm). All contaminated soil from the UST excavation was stockpiled on-site for later off-site disposal. Leighton & Associates recommended additional site assessment including the installation of three groundwater monitoring wells. An environmental case was opened at the LA County Department of Public Works as a result of the petroleum hydrocarbons detected in the UST area. The regulatory letter from County was not available for review.

2.1.3 Site Assessment EMCON Associates (report dated 5/24/90): On 3/28/90 and 3/29/90, EMCON installed three groundwater monitoring wells (MW-1, MW-2 and MW-3). The wells were constructed with 4" diameter PVC casing and were 20' deep. The depth to groundwater was initially measured at 8.3' to 9.8' below the top of well casing. The groundwater flow direction was to the east. During well installation activities, a total of three - 5' deep soil samples were collected, with one from each well boring. In these 5' deep soil samples, the BTEX compounds were non-detect (ND) while relatively low concentrations of TPH-gasoline (2 ppm and 3 ppm) were observed in two of the three soil sample analyzed.

The former UST excavation from the three previously removed tanks had not been backfilled at the time that EMCON installed the monitoring wells. On 3/28/90, EMCON collected a total of four soil samples from the bottom of the excavation and three soil samples from walls of the excavation in order to perform a cursory assessment of the former UST area. One of the four soil samples (B-4 @ 16') collected from the excavation bottom (possibly using a hand-auger) exhibited relatively high concentrations of diesel fuel (320 ppm TPH-d, plus 0.42 ppm xylene). Two of the three soil samples collected from the excavation walls exhibited TPH (W-2 @ 7' with 870 ppm diesel; and W-1 @ 7' with 4,860 ppm gasoline) along with concentrations of some BTEX compounds. The remainder of the soil samples were either non-detect or exhibited relatively low concentrations when analyzed for petroleum hydrocarbons. A map titled "*UST Area Soil Data Summary*" is included in the **Appendix**. This map shows the soil sampling locations and the associated laboratory results for the soil samples collected during the first episodes of tank removal and the second episode of tank removal (read further Background Section- CTL UST Removal -1992), along with the additional soil sampling by EMCON within the open UST excavation.

The three (3) newly installed monitoring wells by EMCON were sampled on 4/20/90. Cross-gradient wells MW-1 and MW-2 exhibited relatively low concentrations of gasoline (0.07 ppm and 0.49 ppm, respectively) along with 1.1 ppb xylene in MW-1. Historically high concentrations of petroleum hydrocarbons were detected in the groundwater sample from down-gradient well MW-3 with 97.5 ppm TPH(g), 20.3 ppm benzene, 2.89 ppm toluene; 5.5 ppm xylene, and 4.32 ppm ethylbenzene. Well MW-3 was located approximately 90' down-gradient from the former UST area. As of 4/20/90, three tanks had been removed, while three other tanks were still in the ground.

EMCON also researched the potential existence of any domestic / irrigation groundwater supply wells in the vicinity of Hillside Rubbish. Records for 6 private wells within a 1-mile radius of the subject site were listed in the EMCON report (see **EMCON - Table 3, Page 20**). EMCON recommended continued groundwater monitoring in their report.

2.1.4 Site Assessment Report, GeoResearch (report dated 9/12/91): On 6/27/91 and 6/28/91, GeoResearch installed additional groundwater monitoring wells (MW-4, MW-5, MW-6 and MW-7) to attempt to further assess the extent of the petroleum hydrocarbon-impacted groundwater at Hillside Rubbish. No records concerning the submission of a Workplan prior to conducting field work were reviewed, nor issuance of a regulatory directive letter requesting these wells. Two of the wells, MW-5 & MW-6, were installed east of Hillside Rubbish on the Agoura Building Materials property. Newly installed wells MW-4, MW-5, MW-6 and MW-7 all exhibited concentrations of petroleum hydrocarbons. However, relatively low BTEX concentrations detected in MW-4 and MW-5 helped define the northeastern fringe of the impacted groundwater. GeoResearch wells MW-6 and MW-7, along with EMCON-installed well MW-3 appeared to reside within the central portion of the groundwater plume.

Groundwater samples from MW-3 thru MW-7 were collected by GeoResearch on 7/3/91 and

analyzed for TPH (g+d) and BTEX compounds. No groundwater samples from previously installed wells MW-1 and MW-2 were collected on this date. Consistent with the analytical results from the EMCON groundwater sampling event 15 months previously (on 4/20/91), monitoring well MW-3 exhibited relatively high, though somewhat diminished concentrations of petroleum hydrocarbons (TPH-g at 44 ppm; benzene at 5.4 ppm; toluene at 0.88 ppm; ethylbenzene at 3.5 ppm; and, xylene at 4.1 ppm). Comment: *The underlined sentence on the proceeding page shows the previous groundwater analytical results for MW-3.*

Groundwater depths were measured by GeoResearch for two consecutive months (on 7/3/901 and 8/6/91). The depth to groundwater among the existing seven (7) monitoring wells ranged from 7.21' to 10.02' below the top of well casing. The calculated groundwater gradient was to the southeast on the Hillside Rubbish property, and to the south on the Agoura Building Materials property where wells MW-5 and MW-6 had been installed. Groundwater in the specific UST area averaged about 7.5' to 8.5' below the top of well casing. It was inferred from this water level data that the bases of the remaining three USTs were resting in the water saturated zone.

Additionally, GeoResearch advanced five - 7' to 16.5' deep soil borings (B-1, B-2, B-2b, B-3 and B-4) on the east side of the UST area to characterize the shallow soil in this one area. Both EMCON and GeoResearch used the same nomenclature for designating their boring numbers with both companies having borings B-1 through B-4. However, EMCON's borings were in the UST excavation while GeoResearch's borings were located east of the UST excavation. Concentrations of both gasoline (TPH-g up to 5,200 ppm in B-2b @ 5') and diesel fuel (TPH-d up to 3,500 ppm in boring B-2 @ 5') were observed in the shallow soil situated approximately 10' east of the former UST area. GeoResearch recommended additional site assessment to further delineate the extent of the soil contamination (situated above groundwater) and the groundwater plume. Additionally, GeoResearch recommended ongoing groundwater monitoring.

2.1.5 Letter from County of Los Angeles, Dept. of Public Works, UST Local Oversight Program (John Marneris): In this letter, the County stated that they reviewed the GeoResearch Site Assessment Report dated 9/12/91. The County mentioned that the full extent of the soil and groundwater impact had not yet been defined. A Workplan for additional site assessment was requested by July 15, 1992. Monthly groundwater depth measurements and groundwater gradient mapping had been proposed by GeoResearch and were accepted by the County while the site investigation continued. However, GeoResearch was soon replace by a different consultant.

2.1.6 CTL Environmental, UST Closure Report - 3 Tanks (report dated 10/21/92): On 10/1/92, three remaining USTs were removed under the supervision of CTL Environmental, Inc. A fire department inspector was on site during tank removal. The final three USTs included two - 8,000 gallon diesel fuel USTs and one - 2,000 gallon gasoline UST. These tanks were located next to the tanks which had previously been removed. A fuel dispenser was also located directly above the 2,000 gallon gasoline UST. No soil samples were collected beneath the fuel dispenser because the soil material beneath the fuel pump had been removed to gain access to the underlying gasoline tank. Additionally, no soil samples were collected beneath the fuel line piping because

less than 20' of product piping was apparently observed, which was less than the minimum length required for sampling. Two soil samples were collected beneath each of the three USTs. A total of six soil samples were analyzed for TPH and BTEX compounds (by EPA test methods 8015 and 8020). The two soil samples collected beneath the 2,000 gallon gasoline tank exhibited 25 and 70 ppm TPH(g) along with benzene (1.1 and 0.41 ppm), toluene (0.13 and 0.7 ppm) and xylene (1.65 and 0.9 ppm). Three of the four soil samples collected beneath the two - 8,000 gallon diesel tanks exhibited 25 ppm TPH(d). No BTEX compounds were detected within any of the diesel tank soil samples.

2.1.7 Letter from County of Los Angeles, Dept. of Public Works, UST Local Oversight Program (Tim Piasky - 12/30/92), File I-8380: The County reviewed the CTL Environmental Tank Closure Report (10/21/92). The County stated that the full extent of the soil and groundwater impact has not yet been defined. A Workplan for additional site assessment was requested by January 14, 1993.

***2.1.8 CTL Environmental &Targhee, Inc., Groundwater Monitoring Reports* (1992-1993):** During 1992 to 1993, quarterly groundwater monitoring was performed to maintain regulatory compliance The groundwater gradient exhibited considerable variation from quarter to quarter during this period. Most of the time the groundwater gradient was to the east-southeast. However, certain portions of the Hillside Rubbish property and the neighboring Agoura Building Materials property exhibited localized groundwater flows to the north and to the south.

2.1.9 UST Clean-Up Fund (1992-1993): Hillside Rubbish applied to the UST Clean-Up Fund for corrective action cost reimbursement. The application was made in the name of *"Westlake Truck Leasing"* (aka Hillside Rubbish). Westlake Truck Leasing was accepted by the UST Clean-Up Fund and was designated to be within the "C" category with Claim Number 1252.

2.1.10 Soil Remediation (April and August, 1993): From April 26-30, 1993, approximately 262 tons of soil which had been removed from the UST area were disposed at LA County Sanitation District, Calabasas Landfill. In August 1993, approximately 130 tons of petroleum-impacted soil from the UST excavation area were also transported to Calabasas Landfill. Laboratory analysis of the stockpiled soil along with permits for soil disposal were obtained prior to disposal. Overall, an approximate total of 392 tons of soil were disposed. Hillside Rubbish arranged for the hauling and disposal of this soil material. It is assumed that the first volume of soil material hauled off-site originated from the first episode of UST removal while the second volume of soil material hauled off-site was generated from the second episode of tank removal.

2.1.11 Environmental Geoscience Services, Site Assessment Report (7/19/93): On 4/30/93, a new consultant, Environmental Geoscience Services installed four - 20' deep, 4" diameter groundwater monitoring well (MW-8, MW-10, MW-11 and MW-12). There was no well MW-9, though installing an additional well had been an option that was not exercised. Environmental Geoscience also advanced two soil borings (B-9 & B-14) on the neighboring property (Agoura Building Materials) to attempt to assess the down-gradient extent of the petroleum hydrocarbon

impact ed groundwater. A third boring (B-13) was drilled north of the UST area for further contaminant delineation in this direction.

The Spring of 1993 was a relatively rainy season. Groundwater within the monitoring wells at Hillside Rubbish rose to historic high levels with groundwater measured between 1' and 3' below the top of well casing. The need to assess the vadose zone soil (the soil situated above the groundwater) as requested by the County of Los Angeles - DPW, became temporarily difficult because groundwater had risen so high that any petroleum fuel released from the UST area would, at least in the Spring of 1993, reside within the saturated zone. Therefore, the field work for this investigation dealt mainly with the further delineation of the extent to the groundwater plume. The groundwater samples collected from wells MW-8, MW-10, MW-11 and MW-12 were non-detect for all compounds analyzed, thus further defining the boundaries of the groundwater plume to the south, north and west of the former UST area. Quarterly groundwater monitoring was also performed by Environmental Geoscience. Groundwater monitoring proceeded on a quarterly basis from June 1993 to the Fourth Quarter of 1996.

2.1.12 County of Los Angeles, Dept. of Public Works, UST Local Oversight Program Letter (Tim Piasky - 8/2/93): The County requested additional site assessment east of the former UST area on the neighboring property owned by Agoura Building Materials. The requested site assessment was to include additional borings, and at least one down-gradient groundwater monitoring well to attempt to assess the down-gradient extent of the groundwater impact.

2.1.13 Environmental Geoscience Services, Site Assessment Report (2/2/94): As requested by the County, Environmental Geoscience Services (EGS) installed well MW-13 on the Agoura Building Materials property at a location further down-gradient than any of the previously installed wells. Upon testing, the groundwater from this well was non-detect for all compounds analyzed, thus defining the down-gradient (east of the former UST area) groundwater plume extent. While installing MW-13, weathered rust-colored sediment (possibly eroded basalt) was encountered at about 12'-13' below surface. Well MW-13 was advanced to 20' below surface, though the drilling rig had great difficulty achieving this depth. Additionally, EGS advanced a total of six hand-auger soil borings (B-15 thru B-20) at locations west and east of the UST area to 5.5' to 6.5' below surface. A single soil sample was collected from each of the shallow borings. Groundwater was encountered at about 6-7 feet below surface on the day of field work. Boring B-17 (sampled @ 5.5') and B-20 (sampled @ 6.5') were non-detect for all compounds analyzed. The soil samples from the remaining four soil borings exhibited relatively low TPH(g) concentrations between 11 and 17 ppm; benzene between 35 and 38 ppb; toluene between 130 and 220 ppb; ethylbenzene between 33 to 82 ppb; and xylene from 62 to 106,ppb. Several cross-sectional drawings were included with the 2/2/94 EGS report.

2.1.14 County of Los Angeles, Dept. of Public Works, UST Local Oversight Program Letter (Tim Piasky - 3/24/94): The County requested additional site assessment of the shallow soil west of soil borings B-18 and B-19 on the adjacent off-site property (Agoura Equipment Rentals and Supplies). Additionally, the County requested a technical discussion addressing any trends which

might exist between the depth to groundwater which was periodically measured within the Hillside Rubbish monitoring wells and the varying contaminant concentrations observed.

2.1.15 Environmental Geoscience Services, Site Assessment Report (8/14/94): EGS advanced shallow borings B-21 and B-22 on the Agoura Equipment Rental and Supplies property. The soil samples collected were non-detect for all compounds tested. A study of the groundwater levels vs. the contaminant concentrations did not reveal a definitive trend. Overall, concentrations within the monitoring wells at the site, especially the two hottest wells (MW-3 and MW-7), were decreasing over time.

2.1.16 Regulatory Oversight Change from LA County to State of CA RWQCB (1995): The State of California Regional Water Quality Control Board assumed jurisdiction of this case from the LA Co. Department of Public Works. However, there was a lengthy period of time whereby, the case had no government case worker to direct and oversee project progress. In some ways the UST Clean-Up Fund personnel in charge of approving corrective action expenditures served as the ad hoc regulatory oversight agency. During this time, Hillside Rubbish maintained it's compliance record by performing quarterly groundwater monitoring.

2.1.17 Environmental Geoscience Services, Site Assessment Report (12/13/96): EGS advanced a total of seven soil borings in the former UST area in order to (voluntarily) investigate if the groundwater, which had risen to near surface levels (1' - 3'), then decreased to 7'- 8' below surface, might have had a reducing impact on the concentrations of petroleum hydrocarbons in the vadose zone soil. It was thought possible that with the relatively drastic fluctuations of groundwater levels and the ongoing effects of naturally occurring bioremediation, that the concentrations of petroleum hydrocarbons in the shallow zones may have been diminished. Seven confirmation sample borings (CS-1 thru CS-7) were advanced to a depth of 6' below surface. Groundwater was measured at approximately 7' - 7.5' below surface on the day of investigation (11/13/96). The seven borings advanced for this investigation had been placed at locations where elevated concentrations of petroleum hydrocarbons had been previously detected. Concentrations of gasoline (TPH-g) were detected in only one of the seven soil samples. The EGS report presented a statistically supported pattern of decreases in the concentrations of the petroleum hydrocarbons over time for the shallow soil (at 6') and the groundwater.

2.1.18 Request for Case Review - Submitted to RWQCB (12/19/96): EGS submitted a case review form to the RWQCB. The case review form mentioned that:

(1) Concentrations of TPH-g, BTEX and MTBE were still observed in the groundwater.
(2) Diminished concentrations of TPH-g and BTEX were still observed in the shallow soil.
(3) No municipal groundwater supply wells existed in the Las Virgenes Water District, which was (and still is) the water supplier for the community around the Hillside Rubbish property.
(4) Basaltic bedrock (Conejo Volcanics) underlies the site, with no drinking water aquifers known within or below the basalt.
(5) Approximately 392 tons of petroleum-impacted soil from the UST excavations had been disposed in the past.

2.1.19 Case Closure Notification Letter, RWQCB (3/26/97): The RWQCB reviewed this case and granted case closure. The case closed letter was signed by James Kuyendall, Supervising Water Resource Control Engineer. There were no specific reasons provided in the RWQCB letter as to why case closed was granted. It was presumed that because no known drinking water aquifers existed, due to the presence of the underlying bedrock, that the residual petroleum hydrocarbons in the subsurface were not considered to be a threat to the public drinking water supplies.

2.1.20 Environmental Geoscience Services, Monitoring Well Abandonment (1/12/98): Following case closure, well abandonment for the twelve (12) groundwater monitoring wells (MW-1 thru 8, and MW-10 thru13) was performed on 1/9/98 and 1/12/98 by EGS. Permits for well abandonment were obtained from the LA County Department of Health Services. A letter report documenting the well abandonment was submitted to the RWQCB (letter dated 3/6/98).

2.1.21 Environmental Geoscience Services, Site Investigation Report (9/30/99): On September 23 and 24th, 1999, EGS performed a subsurface investigation at areas not related to the former underground storage tank. At the time, the Hillside Rubbish property was being considered for a property sale, which prompted this investigation. This subsurface assessment focused on investigating five areas of the property for potential environmental impacts. The five areas of concern included two truck maintenance areas where automotive waste had been handled /stored, two separate locations where clarifiers (a 4-stage clarifier and a 1-stage clarifier) were situated, along with a trash separation area where hydraulic machinery had previously operated. A total of eleven (11) soil borings were advanced for this investigation. Also four (4) shallow groundwater samples were collected with a geoprobe rig as part of this investigation.

One of the clarifiers (the 1-stage clarifier) was located approximately 20' southeast of the former UST area at a location which was coincidently within the groundwater plume impact zone from the UST releases. Petroleum hydrocarbon-impacted soil was indeed observed at this location, but it was initially difficult to decide if the petroleum contamination originated from the former UST release or originated from the 1-stage clarifier. The "hottest" soil sample with elevated concentrations collected next to the 1-stage clarifier was soil sample GP-14 @ 6' with 3,880 ppm TRPH, 10.4 ppm TPH-g, 26 ppb toluene, 21 ppb ethylbenzene, 30 ppb xylene and 63 ppb MTBE. A groundwater sample also collected from GP-14 exhibited the highest concentration of petroleum hydrocarbons. The groundwater sample for geoprobe boring GP-14 exhibited 231 ppm TPH-g, 1,120 ppb benzene, 427 ppb MTBE (tested by EPA-8021; analysis and not confirmed by EPA- 8260 analysis) and concentrations of toluene (58 ppb), ethylbenzene (4,980 ppb), and xylene (1,786 ppb). Based upon an evaluation of the particular compounds observed, it appeared likely that the petroleum contamination observed at the 1-stage clarifier originated from the UST area release.

A number of years with relatively low precipitation occurred between 1994 and 1999, which resulted in a marked change in the groundwater situation at the subject site. It was discovered in 1999 that no longer was there a continuous, pervasively saturated water bearing zone at the site.

Rather, groundwater was observed only in discrete lenses, with non-saturated soil observed above and below. The decrease and/or absence of the groundwater table meant that any petroleum hydrocarbons formerly dissolved within the groundwater when the water table was higher were now redistributed into the soil matrix at lower depths (10' to 25' zone). What this meant was that whatever the site assessment results from 1989-1993 might have revealed, the situation after the groundwater dropped and nearly disappeared was henceforth modified. The change in the depth of the groundwater constituted a redistribution of residual petroleum hydrocarbons in the subsurface. To understand just how the area of petroleum impacted soil may have changed required conducting additional site assessment in the general vicinity of the groundwater plume.

2.1.22 Stechmann Environmental, Site Assessment Report (3/8/01): Stechmann Geoscience was authorized to conduct a site assessment to further assess the subject site on behalf of a potential property buyer. A total of ten soil borings were advanced, with eight to depths of 10' and two borings to 20'. **No groundwater was observed in any of the soil borings.** This was the confirmation that the groundwater volume in the subsurface had been greatly reduced. Most of the borings were advanced in the same areas that had been investigated in the past, which suggests that this episode of investigation was partially conducted to confirm (or dispute) the results of previous Hillside Rubbish consultants. Areas of the property which were investigated included the former UST area, two separate areas with clarifiers, and two truck maintenance areas. Stechmann designated his borings B-1 through B-10, which is the same nomenclature as previous some borings from EMCON and GeoResearch. Residual concentrations of petroleum hydrocarbons were identified in soil samples from boring B-4 (up to 100 ppm TPH-cc /carbon chain analysis) advanced in the former UST area. Additional residual concentrations of petroleum hydrocarbons were identified in boring B-7 (up to 310 ppm TPH-cc and 93 ppb MTBE) which was located about 20' down-gradient (southeast) of the UST area. Boring B-9 was advanced next to a 1-stage clarifier which was located southeast (down-gradient) from the UST area. Soil samples from boring B-9 also exhibited concentrations of petroleum hydrocarbons within the gasoline and diesel range (3,100 ppm TPH-cc at 9.5' / non-detect for MTBE). Stechmann Environmental concluded that the gasoline concentrations detected in the soil samples collected adjacent to the clarifier were not related to the UST area release.

Concentrations of petroleum hydrocarbons (460 ppm TPH-g) were also detected in boring B-10 which was located in the truck maintenance area. The Stechmann report did not relate this detection of gasoline to the UST area release. However, the area of boring B-10 was also located down-gradient (southeast) from the former UST area and was also within the groundwater plume migration zone. Therefore, the concentrations of petroleum hydrocarbons in this area were also likely related to the UST area release.

2.1.23 Environmental Geoscience Services, Additional Site Characterization Report (12/21/01): It was the objective of this investigation to attempt to identify whether the petroleum hydrocarbons previously observed at the 1-stage clarifier area originated from the clarifier and/or associated storm water drains, or was a remnant from the former UST release which had migrated down-gradient within the groundwater. On November 14, 2001, soil borings were advanced north,

east, south and west of the 1-stage clarifier and adjacent sumps. EGS advanced six (6) borings on the subject property (SB-1 to SB-6). A total of twenty-six (26) soil samples and two (2) groundwater samples were analyzed. The soil samples were analyzed for total petroleum hydrocarbons (TPH-gasoline) by EPA-8015, for BTEX and MTBE by EPA-8021, and for total recoverable petroleum hydrocarbons (TRPH) by EPA-418.1. The groundwater samples were analyzed for EPA-8015 for gas and EPA-8021 only. Soil types encountered included clay, gravelly clay, clayey silt, silt, gravelly silt, and clay-silt-sand-gravel mixtures. The range of analytical results are listed below:

2001 Soil Sample Analytical Results: EPA-8015, EPA-8021 and EPA 418.1

- TPH(gasoline) Concentrations: Ranged from ND to 995 ppm (SB-5 @ 10')
- MTBE Concentrations: Ranged from ND to 2,155 ppb (SB-5 @ 10')
  (Not confirmed by EPA 8260B)
- Benzene Concentrations: Ranged from ND to 6,649 ppb (SB-5 @ 10')
- TRPH Concentrations: Ranged from ND to 2,346 ppm (SB-2 @ 20')

2001 Groundwater Analytical Results: EPA-8015 and EPA-8021

- TPH(gasoline) Concentrations: Averaged 16.3 ppm
- MTBE Concentrations: Averaged 126.5 ppb *(Not confirmed by EPA 8260B)*
- Benzene Concentrations: Averaged 245 ppb

Isolated, laterally discontinuous lenses of water bearing soil were encountered in three of the six soil borings, but only within those specific zones. Groundwater samples collected for lab analysis were from SB-1 (sampling screen opened in the 8'-12' zone) and SB-3 (sampling screen opened from the 6'-10' zone). The 10' deep soil samples from each of these soil borings were wet and were composed of gravel with clay and some sand content. Five feet beneath these wet gravelly sediments at 15' below surface was a relatively low permeability clayey silt or silt material which was not saturated with water. In boring SB-1, the 20' soil sample, which was composed of clayey sandy silt, was also wet. However, no other 20' deep soil samples collected from the other five borings were "wet". As such, a laterally continuous saturated interval with a map-able extent was not observed at the site. The only water observed in the subsurface was from isolated lenses of soil which were likely underlain by relatively impermeable soil that served to inhibit the further downward migration of the water. The deepest boring was 25' deep. No further advancement was possible using a geoprobe rig due to drilling refusal. It was not known if groundwater existed at depths greater than 25' because no sampling was performed deeper than 25'.

During quarterly groundwater monitoring in the early and mid-1990's, the presence of groundwater was measured throughout the central portion of the site at depths ranging from 5' to 10' below surface. Evidently, due to relatively low volumes of precipitation over the past several years, the groundwater was not replenished, leaving only isolated pockets of water bearing soil in the subsurface. It was presumed that in the future when a season of substantial rainfall occurs, the groundwater will again be replenished, possibly to the extent which it had been observed in the past. In the apparent process which witnessed the groundwater levels decrease from near surface levels to near absence (with the exception of isolated wet soil lenses), the petroleum

hydrocarbon concentrations, which had resided in the groundwater were redistributed to the underlying soil matrix as groundwater levels decreased to 10', 15', 20', 25' etc, etc. This may explain why some soil samples collected at 20', 24' and 25' exhibited concentrations of petroleum hydrocarbons. Back in the early to mid-1990' when groundwater levels were closer to the ground surface, there may not have been any petroleum-impacts to the soil in the 20-25' interval.

Though some of the petroleum hydrocarbons observed in SB-1 thru SB-6 surely could have originated from the sumps/clarifiers, it appeared that a majority of the hydrocarbon concentrations detected near the 1-stage clarifier/sump originated from the adjacent UST area and were spread down-gradient by the groundwater prior to the groundwater's near disappearance. However, there exists two data points which may contradict this conclusion. In soil sample SB-2 @ 20', the TRPH concentration (medium and/or heavy-end hydrocarbons) was 2,346 ppm, while the TPH(gasoline) concentration was 16.7 ppm. Likewise, soil sample SB-5 @ 20' exhibited 1,131 ppm TRPH and was non-detect for TPH(gasoline). The detection of medium or heavy-end petroleum hydrocarbons suggests the potential for oils and greases associated with clarifiers/sumps. However, the TRPH concentrations could have also been diesel fuel from the USTs

2.2 Background: Offsite Environmental Issues
Agoura Equipment Rental and Supplies

In 1990, Agoura Equipment Rental and Supplies, which is located adjacently to the west of Hillside Rubbish, removed two USTs (a 1,000 gallon gasoline tank and a 2,000 gallon diesel tank) from an area west of the rental office building. Additionally, a third UST (500 gallon waste oil tank), which had been located east of the repair shop building was removed. The UST removal was performed by the property owner who did not follow standard permitting and oversight protocol at the time. Nonetheless, the UST removal operation was reported to the LA County Department of Public Works for review.

A total of four (4) soil samples were collected from the gasoline / diesel tank excavation. Two of the four soil samples exhibited petroleum hydrocarbon concentrations greater than 1,000 ppm. This included soil sample 2A with 1,070 ppm TRPH, and soil sample 1A with 2,800 ppm TPH-g. Sample 1A also exhibited 9.6 ppm toluene, 75 ppm ethylbenzene, and 5 ppm xylene. The County of Los Angeles, Department of Public Works (DPW) judged that additional site assessment was deemed necessary for the gasoline / diesel tank area. An environmental case was opened at Agoura Equipment Rental and Supplies as a result. Upon removal of the 500 gallon waste oil tank, soil sample #3A was collected. This soil sample exhibited 45.9 ppm total recoverable petroleum hydrocarbons (EPA 418.1), along with a trace of toluene. The waste oil tank area was not deemed to be an environmental issue of concern to the regulatory oversight agency.

An investigation to determine whether or not the groundwater in the former gasoline / diesel tank area had been impacted by the unauthorized fuel release was performed by EGS (report dated

12/31/93). This investigation included advancing one soil boring (B-1) from a location approximately 24' east-northeast of the former tank area to a depth of 23' below surface, then obtaining an "open hole" groundwater sample. Once collected and analyzed, the groundwater sample exhibited 0.5 ppb benzene, 3.3 ppb toluene, and 5.2 ppb toluene. As a result, the County of Los Angeles, DPW requested the installation of one monitoring well and the advancement of a sufficient number of soil borings to assess the lateral extent of the petroleum hydrocarbon contamination in the UST area. Normally, the regulatory agencies request a minimum of three groundwater monitoring well, but because neighboring Hillside Rubbish already had several existing wells, Agoura Rentals and Supplies was able to utilize the water level data gathered from Hillside Rubbish's wells in order to establish a groundwater flow direction and gradient.

In a report dated 5/8/95, EGS documented the drilling of three soil borings in a triangle pattern around the former gasoline / diesel UST area, and the installation of a 20' groundwater monitoring well. Based upon the lab analysis results, petroleum hydrocarbons released in the UST area had penetrated vertically through the weathered upper surface of the basalt bedrock, but apparently did not migrate deeper due to the low permeability of the non-weathered bedrock material.

This site was granted case closed status by the RWQCB in 1996 without undergoing any soil or groundwater remediation, although residual petroleum hydrocarbons (up to 2,800 ppm TPH-g) were detected in the UST area soil material. Trace concentrations of petroleum hydrocarbons in the low parts per billion range were also observed in the shallow groundwater at Agoura Equipment Rental and Supplies. There was no evidence to suggest that the petroleum contamination which originated from the UST area on Agoura Equipment Rentals migrated to the Hillside Rubbish property.

In a letter date 9/20/96, case close status was granted for this property by the State of California, Regional Water Quality Control Board (RWQCB - Dave Deaner, Acting Assistant Executive Officer - Underground Tanks). Case closed was granted without submitting a case review form or submitting a request for case closed by the consultant. The reasons for granting case closed were not offered in the RWQCB letter. It should be mentioned at this juncture that no testing for the gasoline additive MTBE was performed prior to obtaining case closed from the RWQCB.

2.3 Background: Offsite Environmental Issues
Agoura Building Materials

On 11/20/95, three 10,000 gallon USTs (two diesel and one gasoline) and two fuel pumps were removed by Sierra Geoscience from the Agoura Building Materials property, which is located adjacently east of the former Hillside Rubbish property. The soil samples collected beneath the USTs were non-detect for all compounds analyzed. However, the soil samples collected beneath the fuel pumps exhibited concentrations of diesel fuel (D-1 @ 2' exhibited 3,300 ppm and D-2 @ 1.5' exhibited 4,900 ppm). On 12/6/95 contaminated soil was excavated to a depth of 13' below surface within the area east and northeast of the UST area. In a report dated 1/25/96, Sierra

Geoscience documented the results of the remediation. A (non-scaled) map shows the remediated area to be adjacent to the UST excavation. The square-shaped area was about two-thirds the area of the original UST excavation. The total volume of soil removed was not disclosed in the report which was reviewed. A regulatory letter granting case closed or responding to the remediation report was also not reviewed. Diesel fuel from the fuel dispenser area release could have impacted the groundwater at this site, especially since the depth of the remediated soil was 13' which is within the historical levels of groundwater in this vicinity.

3.0 FINDINGS FROM RECENT SITE ASSESSMENT

3.1 Field Procedures

On April 16, 17 and 18, 2003, EGS advanced nineteen (19) geoprobe soil borings (B-30 through B-48) on the former Hillside Rubbish property and Hillside's neighbor to the east, Agoura Building Materials. The boring locations were selected by the geologist to attempt to assess the present-day extent of petroleum hydrocarbons in the subsurface at the subject site. This site assessment effort was meant to expand upon the previous 2001 field work conducted by both Environmental Geoscience Services and Stechmann Geoscience, Inc. (see Background Section). Specifically, the data evaluation included in this report takes into account the laboratory results from approximately nine soils boring (SB-1 thru SB-6, and SB-11 thru SB-13) advanced in 2001. The data obtained previous to 2001 was not augmented to this investigation because it was thought that the groundwater levels have been modified to such an extent that the pre-2001 data may not be representative of the present conditions and because the pre-2001 analyses did not include testing the soil or groundwater using EPA Test Method 8260.

Strongarm Environmental provided the geoprobe rig for soil / groundwater sampling. The nineteen recent borings were advanced to depths of 15' - 25' below surface. The intended depth for each soil boring was to be at least 20'-25' feet below surface. In each case where soil borings were only advanced to15', drilling refusal was encountered which prevented further downward progress. The layer of earthen material which proved to be difficult for the geoprobe to penetrate through was the Topanga Formation - Modelo Shale which consisted of very dense, dark gray siltstone-sediment in a semi-consolidated, layered matrix. At this location, the silty earthen material was not solidified or cemented like a sedimentary rock, though it is frequently referred to in the literature as a "siltstone". In many cases this earthen layer was penetrated for 5 to 7 feet, but eventually the resistence from this dense sediment proved too great for the geoprobe rig to continue sampling.

A total of seventy-nine (79) soil samples were collected by the geoprobe within acetate liners. Additionally, a total of six (6) groundwater samples were collected within 40 ml. vials. Each of the soil samples were examined by the geologist in the field for indications of the presence of petroleum hydrocarbons and measured for volatile organic vapor content with a MiniRae photo-ionization detector. The soil boring locations are shown on the Site Map (**Appendix, Site Map - Boring Locations**).

As mentioned above, the collection of soil and groundwater samples was performed with a geoprobe rig. A geoprobe rig is a soil probing machine mounted on a pick-up truck that uses a hydraulic ram and percussion type jack-hammer to advance sampling rods into the subsurface to collect soil samples. During soil sampling, the geoprobe utilized a stainless steel sampler. The bottom of the sampler was fitted with a releasable probe point that prevented soil from entering the sampling tube while pushing the rods downward. When the desired sampling depth was reached, the probe point was released using a string of twist rods. The sampling tube was then driven down approximately 2 feet into the undisturbed soil below to obtain a soil sample. For groundwater sampling, the geoprobe utilized a 4' long stainless steel screen which was contained within a retractable sheath. Soil samples were collected at 5' intervals in each boring. To prevent cross contamination during soil probing operations, the soil sampling apparatus and water sampling screen were cleaned with detergent and triple-rinsed between sampling. Upon retrieval, the soil sample acetate tubes were sealed with teflon tape, plastic end-caps, labeled, and logged into a chain of custody with the receiving laboratory. Groundwater samples were collected in a ½" diameter disposable bailer, then gently poured into 40 ml vials which were subsequently labeled and logged onto a chain of custody form.

After soil probing operations, each hole was backfilled with wetted bentonite chips to within a few inches of the ground surface. The borings were then topped with quick-hardening concrete. No soil cuttings were generated during the geoprobe sampling process.

4.0 GROUNDWATER DISCUSSION

4.1 Previous On-Site Groundwater Monitoring Wells

A total of twelve (12) groundwater monitoring wells had previously been installed to investigate the UST area fuel release. Eight (8) of the wells were located on the Hillside Rubbish property, while three (3) of the wells were installed on the eastern neighbor's property - Agoura Building Materials, and one (1) well was located on the western neighbor's property - Agoura Equipment Rental and Supplies. The wells were abandoned in 1998 per directive of the RWQCB following site closure.

The groundwater flow direction on the Hillside Rubbish property was generally to the southeast, following the general path of the former Lindero Creek which flowed from west to east A groundwater gradient of approximately 0.03 was common for this site.

- In the early and mid-1990's, groundwater was typically measured at depths of 5' to 10'below the top of well casing throughout the central portion of the site.

- In March of 1993 (1st Quarter 93), due to heavy seasonal rains, the groundwater levels rose to historic highs with the top of the groundwater encountered as shallow as 1' or 3' below the top of well casing in the area of the former USTs.

- On February 15, 2001, Stechmann Environmental advanced ten borings to depths of either 10' or 20' below surface and didn't encounter any soil samples (collected at 5' intervals) with indications of saturated groundwater content.

- In November 2001, EGS encountered isolated, laterally discontinuous lenses of water-bearing soil in three of the six soil borings advanced, but only within discrete soil samples (see Table -1 below). No evidence of groundwater was observed in the remaining three of the six borings, which were all advanced in the same general area.

4.2 Observance of Groundwater in Soil Samples from November 2001

Table - 1 contains a summary of the field description that the geologist prepared concerning the water / moisture content of each soil sample collected in November 2001. The purpose of including this table and additional tables in the following section are to demonstrate the intermittent observance of groundwater at the subject site. In November 2001, saturated conditions (the visible presence of groundwater within the soil samples collected) were observed in only 4 of the 25 soil samples (16%).

Table 1 - Groundwater Observations in Soil Samples - November 14, 2001

Soil Sample Depth	SB-1 In Sump Area	SB-2 In Sump Area	SB-3 East of Sumps	SB-4 West of Sumps	SB-5 South of Sumps	SB-6 North of Sumps
5'	very moist	slightly moist	slightly moist	slightly moist	slightly moist	slightly moist
10'	wet	semi-wet	wet	very moist	slightly moist	moist
15'	moist	slightly moist	slightly moist	slightly moist	slightly moist	slightly moist
20	wet	slightly moist	slightly moist	slightly moist	slightly moist	slightly moist
24'- 25'	moist	-	-	slightly moist	-	-

* *Groundwater samples were collected from boring SB-1 from the 8'-12' deep zone and SB-3 from the 6'-10' zone.*

The 10' deep soil samples from borings SB-1, SB-2 & SB-3 (the borings which exhibited groundwater) were composed of a mix of gravelly clay with some sand / silt content. Five feet deeper at 15' below surface, relatively low permeability clayey silt and/or silt material was encountered which was not saturated with water. The soil composition for the 10' deep soil samples in borings SB-4, SB-5 and SB-6 which did not exhibit groundwater was similar to the soil samples that did exhibit water. In boring SB-1, the 20' soil sample, which was composed of clayey sandy silt was also wet. However, none of the other five - 20' deep soil samples collected on that day were observed to exhibit saturated conditions. And below the wet - 20' deep soil sample from boring SB-1, the 25' soil sample was merely moist and not saturated with water content.

After this investigation, it was became apparent that the groundwater situation had changed over time. The conclusion which was arrived upon following this round of field work was that the indigenous

groundwater had since either migrated down-gradient or leached downward and simply wasn't replenished with sufficient rainfall, leaving only scattered pockets of groundwater in it's wake. The pockets which still retained groundwater were composed of relatively permeable soil and were underlain by a denser, less permeable silt or clay.

When the groundwater levels decreased from near surface levels in March 1993 to near absence (with the exception of isolated wet soil lenses) in 2001, the petroleum hydrocarbon concentrations which had resided in the groundwater were subsequently absorbed on to the underlying soil matrix as groundwater levels incrementally decreased. This explains why the some of the soil samples collected at 20'- 25' exhibited concentrations of petroleum hydrocarbons. It is quite likely that back in the early to mid-1990' when groundwater levels were higher, there had been no impact to the soil in the 20-25' below surface zone and only after groundwater decreased to near absent levels did the deeper soil become impacted.

4.3 Observance of Groundwater in Soil Samples - April 2003

Table - 2 contains a summary of the field description that the geologist prepared concerning the water / moisture content of each soil sample collected in April 2003. The purpose of including this table was to again demonstrate the intermittent observance of groundwater at the subject site. Saturated conditions (the visible presence of groundwater) were observed in 28 of the 79 soil samples (35%) collected in April 2003. The observance of groundwater in the subsurface was about twice what was noted by the field geologist in November 2001. However, in the Greater Los Angeles region, even if the total volume of precipitation in 2001 was the same as in 2003, one might expect the subsurface to exhibit a greater content of groundwater in the month of April (after the beginning of the Winter/ Spring precipitation season), than in the month of November (after the Summer/Fall which may or may not yield much precipitation). In several cases, boreholes were allowed to remain open in order to obtain measurements of groundwater levels. These water level measurements are included in Table -2.

Table 2 - GROUNDWATER OBSERVATIONS IN SOIL SAMPLES - April 2003

** Measurements of top of water levels in open borings noted on table*

Sample Depth	B-30	B-31	B-32	B-33	B-34	B-35
5'	moist	moist	wet	very moist	moist	moist
10'	semi-wet	semi-wet	wet	wet	wet	semi-wet
15'	moist	slightly moist	moist	moist	very moist	wet
20'	moist	moist	-	moist	moist	moist
25'	very moist	wet	-	-	wet	moist

Sample Depth	B-36	B-37	B-38	B-39	B-40	B-41
5'	moist	wet @ 4.35'	wet	wet	moist	wet @ 4.4'
10'	wet @ 7'	wet	moist	moist	wet	wet
15'	moist	moist	moist	moist	wet	moist
20'	moist	-	wet	moist	very moist	moist
25'	moist	-	-	-	-	moist

Sample Depth	B-42	B-43	B-44	B-45 (*)	B-46	B-47	B-48
5'	very moist	moist	moist	moist	moist	moist	wet
10'	very moist	moist	wet @ 5.85'	moist	wet @ 6.40'	wet @ 6.56'	moist
15'	wet @ 9.9'	moist	very moist	moist	wet	wet	moist
20'	moist	-	wet	moist	wet	moist	-
25'	moist	-	moist	-	-	-	-

** B-45 - the outside of the soil sampler was wet at 12' bgs.*

4.4 Drinking Water Wells

In December 1996, the Las Virgenes Water District {Gill Borboa:818 / 880-4110} stated that the water district does not have any water supply wells in the City of Agoura Hills. An update phone call was made to the Las Virgenes Water District in July, 2003 to inquire if the drinking water well situation had changed. It was reported that no new water supply wells have been drilled in the Agoura Hills area by the Las Virgenes Water District.

According to the RWQCB Basin Plan for the Coastal Watersheds of LA and Ventura Counties (Water Quality Control Plan - LA Region) the subject site is within the Malibu Creek - Medea / Lindero Creek Watershed (Hydro. Unit 404.23). This area is designated for "potential beneficial groundwater use".

Prior to development of the Agoura Hills area, several irrigation or domestic wells were permitted with the L.A. County Flood Control District. An EMCON report dated 5/24/90 listed six (6) old wells

within a one-mile radius of Hillside Rubbish which had been permitted from 1900 to 1952. The well depths ranged from 40 to 200 feet below surface. The status of these wells was not reported. Table-3 lists the EMCON water well data. A well location map was not provided by EMCON.

Table 3 - REPRINT OF EMCON WATER WELL SUMMARY DATA (From 5/24/90 EMCON Report)

LA County Flood Control District Location #	Approximate Distance from Site (feet)	Casing Depth (feet)	Perforated Interval (feet)	Usage	Status	Installation Date
3435	525'	127'	-	irrigation	-	1930
3435-A	825'	approx. 150'	-	domestic	-	approx. 1926
3435-B	400'	-	-	-	-	-
3435-C	325'	40'	-	domestic	-	-
3445	3,225'	approx. 125'	-	domestic	-	approx. 1900
3446-A	4,850'	200'	20'-164'	domestic	-	7/22/52

5.0 SOIL AND GEOLOGIC DISCUSSION

Soil samples were described by the geologist in the field to a maximum depth of 25' below ground surface. The upper soil material (5' to 20'deep, depending on the sampling location) was variously composed of either clay, clay-silt mixtures, gravelly clay, lenses of sand and gravel, or silt material. Though the soil material in the area of the former USTs was originally deposited by Lindero Creek, it is likely that much of the soil material was graded and shifted by earth moving equipment in the 1970's when construction of the concrete creek diversion channel and property development occurred.

In the center of the Hillside Rubbish property, in the vicinity of the former UST area, at depths of 15 to 25'below surface (depending on the sampling location), Middle Miocene age Topanga Formation (Modelo Shale - marine origin) layers were encountered. This material consists of dark gray to dark brownish-gray, non-cemented (at least as observed in shallow borings) but relatively dense silt layers. The Topanga sedimentary layers on this property had a consistency somewhere between unconsolidated soil and solidified rock. Topanga silt material was encountered at the base of most of the borings advanced by EGS during the April 2003 field work and frequently caused geoprobe drilling refusal after initial penetration.

Conejo Volcanic Basalt (Upper-Middle Miocene age) had been encountered at approximately 10'-15'below surface in the southern portion of the property when former monitoring wells MW-10 and MW-11 were originally installed on the Hillside Rubbish property. This same rock material has also been encountered at relatively shallow depths on the southern portions of the two neighboring properties which border Hillside Rubbish. The volcanic rock material, when weathered is dark gray to orangish-red colored, and when not weathered can be solid black, speckled dark gray or dark

grayish-brown. The CA Division of Mines - Geologic Map of California, Los Angeles Sheet differentiates the Miocene age Conejo Volcanics into basalt rock, andesite rock, and pyroclastic rock in the vicinity of the subject site. Ladyface Mountain which rises approximately 1,200 feet over the surrounding vicinity and is situated south of Agoura Rd., is composed of this rock material. During the Miocene Age, the Conejo Volcanic Basalt body intruded through the earth's crust to a position abutting the slightly older Topanga Formation.

The physical interface between the Conejo Volcanic Basalt and the Topanga Formation (Modelo Shale - siltstone layers) is buried beneath 20' to 30'+ of overlying soil material at Hillside Rubbish. On the south portion of the Hillside Rubbish property, Conejo Volcanic Basalt can be encountered at 5' to 15' below surface. In the middle portion of the Hillside Rubbish site, where the UST area had been, the Topanga Formation has been encountered at 15'-25' below surface. The physical interface between the igneous Conejo basalt rock and the sedimentary Topanga siltstone exists on the southern portion of the Hillside Rubbish property along a line running approximately 35'- 40' south of the LA County Flood Control District's concrete diversion channel. This ancient interface has not been physically observed due to its depth. The specific nature of the contact between the Conejo and the Topanga on the Hillside property is not known.

The CA Division of Mines - Geologic Map of California, Los Angeles Sheet shows the existence of additional areas of Conejo Volcanics on the north side of the nearby 101 Freeway. Several erosion resistant hills, composed of Conejo Volcanic rock exist on the north side of the 101 Freeway. Therefore, it can be pointed out that the distribution of Conejo Volcanic rock is observed to the south and north of the subject site. The existence of Topanga Formation sandwiched between these two igneous intrusive bodies (Ladyface Mt. to the south and the erosion remnant hills north of the 101 Fwy.) suggests that somewhere in the subsurface, at an unknown depth, maybe a hundred or hundreds of feet deep, the two intrusive volcanic masses may be physically connected and originated from a common subsurface magma body during the Miocene Age. There are no faults (active or inactive) mapped on the Los Angeles Sheet Geologic Map between the Topanga Formation and the Conejo Volcanic material, but the physical contact between the two earthen units has not been closely examined. Other distantly located faults in the mountainous areas south of Ladyface Mt. have been mapped to be geologically inactive.

It is thought that Ladyface Mountain was created when a deep seated magma body melted it's way upward from below or was incrementally faulted upward, or both. However, in the immediate area of the subject site, it is not known whether the specific Conejo Volcanic material found on the Hillside Rubbish property was vertically intruded from below or was possibly extruded from peripheral surface fissures which would allow basalt (magma) flows to overlay the slightly older Topanga Formation. Knowing the nature of the Conejo / Topanga contact could have a bearing on whether the potential exists or doesn't exist for deeper groundwater aquifers to be found, at least beneath the north portion of the Hillside Rubbish property where the Topanga Formation has been encountered. On the south portion of the subject property where the Conejo Volcanics have been encountered, it is believed that the existence of the Conejo Volcanics precludes the potential existence for any deeper groundwater aquifers.

6.0 LABORATORY ANALYSES

Laboratory analyses for the samples collected in April 2003 was performed by Chemical and Environmental Laboratories (Santa Fe Springs, CA), a California certified laboratory. A total of seventy-nine (79) soil samples were analyzed. Additionally, a total of six (6) groundwater samples were also analyzed.

The lab testing included analysis for total petroleum hydrocarbons (TPH) - carbon chain analysis by EPA Method 8015. This test method differentiates the detection of any petroleum hydrocarbons present in a sample into one of three categories. The categories included the gasoline range (C-6 to C-12), diesel range (C-13 to C-22) and heavy-end hydrocarbon range (C-23 to 40).

Each sample was also tested by EPA test method 8260B for the potential presence of benzene, toluene, ethylbenzene, total xylenes (BTEX compounds) and the fuel oxygenates including methyl tert-butyl ether (MTBE), ethyl tert-butyl ether (ETBE), tertiary-amyl methyl ether (TAME), di-isopropyl ether (DIPE), and tert-butyl alcohol (TBA). Laboratory Report Sheets, QA/QC data, and chain of custody documents are included in the **Appendix**. Table A **(see Appendix)** summarizes the laboratory results.

7.0 MTBE DISCUSSION

This section focuses on the specific chemical compound, methyl-tert butyl ether (MTBE). MTBE is an octane boosting oxygenate additive for gasoline. MTBE is generally not added to diesel fuel. There exists several laboratory test methods used to analyze samples for the potential presence of MTBE including test methods EPA-8021 and EPA-8260. The EPA-8021 analysis method has proven to be the less reliable of the two testing methods. The problem using the EPA-8021 test method is that MTBE is chemically similar to other compounds which exist within gasoline. The presence of these similar gasoline compounds can be misidentified as MTBE by the EPA-8021 test, when in fact there is no MTBE present. The lab term, "false positive" is used to describe the analytical detection of a compound that, in reality, is absent. The EPA-8260 test method has the ability to better differentiate MTBE from other similar gasoline compounds.

So why would anybody request the EPA-8021 analysis ? Reason #1 is that the information concerning the unreliability of the EPA-8021 test is relatively recent news. In a document dated June 22, 2000, the RWQCB (Los Angeles Region) issued an Update Laboratory Testing Requirement letter which stipulated that if MTBE was detected by the initial EPA-8021 analysis, this detection would need to be confirmed by analyzing the same sample by the EPA test method 8260. The EPA-8021 test was still included in the standard testing protocol, however double-checks using EPA-8260 were now being required where MTBE detections were concerned. Reason #2 is that the EPA-8260 test method (for BTEX and fuel oxygenates only) costs about $65 to $100 per sample analysis (2003 prices), whereas the EPA-8021 analysis, is a "free" byproduct when also testing a sample for EPA-8015 for total petroleum hydrocarbons - gasoline range. By testing a sample for EPA-8015 gasoline, the laboratory instruments which conduct this particular analysis also perform the chemical scan for the EPA-8021 compounds such as MTBE or the BTEX compounds. Because all groundwater and soil samples collected in the past needed to be tested for EPA 8015-gasoline anyways, each sample was also tested for BTEX and MTBE by EPA-8021 at no added cost. This type of lab analysis was part of the so

called "standard industry practices" until June 2000, and is still accepted, except for MTBE analysis.

Testing for MTBE at the subject site started in 1996 at the request of the RWQCB. However, the site was soon thereafter granted case closure. A maximum concentration of 285 ppb MTBE had been detected by EPA-8021 within a groundwater sample at Hillside Rubbish prior to issuing case closed. This was the MTBE concentration reported on the case review form submitted to the RWQCB prior to granting case closure in 1997. Also in 1996, seven soil samples (CS-1 thru CS-7 @ 6') were analyzed for MTBE by EPA-8021 and were all non-detect for MTBE, though two of the seven soil samples exhibited relatively small concentrations of gasoline.

Additional testing for MTBE was performed in 2001. In two cases, the same groundwater samples were each tested by both EPA-8021 (by two different labs) and for EPA-8260. Therefore, a total of three (3) lab tests per sample were performed on these two groundwater samples. The duplicate testing was performed because two different consultants (EGS & Stechmann) each obtained split-groundwater samples from the same boring, then forwarded their groundwater samples to separate analytical laboratories. These were the only two groundwater samples that were tested three (3) times each using two different analytical methods. Table - 4 shows the results analytical results.

TABLE 4 - Laboratory Analysis: SB-1 AND SB-3

GROUNDWATER SAMPLE #	TPH -Gas EPA-8015-g (ppm)	Benzene (ppb)	Toluene (ppb)	Ethylbenzene (ppb)	Xylene (ppb)	MTBE (ppb)
EGS SB-1 water EPA-8021	11.3	232	29.9	2,332	881.2	150
Stechmann SB-1 water EPA-8021	23	ND	49	960	770	260
Stechmann SB-1 water EPA-8260	-	ND	28	3,100	6,501	ND
EGS SB-3 water EPA-8021	21.3	258	35.7	339	76.4	103
Stechmann SB-3 water EPA-8021	25	160	110	370	130	100
Stechmann SB-3 water EPA-8260	-	ND	800	870	840	ND

- From Table-3, one can see that using the more accurate EPA-8260 test method, the compound MTBE was non-detect, but using the EPA-8021 method, MTBE was detected in four of the four analyses. A further inspection of the analytical data shows that in this particular case, concentrations of benzene were reported in three-out-of-four of the EPA-8021 test results, verses reported non-detect measurements for benzene in both cases using the EPA 8260 analysis method. It appears that benzene testing by EPA-8021 is also suspect.

Also in 2001, Stechmann Environmental collected three (3) additional groundwater samples from the

neighboring property to the east of Hillside Rubbish, known as Agoura Building Supplies. Stechmann Environmental tested each of these groundwater samples by both EPA-8021 and EPA-8260. Table - 5 lists the results.

TABLE 5 - Laboratory Analysis: SB-11, SB-12 AND SB-13

GROUND WATER SAMPLE #	TPH -Gas EPA 8015-g (ppm)	Benzene (ppb)	Toluene (ppb)	Ethylbenzene (ppb)	Xylene (ppb)	MTBE (ppb)
Stechmann SB-11 water EPA-8021	ND	ND	ND	ND	ND	ND
Stechmann SB-11 water EPA-8260	-	ND	ND	ND	ND	4.3
Stechmann SB-12 water EPA-8021	5.2	26	49	36	63	17
Stechmann SB-12 water EPA-8260	-	ND	ND	ND	ND	5.3
Stechmann SB-13 water EPA-8021	18	100	96	820	130	140
Stechmann SB-13 water EPA-8260	-	ND	ND	1600	160	ND

* Detection limits: EPA-8021 & 8260 - 1 to 2 ppb

- Evaluating the data above, the EPA-8021 test for water sample SB-11 indicates that MTBE is non-detect, while the EPA-8260 test exhibits 4.3 ppb MTBE despite the absence of any other petroleum compounds. For water sample SB-12, the EPA-8021 analysis exhibits concentrations of BTEX compounds, but the EPA-8260 analysis was non-detect for all BTEX compounds. However, both EPA tests indicate a presence of MTBE in trace concentrations. For the SB-13 groundwater sample, the EPA-8021 test indicates the presence of BTEX compounds and MTBE. However the EPA-8260 analysis for this same water sample indicates that MTBE was non-detect, benzene was non-detect, toluene was non-detect, but ethylbenzene and xylene were present.

In April 2003, EGS collected six groundwater samples from six widely separated boring locations on the Hillside Rubbish / Agoura Building Materials sites. Each of these groundwater samples were tested for MTBE and BTEX compounds by EPA-8260 only. Table - 6 lists the results.

TABLE 6 - Laboratory Analysis: Six EGS Groundwater Samples - April 2003

GROUND WATER SAMPLE #	TPH -Gas Range C-6 to C-12 EPA-8015 (ppm)	TPH -Diesel Range C-13 to C-22 EPA-8015 (ppm)	TPH -Waste Oil Range C-23 to C-40 EPA-8015 (ppm)	Benzene EPA 8260 (ppb)	Toluene EPA 8260 (ppb)	Ethyl-benzene EPA 8260 (ppb)	Xylene EPA 8260 (ppb)	MTBE and other Oxygenates EPA 8260 (ppb)
B-33	12.613	23.981	ND	ND	2	2	2	ND
B-37	ND	ND	ND	ND	ND	ND	ND	ND
B-40	0.676	ND	ND	ND	ND	ND	ND	ND
B-41	85.855	ND	ND	160	13	1,926	112	ND
B-44	59.147	3.167	ND	ND	ND	50	ND	ND
B-46	0.850	ND	ND	ND	ND	ND	ND	ND

- Based upon an evaluation of the recently analyzed groundwater samples, which were all tested by EPA-test method 8260, the compound MTBE was non-detect in all groundwater samples although five of the six water samples still exhibited concentrations of petroleum hydrocarbons. These lab analyses are also included in the **Appendix** as Table B.

In addition to the lab analysis data for the groundwater, EGS collected a total of seventy-nine (79) soil samples in April 2003. The laboratory results for these soil samples are included in the **Appendix** as **Table-A**. In summary, the compound MTBE was non-detect in all seventy-nine soil samples when analyzed by EPA-8260 test method. A total of 42 soil samples out of seventy-nine (54%) exhibited one or more detections of TPH or BTEX compounds while a total of 37 out of seventy-nine (46%) soil samples were non-detect for all compounds tested. The highest total petroleum hydrocarbon-gasoline (TPH-g) concentration detected was from boring B-35 @ 5' with1,093 ppm. Boring B-35 was advanced near the former UST area where concentrations might be expected to be their greatest.

Additional soil sample analysis data was also available to compare EPA-8021 analyses with EPA-8260 results. Table-7 (next page) shows the comparative lab results for a total of twenty-five (25) soil samples collected from the Hillside Rubbish property in November 2001. These soil samples were split between Stechmann Environmental and Environmental Geoscience during November 2001 (the same occasion on which the groundwater samples from Table - 5 were collected).

Table 7 - LABORATORY ANALYSES RESULTS
Soil Samples - Collected in 2001 by EGS and Stechmann Env.

SOIL SAMPLE #	TRPH EPA 418.1 (ppm)	TPH (Gas) EPA 8015 (ppm)	Benzene (ppb)	Toluene (ppb)	Ethyl-benzene (ppb)	Xylene (ppb)	MTBE (ppb)
SB-1 @ 5' EGS - EPA 8021	15.4	1.8	10	13.4	10.9	6.8	66.2
SB-1 @ 5' Stechmann EPA 8260	-	-	*ND*	*ND*	*ND*	*ND*	*ND*
SB-1 @ 10' EGS - EPA 8021	308	ND	ND	ND	ND	ND	ND
SB-1 @ 10' Stechmann EPA 8260	-	*46*	*160*	*160*	*450*	*360*	*160*
SB-1 @ 15' EGS - EPA 8021	208	812	3,056	904	4,829	1,656	486
SB-1 @ 15' Stechmann EPA 8260	-	*1.3*	*ND*	*ND*	*22*	*9*	*ND*
SB-1 @ 20' EGS - EPA 8021	192	315	38.9	2,812	373	331.2	301
SB-1 @ 20'Stechmann EPA 8260	-	*440*	*18*	*2.3*	*9.9*	*4.3*	*2.9*
SB-1 @ 25' EGS - EPA 8021	ND	1.84	6.4	7.8	63.2	18.8	ND
SB-1 @ 24' Stechmann EPA 8260	-	*2.5*	*ND*	*ND*	*38*	*13*	*ND*
SB-2 @ 5' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
-	-	-	-	-	-	-	-
SB-2 @ 10' EGS - EPA 8021	385	895	5,120	1,596	2,696	1,724	737
SB-2 @ 10' Stechmann EPA 8260	-	*1,400*	*7.8*	*9.2*	*52*	*11*	*11*
SB-2 @ 15' EGS - EPA 8021	292	ND	ND	ND	ND	ND	ND
SB-2 @ 15' Stechmann EPA 8260	-	*ND*	*350*	*1,300*	*1,400*	*1,600*	*ND*
SB-2 @ 20' EGS - EPA 8021	2,346	16.7	85.2	17	48.9	120.6	89
SB-2 @ 20' Stechmann EPA 8260	-	*6*	*34*	*42*	*33*	*60*	*73*
SB-3 @ 5' EGS - EPA 8021	84.6	53.6	379	127	300	119.1	160
SB-3 @ 5' Stechmann EPA 8260	-	*240*	*350*	*1,300*	*1,400*	*1,600*	*ND*
SB-3 @ 10' EGS - EPA 8021	146	634	3,344	342	1,606	1,205	462
SB-3 @ 10' Stechmann EPA 8260	-	*760*	*3,700*	*5,600*	*4,500*	*3,000*	*4.2*
SB-3 @ 15' EGS - EPA 8021	15.4	ND	ND	ND	ND	ND	ND
SB-3 @ 15' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
SB-3 @ 20' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
SB-3 @ 20' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*

SOIL SAMPLE #	TRPH EPA 418.1 (ppm)	TPH (Gas) EPA 8015 (ppm)	Benzene (ppb)	Toluene (ppb)	Ethyl-benzene (ppb)	Xylene (ppb)	MTBE (ppb)
SB-4 @ 5' EGS - EPA 8021	ND	12.5	73.4	24.4	57.4	42.8	51
SB-4 @ 5' Stechmann EPA 8260	-	*1,100*	*1,900*	*7,800*	*11,000*	*13,000*	*ND*
SB-4 @ 10' EGS - EPA 8021	23.1	32.1	507	80.6	215	120.5	48.3
SB-4 @ 10' Stechmann EPA 8260	-	*34*	*180*	*310*	*280*	*320*	*140*
SB-4 @ 15' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
SB-4 @ 15' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*170*	*ND*
SB-4 @ 20' EGS - EPA 8021	169	ND	ND	ND	ND	ND	ND
SB-4 @ 20' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
SB-4 @ 24' EGS - EPA 8021	431	3	25	10.6	ND	57.3	ND
SB-4 @ 24' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
SB-5 @ 5' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
SB-5 @ 5' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
SB-5 @ 10' EGS - EPA 8021	200	995	6,649	2,471	15,440	2,459	2,155
SB-5 @ 10' Stechmann EPA 8260	-	*18*	*39*	*92*	*64*	*240*	*55*
SB-5 @ 15' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
SB-5 @ 15' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*15*	*ND*	*ND*
SB-5 @ 20' EGS - EPA 8021	1,131	ND	ND	ND	ND	ND	ND
SB-5 @ 20' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
SB-6 @ 5' EGS - EPA 8021	23.1	111	800	350	1,131	598.2	74
SB-6 @ 5' Stechmann EPA 8260	-	*5.5*	*ND*	*ND*	*44*	*19*	*ND*
SB-6 @ 10' EGS - EPA 8021	76.9	85.4	1,120	55.6	460	178	ND
SB-6 @ 10' Stechmann EPA 8260	-	*17*	*ND*	*ND*	*97*	*150*	*47*
SB-6 @ 15' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
SB-6 @ 15' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
SB-6 @ 20' EGS - EPA 8021	ND	ND	ND	ND	ND	ND	ND
SB-6 @ 20' Stechmann EPA 8260	-	*ND*	*ND*	*ND*	*ND*	*ND*	*ND*
DETECTION LIMITS	5 ppm	1.0 ppm	2 ppb	2 ppb	2 ppb	2 to 4 ppb	4 ppb

ND - means non-detect at detection limit shown

After reviewing the MTBE data at the site, here is a summary:

- **Groundwater Samples SB-1, 3, 11, 12 and 13 (see Tables 3 and 4):** There were a total of five (5) groundwater samples collected in 2001 which were analyzed for both EPA-8021 and EPA-8260. In three cases the EPA-8021 test detected MTBE, but the EPA 8260 test exhibited non-detect. In one case, both tests detected MTBE of similar concentrations. In one case the EPA-8021 results were non-detect, but the EPA-8260 results included 4.3 ppb MTBE. The maximum MTBE concentration detected in the groundwater by the EPA-8260 analysis was 5.3 ppb.

- **Groundwater Samples B-33, 37, 40, 41, 44 and 46 (see Table 5):** There were a total of six (6) groundwater samples collected in 2003 by Environmental Geoscience which were tested by EPA-8260 only. All groundwater samples were non-detect for MTBE, despite of the fact that five of the six samples exhibited concentrations of petroleum hydrocarbons.

- **Soil Samples - Borings SB-1 thru SB-6 (see Table 6):** A total of twenty-five (25) soil samples collected in 2001 and tested by both EPA-8021 and EPA-8260. In five (5) cases the EPA-8021 test detected MTBE, but the EPA-8260 test was non-detect. In two (2) case the opposite thing happened with the EPA-8021 results being non-detect and the EPA-8260 results included MTBE detections up to 160 ppb. In five (5) cases MTBE was detected by both EPA tests, however the concentration reported by the EPA-8260 tests were approximately 25 times less than the concentrations reported by the EPA-8021 test. In one (1) case where MTBE was detected by both EPA tests, the EPA-8260 results were approximately 2.9 times greater than the EPA-8021 test results for MTBE. In eleven (11) cases both test results were non-detect for MTBE, however many of these eleven soil samples were also non-detect for other petroleum hydrocarbons. The highest reported EPA-8260 concentration of MTBE in the soil samples from borings SB-1 through SB-6 was 160 ppb.

- **Soil Samples - B-30 to B-48 (see Appendix Table 7):** There were a total of seventy-nine (79) soil samples collected in April 2003 by Environmental Geoscience which were all tested by EPA-8260 only. All seventy-nine soil samples were non-detect for MTBE (and other oxygenates) in spite of the fact that 40 of the 79 of the soil samples (51%) exhibited detectable concentrations of petroleum hydrocarbons or BTEX compounds.

8.0 CONCLUSIONS

General Overview: On April 16, 17 and 18, 2003, EGS advanced nineteen (19) geoprobe borings at the subject site, including the neighboring Agoura Building Materials property. A total of seventy-nine (79) soil samples and six (6) groundwater samples were analyzed. The samples were analyzed for total petroleum hydrocarbons (TPH-carbon chain analysis) by EPA-8015, and for BTEX compounds and fuel oxygenates by EPA-8260. The following conclusions are offered based upon the recently acquired data and previously obtained historical site assessment findings:

- **Extent of Soil and Groundwater Plumes - TPH:** The extent of the petroleum hydrocarbon-impacted areas have been defined with a sufficient degree of accuracy (**see Figure 5, Appendix**). It appears that the petroleum hydrocarbon-impacted soil in the immediate vicinity of the former UST excavation resulted from gasoline and diesel fuel leakage from either the fuel dispensers, product piping leaks or repeated overfilling of the USTs. The petroleum hydrocarbon-impacted soil observed southeast of the UST excavation area appears to have resulted from the secondary spreading of petroleum hydrocarbons through the migrating groundwater. The only concentrations of petroleum hydrocarbons detected above 1,000 ppm in this April 2003 investigation were observed within the southern portion of the former UST area. These TPH detections included soil sample B-33 @ 10'with 5,451 ppm diesel fuel, and soil sample B-35 @ 5' with 1,093.3 ppm gasoline. No other soil samples exhibited concentrations of TPH above 1,000 ppm. Pertaining to the November 2001 subsurface investigation by both EGS & Stechmann Environmental, the highest concentrations of TPH-gasoline (there was no testing for diesel in 2001) detected were 1,400 ppm (SB-2 @ 10'), 1,100 ppm (SB-4 @ 5') and 995 ppm (SB-5 @ 10'). Each of these three gasoline detections from borings advanced in the area just east of the UST excavation, adjacent to several concrete sumps. A geologic cross section is included in the Appendix with exhibits the plume area.

- **Benzene:** For this 2003 investigation, all analyses for benzene were performed by test method EPA-8260. A total of 16 out of 79 soil samples (20%) exhibited concentrations of benzene. The highest concentration of benzene detected within a soil sample was relatively low, with142 ppb from sample B-41 @ 10'. A groundwater sample, also from boring B-41 exhibited 160 ppb benzene. This was the only groundwater sample from a total of six groundwater samples collected in April 2003 which exhibited concentrations of benzene. Boring B-41 was located approximately 105' southeast of the former UST area. Pertaining to the November 2001 subsurface investigation by both EGS & Stechmann Environmental, the highest concentration of benzene detected in a soil sample by the EPA-8260 test method was 3,700 ppb (SB-3 @ 10'). This boring was advanced in the clarifier/sump area. In 2001, when analyzed by EPA-8260, the five (5) groundwater samples were all non-detect for benzene (Stechmann Environmental).

- **Groundwater Impact:** The groundwater situation at the subject site is complicated. In the early-mid 1990's, groundwater was encountered throughout the central portion of the site at depths ranging from 1 to 10'below surface. Quarterly groundwater monitoring ended in 1997, and the wells were abandoned in 1998. A number of years with relatively low precipitation had occurred between 1994 and 1999, which resulted in a marked change in the groundwater situation at the subject site. It was discovered in 1999 and in 2001 that no longer was there a continuous, pervasively saturated water bearing zone at the site. Rather, groundwater was observed only in laterally discontinuous porous lenses, with non-saturated soil observed above and below. The decrease and/or absence of the groundwater table meant that any petroleum hydrocarbons formerly dissolved within the groundwater when the water table was higher were subsequently redistributed into the soil matrix at lower depths (10' to 25' zone). What this meant was that whatever the site assessment situation of 1989-1994 might have revealed, the

situation after the groundwater levels dropped and nearly disappeared was henceforth modified. This constituted a significant redistribution of residual petroleum hydrocarbons in the subsurface. During the early 1990's, the hydrocarbon-impacted groundwater created a petroleum smear zone in the soil from approximately 5' to 10' below ground surface. Following several years of decreased precipitation, the groundwater levels decreased to near disappearance, being found within permeable soil lenses (gravelly clay/silt/sand layers) which were underlain by relatively impermeable layers (clayey soil or Conejo Basalt or Topanga Siltstone). As groundwater dropped, an additional smear zone from approximately10' to 25' below ground surface was created. The smear zones are discontinuous, especially in those zones where relatively impermeable soils resisted the migration of petroleum hydrocarbons within the shallow groundwater. Based upon the April 2003 investigation, a greater portion of the subsurface exhibited the presence of groundwater than observed in March 2001 or November 2001, but still considerably less than was observed in the early-1990's. At the moment, the presence of groundwater appears to be occurring within isolated perched lenses though a future season of heavy precipitation could reverse this trend.

- **Petroleum Hydrocarbons Observed in the Sump Area:** Based upon the 2001 investigation, though some of the petroleum hydrocarbons observed in SB-1 thru SB-6 surely could have originated from the sumps, it appears that a majority of the hydrocarbon concentrations observed near the sumps originated from the adjacent UST area and were spread down-gradient by the groundwater during a time when the groundwater level was higher. There appears to be exceptions to this conclusion. For instance, in soil sample SB-2 @ 20', the TRPH concentration (medium and/or heavy-end hydrocarbons) was 2,346 ppm while the TPH(gasoline) concentration was 16.7 ppm. Likewise, soil sample SB-5 @ 20' exhibited 1,131 ppm TRPH and was non-detect for TPH(gasoline). Medium or heavy end hydrocarbons are more closely associated with oils and greases, which tend to accumulate in sumps.

- **MTBE:** In the past, the compound MTBE has indeed been detected by a CA certified laboratory in soil and groundwater samples from Hillside Rubbish using the EPA-8260 test method. Concentrations within groundwater samples (up to 5.3 ppb) and within soil samples (up to 160 ppb) have been observed. However, in a majority of the cases where petroleum hydrocarbons were detected, the compound MTBE has <u>not</u> been detected when examined by the EPA-8260 analysis. The recent analysis for MTBE, which included testing seventy-nine soil samples and six groundwater samples was all non-detect for MTBE. The evidence for, or against the presence of MTBE at the subject site is quite contradictory and therefore, scientifically inconclusive. At worst, MTBE does exist in the soil and groundwater, though on a "spotty basis". At best, all of the past detections of MTBE have been "false positives". Overall, the evaluation of the MTBE laboratory results for Hillside Rubbish is inconclusive because anyone who reviews the MTBE discussion in Section 7.0 departs with a general distrust for laboratory analysis results.

- **Drinking Water Designation and Regulatory Interpretation:** According to the RWQCB Basin Plan for the Coastal Watersheds of LA and Ventura Counties (Water Quality Control

Plan - LA Region) the subject site is within the Malibu Creek - Medea / Lindero Creek Watershed (Hydro. Unit 404.23). This area is designated for "potential beneficial groundwater use". However, based on the local geology (rocks) and pedology (soils) at the site, the potential for finding underlying drinking water aquifers appears to be relatively low. Based upon boring log data, beneath a veneer of shallow soil material ranging from 5' to 30' thick, exists either Conejo Basalt (approximately situated 35'-40' south of concrete diversion channel) or Topanga silt material (approximately situated north of the concrete diversion channel and north of the 35'-40' line). Where found, groundwater resides within the veneer of soil material. The chances of finding "potential drinking water" beneath the Conejo Basalt rock appears to be remote due to the very low permeability of this igneous rock formation. Likewise, the chances of finding "potential drinking water" beneath the Topanga silt material appears to be relatively low due to low permeable characteristics, however no borings have been advanced deeper that about 10' into the top of the Topanga. Formation. Therefore, it can not be conclusively judged that no "potential drinking water" exists beneath the northern portion of the site which is underlain by the Topanga Formation. However, the evidence suggests that the Topanga Formation is not a potential drinking water aquifer in this specific area. It should be noted that on the north side of the 101 Freeway, additional areas of Conejo basalt exist. Therefore, the Topanga Formation seems to be "sandwiched" between two igneous rock bodies. It is possible that the Topanga Formation at the subject site is itself underlain by additional Conejo Basalt at greater depths.

- **MTBE Regulatory Limits:** The California Code of Regulations (Title 22, Chapter 15) lists the maximum concentration of MTBE for "drinking water" at 13 ppb. Any soil material situated less that 20' above "drinking water" would also be subject to the 13 ppb limit. However, there does not appear to be any "potential drinking water" situated beneath the subject site. Therefore, the 13 ppb limit for MTBE does not appear to apply in situations where drinking water might not underlie a site.

- **Soil Types:** Soil samples were described by the geologist in the field to a maximum depth of 25' below ground surface. The soil samples were composed of clay, clay-silt mixtures, silt, gravelly clay, and mixtures of clay, silt, sand and gravel.