

Appendix G  
**Phase I Environmental Site  
Assessment**





**Property Solutions** INC.

Environmental & Engineering Consulting

2601 Main Street, Suite 370 • Irvine, California 92614 • 800-836-3696 • Fax 856-813-1068

# PHASE I ENVIRONMENTAL ASSESSMENT

of

Warner Center I  
20935, 20955, 21011, and 21031 Warner Center Lane  
Woodland Hills, Los Angeles County, California 91367

*Prepared for:*

Cantor Commercial Real Estate  
3060 Peachtree Road, Northwest, Suite 950  
Atlanta, Georgia 30305

*Prepared by:*

Property Solutions Incorporated  
2601 Main Street, Suite 370  
Irvine, California 92614

Draft: April 18, 2013

Final: May 10, 2013

Property Solutions Project No. 20131178



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Joy Dougherty,  
Environmental Scientist

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Brian Demme  
Technical Manager

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Tim Clackett  
Regional Manager

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



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Joy Dougherty  
Environmental Scientist



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Brian Demme  
Technical Manager

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## PROJECT SUMMARY

Client Name/User:	Cantor Commercial Real Estate	Property Visit Date:	April 11, 2013
Client Contact:	Ms. Dolly Laubach	Construction Dates:	1981 and 1982
Property Solutions Project No.:	20131178	No. Bldgs./Units:	Four Bldgs./10 Units
Property Solutions Project Manager:	Mr. Tim Clackett	No. of Stories:	One Story
Phone No.:	856-813-3000 (Ext. 209)	Bldg. Square Footage:	95,843 s. f.
Email:	tclackett@propertyolutionsinc.com	Property Acreage:	6.88 acres
Property Name:	Warner Center I	Basement/Slab-on-grade:	Slab-on-grade
Property Address:	20935, 20955, 21011, and 21031 Warner Center Lane	Property Use:	Offices
Property Town, County, State:	Woodland Hills, Los Angeles County, California	Property History:	Agricultural usage
Property Identification:	2149-017-004, 2149-017-005, 2149-017-006, and 2149-017-007	Other Improvements:	Paved drive and parking, patio, landscaping, and lawn areas

Our review of general property information, observation of adjacent properties, research of historical property information, including a review of environmental records, and a property visit revealed the following:

	No Further Action	REC	HREC	ASTM Non-scope considerations	Opinion of Probable Cost	Probable Time to Mitigate Concern	Refer to Section
Property Operations	X						2.3
Neighboring Properties	X						5.0
Historical Review			(1)				6.0
Previous Reports	X						6.0
Regulatory Review	X						8.0
Vapor Encroachment	X						8.5
USTs	X						9.1
ASTs	X						9.1
PCBs	X						9.1
Chemicals/Hazardous Materials/Raw Materials	X						9.1
Waste Generation/Disposal	X						9.1
Stressed Vegetation, Staining, and Odors	X						9.1
Surficial Disturbances	X						9.1
ACMs				(2)	\$500	1 week	9.2

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	No Further Action	REC	HREC	ASTM Non-scope considerations	Opinion of Probable Cost	Probable Time to Mitigate Concern	Refer to Section
Radon	X						9.2
Lead-Based Paint	X						9.2
Lead in Drinking Water	X						9.2
Potable Well	X						9.2
Other	X						

Notes / Recommendations: To understand the property and report, you must read the Executive Summary and complete report.

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Warner Center I located at 20935, 20955, 21011, and 21031 Warner Center Lane in Woodland Hills, Los Angeles County, California 91367. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

#### Historical Recognized Environmental Condition

The following historical recognized environmental condition was identified at the subject property based on the findings provided in this report:

- (1) The subject and adjoining properties appear to consist predominantly of orchards or citrus groves on aerial photographs from 1928, 1938, 1947, 1956 and 1965. Petroleum-based pesticides were commonly used on agricultural land in California at that time. As such, residual soil contamination may have been present on the subject property. However, Property Solutions expects that potentially contaminated shallow soils were likely removed from the subject property in preparation for development of the present-day improvements in 1981 and 1982. The majority of the subject property is covered by pavement and the subject buildings, which isolates the soil from direct contact. Groundwater at the subject property is not used and municipal water is supplied by the City of Woodland Hills. Based on the above, no further investigation is warranted at this time.

#### ASTM Non-Scope Considerations

The following ASTM non-scope consideration was identified at the subject property based on the findings provided in this report:

- (2) Based on the dates of construction of the subject buildings (1981 and 1982), ACMs may be present. Suspect ACMs observed by Property Solutions at the subject property include acoustic ceiling panels and drywall and joint compound. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Material O&M Plan be implemented at the subject property.

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## 1.0 INTRODUCTION

Property Solutions Incorporated (Property Solutions) conducted a Phase I Environmental Assessment of Warner Center I located at 20935, 20955, 21011, and 21031 Warner Center Lane in Woodland Hills, Los Angeles County, California 91367 (subject property) at the request of Cantor Commercial Real Estate. Cantor Commercial Real Estate is considered the User, as defined in ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The subject property is identified as 2149-017-004, 2149-017-005, 2149-017-006, and 2149-017-007, according to the Los Angeles County Assessor.

A property location map is included in Appendix A.

This Phase I Environmental Assessment was conducted in general accordance with industry-accepted practices, and the Cantor Commercial Real Estate Scope of Work for Environmental Site Assessments (Minimum Requirements), dated January 25, 2011. The work was authorized by the Notice to Proceed dated April 4, 2013.

Per the ASTM practice and throughout this report, the Client will be considered the same as the User in the ASTM E 1527-05 practice.

### 1.1 Purpose

The purpose of a Phase I Environmental Assessment is to evaluate issues that may have an impact on the subject property. The purpose of the ASTM E 1527-05 practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, the practice is intended to permit a User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B). The goal of this process is to identify the presence or likely presence of hazardous substances or petroleum products on the property and identify conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater, or surface of the subject property. The purpose of this report is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. This report is also not intended to serve as a compliance assessment of the subject property or to identify health and safety issues or procedures. The ASTM E 1527-05 DOES NOT address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the LLPs (for example, the duties

specified in 42 U.S.C. §9601(b)(3)(a) and (b) and cited in Appendix X1 of the ASTM Standard, including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

## **1.2 Scope of Work**

This Phase I Environmental Assessment was conducted in accordance with the Cantor Commercial Real Estate Scope of Work for Environmental Site Assessments (Minimum Requirements), dated January 25, 2011 and the following Scope of Work:

1. Requested user to complete questionnaire and provide all user required information.
2. Researched and reviewed available information regarding past owners and occupants of the subject property to assess the potential for contamination resulting from prior on-property activities. Aerial photographs, city directories, topographic maps, interviews and fire insurance maps were utilized, as available. Chain-of-title and environmental liens were reviewed if provided by the Client/user.
3. Researched available information regarding immediately adjacent properties for evidence of contamination that could impact the subject property.
4. Interviewed available persons familiar with current and former on-property activities for relevant information regarding potential environmental concerns as coordinated by the Client/User.
5. Reviewed federal and state regulatory agency database information for the subject property and neighboring properties to identify potential concerns that could adversely affect the environmental condition of the subject property. The database review included, but was not limited to, a review of the following lists: United States Environmental Protection Agency (USEPA) National Priorities List (NPL) Sites, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Sites, State Hazardous Waste Sites, Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action, Generator, and Treatment/Storage/Disposal (TSD) Sites, Leaking Registered Storage Tank (LRST) Sites, Registered Storage Tank (RST) Sites, landfills, and Emergency Response Notification System (ERNS) Sites. Contacted federal, state, and local regulatory agencies.
6. Performed a property visit to identify areas of potential environmental concern such as the bulk storage of regulated substances, underground/aboveground storage tanks, asbestos-containing materials, electrical transformers, and process-related wastes. To the extent possible, a review of immediately adjacent properties was also performed from the subject property and public thoroughfares. The property visit was performed using grid patterns across the property (as easily accessible) and through other systematic means.

Findings and conditions were made only to the extent that they were visually and/or physically observed during the property visit.

7. Prepared a technical Phase I Environmental Assessment report to document the findings regarding the current environmental condition of the subject property. If warranted, the report contains recommendations for further action. In addition to ASTM scope items, the following ASTM non-scope items were discussed and included in the report based upon a limited review: asbestos containing materials, radon, lead-based paint, lead in drinking water, potential wetlands, air emissions, and mold/water intrusion.

### **1.3 Significant Assumptions**

The following assumptions are made by Property Solutions in this report. Property Solutions relied on information derived from secondary sources including governmental agencies, the Client (User), designated representatives of the Client (User), property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, Property Solutions has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the Client, designated representatives of the Client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. Property Solutions assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data, are assumed based on contours depicted on the United States Geological Survey topographic maps. Property Solutions assumes the property has been correctly and accurately identified by the Client (User), designated representative of the Client (User), property contact, property owner, and property owner's representatives. Property Solutions assumes that the Client (User), Client representatives, Client Legal Counsel, designated representatives of the Client, Key Site Manager, property contact, property owner, property owner representatives, and property brokers, used good faith in answering questions and in obtaining information for the subject property as defined in 10.8 of the ASTM E 1527-05 practice. This would also include obtaining those helpful documents from previous owners, operators, tenants, brokers, financial institutions etc. Property Solutions also assumes the Client will designate appropriate and knowledgeable people for performance of the Phase I Environmental Assessment including Key Site Managers.

### **1.4 Limitations and Exceptions of the Assessment**

The findings, observations, conclusions, and recommendations of this report are limited by the contract technical requirements and the methods used to perform the services outlined in the scope of work. These services have been performed in accordance with the described scope for Phase I Environmental Assessments. In order to perform a comprehensive environmental evaluation, subsurface investigation and testing would be required to definitively evaluate whether contamination has affected the subject property. Therefore, the findings, conclusions, and recommendations presented herein are based solely on the scope of work previously

described and information gathered. Incomplete or outstanding information identified throughout the body of this report including data gaps is considered a limitation to the assessment. Limitations to the assessment also include weather conditions, vegetation cover, parked cars, trucks, dumpsters, and anything limiting visual observation of or physical access to the subject property and neighboring properties. This report and scope is not an environmental compliance audit.

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the ASTM practice recognizes reasonable limits of time and cost.

Appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental assessment and reducing uncertainty about unknown conditions resulting from additional information.

Subject to Section 4.8 of the ASTM E 1527-05 Standard, an environmental site assessment meeting or exceeding the practice and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a different user than the user (Client) for whom the assessment was originally prepared, the subsequent user (if authorized to rely on the report as identified in Section 1.6 Reliance of this report) must also satisfy the User's Responsibilities in Section 6 of the ASTM E 1527-05 standard. If this assessment is over 180 days old it is not valid and a new assessment should be performed per the ASTM standard.

All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from interviewees, the user, local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

No other person or entity, unless specifically identified in Section 1.6 of this report may rely on this report. Subsequent consultants and subsequent Users may not rely on this report or information included in this report. Property Solutions Inc. will not be held liable in any way for any and all unauthorized use of this report both currently and in the future. Consultants and subsequent Users must specifically and separately verify all information and not rely on the facts, findings, conclusions, opinions and recommendations of this report. Future use of this report by consultants or subsequent Users is strictly prohibited and not authorized to evaluate the appropriateness of using this information in environmental site assessments performed in the future by anyone other than Property Solutions Inc. Subsequent consultants and subsequent Users may not include this report or information included in this report (unless publicly available) without the written authorization of Property Solutions Inc.

### **1.5 Special Terms and Conditions**

This Phase I Environmental Assessment was prepared in accordance with the stated and agreed upon Scope of Work. This report was specifically and only prepared for the identified specific Client (user) and for their specific purpose; no other person or entity for any other purpose may use, or rely on this report or its contents unless specifically authorized in writing by Property Solutions Inc. No other special terms and conditions are applicable to this Phase I Environmental Assessment.

### **1.6 Reliance**

Cantor Commercial Real Estate Lending, L.P., its employees, agents, successors and assigns ("CCRE") may rely upon this report in evaluating a request for an extension of credit (the "Mortgage Loan") to be secured by the property. This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan, any rating agency actually or prospectively rating any such securities, any indenture trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement, or prospectus and Property Solutions agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the Mortgage Loan and/or such securities. This report has no other purpose and should not be relied upon by any other person or entity.

### **1.7 Data Gaps**

The following data gaps were identified during this Phase I Environmental Assessment:

- User provided information
- Historical property information

Specific information concerning data gaps are presented in each applicable section of this report.

None of the above data gaps are considered significant.

## 2.0 GENERAL PROPERTY INFORMATION

### 2.1 Property Location

Property Location	
Property Name	Warner Center I
Property Addresses	20935, 20955, 21011, and 21031 Warner Center Lane
Property Town, County, State, Zip	Woodland Hills, Los Angeles County, California 91367
Property Tax Identification	2149-017-004, 2149-017-005, 2149-017-006, and 2149-017-007 (Los Angeles County Assessor)
Property Topographic Quadrangle	<u>Canoga Park, California</u>
Nearest Intersection	De Soto Avenue
Area Description	Highly developed, commercial, residential

An excerpt from the USGS 7.5-minute series topographic quadrangle map of Canoga Park, California, locating the subject property, is included in Appendix A.

### 2.2 Property Description

Property Information	
Property Ownership Name	CARR NP Properties LLC (Los Angeles County Assessor)
Date of Acquisition	August 23, 2006 (Los Angeles County Assessor)
Property Acreage	6.88 acres (Los Angeles County Assessor)
Property Shape	Irregular
Property Use	Offices
Number of Buildings	Four
Number of Stories	One story
Construction Dates	1981 and 1982 (Los Angeles County Assessor)
Building Square Footage	95,843 square feet (Los Angeles County Assessor)
Basement/Slab-on-grade	Slab-on-grade
Number of Units	10
Ceiling Finishes	Suspended acoustic ceiling panels and painted drywall
Floor Finishes	Carpet, ceramic tile, laminate, and concrete
Wall Finishes	Painted drywall
HVAC (Energy Source & Type of System)	Roof-mounted system (electric and natural gas)

<b>Property Information</b>	
Renovation Dates	Various (Ms. Jennifer Zadroga, Property Manager, Equity Office Partners)
Renovation Description	Tenant improvements at the time of tenant occupation (Ms. Jennifer Zadroga, Property Manager, Equity Office)
Vehicular Access	Via Warner Center Lane
Other Improvements	Paved drive and parking and patio areas
Property Coverage	Footprints of the subject buildings, associated paved drive and parking, patio, lawn, and landscaped areas

A property diagram of the subject property is included in Appendix B.

### 2.3 Property Operations

The subject property is utilized as commercial offices.

At the time of the property visit, the subject property was occupied by the following tenants:

<b>Suite/Address</b>	<b>Tenant</b>	<b>Operations</b>	<b>Dates</b>
20935 Warner Center Lane, Suite A	Arrow Electronics	Offices	2005-2013
20935 Warner Center Lane, Suite B	Bernard's Office Furniture	Offices	2010-2013
20935 Warner Center Lane, Suite C	Infinity Insurance Company	Offices	2010-2013
20955 Warner Center Lane, Suite A	Kern Organization	Offices	2006-2013
21011 Warner Center Lane, Suite A	Scanlon and Associates Insurance	Offices	2004-2013
21011 Warner Center Lane, Suite C	Holwick Construction, Inc.	Offices	2012-2013
21031 Warner Center Lane, Suite A	Allstate Insurance Company	Offices	2002-2013
21031 Warner Center Lane, Suite B	Thomas R. Gavin	Offices	2006-2013

No industrial or manufacturing operations were observed at the subject property at the time of the property visit.

No environmental concerns were identified at the subject property based on the operations observed during the property visit.

## 2.4 Utilities

Property Solutions was informed by Ms. Jennifer Zadroga, Property Manager of Equity Office Partners, that the following companies and municipality currently provide utility services to the subject property:

Utility	Provider
Electricity	Los Angeles Department of Water and Power
Natural Gas	The Gas Company
Sanitary Sewerage	Los Angeles Department of Water and Power
Potable Water	Los Angeles Department of Water and Power
Solid Waste Removal	Republic Services
Fuel Oil	Not provided
Steam	Not provided

## 3.0 USER PROVIDED INFORMATION AND RESPONSIBILITIES

This section is to describe tasks to be performed by the User that will help identify the possibility of recognized environmental conditions, environmental liens and AULs in connection with the subject property as required by the ASTM standard. These tasks do not require the technical expertise of an environmental professional. Any and all information that may be material to identifying recognized environmental conditions must be provided by the User if available. Per the ASTM standard, the environmental professional shall note in the report whether or not the User has reported to the environmental professional information pursuant to Section 6 of the ASTM standard.

	User	Provided	Other Provided	Not provided	Discussed below
User Questionnaire				X	
Title and Judicial Records				X	
Environmental Liens/Activity Use Limitations				X	
Specialized or Actual Knowledge of the User				X	
Valuation Reduction for Environmental Issues				X	
Reason for Performing the Phase I		X			
Helpful Documents/Prior Reports			X		



	User	Provided	Other Provided	Not provided	Discussed below
Proceedings Involving the Subject Property				X	
User Identified Personnel	X				

Items not provided are considered data gaps per the ASTM Standard.

### User Questionnaire

A User Questionnaire was submitted to Cantor Commercial Real Estate (User) to be completed prior to the property visit.

Client	Cantor Commercial Real Estate
Contact Name	Ms. Dolly Laubach
Contact Title	Vice President
Phone/Fax/Email	404-201-2384/not provided/dlauback@cantor.com
Contact Date	April 4, 2013
Request Medium	Email
Questionnaire completed?	No
Completed by?	N/A
Response Date	N/A
Form of Response	N/A
Was the questionnaire completed and returned prior to the property visit?	No

The User Questionnaire was not completed and provided to Property Solutions Inc.

The lack of a completed User Questionnaire is considered a data gap.

Correspondence requesting the User to complete the questionnaire is included in Appendix D - User Correspondence.

### Title and Judicial Records

Per ASTM E 1527-05 Section 6.2, the User is required to provide and/or report to the environmental professional any environmental liens or activity and use limitations (AULs) so identified for the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for environmental liens or activity and use limitations.

No title records or information was provided to Property Solutions by the User.

No title records or information was provided to Property Solutions by the property owner, key site manager, or prospective purchaser.

The User did not request Property Solutions to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs.

Therefore, no title records were searched and no information was provided for environmental liens and AULs which is the responsibility of the User. Per the ASTM standard this is considered a data gap.

### **Environmental Liens or Activity and Use Limitations**

Per ASTM E 1527-05 the User is required to provide and/or report to the environmental professional any environmental liens or AULs so identified for the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of information to identify environmental liens or AULs.

The User did not provide information on environmental liens and AULs. The User is not aware of environmental liens or AULs.

The User is not the owner, operator, prospective purchaser, or tenant of the subject property.

No information concerning environmental liens and AULs was provided by the key site manager, owner, operator, prospective purchaser, or tenant of the subject property.

### **Knowledge of the User**

Per the ASTM standard, it is the User's responsibility to communicate to the environmental professional any information that is material to recognized environmental conditions in connection with the subject property based on such specialized knowledge, actual knowledge, experience, or commonly known and reasonably ascertainable information within the local community.

Per the ASTM standard, the User must do so prior to the property visit.

The User informed Property Solutions via email on April 4, 2013 that they have no specialized knowledge, actual knowledge, experience, or commonly known and reasonably ascertainable information within the local community concerning recognized environmental conditions at the subject property. The property visit was performed on April 11, 2013.

The property owner, operator, key site manager, and tenant had no specialized knowledge, actual knowledge, experience, or commonly known and reasonably ascertainable information within the local community concerning recognized environmental conditions at the subject property.

## Valuation Reduction for Environmental Issues

Per the ASTM standard, in a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The User should try to identify an explanation for a significantly lower price which does not reasonably reflect fair market value if the property was not contaminated, and make a written record of such explanation. The ASTM standard does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

The User did not inform Property Solutions that a significantly lower purchase price was noted for the subject property.

## Reason for Performing the Phase I Environmental Assessment

Cantor Commercial Real Estate (User) is performing the Phase I Environmental Assessment for determining whether to make a loan evidenced by a note secured by the property.

## Helpful Documents Provided Prior to Property Visit

Per the ASTM standard, prior to the property visit, the property owner, key site manager (if any is identified), and User (if different from the property owner) shall be asked if they know whether any of the documents below exist and if so, whether copies can and will be provided within reasonable time and cost constraints including partial information. This information is to be provided prior to or at the beginning of the property visit.

Documents	User		Key Site Manager		Property Owner	
	Exist	Provided	Exist	Provided	Exist	Provided
ESA reports	Yes	No	Yes	Yes	Yes	Yes
Environmental compliance audit reports	No	N/A	No	N/A	No	N/A
Environmental permits	No	N/A	No	N/A	No	N/A
UST/AST registrations	No	N/A	No	N/A	No	N/A
Underground Injection permits	No	N/A	No	N/A	No	N/A
MSDSs	No	N/A	No	N/A	No	N/A
Community Right-to-Know plan	No	N/A	No	N/A	No	N/A
Safety plans	No	N/A	No	N/A	No	N/A
SPCC plans	No	N/A	No	N/A	No	N/A
Emergency preparedness and prevention plans	No	N/A	No	N/A	No	N/A
Hydrogeologic reports	No	N/A	No	N/A	No	N/A
Government agency correspondence and violations	No	N/A	No	N/A	No	N/A
Hazardous waste generator notices or reports	No	N/A	No	N/A	No	N/A
Geotechnical studies	No	N/A	No	N/A	No	N/A
Risk assessments	No	N/A	No	N/A	No	N/A

Documents	User		Key Site Manager		Property Owner	
	Exist	Provided	Exist	Provided	Exist	Provided
Recorded AULs	No	N/A	No	N/A	No	N/A
Environmental liens	No	N/A	No	N/A	No	N/A
Other	No	N/A	No	N/A	No	N/A

### Proceedings Involving the Property

Per the ASTM standard, prior to the site visit, the User (if different from the property owner), Key site manager (if any is identified), and property owner shall be asked whether they know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The User indicated based on a response dated April 4, 2013 via email that they have no knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The key site manager indicated based on a response dated April 8, 2013 and April 11, 2013 via email and interview that they have no knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The property owner representative indicated based on a response dated April 11, 2013 via interview they have no knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

## User Identified Personnel

The information and contacts below were identified and/or provided by the User/Client.

	Name	Company
User	Ms. Dolly Laubach	Cantor Commercial Real Estate
Key Site Manager	Ms. Andrea Meyers	Adler Realty Investments, Inc.
Current Property Owner	Not provided	CARR NP Properties LLC
Current Property Owner Representative	Ms. Jennifer Zadroga	Equity Office Partners
Occupants	Not provided	Not provided
Major Occupants	Not provided	Not provided
Current Operator Name	Ms. Jennifer Zadroga	Equity Office Partners
Past Property Owner(s)	Not provided	Not provided
Past Property Owner Representative(s)	Not provided	Not provided
Other Past Property Owner(s)	Not provided	Not provided
Past Operator Name(s)	Not provided	Not provided
Past Occupant(s)	Not provided	Not provided
Past Major Occupant(s)	Not provided	Not provided
Broker(s)	Not provided	Not provided
Property Manager	Ms. Jennifer Zadroga	Equity Office Partners
Building Engineer	Mr. Carlos Alvarado	Equity Office Partners
Other	Not provided	Not provided

## 4.0 PHYSICAL SETTINGS

### 4.1 Topography/Regional Drainage

Topographic Quadrangle Name	<u>Canoga Park, California</u>
Property Elevation	850-feet above mean sea level
Surface Gradient	Northeasterly (topographic decline)
Property Drainage	Inlets
Regional Drainage	Northerly toward the Los Angeles River
Closest Perennial Water body	Los Angeles River 1.5 miles north

A copy of the USGS 7.5-minute series topographic quadrangle map of Canoga Park, California, is included in Appendix A.

### 4.2 Soils

USDA County Soil Survey	
Information Source	EDR
Soil Name	Cropley
Description: Partially hydric clay	
Expected depth to bedrock	Greater than 64-inches below ground surface (bgs)

USDA County Soil Survey	
Date of Information Source	April 8, 2013
Soil Name	Xerothents
Description: Well-drained variable soils	
Expected depth to bedrock	Greater than 59-inches bgs

### 4.3 Underlying Formation

Information Source	Regional Water Quality Control Board
Title of Publication	Site Investigation, 5825 De Soto Avenue, Woodland Hills, California
Date of Publication	October 14, 2013
Name of Unit	Los Angeles Basin
Description of Unit: The subject property lies in the San Fernando Valley area of the northwestern block of the Los Angeles Basin, which is in the Transverse Ranges geomorphic province of southern California. The Los Angeles Basin is divided into four structural blocks, which are generally bounded by prominent fault systems; the northwestern block, the southwestern block, the central block, and the northeastern blocks. The northwestern block includes the eastern Santa Monica Mountains and the San Fernando Valley and is bordered by the Santa Monica and Raymond Hill faults on the south, the San Gabriel Mountains on the east and northeast, and the Ventura Basin of the Transverse Ranges on the West and north.	

### 4.4 Groundwater

Information Source	Los Angeles Regional Water Quality Control Board
Title of Publication	Basin Plan
Date of Publication	1994
Underlying Aquifer	Los Angeles-San Gabriel Hydrological Unit
Description: Groundwater is found in the eroded sediments that have formed prominent alluvial fans.	

Expected Depth to Shallow Groundwater	10-feet to 20-feet bgs
Information Source	GeoTracker
Expected Direction of Shallow Groundwater Flow	Northeasterly
Information Source	<u>Canoga Park, California</u> topographic map

### 5.0 NEIGHBORING PROPERTIES

Review of neighboring properties from the subject property and from public thoroughfares, and research of available information regarding the neighboring properties, were performed to identify evidence of environmental concerns that could adversely impact the subject property. The subject property is located in a residential, commercial, and institutional area of Woodland Hills, California.

Direction	Property	Address	Operations
North	California Highway Patrol	5825 De Soto Avenue	Offices and vehicle parking
East	De Soto Avenue with water channel beyond	N/A	Public thorough fare and water channel
South	Office buildings	20920-20970 Warner Center Lane	Commercial offices
West	Office building	21051 Warner Center Lane	Commercial offices

Based on a review of neighboring properties from the subject property and from public thoroughfares, the neighboring properties do not appear to be of the type likely to pose a significant threat to the environmental condition of the subject property. The neighboring properties were not listed in the environmental database reviewed or Envirofacts, with the exception of 5825 De Soto Avenue, which was listed as LUST, UST, CA FID UST, HIST UST, and SWEEPS UST.

Based upon a review of the environmental database, the neighboring property is listed with documented releases but is not a concern based on its current case closed status. This property is further discussed in Section 8.

A property diagram including neighboring properties is included in Appendix B. Photographs including the neighboring properties are included in Appendix C.

## 6.0 HISTORICAL PROPERTY INFORMATION

The history of the subject property was researched to evaluate potential historical uses of the subject property of environmental concern.

The below standard historical sources were researched:

### Standard Historical Source Summary

Historical Source	Source Checked?	Source	Earliest Date Obtained
Aerial Photos	Yes	EDR /Terra Server	1928
Fire Insurance Maps	Yes	EDR	Coverage not available
Property Tax File	Yes	Los Angeles County Assessor	1981 and 1982
Recorded Land Title Records	No	N/A	N/A
USGS 7.5 Minute Topo Maps	Yes	USGS	1952
Local Street Directories (city directories)	Yes	Richard Riordan Central Library, Los Angeles, California	1989

Historical Source	Source Checked?	Source	Earliest Date Obtained
Building Department Records	Yes	Los Angeles Department of Building and Safety, Van Nuys Office	1981
Zoning/Land Use Records	Yes	Los Angeles Department of Building and Safety, Van Nuys Office	2013
Other Historical Sources	No	N/A	N/A
Miscellaneous Maps/Plans	No	N/A	N/A
Newspapers	No	N/A	N/A
Records	No	N/A	N/A
Other Directories/ Phone books	No	N/A	N/A
Prior Use Interviews	Yes	Ms. Jennifer Zadroga, Property Manager, Equity Office Partners	2010
Prior Use Interviews	Yes	Ms. Andrea Meyers, Transaction Coordinator, Adler Realty Investments, Inc.	2010
Previous Reports	Yes	Phase I Environmental Site Assessment, prepared by IVI Due Diligence Services, Inc.	2006
Chain of Title	No	N/A	N/A
AULs and Environmental Liens	No	N/A	N/A

### Historical Use Summary

Decade	Property Use	Standard Source/Source
1900	Historical resource not available	N/A
1910	Historical resource not available	N/A
1928	Agricultural usage (row crops)	Aerial Photographs
1938	Agricultural usage (groves)	Aerial Photographs
1947	Agricultural usage (groves)	Aerial Photographs
1952	No improvements are depicted	Topo Quadrangle/USGS
1956	Agricultural usage (row crops)	Aerial Photographs
1965	Agricultural usage (row crops)	Aerial Photographs
1976	Fallow land	Aerial Photographs
1989	Existing commercial building improvements	Aerial Photographs
1989	Office listings (20955, 21011, and 21031 Warner Center Lane)	City Directories
1991/1992	Office listings (20935, 20955, 21011, and 21031 Warner Center Lane)	City Directories
1994/1995	Existing commercial building improvements	Aerial Photographs
1994	Office listings (20935, 20955, and 21031 Warner Center Lane)	City Directories



Decade	Property Use	Standard Source/Source
1997	Office listings (20935, 20955, and 21031 Warner Center Lane)	City Directories
2005	Existing commercial building improvements	Aerial Photographs
2009	Existing commercial building improvements	Aerial Photographs
2010	Existing commercial building improvements	Aerial Photographs
2012	Existing commercial building improvements	Aerial Photographs

Copies of the aerial photographs are included in Appendix E and copies of the historic maps are included in Appendix F.

### Previous Reports and Plans

Complete Report Name	<u>Phase I Environmental Site Assessment</u>
Report Date	May 22, 2006
Report Project Number	60318995
Report Property Name	Warner Center
Report Property Address	20970 Burbank Boulevard, Woodland Hills, California
Prepared by	IVI Due Diligence Services, Inc. (IVI)
Consultant City & State Location	White Plains, New York
Prepared for	Deutsche Bank Securities, CitiGroup Global Markets, Inc., and Bank of America, NA
Party City & State Location	New York, New York and Charlotte, North Carolina
Report Provided by	Adler Realty Investments, Inc.
The entire report including appendices was provided.	
The boundaries discussed in this report are different than those of the subject property identified by Property Solutions.	
Report and Subject Property Variations: The report includes the adjoining properties to the south and west (20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951, 20971, and 21041 Burbank Boulevard)	
Information/Portions of Report not Included with Report: N/A	

Scope of Services Performed Per Report: ASTM Standard Practice E 1527-00.

Findings/Conclusions as Reported by Report Preparer: IVI identified no RECs in connection with the subject property. IVI identified suspect ACMs to include the following: resilient flooring; wallboard assemblies; textured wall surfaces; and roofing materials.

Recommendations as Reported by Report Preparer: IVI recommended that the suspect ACM be managed under an Asbestos Operation and Maintenance Program, and in the event that building maintenance, renovation, or demolition required the removal of disturbance of the suspect ACM, the materials be characterized in accordance with governmental regulations.

Report Historical Information and Findings: Agricultural usage.

Property Solutions Review: Property Solutions concurs with IVI's conclusions and recommendation.

Property Solutions Findings and Conclusions: Property Solutions identified no RECs in connection with the subject property.

Plan Complete Name	<u>Alta Survey</u>
Plan Property Address	20970 Warner Center Lane, Woodland Hills, California (includes Warner Center I and Warner Center II)
Plan Original Date	August 17, 2012
Revision Date	August 20, 2012
Prepared by	J.V. Surveying, LLC
Consultant City & State Location	Surprise, Arizona
Scale	One inch = 500 feet
Plan Provided by	Adler Realty Investments, Inc.
Information/Portions of Plan not Provided: N/A	

Property Solutions Review: No items of environmental concern are depicted on the Alta Survey.

Property Solutions Findings and Conclusions: Property Solutions identified no RECs in connection with the subject property.

Copies of the previous report and Alta Survey are included in Appendix G.

Property Solutions did not review any plans pertaining to the subject property.

Based on a review of the above standard historical sources, no information or concerns were identified on adjoining properties.

Per ASTM E 1527-05, “8.3.2 Uses of the Property—All obvious uses of the property shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources in 8.3.4.1 through 8.3.4.8 as are necessary and both reasonably ascertainable and likely to be useful (as described under Data Failure in 8.3.2.3). . . . Such confirmation may come from one or more of the standard historical sources specified in 8.3.4.1 through 8.3.4.8, or it may come from other historical sources (such as someone with personal knowledge of the property; see 8.3.4.9). However, checking other historical sources (see 8.3.4.9) is not required. For purposes of 8.3.2, the term “developed use” includes agricultural uses and placement of fill dirt. The report shall describe all identified uses, justify the earliest date identified (for example, records showed no development of the property prior to the specific date), and explain the reason for any gaps in the history of use (for example, data failure). “

Per ASTM E 1527-05, “8.3.2.3 Data Failure—the historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failure is not uncommon in trying to identify the use of the property at five year intervals back to first use or 1940 (whichever is earlier). Notwithstanding a data failure, standard historical sources may

be excluded if: (1) the source is not reasonably ascertainable, or (2) if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives. Other historical sources specified in 8.3.4.9 may be used to satisfy the objectives, but are not required to comply with this practice. If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion. If the data failure represents a significant data gap, the report shall comment on the impact of the data gap on the ability of the environmental professional to identify recognized environmental conditions.

Based on the above information and standard historical sources searched, data failure has occurred. However, historical use information is deemed sufficient to comply with the ASTM Standard.

Standard historical information is included in the appendices of this report.

## 7.0 INTERVIEWS

The objective of interviews is to obtain information indicating Recognized Environmental Conditions in connection with the subject property as well as AULs. Property Solutions interviewed or made good faith efforts to interview the following:

<b>Represents</b>	<b>Interviewed</b>	<b>Name and title</b>	<b>Comments</b>
Current Property Owner	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Previous Property Owner	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Owner Representative	Yes	Ms. Jennifer Zadroga, Property Manager, Equity Office Partners	No concerns identified during the interview.
Previous Property Owner Representative	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Key Site Manager	Yes	Ms. Andrea Meyers, Adler Realty Investments, Inc., Transaction Coordinator	No concerns identified during the interview.
Previous Key Site Manager	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Occupants	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.

<b>Represents</b>	<b>Interviewed</b>	<b>Name and title</b>	<b>Comments</b>
Previous Property Occupants	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Major Occupant	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Previous Property Major Occupant	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Operator	Yes	Ms. Jennifer Zadroga, Property Manager, Equity Office Partners	No concerns identified during the interview.
Previous Property Operator	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Neighboring Property Owner	No	N/A	Subject property is not considered an abandoned property where there is evidence of potential unauthorized uses of the abandoned property or evidence of uncontrolled access to the abandoned property, therefore no interview with the neighboring property owners was performed.
Neighboring Property Occupants	No	N/A	Subject property is not considered an abandoned property where there is evidence of potential unauthorized uses of the abandoned property or evidence of uncontrolled access to the abandoned property, therefore no interview with the neighboring property occupants was performed.

## 8.0 ENVIRONMENTAL RECORD SEARCH

### 8.1 Property-Specific Records

During the course of the assessment of the subject property, Property Solutions contacted the following local, county, and state agencies and companies via phone, letter, or in person.

#### 8.1.1 Department of Health

Agency name	Los Angeles County Public Health Department, Environmental Health Services
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	5050 Commerce Drive
City	Baldwin Park
State	California
Contact date	April 8, 2013

Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.2 Fire Department

Agency name	Los Angeles Fire Department
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	201 North Figueroa Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax (213-482-6529)
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.3 Planning/Zoning Department

Agency name	Los Angeles Department of Building and Safety
Contact name	Mr. Raul Sanchez
Contact title	Counter Clerk
Address	6262 Van Nuys Boulevard
City	Van Nuys
State	California
Contact date	April 11, 2013 and April 12, 2013
Request medium	In person
Response date	April 11, 2013 and April 12, 2013
Form of response	In person

Response: The zoning designation for the subject property is WC, defined as Warner Center Specific Plan Zone.

### 8.1.4 Building Department/Inspection Department

Agency name	Los Angeles Department of Building and Safety
Contact name	Mr. Raul Sanchez
Contact title	Counter Clerk
Address	6262 Van Nuys Boulevard
City	Van Nuys
State	California
Contact date	April 11, 2013 and April 12, 2013
Request medium	In person
Response date	April 11, 2013 and April 12, 2013
Form of response	In person

Response: No records of environmental concern pertaining to the subject property were identified.

### 8.1.5 Tax Assessor/Tax Department

Agency name	Los Angeles County Assessor
Contact name	Ms. Susan Little
Contact title	Counter Clerk
Address	13800 Balboa Boulevard
City	Sylmar
State	California
Contact date	April 7, 2013
Request medium	Phone
Response date	April 7, 2013
Form of response	Phone

Response: Based on Property Solutions review of the tax map and tax information cards, the subject property is identified as 2149-017-004, 2149-017-005, 2149-017-006, and 2149-017-007; the subject property consists of an irregular-shaped, 6.88-acre parcel of land improved with four buildings constructed in 1981 and 1982; the gross area of the subject buildings is approximately 95,843 square feet; and the subject property was acquired by the subject property owner CARR NP Properties LLC on August 23, 2006.

A copy of the tax map is included in Appendix A.

### 8.1.6 Electrical Utility

Agency name	Los Angeles Department of Water and Power
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	111 North Hope Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.7 Sewer Department/Provider

Agency name	Los Angeles Department of Water and Power
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	111 North Hope Street
City	Los Angeles

State	California
Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.8 Water Department/Supplier

Agency name	Los Angeles Department of Water and Power
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	111 North Hope Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.9 Others

Agency name	Los Angeles Regional Water Quality Control Board
Contact name	Ms. Laura Gallardo
Contact title	Associate Analyst
Address	320 West 4th Street, Suite 200
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax (231-576-6676)
Response date	May 6, 2013
Form of response	Email

Response: No records pertaining to the subject property were identified.

### 8.1.10 State Environmental Agency

Agency name	California Integrated Waste Management Board
Contact name	Ms. Dona Sturgess
Contact title	Senior Legal Analyst
Address	Legal Office – MS 5, P.O. Box 4025
City	Sacramento
State	California
Contact date	April 8, 2013
Request medium	Fax (916-341-6082)
Response date	April 25, 2013

Form of response	Email
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Response: No records pertaining to the subject property were identified.

Agency name	Department of Toxic Substances Control
Contact name	Ms. Julie Johnson
Contact title	Public Records Coordinator
Address	5796 Corporate Avenue
City	Cypress
State	California
Contact date	April 8, 2013
Request medium	Fax (714-484-5318)
Response date	April 11, 2013
Form of response	Email

Response: No records pertaining to the subject property were identified.

Agency name	Office of Environmental Health Hazard Assessment
Contact name	Ms. Monet Vela
Contact title	Not provided
Address	1001 I Street, Post Office Box 4010, MS 23B (#58c)
City	Sacramento
State	California
Contact date	April 8, 2013
Request medium	Fax (916-323-2610)
Response date	April 22, 2013
Form of response	Email

Response: No records pertaining to the subject property were identified.

### 8.1.11 State Online Database Information/GIS

Agency name	California Water Resources Control Board, GeoTracker website
Contact name	N/A
Contact title	N/A
Address	N/A
City	Sacramento
State	California
Contact date	April 10, 2013
Request medium	Online (geotracker.waterboards.ca.gov/)
Response date	April 10, 2013
Form of response	Online

Response: No records pertaining to the subject property were identified.



Agency name	California Department of Toxic Substance Control, Envirostor website
Contact name	N/A
Contact title	N/A
Address	N/A
City	Sacramento
State	California
Contact date	April 10, 2013
Request medium	Online (www.envirostor.dtsc.ca.gov/public)
Response date	April 10, 2013
Form of response	Online

Response: No records pertaining to the subject property were identified.

Agency name	South Coast Air Quality Management District
Contact name	N/A
Contact title	N/A
Address	21865 Copley Drive
City	Diamond Bar
State	California
Contact date	April 8, 2013
Request medium	Online (aqmd.gov)
Response date	April 8, 2013
Form of response	Online

Response: The following AQMD records were identified for the subject property:

- AQMD permit (Facility ID No. 104622) was identified for Cal Comp (Foundation Health) at 20935 Warner Center Lane. The facility status is noted as Active.
- AQMD permit (Facility ID No. 78012) was identified for Rolm at 21011 Warner Center Lane. The facility status is noted as Active.

At the time this report was prepared, some of the above local, county, and state agencies and companies had not responded to our information request as indicated.

According to ASTM E 1527-05, Section 8.1.4.2, information that has been requested must be reasonably ascertainable as part of performing the Phase I Environmental Assessment. Information that is reasonably ascertainable per ASTM means that information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request.

Copies of the letters and records of communication are included in Appendix I.

### 8.1.12 USEPA Envirofacts

Property Solutions contacted the United States Environmental Protection Agency (USEPA) through an on-line search via the Internet to obtain information concerning the subject property. Property Solutions performed a search of Envirofacts, a USEPA-generated website that integrates data extracted from five major USEPA program systems: Aerometric Information

Retrieval System (AIRS)/AIRS Facility Subsystem (AFS), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Permit Compliance System (PCS), Resource Conservation and Recovery Information System (RCRIS) and Toxic Chemical Release Inventory System (TRIS), using two integrating databases: Facility Index System (FINDS) and Envirofacts Master Chemical Integrator (EMCI).

Property Solutions generated a printout of all facilities under the programs identified above that are located within the subject property’s zip code (91367). The subject property and adjoining properties were not listed among the sites identified during the query search. The query was executed on April 8, 2013.

A copy of the search results is included in Appendix I.

## 8.2 Environmental Database Information

As part of the Phase I Environmental Assessment, Property Solutions utilized Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, as an information source for regulatory agency environmental database records. The environmental database was dated April 8, 2013.

Data supplied by EDR is included in Appendix J. This database also includes the required documentation of sources checked as per Section 8.1.8 of the ASTM standard.

The following summary of the database information is divided into two columns. The first column lists sites as identified and located by EDR within the specified distance of the subject property. The second column lists orphan sites, which could not be located by EDR due to incomplete and/or inaccurate address information included in the United States Environmental Protection Agency (USEPA)/state databases, which Property Solutions identified as potentially lying within the search distance.

Although the exact locations of the orphan sites are frequently unknown, Property Solutions attempts to evaluate the potential adverse environmental impact that these sites may have on the subject property. This evaluation consists of reviewing street names in an effort to learn whether the street on which the site is located lies within the search distance of the subject property, a drive-by view of surrounding properties during the site visit, and evaluating the site type and information provided by government agencies. The orphan sites included in the following table are those Property Solutions identified as potentially located within the identified search distance. A complete list of sites is included in Appendix J.

### Environmental Database Summary

Database	Radius	Plottable	Orphan
National Priorities List	1 Mile	0	0
State/Tribal Hazardous Waste Sites/NPL Equivalent	1 Mile	0	0
RCRA Corrective Action Treatment/Storage/Disposal (TSD) Facilities (CORRACTS)	1 Mile	0	0

Database	Radius	Plottable	Orphan
Delisted National Priorities List	½ Mile	0	0
CERCLIS Sites	½ Mile	0	0
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	½ Mile	0	0
RCRA Non-Corrective Action TSD Facilities	½ Mile	0	0
State/Tribal Voluntary Cleanup Sites	½ Mile	0	0
State/Tribal Brownfield Sites/CERCLIS Equivalent	½ Mile	0	0
State/Tribal Leaking Registered Storage Tank Sites	½ Mile	10	0
State/Tribal Solid Waste Landfill Sites/Facilities	½ Mile	0	0
Federal/State/Tribal Engineering Controls Registries	½ Mile	0	0
Federal/State/Tribal Institutional Controls Registries	½ Mile	0	0
RCRA Large Quantity Generators	Subject Property and Adjoining Properties	0	0
RCRA Small Quantity Generators	Subject Property and Adjoining Properties	0	0
State/Tribal Registered Storage Tank Sites	Subject Property and Adjoining Properties	1	0
HIST UST	Subject Property and Adjoining Properties	1	0
CA FID UST	Subject Property and Adjoining Properties	1	0
SWEEPS UST	Subject Property and Adjoining Properties	1	0
Manifest	Subject Property	0	0
Spill/Release Sites	Subject Property	0	0
Facility Index System (FINDS)	Subject Property	0	0
Emergency Response Notification System	Subject Property	0	0

### **Database Summary**

A complete copy of the database report is attached as an appendix to this report. Those sites noted within the search radius with a closed status from regulators, or not listed with known, documented, or suspected release sites will not be discussed below but can be referred to in the database report. The above sites are not expected to significantly impact the subject property based on the regulatory status listed. In addition, those remaining sites which are expected to be hydraulically downgradient, at a sufficient distance from the subject property, or due to the urban setting and density of the area, will not be discussed below but can be referred to in the database report. These above sites are not expected to significantly impact the subject property based on the above factors and as per ASTM E 1527-05.

The following is a discussion of the database findings:

### **Subject and Adjoining Properties**

The subject property was not listed in the environmental database. The adjacent property 5825 De Soto Avenue was listed as LUST, UST, CA FID UST, HIST UST, and SWEEPS UST site. Further information regarding these listings is provided below.

### **State/Tribal Leaking Registered Storage Tanks**

1. Site Name: California Highway Patrol  
Address: 5825 De Soto Avenue  
Woodland Hills, California  
LRST ID No.: 913670698  
Distance: Adjoining property  
Direction: North  
Gradient: Downgradient  
Type of Release: Not reported  
Type of Product: Gasoline  
Media Impacted: Groundwater  
Status: Case closed  
Potential for Impact: Low, due to current case closed status

### **State/Tribal Registered Storage Tanks**

1. Site Name: California Highway Patrol  
Address: 5825 De Soto Avenue  
Woodland Hills, California  
Facility ID No.: 23954  
Distance: Adjoining property  
Direction: North  
Gradient: Downgradient  
No. of Tanks: Not reported  
Contents: Not reported

### **CA FID UST**

1. Site Name: California Highway Patrol  
Address: 5825 De Soto Avenue  
Woodland Hills, California  
Facility ID No.: 19004115  
Distance: Adjoining property  
Direction: North  
Gradient: Downgradient  
No. of Tanks: Not reported  
Contents: Not reported

## **HIST UST**

1. Site Name: California Highway Patrol  
Address: 5825 De Soto Avenue  
Woodland Hills, California  
Facility ID No.: 00000007671  
Distance: Adjoining property  
Direction: North  
Gradient: Downgradient  
No. of Tanks: Two  
Contents: Gasoline; waste oil

## **SWEEPS UST**

1. Site Name: California Highway Patrol  
Address: 5825 De Soto Avenue  
Woodland Hills, California  
Facility ID No.: 19-050-000838-000001  
Distance: Adjoining property  
Direction: North  
Gradient: Downgradient  
No. of Tanks: One  
Contents: Gasoline

### **8.3 Local Lists**

The below local types of records were researched or requested from third parties, the Key Site Manager or local regulatory agencies:

- Local Brownfield Lists
- Local Lists of Landfill/Solid Waste Disposal Sites
- Local Lists of Hazardous Waste/Contaminated Sites
- Local Lists of Registered Storage Tanks
- Local Land Records (For AULs)
- Records of Emergency Release Reports
- Records of Contaminated Public Wells

The above information is discussed in 8.1 and within 8.2 and was duplicative of those sections.

### **8.4 Database Proprietary Lists**

The subject property and adjoining properties were not listed in the EDR proprietary information searched in the EDR database.

## 8.5 Prior Release of Hazardous Substances or Petroleum – Vapor Intrusion

According to ASTM 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, “the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property represent a risk from vapor encroachment”. According to ASTM 2600-10, off-site sources of petroleum in groundwater one-tenth of a mile from the target property, and off-site sources of non-petroleum hydrocarbons (i.e. chlorinated volatile organic compounds (CVOCs)) in groundwater within one-third of a mile of the target property present risks of vapor encroachment. On-property releases of chemicals of concern not directly located under buildings also present risk of vapor encroachment.

Based on standard sources reviewed and observations made during the property visit, no significant release of chemicals of concern has occurred on the subject property. No significant release of chemicals of concern has occurred within the designated distances from the subject property.

Based on the above information, no further action is recommended at this time regarding vapor encroachment at the subject property.

## 9.0 PROPERTY VISIT

<b>Property Visit Date</b>	April 4, 2013
Property Solutions Personnel and Title	Ms. Joy Dougherty, Environmental Scientist
Property Escort Name	Ms. Jennifer Zadroga
Property Escort Title	Property Manager
Property Escort Company	Equity Office Partners
Property Escort Affiliation	Property Manager
Property Escort Years of Association with Subject Property: 2010-2013	
No Key Site Manager (KSM) questionnaire was completed.	
Person Completing KSM questionnaire Name	N/A
Person Completing KSM questionnaire Company	N/A
Person Completing KSM questionnaire Affiliation	N/A
Inaccessible Areas and Reason: N/A	
Weather Conditions: Sunny	Approximate Temperature: 70 degrees F
No weather conditions limiting observations were noted.	
Describe Limiting Conditions Present: N/A	

Property Solutions observed the following areas during the property visit:

- 20935 Warner Center Lane, Suite A; 20955 Warner Center Lane, Suite A; 21011 Warner Center Lane, Suite A; 21031 Warner Center Lane, Suites A1 and C;

- Common area hallways and restrooms at 20935, 20955, 21031, and 21011 Warner Center Lane;
- Paved parking and drive and patio areas.

Photographs taken during the property visit are included in Appendix C.

## 9.1 ASTM Scope Considerations

During the property visit the below ASTM Scope considerations were reviewed. Visual evidence of the below ASTM Scope considerations were evaluated during the property visit. In addition, the property contact or Key Site Manager was questioned about the presence of the below ASTM Scope items.

ASTM Scope Item	Evidence Observed	Property Contact Aware of Item	Comment
USTs	No	No	None observed; not a concern.
ASTs	No	No	None observed; not a concern.
PCB electrical equipment	No	No	Utility owned; based on the date of construction of the subject building improvements (1981 and 1982), not a concern.
Hydraulic equipment	No	No	None observed; not a concern.
Chemicals, Hazardous Materials, and Raw Materials Storage and Usage	No	No	None observed; not a concern.
Waste Generation, Storage and Disposal	Yes	Yes	Domestic refuse and recyclable materials; not a concern.
Wells, Sumps, Pits, and Floor Drains	Yes	Yes	Discussed below.
Stormwater Runoff and Surface Water	No	No	None observed; not a concern.
Lagoons, Septic Systems, Wastewater Treatment, and Separators	No	No	None observed; not a concern.
Stressed Vegetation, Staining and Odors	No	No	None observed; not a concern.
Surficial Disturbances	No	No	None observed; not a concern.
On-property Dry Cleaners	No	No	None observed; not a concern.

## 9.2 ASTM Non-Scope Considerations

During the property visit and investigation the below ASTM Non-Scope considerations were reviewed. Visual evidence of the below ASTM Non-Scope considerations were evaluated during the property visit. In addition, the property contact or Key Site Manager was questioned about the presence of the below ASTM Non-Scope items.

ASTM Non-Scope Item	Evidence Observed	Property Contact Aware of Item	Comment
Asbestos-Containing Materials	Yes	Yes	Discussed below.
Radon	No	No	Radon Zone 2 (moderate potential) Mean Value between 2 pCi/L and 4 pCi/L Based on use, slab-on-grade, no further action.
Lead-Based Paint	No	No	Non-residential use; therefore, no further action at this time.
Lead in Drinking Water	No	No	Supplier is in compliance with lead and copper rule and the subject property is not a residential property, hotel property, commercial food establishment, commercial building with a day care center, or other property where children may be present on a regular basis; however, the subject property is a commercial building with a drinking water fountain; discussed below.
Potable Well	No	No	Subject property is connected to public water supply; no further action.
Potential Wetlands	No	No	None observed; none indicated on US Dept. of Interior NWI Map of <u>Canoga Park, California</u> .
Air Emissions	No	No	None observed; not a concern.
Mold/Water Intrusion	No	No	No potential mold growth was observed.

No issues of concern were noted during the property visit with the exception of the following.

### **Asbestos-Containing Materials**

Based on the dates of construction (1981 and 1982), review of available building information, and observations made during the property visit, ACMs are not expected to have been used during construction of the subject buildings.

During the course of the property visit, Property Solutions performed a preliminary review of interior, accessible areas of the subject buildings for the presence of suspect asbestos-containing materials (ACMs). This limited review was conducted for overview purposes only; additional suspect materials may exist in concealed locations (behind walls and above ceilings, within machinery, etc.). Also, not all suspect materials may have been sampled due to the condition or the location of the suspect materials. Destructive sampling of suspect ACMs was not performed. Suspect ACMs in an overall undamaged condition were not sampled, as that will damage the materials. Property Solutions will not be responsible for damaging materials or causing the materials to become friable. The USEPA defines asbestos-containing material as material containing greater than one percent asbestos. This review was not a pre-demolition/renovation survey or for regulatory submittal purposes.



Suspect ACMs were observed within the subject buildings during the property visit. The suspect ACMs are listed in the following tables.

### Friable Materials

Sample No.	Description of Material	Material Classification	Sample Location	Condition	Approx. Amount	% Asbestos/ Type
NS	Suspended acoustic ceiling panels	MISC	Throughout	Undamaged	90,000 s.f.	NS-SACM

NS - Not sampled

SACM - Suspect asbestos-containing material per USEPA Green Book

Condition - Undamaged, slightly damaged, damaged, significantly damaged

s. f. - Square feet

MISC - Miscellaneous

### Non-Friable Materials

Sample No.	Description of Material	Material Classification	Sample Location	Condition	Approx. Amount	% Asbestos/ Type
NS	Drywall and joint compound	MISC	Throughout	Undamaged	3,000,000 s. f.	NS-SACM

NS - Not sampled

SACM - Suspect asbestos-containing material per USEPA Green Book

Condition - Undamaged, slightly damaged, damaged, significantly damaged

s. f. - Square feet

MISC - Miscellaneous

Based on the limited visual review conducted by Property Solutions, suspect asbestos-containing ceiling tile and drywall and joint compound were identified at the subject property. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Materials O&M Plan be implemented at the subject property.

### Lead in Drinking Water

Drinking water for the subject property is provided by Los Angeles Department of Water and Power. The Los Angeles Department of Water and Power was required to perform system-wide lead screening of their water system starting in 1992, under the USEPA "Lead and Copper Regulations" (Federal Register Volume 56, No. 26460). These regulations, promulgated in June 1991, require public water systems to perform screening and provide for public notification and corrective action to reduce the lead hazards present in the water system.

According to the LADWP 2010 Annual Water Quality Report, the LADWP public water supply has met the 90<sup>th</sup> percentile for the lead action level of 15 parts per billion (ppb), and is currently in compliance with the USEPA's Lead and Copper Regulations.

Property Solutions collected lead in drinking water samples from the drinking water fountain within the subject building at 21031 Warner Center Lane during the property visit. Samples were collected utilizing laboratory-cleaned and laboratory-supplied bottles. The first-draw water sample was collected immediately after the cold water tap had been turned on and the second-draw was collected after a 30-second flush. The LDW samples were submitted under chain of custody to IATL of Mount Laurel, New Jersey for analysis by Atomic Absorption Spectrometry (AAS). The results of the analysis, as reported by the certified laboratory, are listed in the following table:

Sample No.	Location	Draw	Result (µg/L)	USEPA MCL (µg/L)
1178-LDW-01A	21031 Warner Center Lane drinking water fountain	First	<2.0	15.0
1178-LDW-01B	21031 Warner Center Lane drinking water fountain	Second (30-seconds)	<2.0	15.0

µg/L – micrograms per liter, or parts per billion (ppb)  
MCL – Maximum Contaminant Level

Based upon analytical results and limited sampling, no further action regarding lead in drinking water is required at this time.

A copy of the analytical results is included in Appendix K.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Warner Center I located at 20935, 20955, 21011, and 21031 Warner Center Lane in Woodland Hills, Los Angeles County, California 91367. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

The following historical recognized environmental condition was identified at the subject property based on the findings provided in this report:

1. The subject and adjoining properties appear to consist predominantly of orchards or citrus groves on aerial photographs from 1928, 1938, 1947, 1956 and 1965. Petroleum-based pesticides were commonly used on agricultural land in California at that time. As such, residual soil contamination may have been present on the subject property. However, Property Solutions expects that potentially contaminated shallow soils were likely

removed from the subject property in preparation for development of the present-day improvements in 1981 and 1982. The majority of the subject property is covered by pavement and the subject buildings, which isolates the soil from direct contact. Groundwater at the subject property is not used and municipal water is supplied by the City of Woodland Hills. Based on the above, no further investigation is warranted at this time.

### ASTM Non-Scope Considerations

The following ASTM non-scope consideration was identified at the subject property based on the findings provided in this report:

1. Based on the dates of construction of the subject building (1981 and 1982), ACMs may be present. Suspect ACMs observed by Property Solutions at the subject property include acoustic ceiling panels and drywall and joint compound. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Material O&M Plan be implemented at the subject property.

## **11.0 REFERENCES**

### **11.1 Information Sources**

1. United States Geological Survey's 7.5-minute topographic quadrangle map of Canoga Park, California.
2. United States Department of Agriculture, Soil Conservation Services' Soil Survey of Los Angeles County, California.
3. United States Department of the Interior, National Wetland Inventory Map for Canoga Park, California.
4. Los Angeles Department of Water and Powers 2010 Annual Water Quality Report.
5. USEPA's Map of Radon Zones produced by the USEPA.
6. Aerial photographs provided by Environmental Data Resources, Inc.
7. Aerial photographs provided by TerraServer.
8. Haines Criss Cross City Directories.
9. The EDR Radius Map with GeoCheck, produced by Environmental Data Resources, Inc.
10. Envirofacts Data Warehouse, produced by USEPA.
11. Phase I Environmental Site Assessment, prepared by IVI Due Diligence Services, Inc. of White Plains, New York (IVI Project No. 60318995), prepared for Deutsche Bank Securities, CitiGroup Global Markets, Inc., and Bank of America, NA dated May 22, 2006.
12. ALTA Survey, prepared by J.V. Surveying, LLC, dated August 20, 2012.

## 11.2 Definitions

Abandoned property – property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property.

Activity and use limitations – Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property.<sup>4</sup>

<sup>4</sup>The term *AUL* is taken from the ASTM Standard Guide E 2091 to include both legal (that is, institutional) and physical (that is, engineering) controls within its scope. Other agencies, organizations, and jurisdictions may define or utilize these terms differently (for example, EPA and California do not include physical controls within their definitions of “*institutional controls*.” Department of Defense and International County/City Management Association use “*Land Use Controls*.” The term “*land use restrictions*” is used but not defined in the *Brownfields Amendments*).

Actual knowledge – the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.

Actual Knowledge Exception – If the user or environmental professional(s) conducting an environmental site assessment has actual knowledge that the information being used from a prior environmental site assessment is not accurate or if it is obvious, based on other information obtained by means of the environmental site assessment or known to the person conducting the environmental site assessment, that the information being used is not accurate, such information from a prior environmental site assessment may not be used.

Adjoining properties – any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

All appropriate inquiry – that inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. See ASTM E 1527-05, Appendix X1.

Bona fide prospective purchaser liability protection – (42 U.S.C. §9607(r))—a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with

generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiry would not generally preclude this liability protection. A person must make all appropriate inquiry on or before the date of purchase. The facility must have been purchased after January 11, 2002. See ASTM E 1527-05, Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Business environmental risk – a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM E 1527-05, Section 13.

Comparison with Subsequent Inquiry – It should not be concluded or assumed that an inquiry was not all appropriate inquiry merely because the inquiry did not identify recognized environmental conditions in connection with a property. Environmental site assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent environmental site assessments should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

Construction debris – concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

Contiguous property owner liability protection – (42 U.S.C. §9607(q))—a person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiry at the time of acquisition of the property and did not know or have reason to know that the property was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiry must not result in knowledge of contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the contiguous property owner liability protection. See ASTM E 1527-05, Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Continued Viability of Environmental Site Assessment – Subject to ASTM E 1527-05, Section 4.8, an environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition<sup>6</sup> of the property or (for transactions not involving an

acquisition) the date of the intended transaction is presumed to be valid.<sup>7</sup> If within this period the assessment will be used by a different user than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User's Responsibilities in ASTM E 1527-05, Section 6. Subject to Section 4.8 and the User's Responsibilities set forth in ASTM E 1527-05, Section 6, an environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction: (i) interviews with owners, operators, and occupants; (ii) searches for recorded environmental cleanup liens; (iii) reviews of federal, tribal, state, and local government records; (iv) visual inspections of the property and of adjoining properties; and (v) the declaration by the environmental professional responsible for the assessment or update.

<sup>6</sup>Under "All Appropriate Inquiry" 40 C.F.R. Part 312, EPA defines date of acquisition as the date on which a person acquires title to the *property*.

<sup>7</sup>Subject to meeting the other requirements set forth in this section, for purpose of the *LLPs*, information collected in an assessment conducted prior to the effective date of the federal regulations for *All Appropriate Inquiry* or this practice can be used if the information was generated as a result of procedures that meet or exceed the requirements of the E 1527-97 or -00 standards.

Contractual Issues Regarding Prior Assessment Usage – The contractual and legal obligations between prior and subsequent users of environmental site assessments or between environmental professionals who conducted prior environmental site assessments and those who would like to use such prior environmental site assessments are beyond the scope of this practice.

Data failure – a failure to achieve the historical research objectives in ASTM E 1527-05, §8.3.1 through 8.3.2.2 even after reviewing the standard historical sources in §8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. See ASTM E 1527-05, 8.3.2.3.

Data gap – a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the Key Site Manager, regulatory officials, etc.). See ASTM E 1527-05 §12.7.

Demolition debris – concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to property.

Engineering controls (EC) – physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. Engineering controls are a type of activity and use limitation (AUL).

Environmental lien – a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but

not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

Environmental professional – a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). See ASTM E 1527-05 Appendix X2. The person may be an independent contractor or an employee of the user.

Fill dirt – dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

Good faith – the absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one’s obligations in the conduct or transaction concerned.

Hazardous substance – a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts:“ (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).” (See ASTM E 1527-05, Appendix X1.)

Hazardous waste – any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. §6903, as: “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may— (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

Hazardous waste/contaminated sites – sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and that release or suspected release has been reported to a government entity.

Historical recognized environmental condition – an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition and included in the findings section of the Phase I Environmental Site Assessment report. The environmental professional shall provide an opinion of the current impact on the property of this historical recognized environmental condition in the opinion section of the report. If this historical recognized environmental condition is determined to be a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted, the condition shall be identified as such and listed in the conclusions section of the report.

IC/EC registries – databases of institutional controls or engineering controls that may be maintained by a federal, state, or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as Declaration of Environmental Use Restriction database (Arizona), list of “deed restrictions” (California), environmental real covenants list (Colorado), brownfields site list (Indiana, Missouri, Pennsylvania).

Innocent landowner defense – (42 U.S.C. §§9601(35) & 9607(b)(3)) – a person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” To qualify for the first type of innocent landowner LLP, such person must have made all appropriate inquiry on or before the date of purchase. Furthermore, the all appropriate inquiry must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the innocent landowner defense. See ASTM E 1527-05, Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Institutional controls (IC) – a legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant



risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

Interviews – those portions of ASTM E 1527-05 practice that are contained in Section 10 and 11 thereof and address questions to be asked of past and present owners, operators, and occupants of the property and questions to be asked of local government officials.

Key Site Manager – the person identified by the owner or operator of a property as having good knowledge of the uses and physical characteristics of the property. See ASTM E 1527-05, §10.5.1.

Landowner Liability Protections (LLPs) – landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

Level of Inquiry is Variable – Not every property will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

Major occupants – those tenants, subtenants, or other persons or entities each of which uses at least 40 % of the leasable area of the property or any anchor tenant when the property is a shopping center.

Material threat – a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Not Exhaustive – All appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

Obvious – that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the property.

Occupants – those tenants, subtenants, or other persons or entities using the property or a portion of the property.

Operator – the person responsible for the overall operation of a facility.

Owner – generally the fee owner of record of the property.

Petroleum exclusion – the exclusion from CERCLA liability provided in 42 U.S.C. §9601(14), as interpreted by the courts and EPA: “The term (hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

Petroleum products – those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. §9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.<sup>5</sup>)

<sup>5</sup> *Standard Definitions of Petroleum Statistics*, American Petroleum Institute, Fourth Edition, 1988.

Practically reviewable – information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable.

Prior Assessment Usage – The ASTM E 1527-05 practice recognizes that environmental site assessments performed in accordance with this practice will include information that subsequent users may want to use to avoid undertaking duplicative assessment procedures. Therefore, this practice describes procedures to be followed to assist users in determining the appropriateness of using information in environmental site assessments performed more than one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction. The system of prior assessment usage is based on the following principles that should be adhered to in addition to the specific procedures set forth elsewhere in the ASTM E 1527-05 practice.

Property – the real property that is the subject of the environmental site assessment described in the ASTM E 1527-05 practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

Publicly available – information that is publicly available means that the source of the information allows access to the information by anyone upon request.

Reasonably Ascertainable/Standard Sources – availability of record information varies from information source to information source, including governmental jurisdictions. The user or environmental professional is not obligated to identify, obtain, or review every possible record that might exist with respect to a property. Instead, this practice identifies record information that shall be reviewed from standard sources, and the user or environmental professional is required to review only record information that is reasonably ascertainable to those standard sources. Record information that is reasonable ascertainable means (1) information that is publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3) information that is practically reviewable.

Reasonable time and cost – information that is obtainable within reasonable time and cost constraints means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

Recognized environmental conditions – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Recorded land title records – records of historical fee ownership, which may include leases, land contracts, and AULs on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency. Information about the title to the property that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, are not considered part of recorded land title records. See ASTM E 1527-05 §8.3.4.4.

Relevant experience (as used in the definition of environmental professional) – participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see 40 CFR §312.1(c)) to the subject property.

Rules of Engagement – The contractual and legal obligations between an environmental professional and a user (and other parties, if any) are outside the scope of this practice. No specific legal relationship between the environmental professional and the user is necessary for the user to meet the requirements of this practice.

Uncertainty Not Eliminated – No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

Use of Prior Information – Subject to the requirements set forth in ASTM E 1527-05, Section 4.6, users and environmental professionals may use information in prior environmental site assessments provided such information was generated as a result of procedures that meet or exceed the requirements of this practice. However, such information shall not be used without current investigation of conditions likely to affect recognized environmental conditions in connection with the property. Additional tasks may be necessary to document conditions that may have changed materially since the prior environmental site assessment was conducted.

User – the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice as outlined in ASTM E 1527-05, Section 6.

Visually and/or physically observed – during a site visit pursuant to this practice, this term means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors.

The term “walking through” is not meant to imply that disabled persons who cannot physically walk may not conduct a site visit; they may do so by the means at their disposal for moving through the property and the structures located on it.

### 11.3 Acronyms

*ACM* – asbestos-containing material

*AST* – aboveground storage tank

*ASTM* – American Society for Testing and Materials

*AUL* – Activity and Use Limitations

*bgs* – below ground surface

*CERCLA* – Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC § 9601 et seq.)

*CERCLIS* – Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA)

*CFR* – Code of Federal Regulations

*CORRACTS* – Facilities subject to Corrective Action under RCRA

*EA* – Environmental assessment

*ECRA* – Environmental Cleanup Responsibility Act

*EDR* – Environmental Data Resources, Inc.

*EPA* – United States Environmental Protection Agency

*EPCRA* – Emergency Planning and Community Right to Know Act ((also known as SARA Title III), 42 USC § 11001 et seq.)

*ERNS* – Emergency Response Notification System

*ESA* – Environmental Site Assessment (different than an *environmental compliance audit*, 3.2.27)

*FOIA* – U.S. Freedom of Information Act (5 U.S.C. §552 as amended by Public Law No. 104-231, 110 Stat.)

*FR* – Federal Register

*HREC* – Historical recognized environmental condition

*ICs* – Institutional Controls

*ISRA* – Industrial Site Recovery Act

*LBP* – Lead-based paint

*LLP* – Landowner Liability Protections under the *Brownfields Amendments*

*LRST* – Leaking registered storage tank

*LUST* – Leaking underground storage tank

*MSDS* – Material safety data sheet

*NCP* – National Contingency Plan

*NFRAP* – former CERCLIS sites where no further remedial action is planned under CERCLA

*NPDES* – National Pollutant Discharge Elimination System

*NPL* – National Priorities List

*NVLAP* – National Voluntary Laboratory Accreditation Program

*OSHA* – Occupational Safety and Health Administration

*PACM* – Presumed asbestos-containing material

*PCBs* – Polychlorinated biphenyls

*PLM* – Polarized light microscopy  
*PRP* – Potentially responsible party (pursuant to CERCLA 42 USC § 9607(a))  
*RCRA* – Resource Conservation and Recovery Act (as amended, 42 USC § 6901 et seq.)  
*RCRIS* – Resource Conservation and Recovery Act Information System  
*REC* – Recognized environmental condition  
*ROC* – Record of communication  
*RST* – Registered storage tank  
*SACM* – Suspect asbestos-containing material  
*SARA* – Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA)  
*SIC* – Standard Industrial Classification  
*TEM* – Transmission electron microscopy  
*TSDf* – Hazardous waste treatment, storage or disposal facility  
*USC* – United States Code  
*USEPA* – United States Environmental Protection Agency  
*USGS* – United States Geological Survey  
*UST* – Underground storage tank

**ATTACHMENT I  
PROFESSIONAL  
QUALIFICATIONS**

# Joy Dougherty

## ENVIRONMENTAL SCIENTIST

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**EDUCATION** Bachelor of Science, International Business Administration  
California State University  
Sacramento, California

**CERTIFICATIONS** International Environmental Management Certificate  
HAZWOPER Certified

**ACCREDITATIONS** LEED Accredited Professional

### SUMMARY OF QUALIFICATIONS

Experienced in conducting Phase I Environmental Assessments, Phase II Environmental Subsurface Investigations, and Regulatory Compliance Audits on undeveloped, multi-family, commercial, and industrial properties. Ms. Dougherty has a thorough understanding of the ASTM E 1527-05 Standard AAI, as well as Fannie Mae, Freddie Mac, HUD MAP, and other lender guidelines. Experienced in lead-based paint, asbestos, and radon surveys and drinking water sampling. Proficient with research resources and their interpretation: i.e., aerial photographs; fire insurance, topographic, soil, and geological maps; and regulatory agency databases.

### REPRESENTATIVE PROJECT EXPERIENCE

#### ***Phase II - Aviation Testing and Development Facility – Santa Susana Field Laboratory, Rocketdyne/NASA***

Participated in broad-based Phase II Environmental Site Characterizations using a variety of techniques. Fieldwork included: soil, surface water, groundwater, and soil vapor sampling; and groundwater level monitoring in accordance with the California Department of Toxic Substance Control protocols.

#### ***Phase II - Former Drycleaner Facility – San Diego, California***

Project managed site remediation activities and characterization of soils for disposal off site to approved facilities. Formulated workplans and supervised the remediation of lead, Stoddard Solvent, gasoline, and diesel impacted soils. Performed soil vapor surveys to be utilized in risk assessments for subsequent residential redevelopment of the property.

#### ***Phase II - Former Gasoline Station – San Diego, California***

Project managed site remediation activities and characterization of soils for disposal off site to approved facilities. Formulated workplans and supervised the remediation of lead, gasoline, and diesel impacted soils. Performed soil vapor surveys to be utilized in risk assessments for subsequent residential redevelopment of the property.

#### ***Phase I and II - Warehouse/Distribution Facility – City of Commerce, California***

Performed environmental assessment of warehouse/distribution facility. The assessment included evaluations of current operations, asbestos-containing material, waste generation, underground storage tanks, drinking water quality, and operations associated with previous tenants. Based on the identification of an unregistered former underground storage tank and its removal without regulatory oversight, recommended and performed subsequent subsurface investigations.

#### ***Phase I - Senior Residential Facility – Los Angeles, California***

Performed environmental assessment of residential living facility in accordance with HUD guidelines. The assessment included research of historical uses of the properties, environmental database reports, impacts from neighboring properties, aboveground storage tanks, and underground storage tanks in addition to addressing NEPA requirements. The assessment also included drinking water, lead-based paint, radon, and asbestos sampling.

#### ***Phase I and II – Gasoline Station – Santa Barbara, California***

Performed environmental assessment of a gasoline station existing on the site since the 1930s. The assessment included research of historical uses of the properties, environmental database reports, impacts from neighboring properties, aboveground storage tanks, and former and active underground storage tanks. Based on the long history of use as a gasoline station, recommended and conducted subsequent soil sampling to determine if an impact to the subsurface was present.



# Brian Demme

## TECHNICAL MANAGER

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**EDUCATION**            B.S Geology  
State University College at Buffalo  
Buffalo, New York  
New York State Teaching Certificate Program: Saint Bonaventure University,  
Olean, New York

**ACCREDITATIONS**    OSHA 40-hour HAZWOPER Training  
National Registry of Environmental Professional  
Registered Environmental Assessor –State of California  
Registered Environmental Health and Safety Management Specialist

### **SUMMARY OF QUALIFICATIONS**

Project management duties include budget tracking, cost estimating, correspondence with regulators, invoicing, project set up and coordination, supervision of subcontractors and mentoring junior staff. Has worked with environmental regulators from California, New York, South Carolina, North Carolina, Ohio, Pennsylvania, Texas and West Virginia. Extensive Due Diligence experience in 14 states. Strong health and safety experience. Environmental Due Diligence, Environmental Assessments (Phase II's), Comprehensive Environmental Response Compensation Liability Act (CERCLA), Remedial/Feasibility Studies (RI/FS), Resource Conservation Recovery Act (RCRA), Voluntary Cleanup Program (VCP) investigations, Brownfield, Corrective Action, Indoor Air Quality and Asbestos Surveys.

### **REPRESENTATIVE PROJECT EXPERIENCE**

#### ***Environmental Restoration and State Superfund – Tonawanda, New York***

Led and directed the largest environmental cleanup in western New York history at the former Spaulding Fiber plant. Oversaw the day to day efforts of an environmental remedial contractor which consisted of the removal of 67,000 tons of contaminated soil from areas of concern which consisted of historical leaks, spills, settling ponds, imported fill for backfill and on-site waste disposal. Coordinated confirmation soil sampling activities. Works with regulators from the New York State Department of Environmental Conservation (NYSDEC).

#### ***NTCRA – Wilmington, North Carolina***

Oversaw a USEPA Non-Time-Critical Removal Action (NTCRA) investigation. The NTCRA activities included a combination of in situ groundwater neutralization, sediment removal, metal stabilization, soil removal and stabilization, and in situ stabilization of saturated subsurface soil. Chemical injections were used to raise the pH of ground water and reduce the mobility of lead and arsenic into the groundwater. Co-authored the NTCRA report. Tracks budgetary milestones and performance of environmental contractor.

#### ***Environmental Risk Innovations– Charlotte, North Carolina***

Provided environmental risk management for commercial lenders, such as Wachovia, Wells Fargo and Union Bank. Provides technical review of Phase I and Phase II environmental site assessments from environmental consultants. Works on large lending portfolio projects.

#### ***State Superfund- Olin Chemical, Rochester NY***

Responsible for soil and rock classification logs, environmental sampling, air monitoring, drilling supervision and site health and safety. Provided oversight during the installation of recovery and bedrock monitoring wells. Site contact during the completion of project. Responsible for subcontractor health and safety during the duration of the project.

#### ***Phase II Investigation-Toronto, Canada***

Oversaw a Phase II at London Graphics during a property transfer. Investigation focused on the sampling for PCBs, semi-volatiles in soil and groundwater.

***Site Investigations – San Diego, California***

Oversaw environmental investigations for BP ARCO, and Chevron at active gasoline service stations in southern California. Coordinated all field efforts consisting of encroachment permits, well permits, drilling, waste removal and disposal and health and safety plans. Wrote work plans, site investigations reports. Interacted with project managers with the County of San Diego Environmental Health Site Assessment and Mitigation Program.

***UST Investigations – Charlotte, North Carolina***

Project manager for multiple petroleum clients. Works with the South Carolina Department of Department of Environmental Health (SCDEH) Underground Storage Tank Management Division and the North Carolina Department of Environmental and Natural Resources (NCDENR) Underground Storage Tank Program Corrective Action Branch to investigate releases from underground storage tanks. Conducts Tier I, Tier II and Tier III assessments.

# TIM CLACKETT

## REGIONAL MANAGER

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**EDUCATION** Bachelors of Environmental Science and Geography  
State University of New York at Buffalo  
Buffalo, New York

### ACCREDITATIONS

OSHA 40-hour HAZWOPER Training  
NJDEP Cleanup Star  
NJDEP Subsurface Evaluator  
USEPA-AHERA Certified Asbestos Inspector and Management Planner  
NJDHHS Lead Inspector/ Risk Assessor  
OSHA Confined Space Entry Training  
ACOE Wetlands Delineator Training

### SUMMARY OF QUALIFICATIONS

Mr. Clackett has over seven years experience performing Phase I Environmental Assessments, Phase II Subsurface Investigations, and Regulatory Compliance Audits for commercial, residential, industrial, and institutional real estate transactions throughout the United States and Canada. Mr. Clackett is experienced in landfill closure compliance in accordance with federal and state regulations. Mr. Clackett has performed wetland delineations in accordance with the Army Corps of Engineers 1987 Manual. Mr. Clackett has conducted carbon monoxide modeling for various road improvement projects. Mr. Clackett has developed and implemented air, water, and soil sampling and analysis plans for various hazardous waste sites. In addition, Mr. Clackett has also provided such services as acting as a liaison between regulatory agencies and clients and proposal development.

### REPRESENTATIVE PROJECT EXPERIENCE

#### ***Vacant Land – Kings Park, NY***

Mr. Clackett performed an environmental assessment for a vacant parcel of land located in Kings Park, NY adjacent to a previously closed landfill. The assessment included an evaluation of prior use of the property, the collection of soil gas samples in areas suspected of being impacted by the adjacent landfill, and review of previous reports for the landfill.

#### ***Compliance Audit – Town of North Hempstead, NY***

Mr. Clackett performed a hazardous material storage compliance audit for properties owned by the Town of North Hempstead. The assessment included an evaluation of Underground Storage Tanks (UST), Aboveground Storage Tanks (AST) and hazardous material storage areas for compliance with applicable federal, state and local regulations.

#### ***Landfill Closures, Various Locations***

Mr. Clackett has performed several landfill closure investigations in Long Island and Staten Island, NY. The closure investigations included the design of sampling plans, the collection of representative air, soil and water samples and the submittal of closure documents to satisfy state regulations. Mr. Clackett has also performed quality assurance inspections for construction activities related to landfill closures.

#### ***Wetland Delineation – Putnam County, NY***

Mr. Clackett performed a wetland delineation for a proposed courthouse in Putnam County, NY. The wetland delineation included the identification of wetland vegetation and soils in accordance with the Army Corp of Engineers 1987 Wetland Delineation Manual.

#### ***Carbon Monoxide Survey – Route 25, Centereach, NY***

Mr. Clackett has performed a carbon monoxide survey of a section of Route 25 located in Centereach, NY for the NYS Department of Transportation. The carbon monoxide survey included modeling of carbon monoxide concentrations at critical locations using the USEPA designated Cal3QHC model. Modeling results were used in the design phase for the rehabilitation of the state owned roadway.

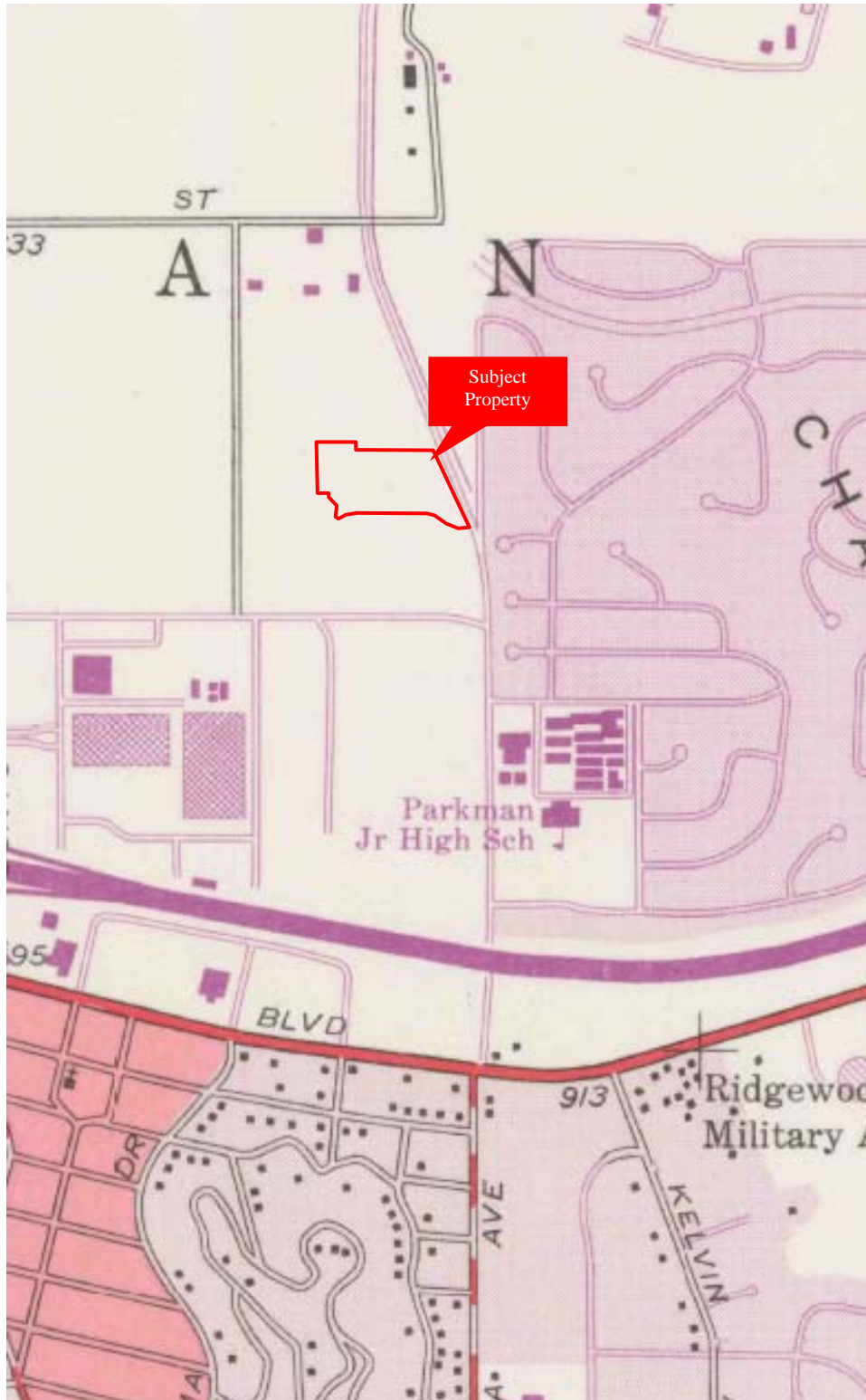
### **Other Project Experience**

Mr. Clackett has overseen various monitoring well installations, soil gas surveys and underground soil probing projects. Based on the findings of the Phase II activities, Mr. Clackett has advised clients of remedial alternatives and provided cost estimations.

Mr. Clackett has performed many Phase I environmental due diligence evaluations of industrial, commercial, and residential properties for various lending institutions and private clients involving: historic research of property usage, bulk sampling for asbestos-containing materials and lead-based paint, radon and lead-in-drinking water, interpretation of environmental database reports, identification of potential contamination and liability based on research, interviews, field evaluation, and documentation through technical report writing.

# **APPENDIX A**

## **FIGURES**



US DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY 7.5' TOPOGRAPHIC QUADRANGLE



Property Solutions Inc.

Warner Center I  
 20935, 20955, 21011, and 21031  
 Warner Center Lane  
 Woodland Hills, California

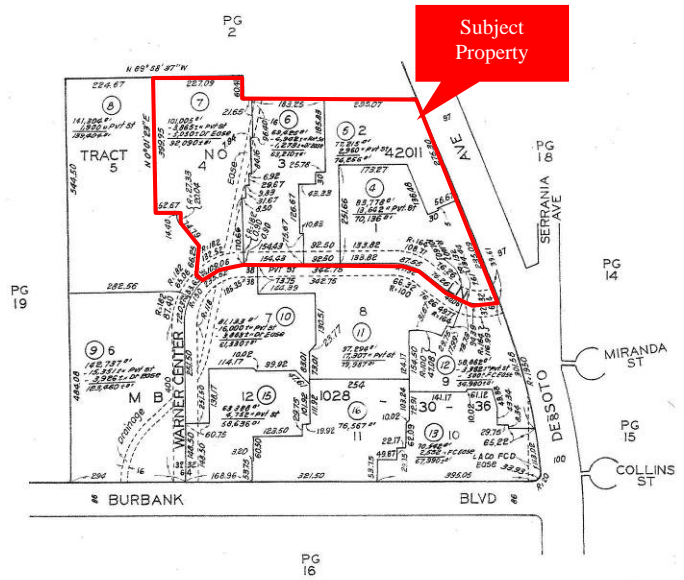
Project No.: 20131178



Topo Quad Name: Canoga Park, California

Property Boundaries are Approximate

2002



TAX MAP



Property Solutions Inc.

Warner Center I  
20935, 20955, 21011, and 21031  
Warner Center Lane  
Woodland Hills, California

Project No.: 20131178





# U.S. Fish and Wildlife Service National Wetlands Inventory

Apr 8, 2013



### Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

User Remarks:

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands related data should be used in accordance with the user manuals found on the wetlands Mapper web site.

## WETLAND MAP



Property Solutions Inc.

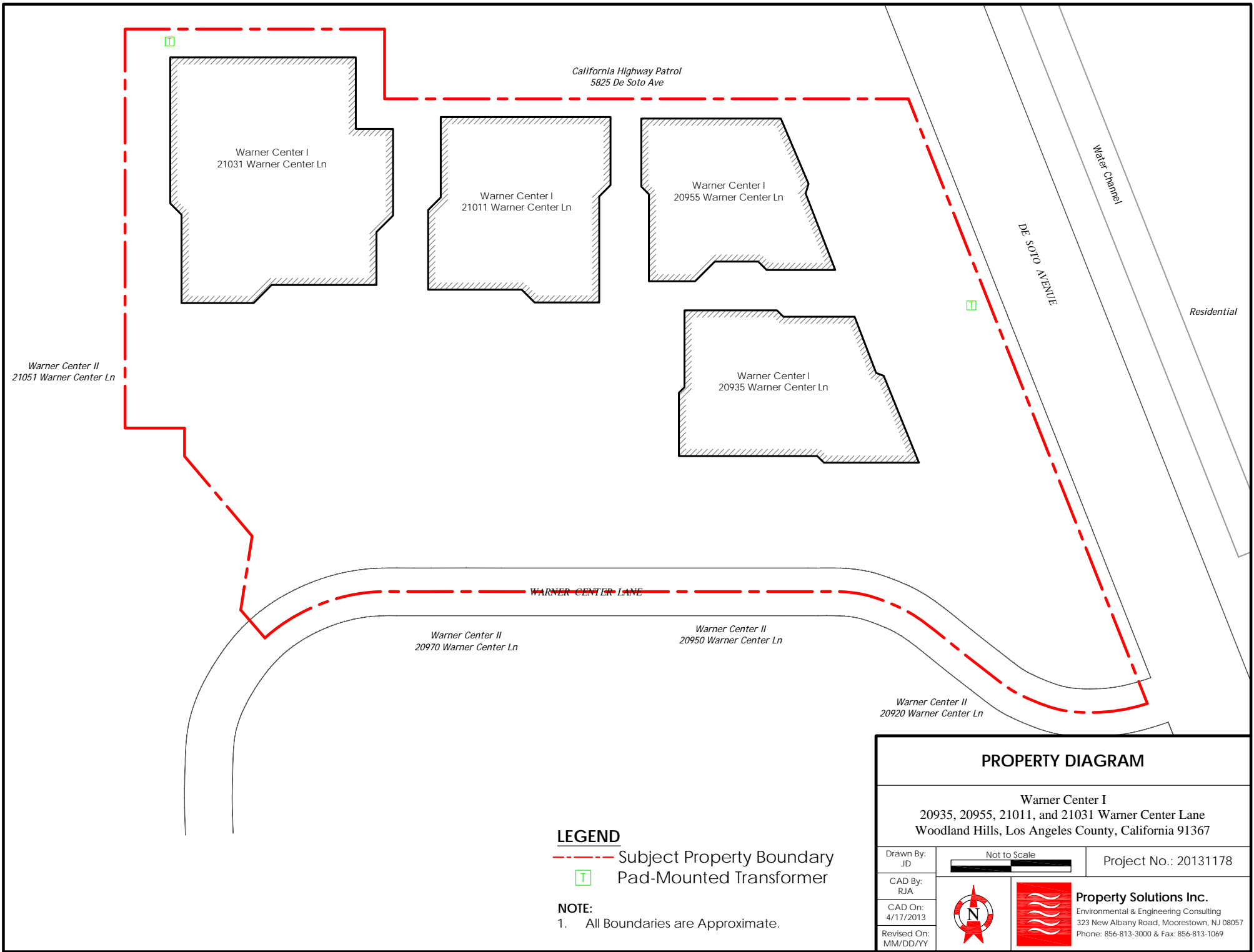
Warner Center I  
20935, 20955, 21011, and 21031  
Warner Center Lane  
Woodland Hills, California

Project No.: 20131178





**APPENDIX B**  
**PROPERTY DIAGRAM**



**LEGEND**

-  Subject Property Boundary
-  Pad-Mounted Transformer

**NOTE:**  
 1. All Boundaries are Approximate.

<b>PROPERTY DIAGRAM</b>		
Warner Center I 20935, 20955, 21011, and 21031 Warner Center Lane Woodland Hills, Los Angeles County, California 91367		
Drawn By: JD	Not to Scale 	Project No.: 20131178
CAD By: RJA		 <b>Property Solutions Inc.</b> Environmental & Engineering Consulting 323 New Albany Road, Moorestown, NJ 08057 Phone: 856-813-3000 & Fax: 856-813-1069
CAD On: 4/17/2013		
Revised On: MM/DD/YY		

**APPENDIX C**  
**PHOTOGRAPHS**

PHOTO 1.

Subject building at 20935 Warner Center Lane.



PHOTO 2.

Subject building at 20955 Warner Center Lane.



PHOTO 3.

Subject building at 21011 Warner Center Lane.

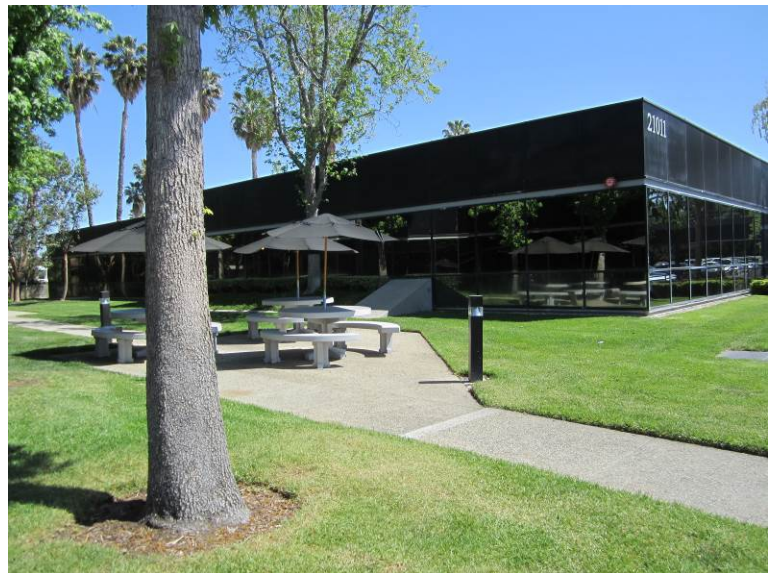


PHOTO 4.

Subject building at 21031 Warner Center Lane.



PHOTO 5.

Interior vacant tenant space (21031 Warner Center Lane, Suite A1).



PHOTO 6.

Interior tenant space (21031 Warner Center Lane, Suite C).



PHOTO 7.

Interior common area bathroom (21031 Warner Center Lane).



PHOTO 8.

Interior common area bathroom (21011 Warner Center Lane).



PHOTO 9.

Interior tenant space (20955 Warner Center Lane, Suite A).



PHOTO 10.

Interior tenant space (20935 Warner Center Lane, Suite A).

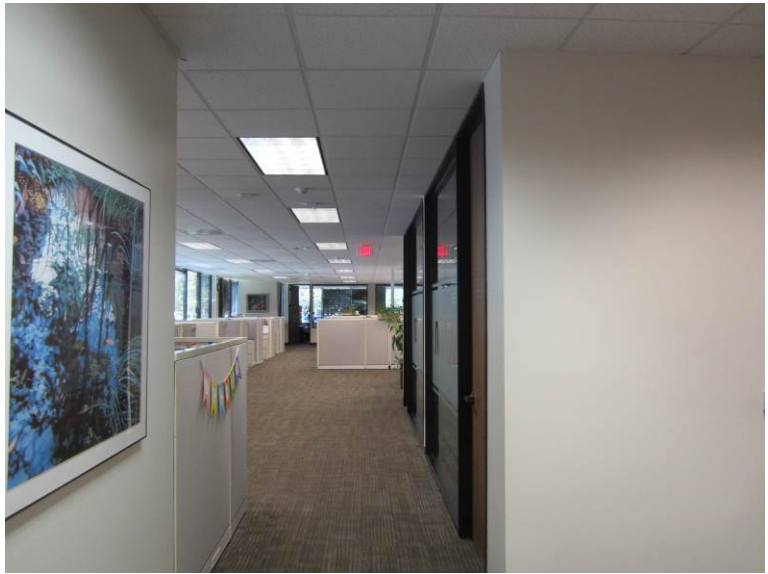


PHOTO 11.

Interior common area bathroom (20935 Warner Center Lane).



PHOTO 12.

Pad-mounted transformer (No. 792105) located at the northwest corner of the subject property.



PHOTO 13.

Pad-mounted transformer (No. 792101) located at the eastern perimeter of the subject property.



PHOTO 14.

North adjoining property, California Highway Patrol at 5825 De Soto Avenue.



PHOTO 15.

East adjoining property, De Soto Avenue with water channel beyond followed by single-family residences.





PHOTO 16.

South adjoining property, Warner Center Lane with office buildings beyond at 20920-20970 Warner Center Lane.

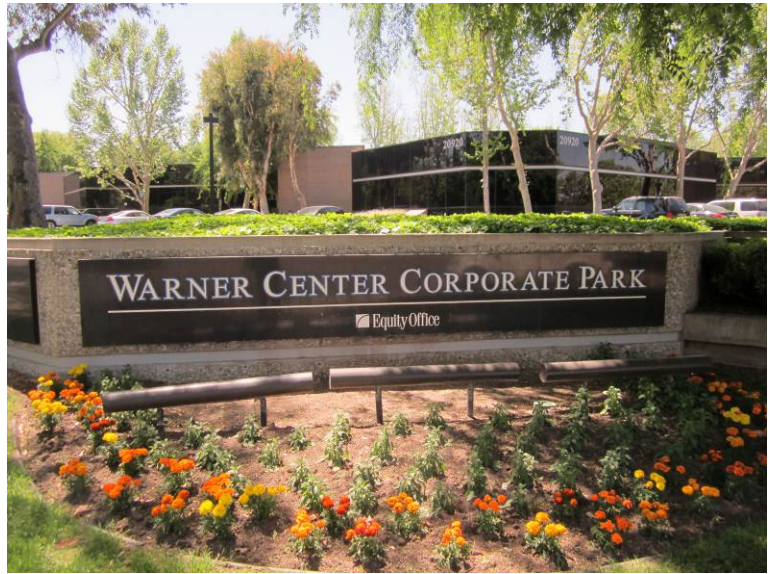


PHOTO 17.

West adjoining property, office building at 21051 Warner Center Lane.





**APPENDIX D**  
**USER CORRESPONDENCE**

**Not provided**

**APPENDIX E**  
**AERIAL PHOTOGRAPHS**



1928 AERIAL PHOTOGRAPH

 <p>Property Solutions Inc.</p>	<p>Warner Center I          20935, 20955, 21011, and 21031          Warner Center Lane          Woodland Hills, California</p>	<p>Project No.: 20131178</p>	
<p>Aerial Company &amp; Location: EDR, Milford, Connecticut</p>		<p>Property Boundaries are Approximate</p>	



INQUIRY #: 3570189.5

YEAR: 1938

— = 500'



1938 AERIAL PHOTOGRAPH



Property Solutions Inc.

Warner Center I  
 20935, 20955, 21011, and 21031  
 Warner Center Lane  
 Woodland Hills, California

Project No.: 20131178



Aerial Company & Location: EDR, Milford, Connecticut

Property Boundaries are Approximate



INQUIRY #: 3570189.5

YEAR: 1947

— = 500'



1947 AERIAL PHOTOGRAPH



Property Solutions Inc.

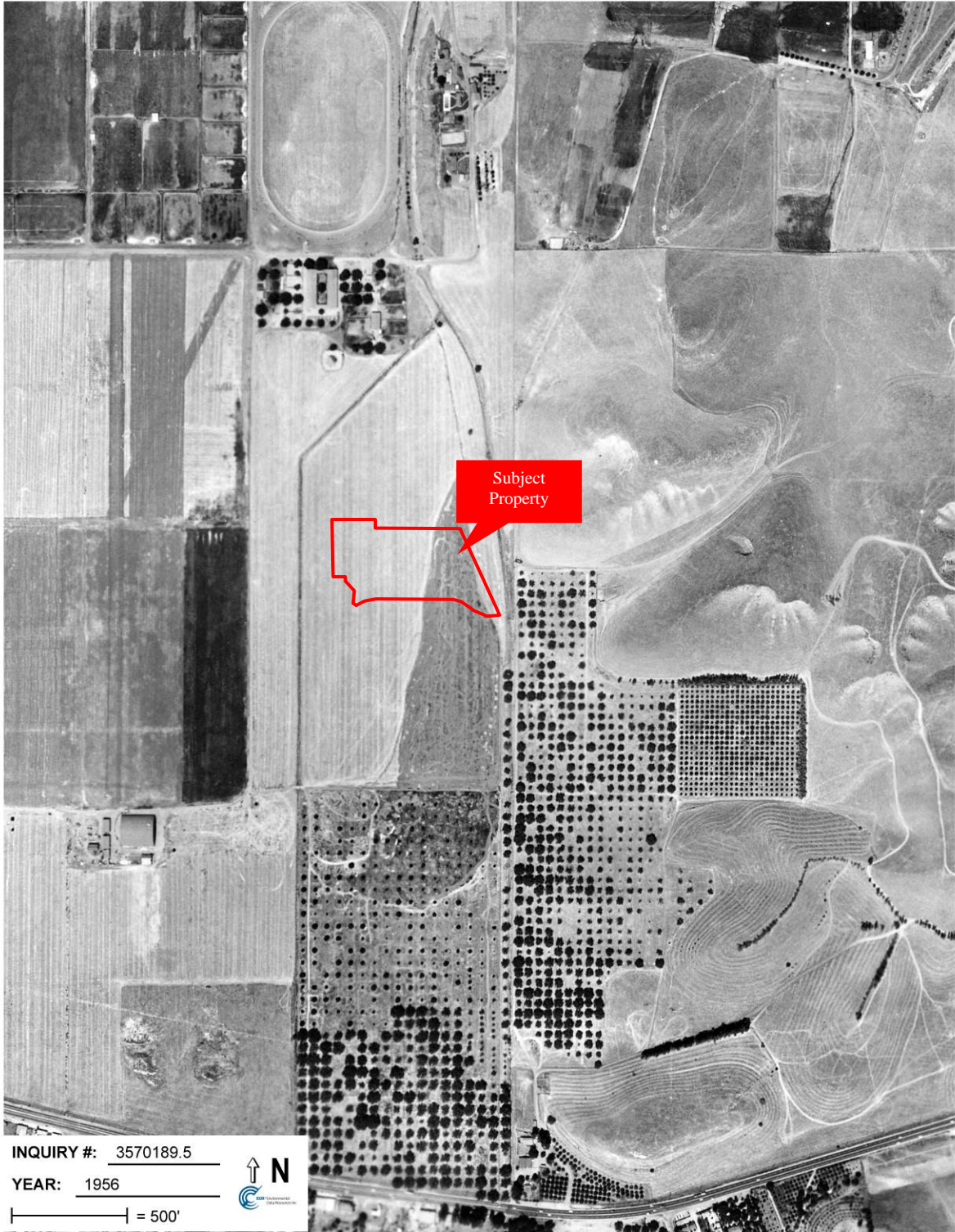
Warner Center I  
 20935, 20955, 21011, and 21031  
 Warner Center Lane  
 Woodland Hills, California

Project No.: 20131178



Aerial Company & Location: EDR, Milford, Connecticut

Property Boundaries are Approximate



1956 AERIAL PHOTOGRAPH



Property Solutions Inc.

Warner Center I  
 20935, 20955, 21011, and 21031  
 Warner Center Lane  
 Woodland Hills, California

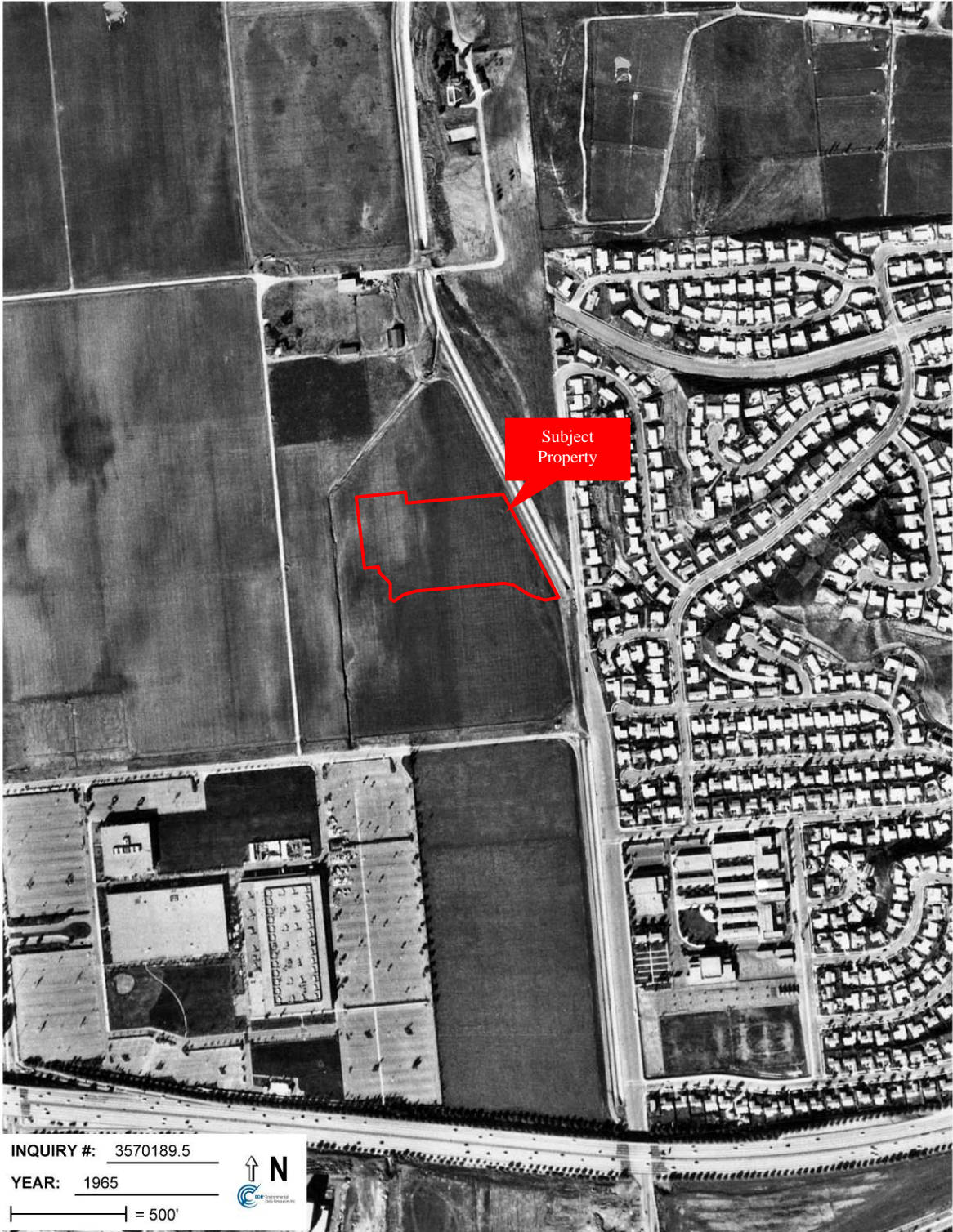
Project No.: 20131178



Aerial Company & Location: EDR, Milford, Connecticut

Property Boundaries are Approximate





1965 AERIAL PHOTOGRAPH



Property Solutions Inc.

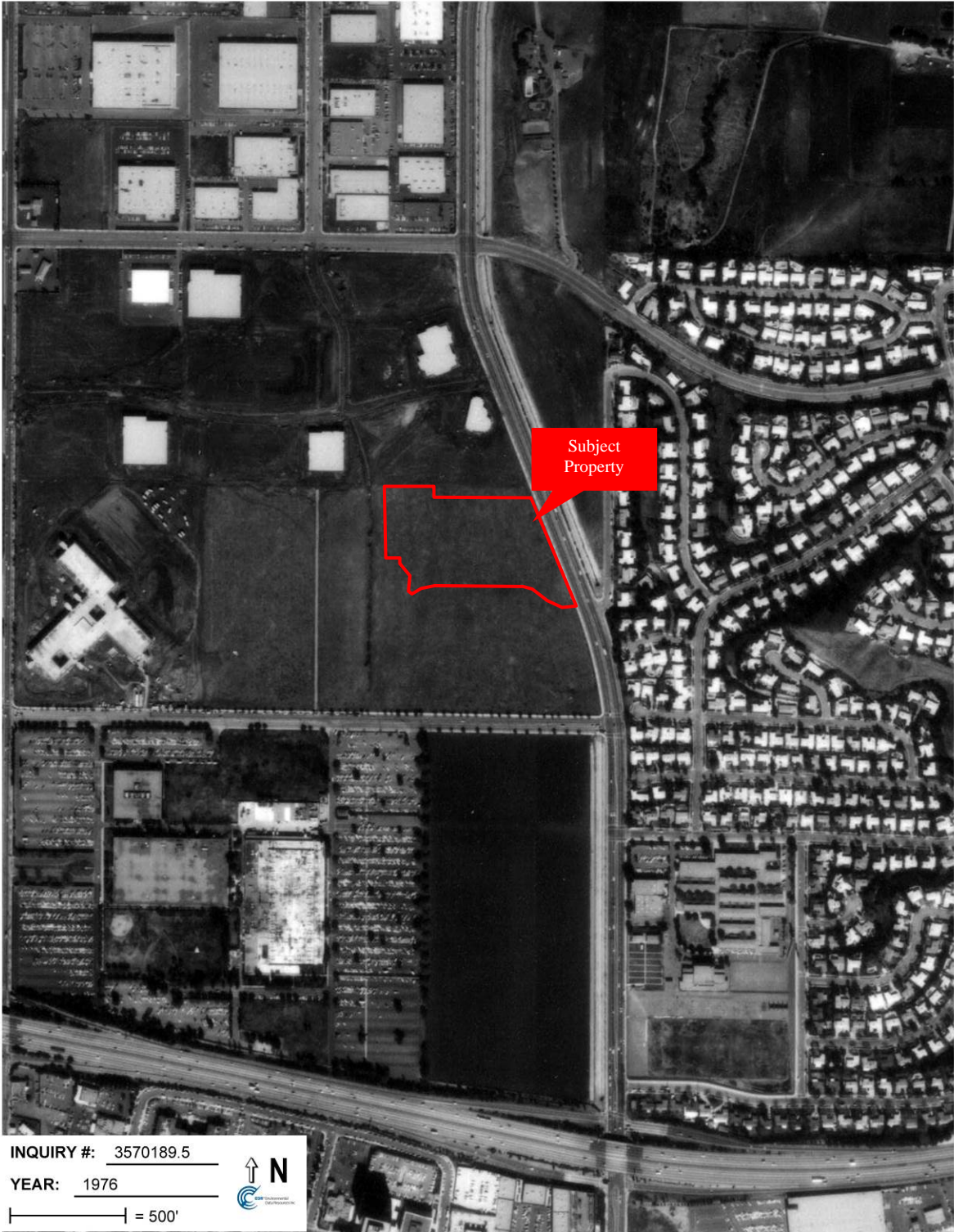
Warner Center I  
 20935, 20955, 21011, and 21031  
 Warner Center Lane  
 Woodland Hills, California

Project No.: 20131178



Aerial Company & Location: EDR, Milford, Connecticut



Property Boundaries are Approximate



INQUIRY #: 3570189.5  
 YEAR: 1976  
 |-----| = 500'



1976 AERIAL PHOTOGRAPH

 <p>Property Solutions Inc.</p>	<p>Warner Center I          20935, 20955, 21011, and 21031          Warner Center Lane          Woodland Hills, California</p>	<p>Project No.: 20131178</p>	
<p>Aerial Company &amp; Location: EDR, Milford, Connecticut</p>		<p>Property Boundaries are Approximate</p>	



INQUIRY #: 3570189.5

YEAR: 1989

— = 500'



1989 AERIAL PHOTOGRAPH



Property Solutions Inc.

Warner Center I  
 20935, 20955, 21011, and 21031  
 Warner Center Lane  
 Woodland Hills, California

Project No.: 20131178



Aerial Company & Location: EDR, Milford, Connecticut



Property Boundaries are Approximate



INQUIRY #: 3570189.5  
 YEAR: 1994, 1995 (DOQQ)  
 |-----| = 500'





1994/1995 AERIAL PHOTOGRAPH



 <p>Property Solutions Inc.</p>	<p>Warner Center I        20935, 20955, 21011, and 21031        Warner Center Lane        Woodland Hills, California</p>	<p>Project No.: 20131178</p>	
<p>Aerial Company &amp; Location: EDR, Milford, Connecticut</p>		<p>Property Boundaries are Approximate</p>	



INQUIRY #: 3570189.5  
 YEAR: 2005  
 |-----| = 500'

 N  


2005 AERIAL PHOTOGRAPH



 <p>Property Solutions Inc.</p>	<p>Warner Center I          20935, 20955, 21011, and 21031          Warner Center Lane          Woodland Hills, California</p>	<p>Project No.: 20131178</p>	
<p>Aerial Company &amp; Location: EDR, Milford, Connecticut</p>		<p>Property Boundaries are Approximate</p>	

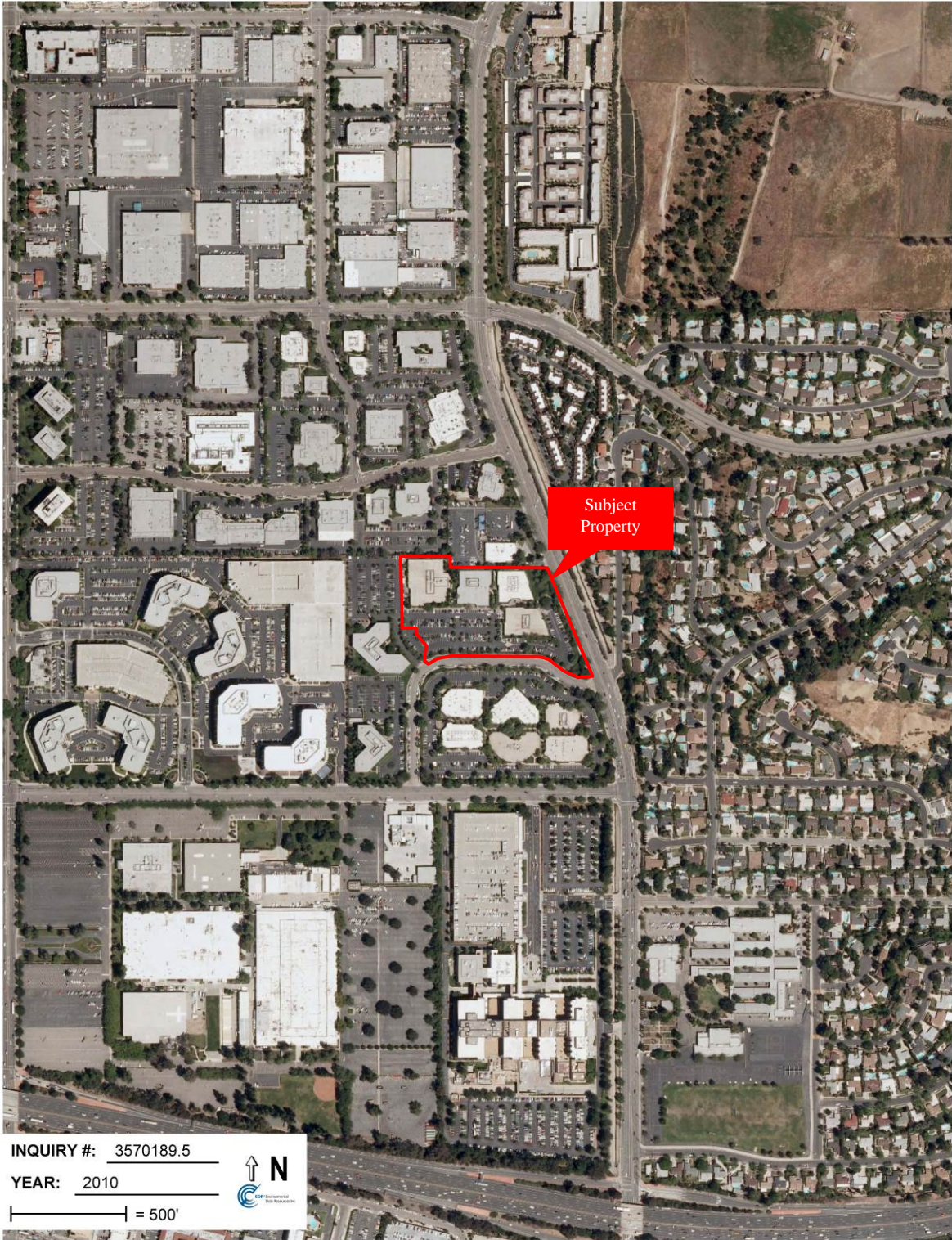


INQUIRY #: 3570189.5  
 YEAR: 2009  
 = 500'



2009 AERIAL PHOTOGRAPH



 <p>Property Solutions Inc.</p>	<p>Warner Center I          20935, 20955, 21011, and 21031          Warner Center Lane          Woodland Hills, California</p>	<p>Project No.: 20131178</p>	
<p>Aerial Company &amp; Location: EDR, Milford, Connecticut</p>		<p>Property Boundaries are Approximate</p>	



INQUIRY #: 3570189.5  
 YEAR: 2010  
 |—————| = 500'



2010 AERIAL PHOTOGRAPH

 <p>Property Solutions Inc.</p>	<p>Warner Center I        20935, 20955, 21011, and 21031        Warner Center Lane        Woodland Hills, California</p>	<p>Project No.: 20131178</p>	
<p>Aerial Company &amp; Location: EDR, Milford, Connecticut</p>		<p>Property Boundaries are Approximate</p>	



2012 AERIAL PHOTOGRAPH



Property Solutions Inc.

Warner Center I  
20935, 20955, 21011, and 21031  
Warner Center Lane  
Woodland Hills, California

Project No.: 20131178



Aerial Company & Location: Terraserver, Raleigh, NC

Property Boundaries are Approximate



**APPENDIX F**  
**HISTORIC MAPS**

**20935, 20955, 21011 & 21031 Warner Center Lane**

20935, 20955, 21011 & 21031 Warner Center Lane

Woodland Hills, CA 91367

Inquiry Number: 3570189.3

April 08, 2013

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

4/08/13

**Site Name:**

20935, 20955, 21011 & 21031  
20935, 20955, 21011 & 21031  
Woodland Hills, CA 91367

**Client Name:**

Property Solutions, Inc.  
323 New Albany Road  
Moorestown, NJ 08057

EDR Inquiry # 3570189.3

Contact: Greg Hillebrand



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

## Certified Sanborn Results:

**Site Name:** 20935, 20955, 21011 & 21031 Warner Center  
**Address:** 20935, 20955, 21011 & 21031 Warner Center  
**City, State, Zip:** Woodland Hills, CA 91367  
**Cross Street:**  
**P.O. #** 20131178  
**Project:** 20131178  
**Certification #** 11ED-4893-A392



Sanborn® Library search results  
Certification # 11ED-4893-A392

## UNMAPPED PROPERTY

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

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

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

*The Sanborn Library LLC Since 1866™*

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### Disclaimer - Copyright and Trademark notice

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**APPENDIX G  
PREVIOUS REPORTS  
AND PLANS**

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**Nantucket Portfolio  
Property No. 103  
Warner Center  
20970 Burbank Blvd.  
Woodland Hills, California**

**Prepared for:**

**Deutsche Bank**   
**Deutsche Bank Securities, Inc.  
New York, New York**



**Citigroup Global Markets, Inc.  
New York, New York**



**Bank of America, NA  
Charlotte, North Carolina**

**Prepared by:**



**IVI Due Diligence Services, Inc.  
White Plains, New York**

**IVI Project No.: 60318995  
May 22 2006**

---

THIS REPORT IS THE PROPERTY OF IVI AND DEUTSCHE BANK, CITIGROUP AND BANK OF AMERICA AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN IVI AND DEUTSCHE BANK AND THIS REPORT. THIS REPORT MAY NOT BE USED AND RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IVI. THERE SHALL BE NO THIRD PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.



**PROPERTY CONDITION & ENVIRONMENTAL  
DUE-DILIGENCE**

**IVI DUE DILIGENCE SERVICES, INC.**

105 Corporate Park Drive, Suite 115  
White Plains, New York 10604  
914.694.9600 (tel)  
914.694.8549 (fax)  
[www.ivi-intl.com](http://www.ivi-intl.com)

May 22, 2006

Mr. Scott Reiner  
Deutsche Bank Securities, Inc.  
60 Wall Street, 11th Floor  
New York, New York 10005  
(212) 250-4073 (tel)  
(212) 797-4885 (fax)  
scott.reiner@db.com

Citigroup Global Markets, Inc.  
388 Greenwich Street  
New York, New York 10013  
&  
Bank of America, NA  
214 North Tryon Street  
Charlotte, North Carolina 28255

Re: IVI Project No.: 60318995  
Property No. 103  
Warner Center  
20970 Burbank Blvd.  
Woodland Hills, California

Dear Mr.: Reiner:

IVI Due Diligence Services, Inc. ("IVI") is pleased to submit this copy of our Phase I Environmental Site Assessment on the above-referenced property. This report outlines the findings of IVI's site reconnaissance, historical land use research, review of governmental records, interviews, and our Pre-survey Questionnaire.

Please call me, Chuck Mulligan at **914.694.9600 ext. 352** should you have any questions.

Sincerely,

IVI Due Diligence Services, Inc.

A handwritten signature in black ink, appearing to read 'C. Mulligan', written over a light blue dotted line.

Charles Mulligan  
Senior Project Manager

**NEW YORK · CHICAGO · LOS ANGELES · MIAMI · WASHINGTON, DC  
BARCELONA · LONDON · PARIS · STOCKHOLM**

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## 1.0 EXECUTIVE SUMMARY

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This report documents IVI's findings from our Phase I Environmental Site Assessment on the Warner Center (the "Subject"), located at 20970 Burbank Blvd., Woodland Hills, California. The property, which is situated in an urban area characterized by commercial and residential development, consists of a 22-acre parcel improved with a 22 to 24-year-old, 12-building office park built in two phases. Prior to the construction of the existing improvements, the site was agricultural land.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-00 as limited herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject; however, the following item of environmental concern was identified which warrants mention:

### **Asbestos-Containing Material (ACM)**

IVI did not observe friable suspect ACM on the Subject in readily accessible areas. However, non-friable suspect ACM in the form of resilient floorings, wallboard assemblies, textured wall finishes, and built-up roofing system materials were observed. These materials were observed to be in good condition and the potential for disturbance is low. Accordingly, no further action is recommended at this time, other than maintaining the material in good condition under an Asbestos Operations & Maintenance (O&M) Program. However, in the event that building maintenance, renovation, or demolition requires the removal or disturbance of the suspect ACM, IVI recommends that the materials be characterized for asbestos by a reliable method for detecting asbestos. All activities involving ACM should be conducted in accordance with governmental regulations.



## 2.0 INTRODUCTION

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### 2.1 General

IVI was retained by Deutsche Bank Securities, Inc. (DB) to prepare a Phase I Environmental Site Assessment, in conformance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-00 and Deutsche Bank Securities, Inc.'s Scope of Work on the Subject in accordance with our Agreement dated March 16, 2006.

This report has been prepared for the use of Deutsche Bank Securities Inc, Bank of America, NA and Citigroup Global Markets Inc, in conjunction with the proposed mortgage financing of the property for which this report has been prepared.

This report is for use and benefit of, and may be relied upon by Deutsche Bank Securities Inc, Bank of America, NA and Citigroup Global Markets Inc, or any of their affiliates, agents and advisors, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

As such the Clients and affiliates, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption "Consultants" in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

- a) A private placement Rule 144A offering to "qualified institutional buyers", as defined by Rule 144A ("Private Offering"), or
- b) A publicly registered offering of securities ("Public Offering").

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of our firm in the Offering Document or private placement memorandum.

### 2.2 Purpose and Scope

#### 2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by the American Society for Testing and Materials (ASTM) in



## 2.0 INTRODUCTION

---

order to qualify for the innocent landowner defense to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* Designation: E 1527-00.

Recognized Environmental Conditions are defined by the American Society for Testing and Materials (ASTM) Standard E 1527-00 as “...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

There are no exceptions to the ASTM Standard Practice Designation E 1527-00.

### 2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

The specific scope of this assignment included the following:

**2.2.2.1** Performing a site reconnaissance to characterize on-site conditions and assess the site’s location with respect to surrounding property uses and natural surface features. In addition, IVI conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on April 5, 2006, by Brian Gallagher representing IVI. The site was represented by David Reed, the Chief Engineer. It was raining and the temperature was approximately 65° F at the time of our site survey. IVI conducted

the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. IVI also surveyed a representative sampling of the interior spaces in a systematic manner.

- 2.2.2.2** Interviewing persons familiar with the property to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. A Pre-survey Questionnaire to be filled out and returned to IVI by someone knowledgeable about the site was provided to Ms. Tina Robinson. A copy of the Pre-survey Questionnaire is provided in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

<b>Name</b>	<b>Affiliation</b>	<b>Telephone No.</b>
Tina Robinson	Carr America Property Manager	(818) 596-6003
David Reed	Carr America Chief Engineer	(818) 596-6000
Carineh Babakhan	Los Angeles DPW Groundwater Hydrology	(626) 458-6120
Administrator	Sherman Research Library	(949) 673-2261
Mina	Los Angeles City Fire Department	(213) 978-3616
Chuck Holwager	Los Angeles County Fire Prevention	(213) 838-2345

- 2.2.2.3** If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.
- 2.2.2.4** Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps and atlases, to identify previous activities on and in the vicinity of the Subject. Copies of these documents are included in Appendix C.
- 2.2.2.5** Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within the Regulatory Review Section 6.0 of this report. A copy of the Computerized Environmental Report, provided by GeoSearch, Inc. can be referenced in Appendix D.
- 2.2.2.6** IVI noted the age of the structure, particularly if pre-1979, to determine if the structure is predisposed to contain asbestos. Readily

available building records such as plans and specifications, shop drawings, renovation records and change orders, if provided, were reviewed to determine if the use of ACM was specified and, if so, the probable location of ACM. IVI will also review readily available previous asbestos surveys or abatement records and data provided.

During our walkthrough survey of the building, IVI visually scanned typical common and building support areas for readily apparent and accessible friable material suspected of containing asbestos in general accordance with the inspection procedures set forth in the EPA's *Guidance for Controlling Asbestos-Containing Materials in Buildings*, EPA 56015-85-024, June 1985, (the "Purple Book"). Materials, other than non-friable organically bound materials or non-friable materials in good condition, suspected to contain asbestos were sampled and analyzed for asbestos using the "positive stop" method via Polarized Light Microscopy; however, no more than three (3) samples per building were analyzed for asbestos.

THIS LIMITED SURVEY IS NOT TO BE CONSTRUED AS A COMPREHENSIVE ASBESTOS SURVEY, WHICH OFTEN ENTAILS DESTRUCTIVE TESTING OR THE SURVEY OF AREAS BEHIND WALLS, ABOVE CEILINGS, IN TENANT SPACES AND IN OTHER TYPICALLY INACCESSIBLE AREAS. MOREOVER, IVI DOES NOT WARRANT THAT ALL ACM AT THE SUBJECT HAVE BEEN IDENTIFIED.

- 2.2.2.7** In the course of conducting representative observations of areas that are readily accessible, easily visible, and safe with respect to the field observer, IVI reported the presence of mold. This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces, and in other typically inaccessible areas. Moreover, IVI does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey.
- 2.2.2.8** Reviewing published radon occurrence maps to determine whether the subject site is located in an area with a propensity for elevated radon concentrations.

### 3.0 SALIENT ASSIGNMENT INFORMATION

Warner Center  
20970 Burbank Blvd.  
Woodland Hills, California

<b>IVI Project No.:</b>	60318995
<b>Project Name:</b>	Warner Center
<b>Property No.</b>	103
<b>Street Address</b>	20970 Burbank Blvd.
<b>City, State and Zip:</b>	Woodland Hills, California 91367
<b>Primary Use:</b>	Commercial Office
<b>Year Built and Age of Improvements:</b>	1982, 24 years-old (Buildings F1 to F6) 1984, 22 years-old (Buildings G1 to G6)
<b>Reported Site Area:</b>	22.06-Acres
<b>Reported Size of Improvements:</b>	388,850 SFG
<b>Number of Buildings:</b>	12
<b>Number of Stories:</b>	3 (F6), 2 (F5), 1 (all others)



## 4.0 SITE DESCRIPTION

### 4.1 Property Location

The site is located at 20970 Burbank Blvd. in Woodland Hills, Los Angeles County, California and is identified on local tax maps as Parcel ID No 's. 2149-017-004,-005,-006,-007,-008,-009,-010,-011,-012,-013,-015, and -016 for the 12 parcel site. Refer to the Site Plan provided within Appendix C.

### 4.2 Surrounding Land Use

The property is located in an urban setting characterized by commercial and residential development. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	Commercial offices and California Highway Patrol Station.	Commercial, and residential farther north
South	Medical Center and Aerospace Mfg.	Commercial, and residential south of freeway
East	Residential, primarily single family.	Residential development
West	LNR Warner Center	Commercial development

None of the surrounding properties are suspected to have had a negative environmental impact upon the Subject.

### 4.3 Physical Site Setting

#### 4.3.1 Size and Shape of Parcel

The property is irregular in shape and approximately 22-acres in size.

#### 4.3.2 Topography

The site slopes approximately 10 feet from south to north. The topography of the area is characterized as gently sloping from south to north. According to the United States Geological Survey (USGS) *Canoga Park, CA 7.5 Minute Series* topographic map, the Subject's topographic elevation is approximately 850' above mean sea level (msl).

#### 4.3.3 Surface Waters and Wetlands

##### Surface Waters

There are no surface water bodies or streams on or adjacent to the Subject. The closest open surface water to the Subject is the Los Angeles River, which is located 1.4 miles to the north.



## 4.0 SITE DESCRIPTION

---

### Wetlands

IVI did not observe any areas suspected to be wetlands on-site. IVI reviewed the USGS Canoga Park, CA Digital Wetlands Map of the subject area, prepared by the National Wetlands Inventory, US Department of the Interior, Fish and Wildlife Service. Based on this review, IVI did not identify any federally regulated wetlands located on or adjacent to the subject property. Additionally, IVI did not observe vegetation characteristic of wetlands on the subject site.

### 4.3.4 Soils, Geology and Groundwater

#### Soils

According to the *Soil Survey of Los Angeles County, CA* issued by the US Department of Agriculture, Soil Conservation Service, December 1969, the soils at the site vicinity are classified as Conejo-Urban Land complex on 0 to 2 percent slopes. This complex is comprised of about 50 percent Conejo clay loam, 35 percent urban land, and 15 percent Xerothents and mixed soil. The Conejo clay loam ranges from being slightly acid to moderately alkaline, and is calcareous with lime segregations at depth. It has moderately high clay content and exhibits shrink-swell characteristics when dried and wetted, has a slight erosion hazard, moderately slow permeability, and slow runoff.

#### Geology

The site is located in the San Fernando Valley, north of the northern foothills of the Santa Monica Mountains, situated in the Western Transverse Ranges Geomorphic Province. The local terrain is generally level with a slight slope to the northeast at the site. The site elevation is approximately 876 feet above mean sea level (asl), based on the referenced topographic map. The San Fernando Valley is an alluvial sediment-filled basin approximately 23 miles long and 12 miles wide. It is bounded to the north by the San Gabriel and Santa Susana Mountains, to the west by the Simi Hills, to the south by the Santa Monica Mountains, and to the east by Verdugo Mountains.

#### Groundwater

The site is located in the San Fernando Valley groundwater basin, approximately 1 mile from the base of the Santa Monica Mountains. Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and, on this basis; the topography suggests that groundwater flow across the site is in a northeasterly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual flow in the subject area.

## 4.0 SITE DESCRIPTION

---

Based on information obtained from the Los Angeles County Department of Public Works, groundwater depth of 31 feet (bgs) was recorded on 6/17/05 for well # 3582 located 6,000 feet west of the site. The surface elevation for this well is 845 feet (asl) and the Subject site elevation is 850 feet (asl). If groundwater exists beneath the site, it would be found at depths of approximately 30 to 50 feet below ground surface (bgs) and likely have a gradient towards the northeast.

### 4.4 Site Improvements

#### 4.4.1 Utilities

The Subject is served with the following utilities:

Water:	City of Los Angeles
Sanitary Sewer:	City of Los Angeles
Storm Sewer:	City of Los Angeles
Electric:	City of Los Angeles
Natural Gas:	Southern California Gas

According to the local water authority, the water supplied to the Subject meets federal and state water quality standards.

Stormwater runoff collected by catch basins is discharged into the municipal stormwater management system.

#### 4.4.2 Building Description

Warner Center (the "Subject") is an approximately 26-year old (built in 1980), 344,196 SFR, (12) single and 3-story office building complex located in Woodland Hills, California. The buildings are irregular in shape. Ingress and egress is provided along De Soto Avenue, and Burbank Boulevard. Parking is provided within at grade, open air asphalt paved parking lots throughout the property.

Construction consists of a conventional spread footings and concrete piles and concrete slab-on-grade (SOG) with a superstructure of either wood or steel frame with composite concrete slabs. The façade system consists of aluminum panels and fixed, inoperable glass panes. Roofing predominantly consists of a single-ply roofing system with an elastomeric coating. Heating and air conditioning of the various tenant spaces is provided via either a central system which consists of DX air cooled units and gas-fired boilers or gas-fired package units. Each floor within the multi-story buildings are equipped with several variable-air-volume (VAV) boxes and perimeter induction units (PIU). The buildings are centrally metered for electric service; fully fire sprinklered with standpipes, sprinklers, and a fire pump. Vertical transportation is provided via four (4) hydraulic passenger elevators.



## **4.0 SITE DESCRIPTION**

### **4.5 Current Property Use**

The subject property is developed with a 12-building office park. Based on the operations currently conducted at the Subject, significant quantities of hazardous waste are not generated. The current on-site activities are not suspected to have degraded the environmental quality of the subject site.

### **4.6 Environmental Permits**

Based on our research, it does not appear that environmental permits such as wastewater discharge, National Pollutant Discharge Elimination System (NPDES), air emissions, or petroleum bulk storage (PBS) tank registrations are required at the Subject.

### **4.7 Plans and Specifications**

Neither building drawings nor specifications were provided for our review.

## **5.0 HISTORICAL USE**

---

### **5.1 Historical Summary**

Prior to the construction of the existing improvements, the site was agricultural land.

### **5.2 Topographic Maps**

IVI reviewed the USGS *Canoga Park, CA 7.5 Minute Series* topographic map of the Subject area, which is based on planetable surveys conducted in 1950 and aerial photography taken in 1947 and was last revised in 1967. The topographic map does not identify any buildings or development on the subject property. This indicates that the property was likely void of development as of 1967. No industrial facilities, landfills or wetlands were identified on or adjacent to the Subject.

### **5.3 Historical Maps**

#### **Sanborn Fire Insurance Maps (Sanborn Maps)**

Sanborn Maps constitute a source of prior site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful in determining the previous uses of a property. Sanborn Maps often contain information relating to uses of individual structures, location of certain petroleum and chemical storage tanks, and the storage of other potentially toxic substances. Sanborn Maps begin their coverage in 1867 and continue through the 1990s.

IVI had a search of Sanborn Maps conducted. This search did not identify Sanborn Map coverage for the subject site. Searching an information source such as Sanborn Maps constitutes part of the due-diligence necessary for an Environmental Site Assessment. The lack of Sanborn Mapping suggests that there was no historical industrial activity on or in the immediate vicinity of the subject site.

### **5.4 Aerial Photographs**

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs. IVI reviewed historic aerial photographs provided by GeoSearch. The following is a synopsis of the aerial photographs reviewed:

## 5.0 HISTORICAL USE

Year	Subject Property	Adjacent and Surrounding Properties
1928	The Subject is vacant land.	All vacant or agricultural land. To the north is mostly vacant land and orchard farms appear mostly to the south.
1938	The subject is now depicted as an orchard.	Same as previously reviewed photograph except the immediate north adjacent property is also depicted as an orchard and the west adjacent property is depicted as a row crop farm.
1947	Same as previously reviewed photograph.	Same as previously reviewed photograph.
1952	Same as previously reviewed photograph.	Same as previously reviewed photograph.
1960	The Subjects appears as fallow or vacant land.	The 101 Freeway is now built to the south. Many of the orchards and farms are now vacant land and undergoing development.
1971	Same as previously reviewed photograph.	Most of the remaining agricultural areas are now vacant. The south and west adjacent properties are vacant. Extensive residential development is depicted to the east and farther south.
1982	The Subject is now partially developed as it exists today. The F buildings are all complete and the G buildings are under construction.	The east areas are fully developed residentially as they are today. The north and west properties are commercially developed as they exist today. The south adjacent property is still depicted as vacant land except for the southwest portion which is now similar to the Northrop Grumman property of today.
1994	The Subject is now developed as it appears today.	The surrounding areas are fully developed as today.
2002	No change.	No change.

Based on the historical aerial photography review, the Subject was developed in the early 1980s as a large office business park, as it is today. The site was an orchard from the 1930s to the 1950s, which represents a potential environmental concern. There were no houses, barns or sheds observed on the site area of the orchard where pesticides may have been stored for long periods.

The application of pesticides, especially ethylene dibromide (EDB), was widespread at citrus groves. Application rates, duration of use and persistence of a pesticide are the major factors that contribute to the likelihood that pesticide residue will be present in a particular soil at elevated levels. There is a potential that the soils beneath the Subject have been impacted by historical pesticide applications. However, as the Subject has been developed since 1982, and is of commercial use, no soil exposure pathways are readily available. Therefore, it is not suspected that this former use represents a significant environmental concern at this time.



## 5.0 HISTORICAL USE

### 5.5 Chain-of-Ownership

A copy of the Subject's Chain-of-Title has not been provided to IVI for review.

### 5.6 Previous Reports

Although requested, no previously prepared Phase I or II Environmental Assessments or lead-based paint or asbestos surveys were provided for our review.

### 5.7 City Directories

Historical city directories obtained at the Sherman Private Research Library were reviewed. These directories provide site occupant listings by address. This review yielded the following information:

Year	Target Address	Target Listing
1987	20971, 21041 Burbank Blvd	Joseph and Cogan Associates, St Paul Fire and Marine Insurance, Equitable Life Insurance, IBM Corp, Eshaighian's Office, Oxman-CLU Life Insurance, Kohler-Equitable Life Insurance, Kim and Sung-Equitable Life Assurance
1987	20920, 20955, 20970, 21011, 21031, 21051 Warner Center Lane	Medtronics Inc, Allianz Insurance, Anheuser Busch, Café 1-2-3, National Home Equity, Nationwide Insurance Co, Zurich American Insurance, AMMI Production Inc, Lutheran Television, Cigna Company, UCLA Extension, Prime Computer Inc, Daisy Systems Corp, Brown and Williamson Tobacco Corp, Manpower Temporaries
1986	20971, 21041 Burbank Blvd	Joseph and Cogan Associates, St Paul Fire and Marine Insurance, Equitable Life Insurance, IBM Corp, Eshaighian's Office, Oxman-CLU Life Insurance, Kohler-Equitable Life Insurance, Kim and Sung-Equitable Life Assurance
1986	20920, 20955, 20970, 21011, 21031, 21051 Warner Center Lane	Medtronics Inc, Allianz Insurance, Anheuser Busch, Café 1-2-3, National Home Equity, Nationwide Insurance Co, Zurich American Insurance, AMMI Production Inc, Lutheran Television, Cigna Company, UCLA Extension, Prime Computer Inc, Daisy Systems Corp, Brown and Williamson Tobacco Corp, Manpower Temporaries
1984	20971 Burbank Blvd	IBM Corp
1984	20955 Warner Center Lane	Allianz Insurance, Nationwide Insurance Co, Zurich American Insurance, St Paul Life Insurance, St Paul Investor Group, Prime Computer Inc, St Paul Fire and Marine Insurance
1978	All addresses above	No listings
1972	All addresses above	No listings
1953	All addresses above	No listings

## 5.0 HISTORICAL USE

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Based on the City Directories review, some offices of the Subject site were built by 1984 and essentially completed by 1986. Apparently there were no other businesses prior to 1984. None of the target listings represent a company likely to generate negative impacts on the environment; therefore no further action is warranted.



## 6.0 REGULATORY REVIEW

A copy of regulatory database information contained within a Computerized Environmental Report (CER) provided by GeoSearch, Inc. (GEO) appears in Appendix D. The CER is a listing of sites identified on select federal and California standard source environmental databases within the approximate minimum search distance specified by ASTM E1527-00. IVI reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL)	One-Mile	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	One-Half Mile	0
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	On-Site and Adjoining Properties	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	1
Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
California Hazardous Waste Sites (SHWS) Cal-Sites Annual Work Plan (AWP) and Cal-Sites Department of Toxic Substance Control (DTSC) Board, Abandoned Sites Program Information System (ASPIS)	One-Mile	2
Landfills or Solid Waste Facilities List	One-Half Mile	0
Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	3
Leaking UST/Spill List	One-Half Mile	6

There were no “Un-Locatable” sites reported in the CER.

A description of the databases reviewed by IVI and an analysis of sites identified within the prescribed search area are presented below.

## 6.0 REGULATORY REVIEW

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### 6.1 Federal Databases

#### NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or “Superfund”). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

*Analysis/Comment:* The CER did not identify NPL sites within a one-mile radius of the Subject.

#### CERCLIS

CERCLIS is the USEPA’s system for tracking potential hazardous-waste sites within the Superfund program. A site’s presence on CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into CERCLIS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

*Analysis/Comment:* The CER did not identify CERCLA sites within the prescribed radius.

#### CERCLIS No Further Remedial Action Planned (NFRAP) Sites

As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

*Analysis/Comment:* The CER did not identify CERCLA NFRAP sites within the prescribed radius.

#### RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

*Analysis/Comment:* The CER did not identify RCRIS TSD facilities within the prescribed search radius.

**RCRIS Generators**

IVI reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator, greater than 1,000 kilograms (kg); Small Quantity Generator, 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator, less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

*Analysis/Comment:* The CER identified one RCRA Generator within the prescribed search radius.

Property Name	Distance (Miles)	Direction	Presumed Hydro-geologic Relationship	Regulatory Status
Kaiser Permanente Medical Ctr 5601 De Soto Avenue	0.07	Southeast	Crossgradient	Active

RCRIS sites are permitted facilities and do not imply any violations that could cause soil and/or groundwater contamination. The site listed above has no violations and is not involved in transporting, storing or disposal of wastes. This site is a small quantity generator of a medical center located across Burbank Blvd and has no environmental impact on the Subject.

**Corrective Action Tracking System (CORRACTS)**

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

*Analysis/Comment:* The CER did not identify CORRACTS sites within a one-mile radius of the Subject.

**ERNS**

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by “On-Scene Coordinators” to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided.





## 6.0 REGULATORY REVIEW

This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or California environmental database such as CERCLIS, California equivalent CERCLIS, or California leaking underground storage tank or spills lists.

*Analysis/Comment:* The CER did not identify the Subject on the ERNS database.

### 6.2 California Environmental Protection Agency (Cal/EPA) Databases

#### Cal-Sites Annual Work Plan (AWP) and Cal-Sites Department of Toxic Substance Control (DTSC) Board, Abandoned Sites Program Information System (ASPIS)

The AWP is a list of facilities subject to investigation concerning likely or threatened releases of hazardous substances. These sites are either being actively remediated, or are currently under evaluation for further action, if necessary. The AWP list is the Cal/EPA's equivalent to the USEPA's CERCLIS List.

The Department of Toxic Substances Control (DTSC) maintains an automated database which contains information on properties in California where hazardous substances have been released, or where the potential for such a release exists. Sites were compiled by incorporating data from several older databases, principally, the Bond Expenditure Plan and the Abandoned Site Program Information System (ASPIS). Cal-Sites is used primarily by DTSC's staff as an informational tool to evaluate and track activities at sites that may have been affected by the release of hazardous substances.

*Analysis/Comment:* The CER identified the following AWP/ASPIS site within the prescribed search radius:

Property Name	Distance (Miles)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Los Angeles Pierce College 6201 Winnetka Avenue	0.43	North	Downgradient	Inactive
Exxon Company, USA 21501 Ventura Blvd	0.63	Southwest	Crossgradient	Active

The first site above, Pierce College, is listed as a NFRAP site, which means no further remedial action is required. The active site, Exxon, has caused soil and groundwater contamination (petroleum hydrocarbons) and is being remediated. It is unlikely that the release has negatively impacted the Subject due to the site's distance and groundwater flow relationship with the Subject. Therefore, neither of the above CAL Sites represents a significant environmental concern to the Subject.



## 6.0 REGULATORY REVIEW

### Solid Waste Facilities (SWF) List

The SWF list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes.

*Analysis/Comment:* The CER did not identify SWF sites within a one-half mile radius of the Subject.

### California Registered Storage Tanks (RST) Facility List

The RST facility list is an inventory of registered liquid bulk storage tanks. Inclusion of a site on the RST list does not necessarily constitute environmental contamination, but merely indicates the presence of registered bulk storage tanks.

*Analysis/Comment:* The CER identified the following Registered Storage Tank sites within the specified search radius:

Property Name	Distance (Miles)	Direction	Presumed Hydro-geologic Relationship	Regulatory Status
Woodland Hills Medical Ctr 5601 De Soto Avenue	0.07	Southeast	Crossgradient	Active - No Violations
California Highway Patrol 5825 De Soto Avenue	0.23	North	Downgradient	Active - No Violations

The above referenced facilities were not listed on regulatory databases indicative of a contamination condition such as CERCLIS or LUST. Therefore, none of the above sites would be reasonably suspected of posing a significant environmental threat to the subject and no further action is recommended.

Property Name	Distance (Miles)	Direction	Presumed Hydro-geologic Relationship	Regulatory Status
Kaiser Foundation Health 20940 Burbank Blvd	0.01	South	Upgradient	Active

This facility was also included on the California LUST database and is further discussed in the following report section.

### California Leaking Underground Storage Tanks (LUST) List and SLIC Records

The LUST list is an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to California and federal agencies, including remediated and contaminated leaking UST sites. SLIC records, which are maintained by the various Regional Water Quality Control Boards document unregulated sites that have or possess the potential to impact groundwater.

*Analysis/Comment:* The CER identified the following LUST/SLIC sites within the prescribed search radius:



## 6.0 REGULATORY REVIEW

Property Name	Distance (Miles)	Direction	Presumed Hydro-geologic Relationship	Regulatory Status
Kaiser Permanente Med 20940 Burbank Blvd	0.01	Southeast	Crossgradient	Case Closed
Pierce College 6201 Winnetka Avenue	0.43	North	Downgradient	Case Closed
UNOCAL #5973 5303 De Soto Avenue	0.44	South	Upgradient	Case Closed
Doug's U-Rent 20956 Ventura Blvd	0.48	South	Upgradient	Case Closed
Doug's U-Rent 20956 Ventura Blvd	0.48	South	Upgradient	Active In Pollution Characterization
Irving Levine 6033 De Soto Avenue	0.48	North	Downgradient	Case Closed
Shell Oil Station 20900 Ventura Blvd	0.49	South	Upgradient	Case Closed

Six of the LUST sites above are reported with a status of “Case Closed.” A Case Closed status is granted to those sites which either do not exhibit levels of contamination requiring clean-up, or have been remediated and are not suspected to represent a significant threat to human health or the environment. As such, absent additional information to the contrary, sites with a Case Closed status are not suspected to have had a negative environmental impact on the Subject. The one remaining active LUST site is currently undergoing a “pollution characterization” investigation. This site is sufficiently far away from the Subject so as not to be reasonably suspected of having a negative environmental impact upon same and as such, no further action is recommended.

### 6.3 Local Regulatory Agency Interviews and File Review

IVI has sent a request to the Los Angeles City Fire Department for environmental information such as underground storage tank registration pertaining to the subject. The Fire Department has responded that “No Files Found” for the Subject.

#### Health Department

IVI has sent a request to the Los Angeles County Health Department for environmental information pertaining to the subject property. As of this writing, the Health Department has not responded to our request. Should receipt of a response from the Health Department change the conclusions of this report, Deutsche Bank will be notified in writing by IVI.

#### Tax Assessor

IVI reviewed information on the Subject from the Los Angeles County Tax Assessor. The Tax Assessor Parcel Map is included in Appendix C2 – Maps and Aerials.

## **7.0 SITE RECONNAISSANCE**

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### **7.1 Chemical Storage and Usage**

With the exception of chemicals customarily used for routine building maintenance and cleaning, IVI did not observe any hazardous chemicals stored on-site. For the most part, the maintenance chemicals are stored in the maintenance closets. Of note, floor drains were not observed in the vicinity of the chemical storage areas. In addition, housekeeping was generally considered satisfactory. The chemicals, which are stored in their original containers, do not appear to represent an impact to the environmental quality of the site provided that they are used as intended, properly handled, and the regulations pertaining to their usage are followed.

### **7.2 Bulk Storage Tanks**

#### **Underground Storage Tanks (USTs)**

No USTs were identified on the subject property and no common indicators of USTs such as vent pipes, fill ports, manways, pavement cuts, fuel gauges or dispensers were observed. In addition, according to David Reed, the Chief Engineer, there are no USTs on-site. Furthermore, the subject site was not identified on the CER list of registered UST facilities.

No underground storage tanks were reportedly removed, closed-in-place or abandoned at the site and no common indicators of closed tanks were observed.

#### **Aboveground Storage Tanks (ASTs)**

No ASTs were observed and IVI did not identify any equipment, which should require such tanks. Moreover, visual indicators of former site ASTs, such as tank cradles, secondary containment structures, tank pedestals, etc., were not observed. In addition, according to the site contact, there are no ASTs on-site.

### **7.3 Site Waste and Wastewater**

#### **Solid Waste**

Non-hazardous solid waste is disposed of in dumpsters and is removed from the Subject on a regular basis by a local contractor. Potential sources of contamination, such as waste oil or automobile batteries, were not observed in the vicinity of the dumpsters.

#### **Sanitary Sewage**

Sanitary sewage disposal is provided by the municipality. IVI did not observe any sources of wastewater or liquid discharge into the sewer other than sanitary sewage.

## **7.0 SITE RECONNAISSANCE**

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### **Hazardous Waste**

No hazardous waste was observed or reported to be generated on the Subject. Furthermore, IVI's review of the USEPA's database of sites regulated under RCRA did not identify the Subject as a generator of hazardous waste.

### **7.4 Stained Soil, Stained Pavement, or Stressed Vegetation**

There was no evidence of significant soil staining, stained pavement, or stressed vegetation observed on-site.

### **7.5 Liquid Discharges**

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our survey.

### **7.6 Pools of Liquid**

IVI did not observe significant standing surface water or pools containing liquids likely to be hazardous substances or petroleum products.

### **7.7 Pits, Ponds, or Lagoons**

IVI did not observe any pits, ponds, or lagoons on the Subject.

### **7.8 Wells**

IVI did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, recovery wells or abandoned wells.

### **7.9 On-Site Fill**

Based on our observations, it does not appear that fill has been imported onto the subject property.

### **7.10 Drums and Containers for Storing Waste**

IVI identified non-hazardous solid waste containers that were used to store waste. With respect to the non-hazardous solid waste containers, no significant environmental concerns were noted. IVI also identified one barrel that was used to store grease, removed from the on-site delicatessen. This waste container was identified properly and is periodically removed by a licensed waste hauler for disposal.

## 7.0 SITE RECONNAISSANCE

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### 7.11 Floor Drains and Sumps

IVI did not identify any floor drains or sumps that were stained, emitting foul odors, or connected to an on-site sewage disposal system, or located adjacent to chemical storage areas.

### 7.12 Odors

IVI did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

### 7.13 Air Emissions

IVI did not identify processes or equipment that emit noticeable vapors or fumes.

### 7.14 Polychlorinated Biphenyls (PCBs)

#### Transformers

IVI observed several utility-owned, pad-mounted electrical transformers on-site, which did not show any signs of stains or leaks. Based on their age, it is unlikely that the transformers contain PCBs. The Chief Engineer reported that the electrical transformers were all noted to be in good condition.

Notwithstanding the foregoing, in accordance with *Title 40—Protection of Environment, Chapter 1—Environmental Protection Agency, Subchapter R—Toxic Substance Control Act (TSCA), Part 761—Polychlorinated Biphenyls (PCBs), Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of the transformers, Los Angeles Department of Power and Water, is responsible for the transformer's maintenance and remediation in the event of a leak.

#### Elevators

There are three hydraulic elevators located at the Subject. Since PCB-containing hydraulic fluid has not been manufactured since 1979; based on the age of the improvements, PCB-contaminated hydraulic fluid is not likely to be found in the hydraulic elevator operating systems. No significant staining or pools of hydraulic fluid were observed in the elevator pits or around the hydraulic equipment.

### 7.15 Asbestos-Containing Material (ACM)

The use of most sprayed applied surfacing asbestos containing materials were banned by the National Emission Standards for Hazardous Air Pollutants (NESHAPS) during the 1970's. Specifically, asbestos containing spray-on fireproofing and insulation were banned under NESHAPS in 1973 followed by the

## 7.0 SITE RECONNAISSANCE

banning of decorative spray-on applications in 1978. In 1975 NESHAPS also banned the installation of wet-applied and pre-formed asbestos containing pipe insulation and pre-formed boiler and hot water tank insulation. Although revised in 1990, NESHAPS still prohibits spray-on applications of asbestos containing materials to buildings, structures, pipes, and conduits unless such material is encapsulated in a bituminous or resinous binder that is not friable after drying.

Under the Toxic Substance Control Act (TSCA) the use of asbestos containing corrugated paper, roll-board, commercial paper, specialty paper, flooring felt and new uses of asbestos were banned in 1989. Notwithstanding the forgoing, most U.S. firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s.

Based on the age of the site improvements, the potential on-site use of friable asbestos containing materials exists. Based upon our visual survey of the readily accessible building areas, IVI noted suspect ACM in the following areas:

Material	Location	Condition	Potential For Disturbance	Friable (Y/N)	Asbestos Containing?
Vinyl Floor Tile Assemblies	Throughout Interior of Subject Building	Good	Low	No	Suspect
Wallboard Assemblies	Throughout Interior of Subject Building	Good	Low	No	Suspect
Built-Up Roofing System Materials	Building Roof	Good	Low	No	Suspect

IVI did not observe friable suspect ACM on the Subject in readily accessible areas. However, non-friable suspect ACM in the form of vinyl floor tile assemblies, wallboard assemblies, and built-up roofing system materials were observed. These materials were observed to be in good condition and the potential for disturbance is low.

### 7.16 Lead-in-Drinking Water

Based on our conversations with utility personnel, the water supplied to the Subject is not expected to contain elevated levels of lead. No further investigation is recommended regarding lead in drinking water at the Subject.

### 7.17 Radon

Based on statistical information maintained within the U.S. Department of the Interior and U.S. Geological Survey's *Geologic Radon Potential*, dated 1993, radon concentrations in Los Angeles County average 0.7 picocuries per liter (pCi/L), which is below the 4.0 pCi/L action level established by the USEPA. Furthermore, the

## **7.0 SITE RECONNAISSANCE**

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Subject building is of slab-on-grade construction and there are no normally occupied sub-grade spaces such as basement apartments, offices, stores, etc., therefore the potential for elevated radon levels is reduced. As such, radon is not of significant concern at this time.

### **7.19 Mold**

Although mold is ubiquitous and may occur in a very short time span, an effort was made to identify conspicuous mold growth in the common areas surveyed. Moreover, our Pre-survey Questionnaire requested information pertaining to known mold growth or tenant complaints regarding same. Based on the above efforts, conspicuous mold growth was not identified at the time of our survey.



## 8.0 FINDINGS AND CONCLUSIONS

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IVI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-00 of the Warner Center, located at 20970 Burbank Blvd., Woodland Hills, California. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject; however, the following item of environmental concern was identified which warrants mention:

### **Asbestos-Containing Material (ACM)**

IVI did not observe friable suspect ACM on the Subject in readily accessible areas. However, non-friable suspect ACM in the form of resilient floorings, wallboard assemblies, textured wall finishes, and built-up roofing system materials were observed. These materials were observed to be in good condition and the potential for disturbance is low. Accordingly, no further action is recommended at this time, other than maintaining the material in good condition under an Asbestos Operations & Maintenance (O&M) Program. However, in the event that building maintenance, renovation, or demolition requires the removal or disturbance of the suspect ACM, IVI recommends that the materials be characterized for asbestos by a reliable method for detecting asbestos. All activities involving ACM should be conducted in accordance with governmental regulations.

## 9.0 LIMITING CONDITIONS

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- 9.1** This report has been prepared in compliance with the ASTM standard entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.”
- 9.2** The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.
- 9.3** In preparing this report, IVI has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to IVI at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, IVI did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, IVI renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, IVI renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.
- 9.4** As part of this assessment, IVI submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.
- 9.5** IVI does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by IVI during the site walkthrough.
- 9.6** IVI has produced this document under an agreement between IVI and Deutsche Bank. All terms and conditions of that agreement are included within this document by reference. Any reliance upon this document, or upon IVI’s performance of services in preparing this document, is conditioned upon the relying party’s acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in that agreement, and property ownership/management disclosure limitations, if any. It is not to be relied upon by any party other than those identified herein nor used for any purpose other than that specifically stated in our Agreement or within this Report’s Introduction section without IVI’s advance and express written consent.



1

View of the DeSoto Avenue entrance to the Subject in Woodland Hills, CA.



2

View of one of the landscaped paths providing access to the subject buildings.



3

View of Bldg F1 at 20935 Warner Center Lane in the Subject.



4

View of Bldg F2 at 20955 Warner Center Lane in the Subject.



**5** View of Bldg F3 at 21011 Warner Center Lane in the Subject.



**6** View of Bldg F4 at 21031 Warner Center Lane in the Subject.



**7** View of Bldg F5 at 21051 Warner Center Lane in the Subject.



**8** View of Bldg F6 at 21041 Warner Center Lane in the Subject.



9

View of Bldg G1 at 20931 Burbank Boulevard in the Subject.



10

View of Bldg G2 at 20920 Warner Center Lane in the Subject.



11

Bldg G3 behind landscaped area at 20950 Warner Center Lane in the Subject.



12

View of Bldg G4 at 20970 Warner Center Lane in the Subject.





13

View of Bldg G5 at 20971 Burbank Boulevard in the Subject.



14

View of Bldg G6 at 20951 Burbank Boulevard in the Subject.



15

View of one of the Justice Department Court offices at the Subject.



16

View of a large work area in one of the professional offices at the Subject.



17 View of a major renovation undergoing in one of the buildings in the Subject.



18 View of one of the professional office reception areas at the Subject.



19 View of the lobby area in the Allstate Insurance office in the Subject.



20 View of a conference room in one of the architecture design firms in the Subject.



21 View of one of the lunch and break rooms at the Subject.



22 View of one of the gymnasium tenant's workout rooms at the Subject.



23

View of the delicatessen and coffee shop in one of the buildings at the Subject.



24

View of one of two large air conditioning systems installed on the roof of Bldg F6 at the Subject. Bldg F5 HVAC systems are identical to this.



**25** View of the north adjacent California Highway Patrol station at the Subject.



**26** View of the south adjacent Kaiser Permanente Medical Care Building across Burbank Boulevard at the Subject.



27 View of the east adjacent residential area across DeSoto Avenue at the Subject.



28 View of the west adjacent LNR Warner Center property at the Subject.



# IVI Due Diligence Services, Inc.

PROPERTY CONDITION & ENVIRONMENTAL  
DUE-DILIGENCE

105 Corporate Park Drive, Suite 115  
White Plains, New York 10604  
(914) 694-9600 (tel)  
(914) 694-8549 (fax)

## Pre-Survey Questionnaire

Please provide written responses to this questionnaire and upon completion fax it to IVI. For those questions, which are not applicable or you do not know the answer, please respond with an "N/A" or "U/K", respectively. If you have any questions, please call IVI or ask the IVI Project Manager at the time of their site visit. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion, please return by fax to the above number. This document along with your written responses will be included as exhibits within our reports.

<b>Name of Property:</b> _____	<b>IVI Project No.:</b> 60318995
<b>Address:</b> _____	<b>IVI ESA Project Manager:</b> _____
_____	<b>IVI PCA Project Manager:</b> _____
<b>Age of Property:</b> _____	<b>Tax I.D. # (Sec, Lot, Block):</b> _____
<b>No. of Guestrooms:</b> _____	<b>Size of Building (s) (SF):</b> _____
<b>Number of Buildings:</b> _____	<b>Property Management Co.:</b> _____
<b>Number of Stories:</b> _____	<b>Tel:</b> _____
<b>Ownership Entity:</b> _____	<b>Fax:</b> _____
<b>Borrower's/Owner's Representative:</b> _____	<b>Duration of Current Management:</b> _____
<b>Tel:</b> _____	<b>Prepared and Submitted by:</b> _____
<b>Fax:</b> _____	<b>Signature:</b> _____
<b>Site Contact :</b> _____	<b>Date:</b> _____
<b>Tel:</b> _____	<b>Date Sent to Recipient:</b> March 27, 2006
<b>Fax:</b> _____	_____

**A. GENERAL**

**1. Property Owner/Occupant Information**

\_\_\_\_\_  
Owner's Name

\_\_\_\_\_  
Owner's Address

\_\_\_\_\_  
Occupant's Name

\_\_\_\_\_  
Occupant's Address

**2. Valuation Reduction**

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions?

Yes  No  U/K

If yes, please explain below.

**B. PROPERTY DESCRIPTION**

**1. Land**

a. Size of Parcel? \_\_\_\_\_ Acres

b. Shape of Parcel?  Rectangular  Irregular  Other  
Please provide a copy of site survey or site plans, if available.

c. Are there any surface waters or wetlands on the site? Yes  No  U/K   
If "Yes," please provide any information as to the size and location of these areas.

d. Has fill been imported onto the Subject? Yes  No  U/K

e. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site? Yes  No  U/K

**2. Product Mix** \_\_\_\_\_ N/A

What is the tenant's name and size of their space? Use back of sheet if additional space is required.

Tenant Name	Area (SF)



**3. Utilities**

**a. Providers**

Who provides the following utilities to the Subject?

Utility	Provider
<b>Water:</b>	
<b>Sanitary Sewer:</b>	
<b>Storm Drainage:</b>	
<b>Electric:</b>	
<b>Gas/Oil:</b>	
<b>Steam:</b>	
<b>Chilled Water:</b>	

Are there any problems or tenant complaints regarding the site's drinking water?    Yes  No  U/K

To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.?    Yes  No  U/K   
If yes, please list the problem areas.

**b. Septic Systems**

Was or is there a septic system on the property?    Yes  No  U/K

If so, is the septic system currently in use?    Yes  No

If "Yes", any problems (explain below)?    Yes  No

What is the date of the last septic tank pumping/cleaning?

**c. Stormwater Management and Floor Drains**

Is there an underground stormwater retention or detention system?    Yes  No

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

Where is the site's stormwater discharged to? \_\_\_\_\_

Are there any floor drains on the site?    Yes  No  U/K

If so, where do they discharge to?

**d. Wells**

Is there a well on the site?    Yes  No  U/K

If so, what type of well is it?:

- |                |                          |            |                          |
|----------------|--------------------------|------------|--------------------------|
| Drinking Water | <input type="checkbox"/> | Irrigation | <input type="checkbox"/> |
| Monitoring     | <input type="checkbox"/> | Dry Well   | <input type="checkbox"/> |

Have contaminants in excess of governmental guidelines been identified in the water?    Yes  No



**4. Parking**

How many parking spaces are available to the site?

	At Grade	Garage	Carport	Off Site	Totals
<b>Standard</b>					
<b>Handicap</b>					
<b>Totals</b>					

**5. Roofing System**

To the best of your knowledge, is the roof's installer still in business?                      Yes  No  U/K

Is the roofing system still under warranty?    Yes  No  U/K

If "Yes", how long is the warranty period and when did it start? \_\_\_\_\_ Please provide a copy of the warranty.

**6. Sprinklers**

Is the building covered by a fire sprinkler system?    Full  Partial

If "Partial", list below what areas are not covered?

**7. Elevators**

Are the elevators, if any, fitted with a "Firemen's" return?    Yes  No  U/K

**8. Building Conditions**

To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

- a. Roof leakage?    Yes  No
- b. Exterior facade (including penetrations and windows) water/moisture infiltration problems?    Yes  No
- c. Exterior Insulation Finish System ("EIFS) water/moisture infiltration?    Yes  No
- d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks?    Yes  No
- e. Cellar/Basement water/moisture infiltration?    Yes  No
- f. Heating capacity, distribution or equipment deficiencies?    Yes  No
- g. Domestic hot water capacity, distribution or equipment deficiencies?    Yes  No
- h. Air conditioning capacity, distribution or equipment deficiencies?    Yes  No
- i. Inadequate domestic water pressure, discolored potable water, or drain line problems?    Yes  No
- j. Inadequate electrical capacity or distribution?    Yes  No   
If "Yes", please state where:
- k. Presence of phenolic roof insulation?    Yes  No  U/K



- l. Aluminum branch or distribution wiring? Yes  No  U/K
- m. Polybutylene water supply piping? Yes  No  U/K
- n. Fire retardant treated plywood roof sheathing? Yes  No  U/K
- o. Omega or Star sprinkler heads?  
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes  No  U/K   
Yes  No  U/K
- p. Central, Gem or Star sprinkler heads recalled in July 2001? Yes  No  U/K
- r. Galvanized iron or brass water supply piping? Yes  No  U/K

**9. Building Repairs in Buyout Phase**

Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of \$5,000? Yes  No

If "Yes", please explain:

**10. Work Orders**

What are the 10 most common work orders related to the Subject?

**11. Flooding**

Has any portion of the site incurred flooding? Yes  No

If "Yes", please explain and identify location.

Is any portion of the site located in a flood plain? Yes  No

**12. Capital Improvements**

Have there been any additions made to the property? Yes  No

If "Yes", please explain and identify location and the date of the improvements.

**13. Tenant Responsibilities**

Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

- a. Domestic Hot Water Heaters
- b. Rooftop Air Conditioning Units
- c. Air-cooled DX Condensers/Compressors
- d. Kitchen Equipment
- e. Ballroom/Meeting Room Furnishings
- f. Other \_\_\_\_\_



**14. Building System Replacement Status**

Please fill-out the following schedule as to the replacement status of the stated components, equipment or systems, which are applicable to the Subject:

Item or System	Approximate Quantity Replaced To Date	Quantity or \$ for Historical Replacements			Average Unit Cost For Replacement or Total Cost Incurred or Contract Amount
		2002	2003	2004	
Asphalt Pavement Sealant					\$ /SY
Asphalt Pavement Overlay/Repairs					\$ /SY
Roofing					\$ /SF or \$ /Bldg
Exterior Painting					\$ /Bldg.
Asphalt Pavement Sealant					\$ /SY
Asphalt Pavement Overlay/Repairs					\$ /SY
Concrete Sidewalks					\$ /SF
Roofing					\$ /SF or \$ /Bldg
Exterior Painting					\$ /Bldg.
Deck/Balcony Re-construction					\$ /Deck
Galvanized Iron or Brass Water Piping					
Through-wall A/C Units					\$ /Each
A/C Compressors					\$ /Each
A/C DX Condensers					
Rooftop Package Units (HVAC)					\$ /Each
Heat Pump Units					\$ /Each
Fan Coil Units (HVAC)					\$ /Each
Package Terminal A/C (PTAC)					\$ /Each
Chillers					\$ /Each
Cooling Towers					\$ /Each
Air Handling Units					\$ /Each
Individual Unit Furnaces					\$ /Each
Central Boiler					\$ /Each
Oil/Gas Burner(s)					\$ /Each
Indiv. Domestic Hot Water Heaters					\$ /Each
Central Domestic Hot Water Heaters					\$ /Each
Kitchen Equipment					\$ /Each
Laundry Equipment					\$ /Each
Swimming Pool Re-surfacing					\$ /Pool
					\$ /Each
Swimming Pool Pump Equipment					\$ /Sys.
Swimming Pool Filtering Equipment					\$ /Pool
Tennis Court Re-Surfacing & Markings					\$ /Court

Please identify capital improvements that are typically performed by property management and not subcontracted such as: replacement of domestic hot water heaters, replacement of air conditioning compressors, etc.



### C. AMERICANS WITH DISABILITIES ACT (ADA)

1. Have any ADA related improvements been made to the property?  
If "Yes," please identify the improvements. Yes  No
2. Are there any ADA Kits/Boxes used to meet ADA requirements?  
If "Yes," how many? Yes  No

### D. REGULATORY

1. Has the property ever been subject to any environmental enforcement action by the federal, state or local government?  
If so, please explain. Yes  No  U/K
2. Do you have any knowledge of pending or contemplated environmental actions against the Subject or neighborhood properties?  
If so, please state the circumstances. Yes  No  U/K
3. Has there been any citizen or tenant complaints regarding environmental or health matters in connection with the Subject?  
Yes  No  U/K   
If so, please explain.
4. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department?  
Yes  No   
If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.
5. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening?  
Yes  No   
If "Yes," please explain:

### E. SITE HISTORY and PREVIOUS REPORTS

1. Were there any buildings or other improvements on the property prior to the existing improvements?  
If so, what were they? Yes  No  U/K
2. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill?  
If so, please describe. Yes  No  U/K

### 3. Site Operations

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| • Dry Cleaning:                                      | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Petroleum Storage/Sales:                           | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Photo or X-Ray Finishing:                          | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Electronic Equipment<br>Assembly or Manufacturing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Paint or Solvent Storage:                          | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Chemical Manufacturing:                            | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Automobile Storage, Repair, or Disposal:           | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Agriculture:                                       | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

### 4. Previous Studies/Documentation

#### a. Environmental Reports

Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below:

- I have no knowledge of any environmental related studies or reports prepared on the Subject.

#### b. Title Reports and Engineering/Architectural Drawings

Are you in possession of a title report, site drawings, building drawings and specifications and/or a survey for the site?

Yes  No

If so, please provide copies of same.

**Please provide all available environmental information from yours or your Client's records including, but not limited to, documentation in connection with any pending or threatened public or private proceedings or litigation with respect to environmental liability, environmental permits and permit applications, underground and aboveground tank registration and information (including removal and testing of such tanks), environmental reports, asbestos, lead-based paint or indoor air quality studies, spill information and compliance information and programs.**

#### c. Property Condition Reports

To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition?

Yes  No

If "Yes", please provide a copy.





## F. SURROUNDING PROPERTIES

1. Has any adjoining properties been used for industrial purposes, or as a gasoline station, auto repair shop, junkyard, dry cleaner or landfill?  
If so, please explain. Yes  No  U/K
2. Are you aware of any contamination conditions on adjoining or nearby properties? Yes  No  U/K
3. Are you aware of any active or former waste treatment or disposal pits, ponds, or lagoons on adjacent or nearby sites? Yes  No  U/K

## G. ASBESTOS

1. Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos? Yes  No  U/K   
If so, what materials and where are they located?
2. Has an inspection for asbestos ever been performed on the Subject? Yes  No  U/K
3. Has asbestos been removed from the Subject? Yes  No  U/K
4. Does the building have:
  - Spray-on or troweled-on fireproofing, insulation or finishes? Yes  No  U/K
  - Insulation on piping, boilers, tanks, chillers, or other mechanical equipment? Yes  No  U/K
  - Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.? Yes  No  U/K
  - Resilient floor tile? Yes  No  U/K
  - Suspended acoustical ceiling tiles? Yes  No  U/K
  - A built-up or rolled roofing system? Yes  No  U/K

## H. PCBs

1. Are there any on-site electrical transformers or electrical switchgear?  
If so, do they contain PCBs? Yes  No  U/K   
Who owns the transformers and where are they located?
2. Did any on-site transformers formerly contain PCBs, but later had the dielectric fluid replaced? Yes  No  U/K
3. Is there any hydraulic equipment such as elevators or automotive lifts on-site? Yes  No  U/K   
If so, who services the equipment?  
Are you aware of any hydraulic fluid leaks in connection with the hydraulic equipment? Yes  No  U/K

## I. STORAGE TANKS

1. Are there any (active or inactive) Underground Storage Tanks ("UST") or Aboveground Storage Tanks ("AST") on the site? Yes  No  U/K

If so, please fill out the following schedule:

### Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)

Have any of the tanks been tightness tested? Yes  No  U/K

2. Do you have any knowledge of tanks that were either removed or closed in-place at the site? Yes  No  U/K

If so, please fill out the following schedule:

### Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

## J. LEAD

1. Are you aware of any lead-based paint ("LBP") applications on the site? Yes  No  U/K
2. Has LBP testing been conducted? Yes  No  U/K
3. Have there been any reported incidences of children with elevated blood lead levels residing at the site? Yes  No  U/K
4. Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis? Yes  No  U/K
5. Have any LBP abatements been conducted? Yes  No  U/K
6. Has the water been tested for lead? Yes  No  U/K   
If so, please provide a copy of the results



## K. HAZARDOUS MATERIALS

1. Are hazardous materials or chemicals stored or used on-site? Yes  No  U/K
2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal? Yes  No  U/K

If so, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

## L. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed on-site? Yes  No  U/K
2. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes  No  U/K
3. Are you aware of elevated radon gas concentrations on-site? Yes  No  U/K

## K. AAI USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes  No  U/K
  
2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes  No  U/K
  
3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes  No  U/K
  
4. Does/Did the purchase price paid for this property reasonably reflect the fair market value of the property? Yes  No  U/K   

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes  No  U/K
  
5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
  - (a.) Do you know the past uses of the property? Yes  No  U/K
  - (b.) Do you know of specific chemicals that are present or once were present at the property? Yes  No  U/K
  - (c.) Do you know of spills or other chemical releases that have taken place at the property? Yes  No  U/K
  - (d.) Do you know of any environmental cleanups that have taken place at the property? Yes  No  U/K
  
6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes  No  U/K



## IVI DUE DILIGENCE SERVICES, INC.

### Document Request List

The following documents are being requested to assist IVI with the preparation of our Property Condition Assessment. Please provide the available documents to the IVI Project Manager prior to or during the site visit.

#### Plans, Specs and Miscellaneous Documents:

- Geotechnical/Soils Report
- As-Built Plans and Specifications
- Architect's Certificate of Substantial Completion

#### Warranty Documents:

- Roof System
- Sidewall Systems
- Plaza/Terrace Systems
- Parking Garage/Deck Coating Systems

#### Municipal Department Documents:

- Certificate of Occupancy, Completion or Compliance
- Schedule of Building Code Violations
- Elevator, Boiler, Electrical, or other Inspection Certificate (s)
- Façade Inspection Report, such as: NYC's Local Law 11 Report and Form No. 1642D or Boston's Ordinance 9-9.12 Exterior Wall Certificate, if applicable

#### Promotional/Leasing Information:

- Copy of the Most Recent Appraisal
- Promotional Leasing Literature
- Tenant SFR Schedule
- Schedule of Floor Area Measurements: Gross, Usable and Rentable SF
- Location Map

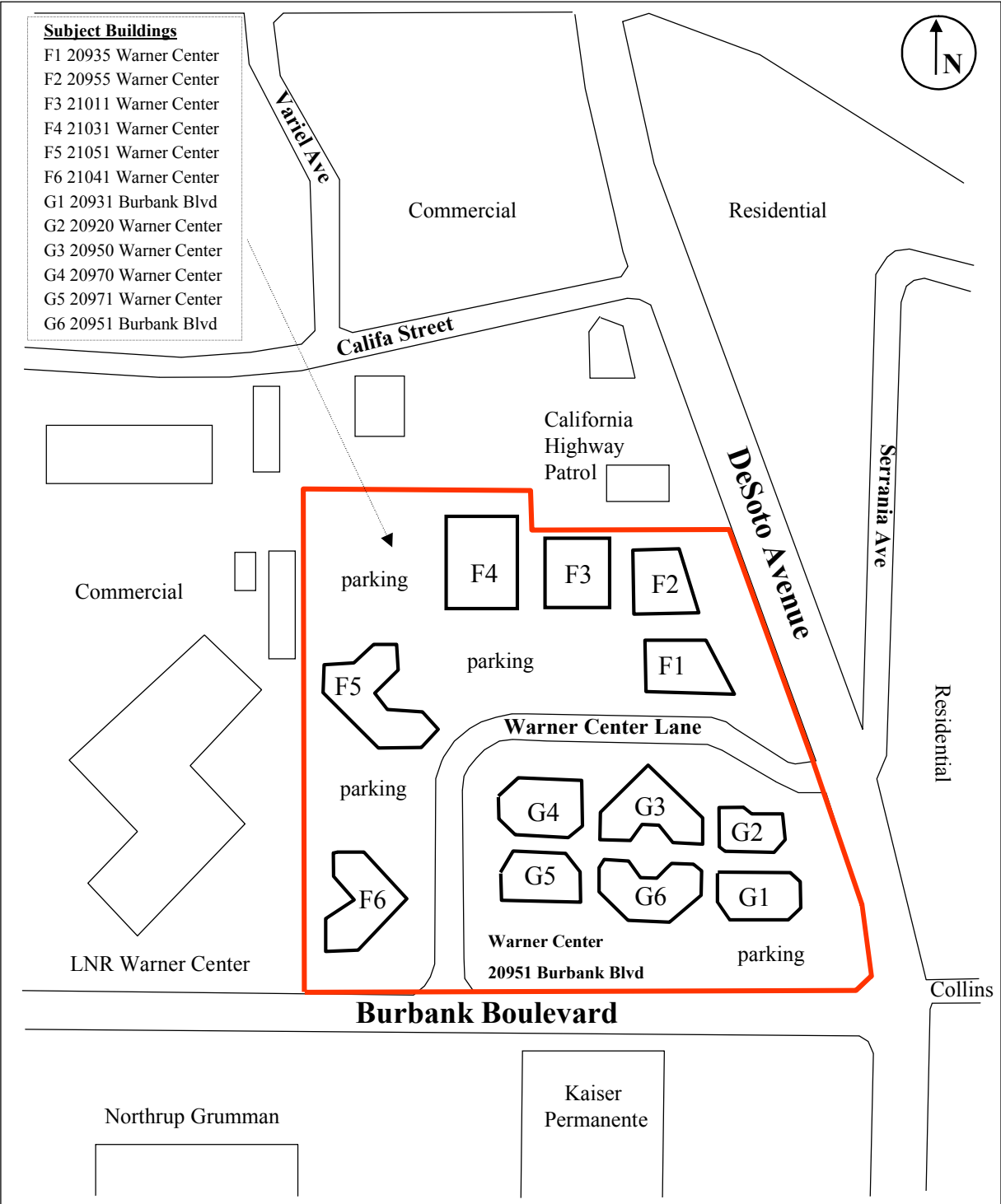
#### Building Maintenance History:

- Tenant Complaint Log
- Names and Telephone Numbers of Service Firms:
  - Façade Repairs/Restoration
  - Roofing
  - Plumbing
  - Water Tower
  - Heating
  - Boiler Water Treatment
  - Air Conditioning
  - Cooling Tower
  - Electrical
  - Sprinkler/Standpipe System
  - Life/Safety Alarm System
  - Elevator
- HVAC System Operating Reports such as: Eddy Current, Oil Analysis and Vibration Analysis.
- Schedule of Capital Expenditures for Previous Five (5) Years.

#### Miscellaneous Studies:

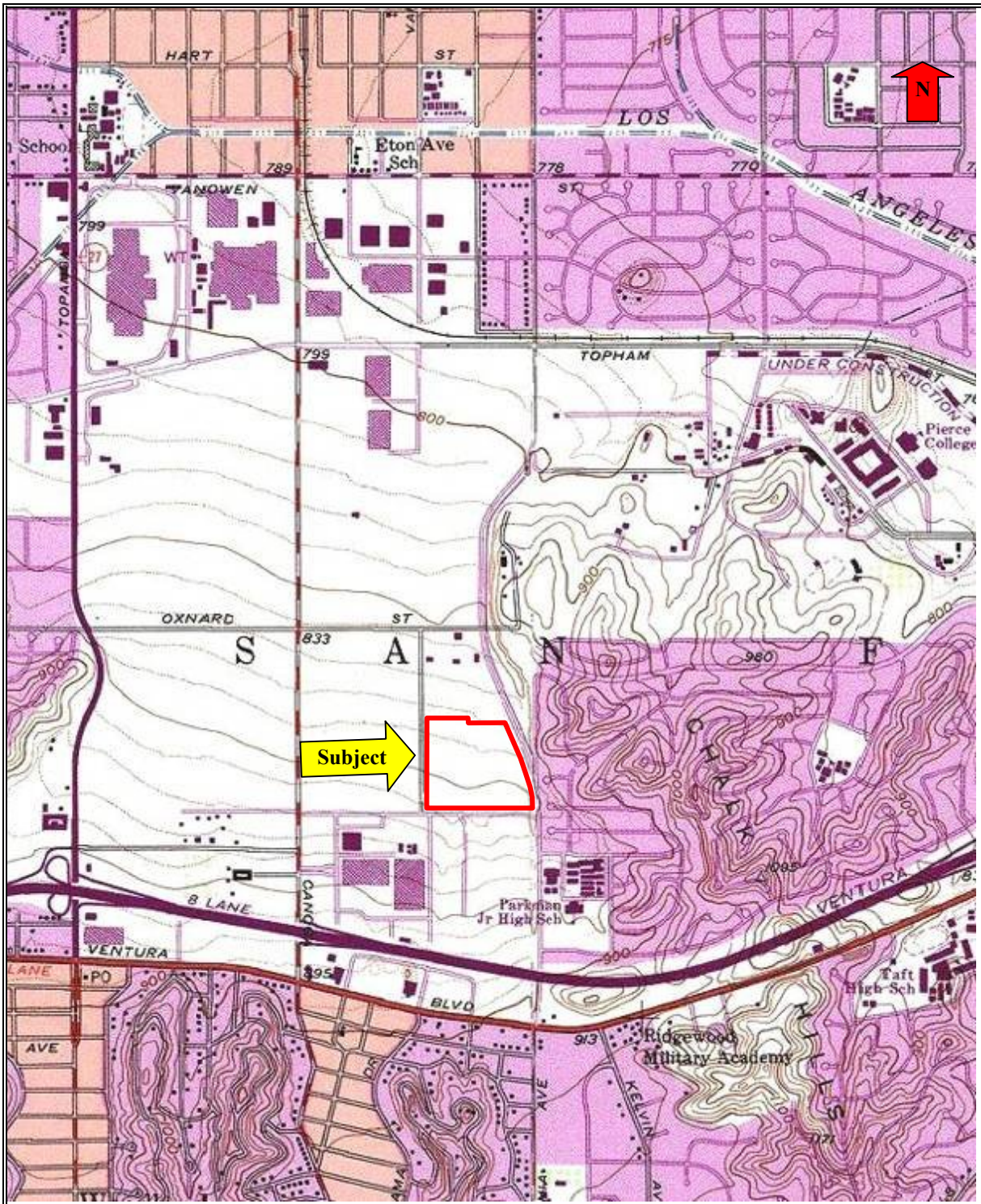
- Roof Condition Survey
- Previously Prepared Replacement Reserve Studies
- ADA Survey & Compliance Report
- Sprinkler System/Standpipe Survey Prepared by Insurance Company





**Site Plan**

Warner Center 20951 Burbank Boulevard Woodland Hills, California	IVI DUE DILIGENCE SERVICES, INC. 105 CORPORATE PARK DRIVE WHITE PLAINS, NY 10604	April 30, 2006
Project No: 60318995	(914) 694-9600 (TEL) (914) 694 3727 (FAX)	not to scale



### USGS Topographic Map

Source: 7.5' USGS Quadrangle  
 Canoga Park, CA  
 Aerial Dates: 1947  
 Photo-revised: 1967

Project Name: Warner Center  
 Project Number: 60318995





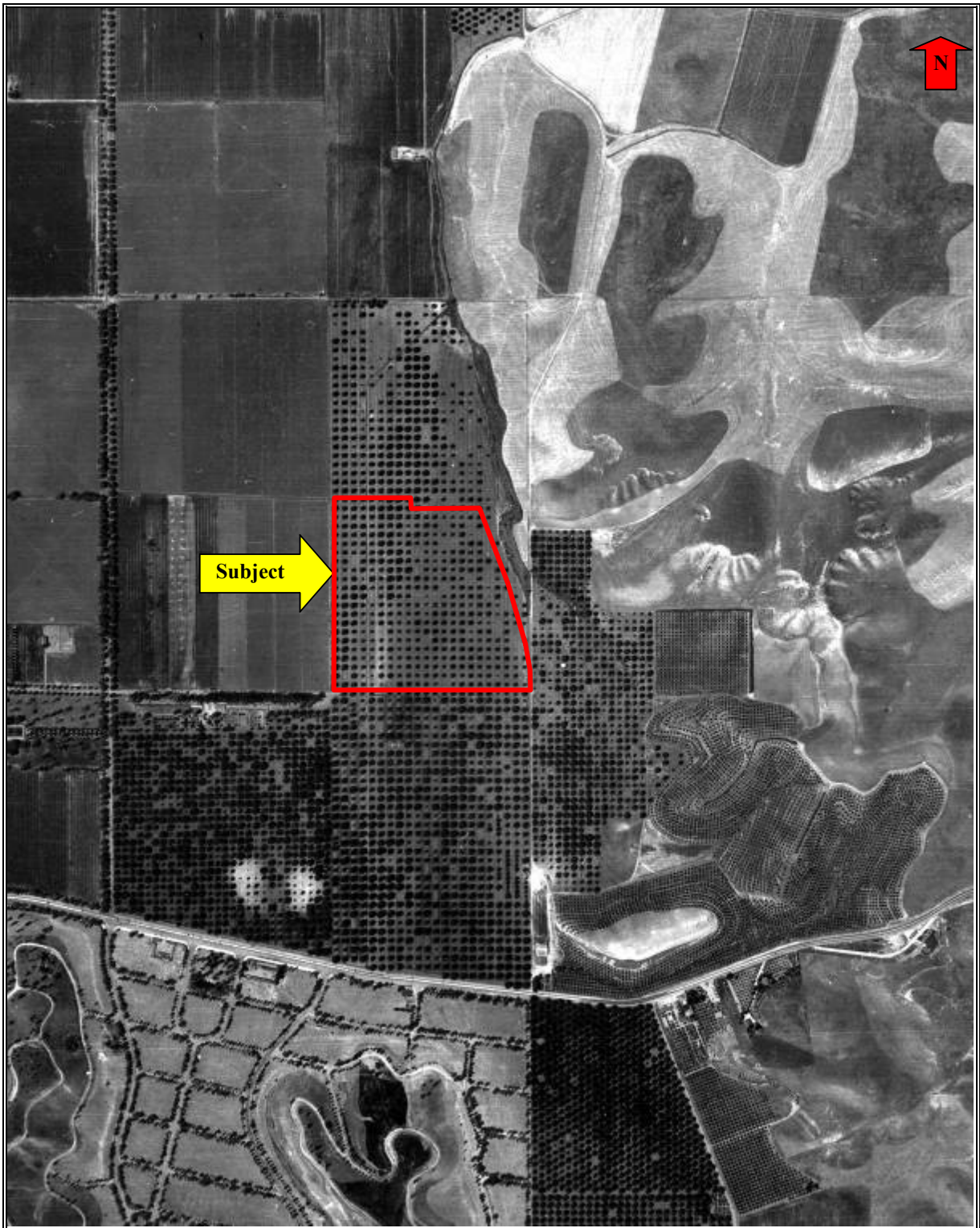
Historical Aerial Photograph  
1928

Project Number: 60318995

Project Name: Warner Center





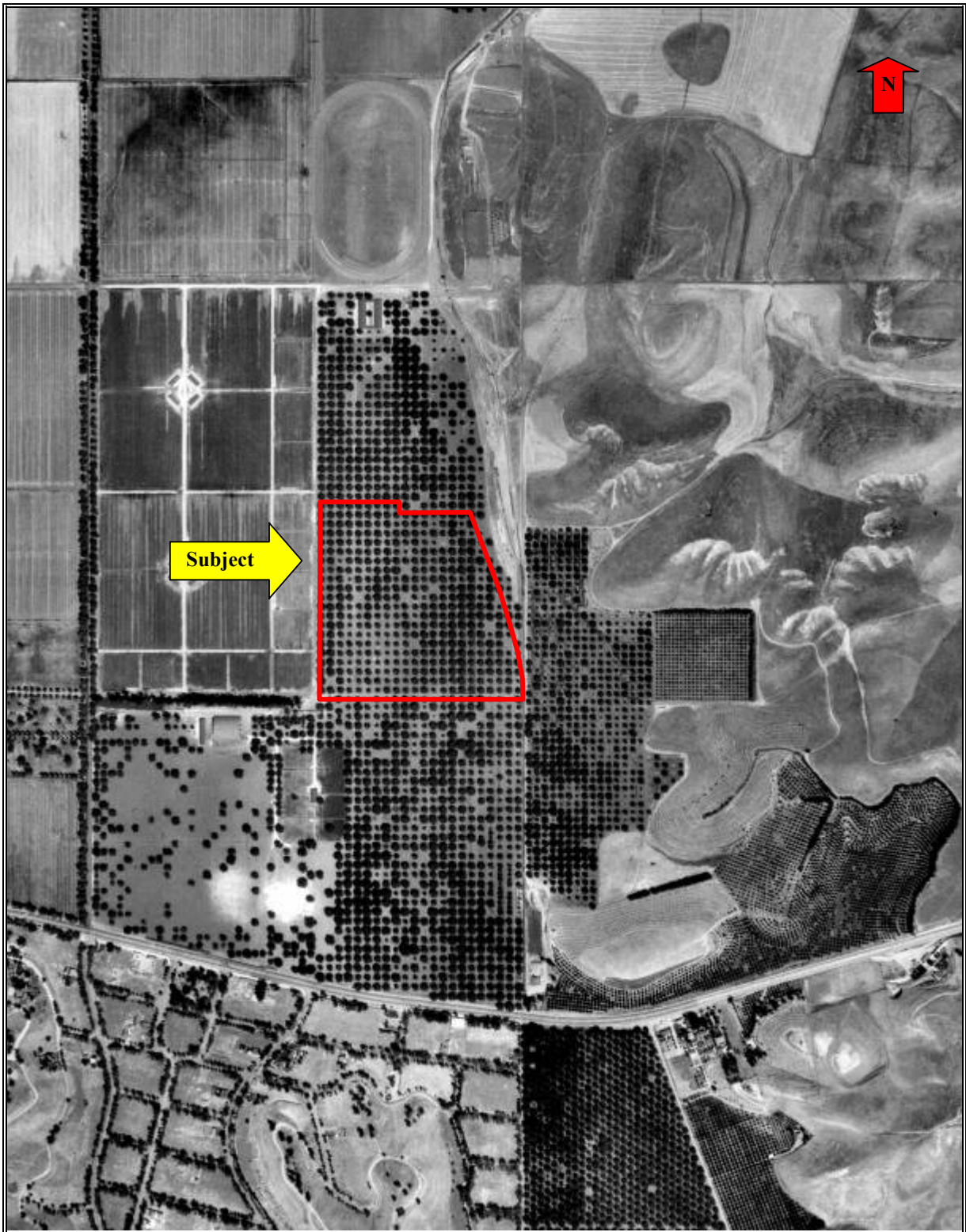


Historical Aerial Photograph  
1938

Project Number: 60318995

Project Name: Warner Center



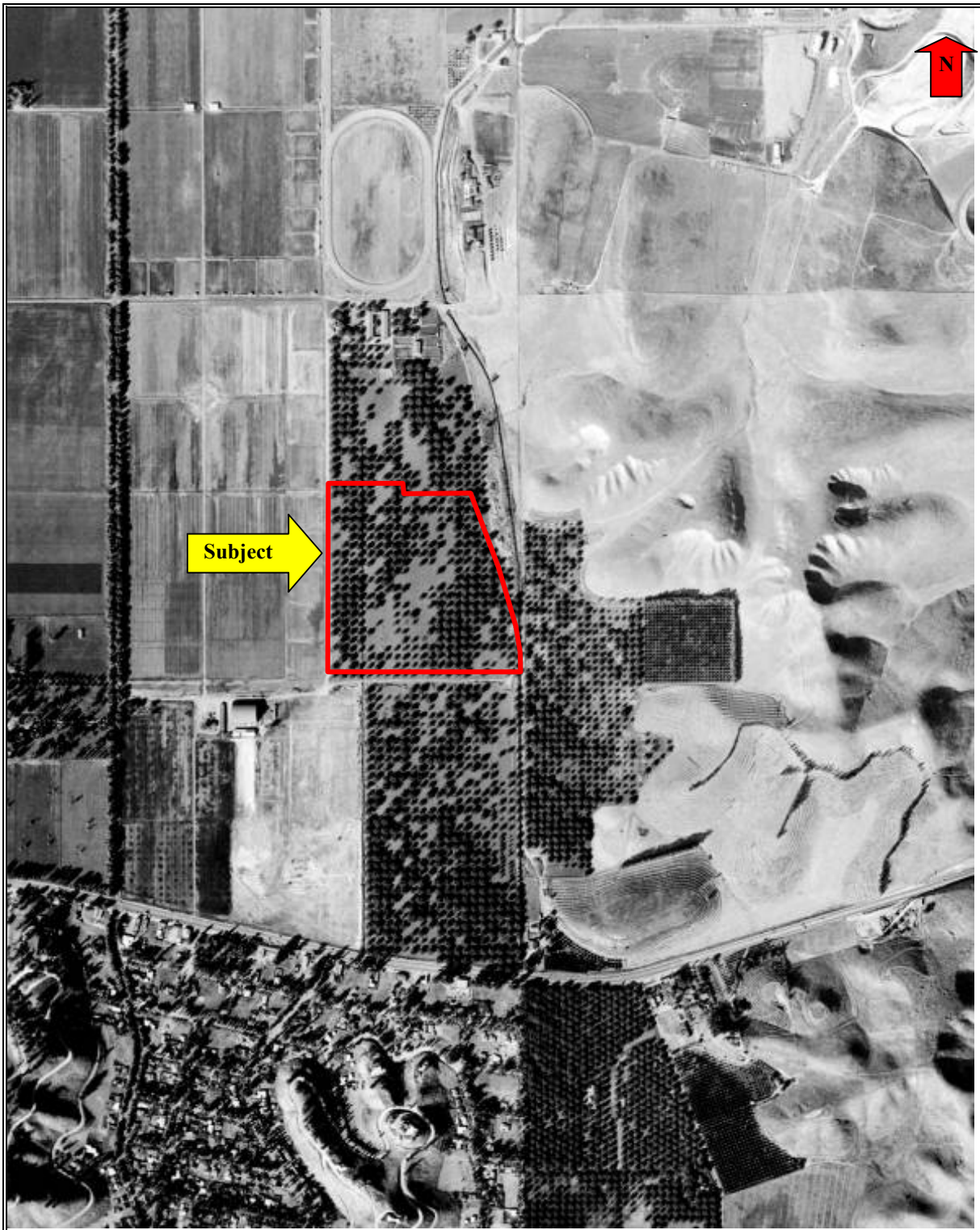


Historical Aerial Photograph  
1947

Project Number: 60318995

Project Name: Warner Center





Historical Aerial Photograph  
1952

Project Number: 60318995

Project Name: Warner Center





Historical Aerial Photograph  
1960

Project Number: 60318995

Project Name: Warner Center





Historical Aerial Photograph  
1971

Project Number: 60318995

Project Name: Warner Center





Historical Aerial Photograph  
1982

Project Number: 60318995

Project Name: Warner Center





Historical Aerial Photograph  
1994

Project Number: 60318995

Project Name: Warner Center





Historical Aerial Photograph  
**2002**

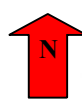
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Project Name: Warner Center

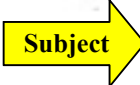




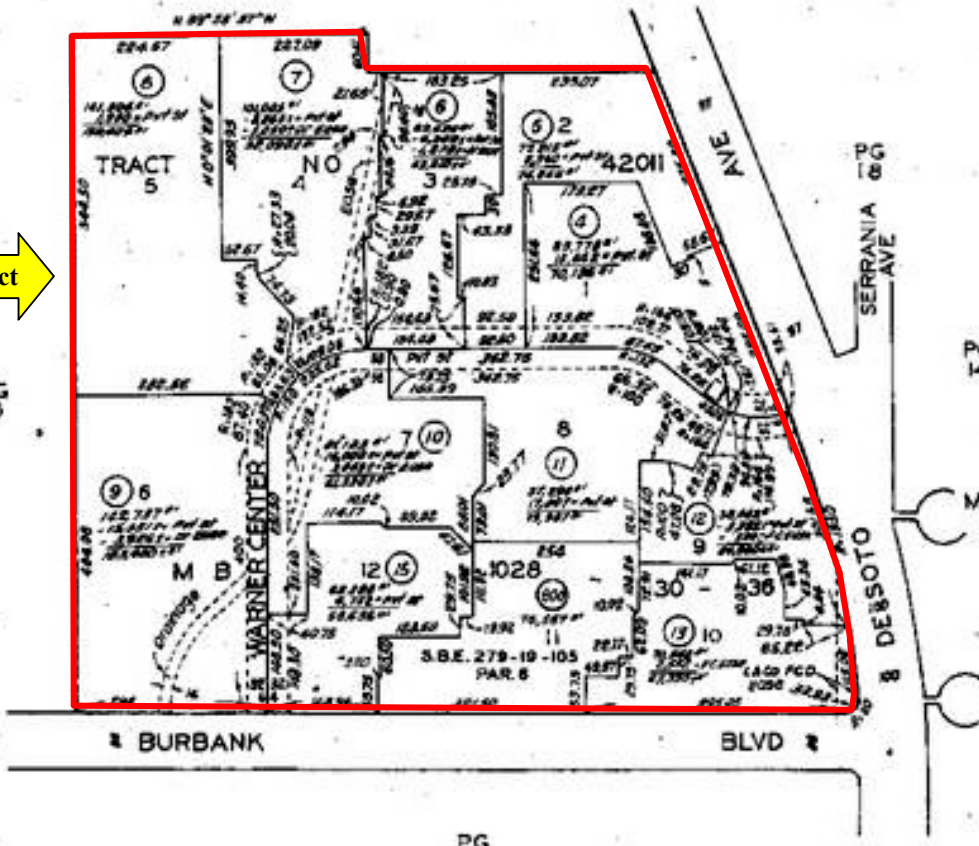
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# Assessor Parcel Map Woodland Hills, CA

Project Number: 60318995

Project Name: Warner Center





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## **RADIUS REPORT**

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*Property:*

**Warner Center  
20970 Burbank Blvd.  
Woodland Hills, CA**

*Prepared For:*

**IVI Due Diligence Services - White Plains**

**Job #: 54165 / Date: 03/30/06**

# DATABASE FINDINGS SUMMARY

**\*Target property is located in Radon Zone 2. Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.**

DATABASE	ACRONYM	LOCA-TABLE	UNLOCA-TABLE	SEARCH RADIUS
<u>FEDERAL</u>				
NATIONAL PRIORITY LIST	NPL	0	0	1.000 mi
DELISTED NATIONAL PRIORITY LIST	DNPL	0	0	1.000 mi
RECORDS OF DECISION	RODS	0	0	1.000 mi
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.500 mi
NO FURTHER REMEDIAL ACTION PLANNED	NFRAP	1	0	0.500 mi
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION	RCRAC	0	0	1.000 mi
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL	RCRAT	0	0	0.500 mi
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR / HANDLER	RCRAG	1	0	0.250 mi
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNS	0	0	0.125 mi
TOXICS RELEASE INVENTORY	TRI	0	0	0.250 mi
OPEN DUMP INVENTORY	ODI	0	0	0.500 mi
AIRS FACILITY SUBSYSTEM	AFS	0	0	0.250 mi
<u>STATE</u>				
CALSITES DATABASE	CALSITES	2	0	1.000 mi
VOLUNTARY CLEANUP PROGRAM	VCP	0	0	0.500 mi
SOLID WASTE INFORMATION SYSTEM	SWIS	0	0	0.500 mi
LEAKING UNDERGROUND STORAGE TANKS	LUST	7	0	0.500 mi
HAZARDOUS WASTE & SUBSTANCES SITE LIST	HWSSL	6	0	0.500 mi
UNDERGROUND STORAGE TANKS - CERTIFIED UNIFIED PROGRAM AGENCIES	USTCUPA	2	0	0.250 mi
UNDERGROUND STORAGE TANKS - FACILITY INVENTORY DATABASE	USTFID	3	0	0.250 mi
ABOVEGROUND STORAGE TANKS	AST	0	0	0.250 mi
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	CHMIRS	0	0	0.250 mi
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	SLIC	0	0	0.250 mi
WASTE MANAGEMENT UNIT DATABASE	WMUDS	0	0	0.500 mi
NEEDING FURTHER EVALUATION	NFE	0	0	0.500 mi
NO FURTHER ACTION	NFA	0	0	0.500 mi
HAZARDOUS WASTE TANNER SUMMARY	HWTS	4	0	0.250 mi
SCHOOL PROPERTY EVALUATION PROGRAM PROPERTIES	SCH	0	0	0.500 mi
UNCONFIRMED PROPERTIES REFERRED TO ANOTHER LOCAL OR STATE AGENCY	REF	0	0	0.500 mi
HISTORICAL PETROLEUM STORAGE TANKS	HISTPST	2	0	0.250 mi
DTSC'S HAZARDOUS WASTE AND SUBSTANCES SITE LIST (CORTESE)	CORTESE	0	0	1.000 mi

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot insure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made for the exclusive use by GeoSearch for its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



## **DATABASE FINDINGS SUMMARY**

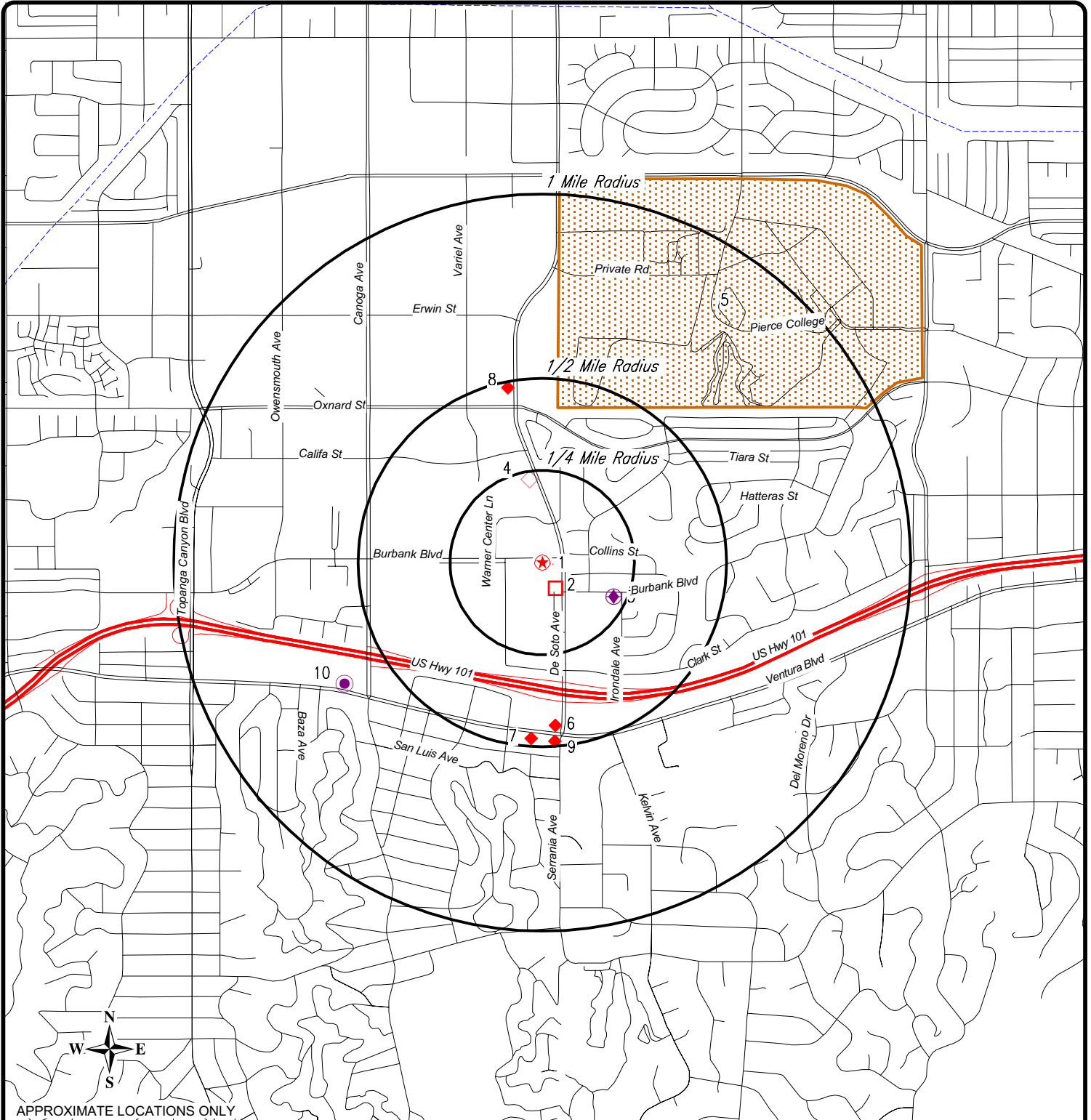
**\*Target property is located in Radon Zone 2. Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.**

<b>DATABASE</b>	<b>ACRONYM</b>	<b>LOCA-TABLE</b>	<b>UNLOCA-TABLE</b>	<b>SEARCH RADIUS</b>
LIST)				
DTSC'S REGISTERED HAZARDOUS WASTE TRANSPORTERS	DTSCHWT	0	0	0.250 mi
DTSC'S DEED RESTRICTIONS	DTSCDR	0	0	0.250 mi
TOTAL		28	0	

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APPROXIMATE LOCATIONS ONLY

- ★ TARGET PROPERTY (TP)
- RCRAG
- CALSITES
- ◆ LUST
- ◇ USTCUPA
- SITE POLYGON
- HWTS

**SITE MAP**

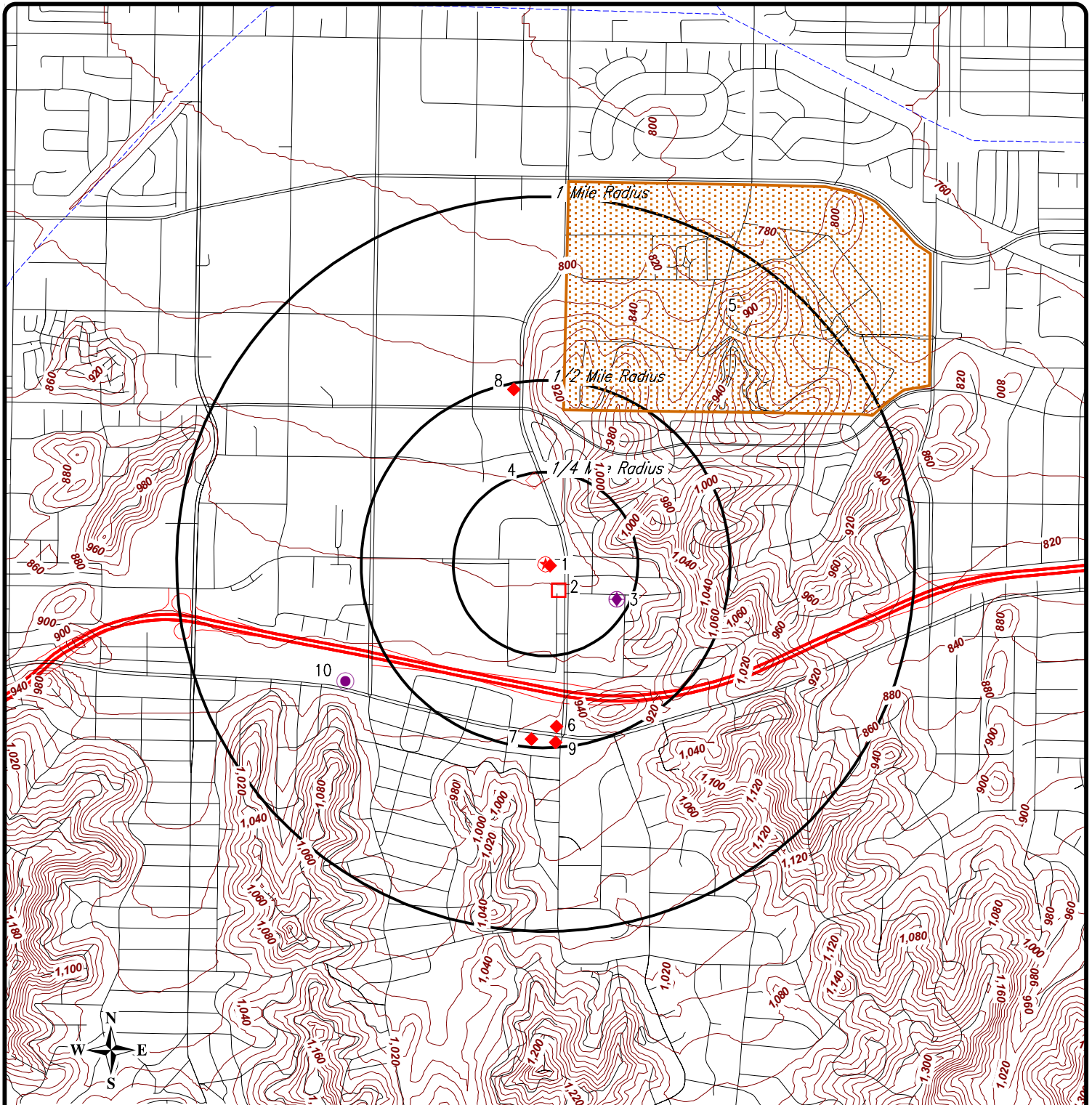
Warner Center  
20970 Burbank Blvd.  
Woodland Hills, CA

0'    1000'    2000'    3000'

SCALE: 1" = 2000'

**GeoSearch**

2705 Bee Caves Rd, Suite 330  
Austin, Texas 78746  
866-396-0042

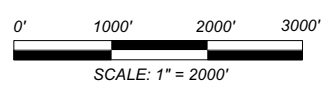


APPROXIMATE LOCATIONS ONLY

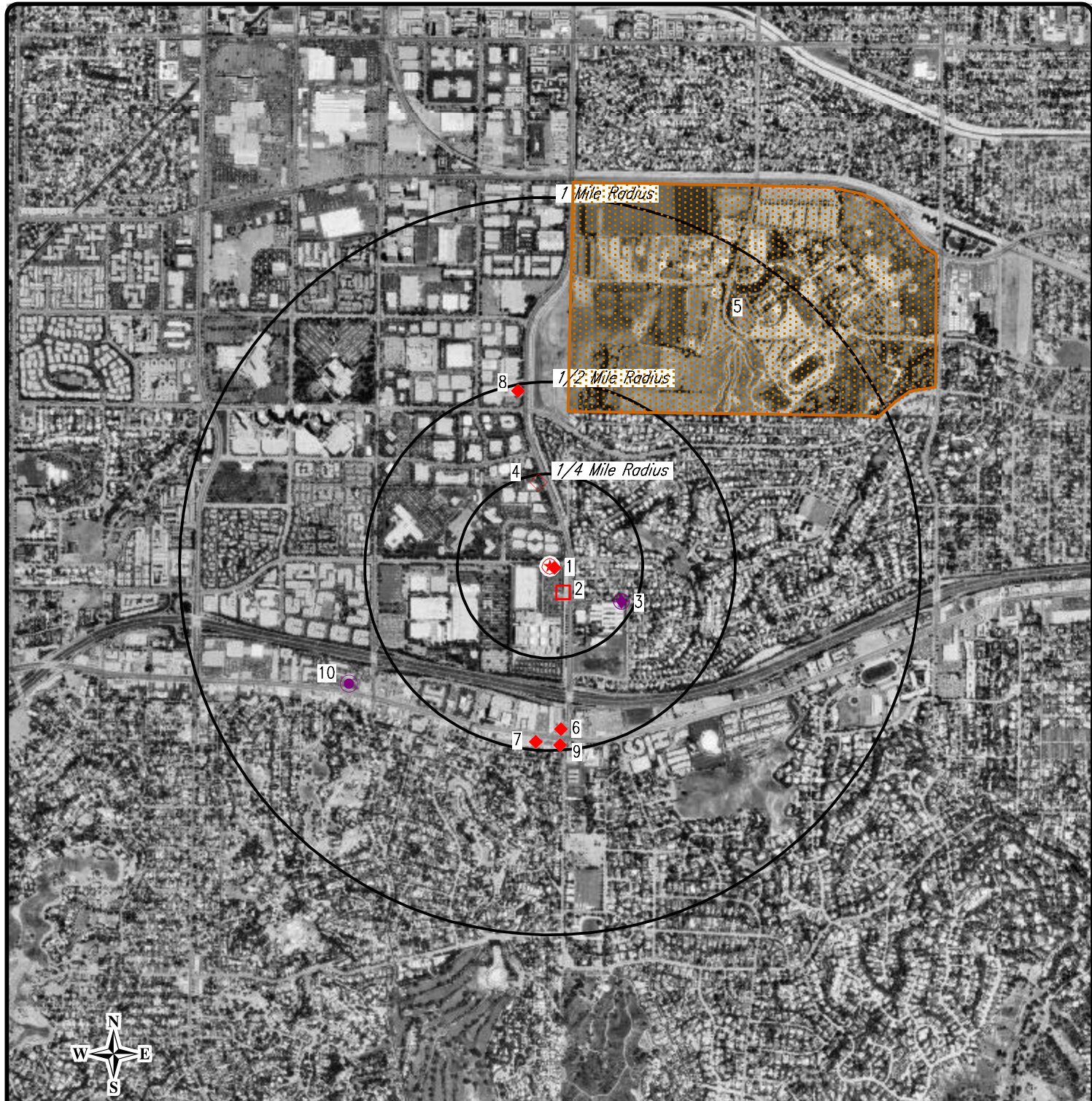
- ★ TARGET PROPERTY (TP)
- RCRAG
- CALSITES
- ◆ LUST
- USTCUPA
- SITE POLYGON
- HWTS
- CONTOUR INTERVAL

**SITE/CONTOUR MAP**  
 Canoga Park Quadrangle  
 Source: USGS Digital Elevation Model







Warner Center  
 20970 Burbank Blvd.  
 Woodland Hills, CA



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APPROXIMATE LOCATIONS ONLY

-  TARGET PROPERTY (TP)
-  RCRAG
-  CALSITES
-  LUST
-  USTCUPA
-  SITE POLYGON
-  HWTS

**ORTHOPHOTO SITE MAP**  
 Canoga Park Quadrangle  
 Source: USGS (06/01/1994)

Warner Center  
 20970 Burbank Blvd.  
 Woodland Hills, CA

0'      1000'      2000'      3000'  
  
 SCALE: 1" = 2000'



**GeoSearch**

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# REPORT SUMMARY OF LOCATABLE SITES

*Appearing on the Location Map, these sites are referenced by Map ID #, Database Name, Site ID#, Site Name, Address, City, Zip Code and Distance from Site (miles).*

MAP ID#	DATABASE TYPE	SITE ID#	DISTANCE	SITE NAME	ADDRESS	CITY	ZIP CODE
1	HWSSL	913670525	0.01 E	KAISER PERMANENTE W H ME	20940 BURBANK	WOODLAND HILLS	91367
1	LUST	T0603702388	0.01 E	KAISER PERMANENTE W.H. MED.CTR	20940 BURBANK BLVD	WOODLAND HILLS	91367
1	USTFID	A19-050-5799	0.01 E	KAISER FOUNDATION HEALTH INC	20940 BURBANK BLVD	WOODLAND HILLS	91367
2	HWTS	CAC001009584	0.07 SE	MALCO CHECICAL COMPANY	5601 DESOTO	WOODLAND HILLS	91367
2	HWTS	CAD982501488	0.07 SE	KAISER PERMANENTE MEDICAL CENTER	5601 DE SOTO AVE	WOODLAND HILLS	91365
2	RCRAG	CAD982501488	0.07 SE	KAISER PERMANENTE MEDICAL CTR	5601 DE SOTO AVE	WOODLAND HILLS	91365
2	USTCUPA	013736	0.07 SE	WOODLAND HILLS MEDICAL CENTER	5601 DE SOTO AVE	WOODLAND HILLS	91367
2	USTFID	A19-050-5318	0.07 SE	KAISER FOUNDATION HOSPITALS	5601 DE SOTO AVE	WOODLAND HILLS	91367
3	HWTS	CAD982044109	0.22 SE	LAUSD PARKMAN JH	20800 BURBANK BLVD	WOODLAND HILLS	91367
4	HISTPST	0002696A	0.23 N	CALIFORNIA HIGHWAY PATROL	5825 DESOTO AVE	WOODLAND HILLS	91367
4	HISTPST	0002697C	0.23 N	CALIFORNIA HIGHWAY PATROL	5825 DE SOTO AVE	WOODLAND HILLS	91367
4	HWTS	CAL000046146	0.23 N	CALIFORNIA HIGHWAY PATROL/WEST VALLEY	5825 DE SOTO AVE	WOODLAND HILLS	91367
4	USTCUPA	013917	0.23 N	CALIFORNIA HIGHWAY PATROL	5825 DE SOTO AVE	WOODLAND HILLS	91367
4	USTFID	A19-050-838	0.23 N	CALIFORNIA HIGHWAY PATROL	5825 DE SOTO AVE	WOODLAND HILLS	91367
5	CALSITES	19820011	0.43 N	LOS ANGELES PIERCE COLLEGE	6201 WINNETKA AVENUE	WOODLAND HILLS	91371
5	HWSSL	913670543	0.43 N	PIERCE COLLEGE	6201 WINNETKA	WOODLAND HILLS	91371
5	LUST	T0603702390	0.43 N	PIERCE COLLEGE	6201 WINNETKA AVE	WARNER CENTER	91367
5	NFRAP	CAD982347007	0.43 N	LOS ANGELES PIERCE COLLEGE	6201 WINNETKA AVE	WOODLAND HILLS	91302
6	HWSSL	913670361	0.44 S	UNOCAL #5973	5303 DE SOTO	WOODLAND HILLS	91364
6	LUST	T0603702384	0.44 S	UNOCAL #5973	5303 DE SOTO AVE	WOODLAND HILLS	91364
7	HWSSL	913640307	0.48 S	DOUG'S U RENT	20956 VENTURA	WOODLAND HILLS	91364





## REPORT SUMMARY OF LOCATABLE SITES

*Appearing on the Location Map, these sites are referenced by Map ID #, Database Name, Site ID#, Site Name, Address, City, Zip Code and Distance from Site (miles).*

MAP ID#	DATABASE TYPE	SITE ID#	DISTANCE	SITE NAME	ADDRESS	CITY	ZIP CODE
7	LUST	T0603702365	0.48 S	DOUG'S U RENT	20956 VENTURA BLVD	WOODLAND HILLS	91364
7	LUST	T0603773165	0.48 S	DOUG'S U-RENT	20956 VENTURA BLVD	WOODLAND HILLS	91364
8	HWSSL	913670461	0.48 N	IRVING LEVINE	6033 DE SOTO	WOODLAND HILLS	91367
8	LUST	T0603702386	0.48 N	IRVING LEVINE	6033 DE SOTO AVE	WARNER CENTER	91367
9	HWSSL	913640143	0.49 S	SHELL #204-8593-0902	20900 VENTURA	WOODLAND HILLS	91364
9	LUST	T0603702362	0.49 S	SHELL #204-8593-0902	20900 VENTURA BLVD	WOODLAND HILLS	91364
10	CALSITES	19750083	0.63 SW	EXXON COMPANY, U.S.A.	21501 VENTURA BLVD.	WOODLAND HILLS	91367



## NO FURTHER REMEDIATION PLANNED (NFRAP)

**MAPID# 5**

Distance from Property: 0.43 mi. N

### SITE INFORMATION

EPA ID#: CAD982347007

NAME: LOS ANGELES PIERCE COLLEGE

ADDRESS: 6201 WINNETKA AVE  
WOODLAND HILLS, CA 91302

CONTACT/ PHONE: NOT REPORTED

NON NPL STATUS: NF - NFRAP

FEDERAL FACILITY CODE N - Not a Federal Facility

OWNERSHIP TYPE CODE: NOT REPORTED

### SITE DESCRIPTION

NOT REPORTED

### ACTIONS

TYPE: DS - DISCOVERY

RESPONSIBLE ORGANIZATION: S - State, Fund Financed

START DATE: NOT REPORTED

COMPLETION DATE: 08/23/1995

TYPE: PA - PRELIMINARY ASSESSMENT

RESPONSIBLE ORGANIZATION: S - State, Fund Financed

START DATE: NOT REPORTED

COMPLETION DATE: 09/25/1996

TYPE: VS - ARCHIVE SITE

RESPONSIBLE ORGANIZATION: EP - EPA In-House

START DATE: NOT REPORTED

COMPLETION DATE: 09/25/1996



**RESOURCE CONSERVATION AND RECOVERY ACT (RCRAInfo)  
GENERATOR/HANDLER**

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**MAPID# 2**

Distance from Property: 0.07 mi. SE

**FACILITY INFORMATION**

EPA ID#: CAD982501488

NAME: KAISER PERMANENTE MEDICAL CTR

ADDRESS: 5601 DE SOTO AVE  
WOODLAND HILLS, CA 91365

**ACTIVITY INFORMATION**

BUSINESS TYPE: OFFICES OF PHYSICIANS, MENTAL HEALTH  
SPECIALISTS

GENERATOR TYPE: SMALL QUANTITY GENERATOR

TSD INDICATOR: NOT A TSD

TRANSPORTER INDICATOR: NOT A TRANSPORTER

VIOLATIONS: NO VIOLATIONS

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL (CALSTATES)

**MAPID# 5**

Distance from Property: 0.43 mi. N

**FACILITY INFORMATION**

ID#: 19820011

NAME: LOS ANGELES PIERCE COLLEGE

ADDRESS: 6201 WINNETKA AVENUE  
WOODLAND HILLS, CA

STATUS (DATE): NO FURTHER ACTION FOR DTSC (10/10/1996)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

**EDUCATIONAL SERVICES**

ACCESS TO SITE: NOT REPORTED

GROUNDWATER CONTAMINATION: NOT REPORTED

**COMMENTS**

THE DEPARTMENT RECEIVED A NON-EMERGENCY HAZARDOUS SUBSTANCE RELEASE REPORT. SAMPLING ACTIVITIES AT THE SITE INDICATES THAT THE SOIL IS CONTAMINATED WITH LEAD. DUE TO EVIDENCE OF CONTAMINATION, THE DEPARTMENT RECOMMENDS A PEA. THE DEPARTMENT SENT A PEA NOTIFICATION LETTER TO THE RP. PRELIMINARY ASSESSMENT (PA) IS BEING CONDUCTED BY DTSC UNDER THE CONTRACT WITH U.S. EPA. A PRELIMINARY ASSESSMENT WAS COMPLETED UNDER U.S. EPA GRANT. NO FURTHER ASSESSMENT ACTION IS WARRANTED FOR EITHER U.S. EPA OR DTSC.

1982001110031996

**MAPID# 10**

Distance from Property: 0.63 mi. SW

**FACILITY INFORMATION**

ID#: 19750083

NAME: EXXON COMPANY, U.S.A.

ADDRESS: 21501 VENTURA BLVD.  
WOODLAND HILLS, CA

STATUS (DATE): PROPERTY/SITE REFERRED TO RWQCB (11/11/1995)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

**AUTO REPAIR, SERVICES & PARKING**

ACCESS TO SITE: NOT REPORTED

GROUNDWATER CONTAMINATION: CONFIRMED

**COMMENTS**

DTSC RECEIVED A NOTICE OF INTENT TO COMMENCE ACTION UNDER RCRA. SOIL AND GROUNDWATER AT THE SITE ARE CONTAMINATED WITH PETROLEUM HYDROCARBONS. RWQCB IS OVERSEEING THE REMEDIAL INVESTIGATIONS AT THE SITE. IN ADDITION, PETROLEUM EXCLUSION SECTION 25317 OF THE HEALTH AND SAFETY CODE IS APPLICABLE TO THIS SITE. THEREFORE, DTSC REFERRED THE SITE TO RWQCB.



## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 1**

Distance from Property: 0.01 mi. E

### SITE INFORMATION

ID#: **T0603702388** REGIONAL CASE #: **913670525** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **KAISER PERMANENTE W.H. MED.CTR** RESPONSIBLE PARTY: **KAISER PERMANENTE**  
ADDRESS: **20940 BURBANK BLVD** ADDRESS: **393 E WALNUT AVE, PASADENA CA 91188**  
**WOODLAND HILLS, CA**  
CROSS STREET: **DE SOTO**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **NOT REPORTED**  
ENFORCEMENT TYPE: **NOT REPORTED**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **NO DATA REPORTED**  
HOW THE CASE/LEAK WAS STOPPED: **NOT REPORTED**  
CAUSE OF LEAK: **NOT REPORTED**  
SOURCE OF LEAK: **NO DATA REPORTED**  
DATE LEAK WAS STOPPED: **NOT REPORTED**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **NOT REPORTED**  
DATE OF POLUTION CHARACTERIZATION: **NOT REPORTED**  
DATE OF REMEDIAL ACTION UNDERWAY: **NOT REPORTED** DATE OF REMEDIATION PLAN: **NOT REPORTED**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **1996-07-30 00:00:00** DATE CASE WAS ENTERED INTO SYSTEM: **1988-07-12 00:00:00**  
DATE LEAK WAS DISCOVERED: **NOT REPORTED** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **1988-04-28 00:00:00** DATE CASE WAS REVIEWED: **1994-11-07 00:00:00**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **NOT REPORTED**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **NOT REPORTED**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **9 - CASE CLOSED**  
SUBSTANCE/S RELEASED: **GASOLINE - AUTOMOTIVE**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **NOT REPORTED**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **0**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **1** MTBE TESTED: **NT**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **NOT REPORTED**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **NOT REPORTED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **HABONIM CAMP GILBOA**  
WATER SYSEM ID #: **W0606501096** WATER WELL ID#: **3301096-001GEN**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**



## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 5**

Distance from Property: 0.43 mi. N

### SITE INFORMATION

ID#: **T0603702390** REGIONAL CASE #: **913670543** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **PIERCE COLLEGE** RESPONSIBLE PARTY: **LACCD PROJECT MANAGER**  
ADDRESS: **6201 WINNETKA AVE** ADDRESS: **805 N VERMONT AVE, LOS ANGELES CA 90029**  
**WARNER CENTER, CA**  
CROSS STREET: **MASON AVE.**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **OLD#081892-01**  
ENFORCEMENT TYPE: **NOT REPORTED**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **NO DATA REPORTED**  
HOW THE CASE/LEAK WAS STOPPED: **NOT REPORTED**  
CAUSE OF LEAK: **UNKNOWN**  
SOURCE OF LEAK: **UNKNOWN**  
DATE LEAK WAS STOPPED: **NOT REPORTED**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **1992-07-29 00:00:00**  
DATE OF POLUTION CHARACTERIZATION: **1994-05-13 00:00:00**  
DATE OF REMEDIAL ACTION UNDERWAY: **1993-01-12 00:00:00** DATE OF REMEDIATION PLAN: **NOT REPORTED**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **1996-09-26 00:00:00** DATE CASE WAS ENTERED INTO SYSTEM: **1992-08-07 00:00:00**  
DATE LEAK WAS DISCOVERED: **NOT REPORTED** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **1992-08-11 00:00:00** DATE CASE WAS REVIEWED: **1997-05-13 00:00:00**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **NOT REPORTED**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **NOT REPORTED**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **9 - CASE CLOSED**  
SUBSTANCE/S RELEASED: **GASOLINE - AUTOMOTIVE**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **Y = INTERIM ACTION TAKEN**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **0**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **1** MTBE TESTED: **NT**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **NOT REPORTED**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **ED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**  
WATER SYSEM ID #: **NOT REPORTED** WATER WELL ID#: **NOT REPORTED**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**



## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 6**

Distance from Property: 0.44 mi. S

### SITE INFORMATION

ID#: **T0603702384** REGIONAL CASE #: **913670361** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **UNOCAL #5973** RESPONSIBLE PARTY: **UNOCAL ENVIRON. REMEDIATION**  
ADDRESS: **5303 DE SOTO AVE** ADDRESS: **376 S. VALENCIA AVE., BREA CA 92621**  
**WOODLAND HILLS, CA**  
CROSS STREET: **VENTURA BLVD**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **NOT REPORTED**  
ENFORCEMENT TYPE: **NOT REPORTED**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **NO DATA REPORTED**  
HOW THE CASE/LEAK WAS STOPPED: **NOT REPORTED**  
CAUSE OF LEAK: **UNKNOWN**  
SOURCE OF LEAK: **UNKNOWN**  
DATE LEAK WAS STOPPED: **NOT REPORTED**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **1991-12-17 00:00:00**  
DATE OF POLUTION CHARACTERIZATION: **NOT REPORTED**  
DATE OF REMEDIAL ACTION UNDERWAY: **NOT REPORTED** DATE OF REMEDIATION PLAN: **NOT REPORTED**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **1996-09-18 00:00:00** DATE CASE WAS ENTERED INTO SYSTEM: **1991-08-22 00:00:00**  
DATE LEAK WAS DISCOVERED: **NOT REPORTED** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **1991-08-28 00:00:00** DATE CASE WAS REVIEWED: **1997-08-29 00:00:00**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **1965-01-01 00:00:00**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **8200**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **9 - CASE CLOSED**  
SUBSTANCE/S RELEASED: **GASOLINE - AUTOMOTIVE**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **NOT REPORTED**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **1**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **1** MTBE TESTED: **YES**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **04/11/97 - WELL ABANDONMENT REPORT**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **NOT REPORTED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **HABONIM CAMP GILBOA**  
WATER SYSEM ID #: **W0606501096** WATER WELL ID#: **3301096-001GEN**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**



## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 7**

Distance from Property: 0.48 mi. S

### SITE INFORMATION

ID#: **T0603702365** REGIONAL CASE #: **913640307** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **DOUG'S U RENT** RESPONSIBLE PARTY: **DOUG'S U-RENT**  
ADDRESS: **20956 VENTURA BLVD** ADDRESS: **20956 VENTURA BLVD., WOODLAND HILLS, CA 91364**  
**WOODLAND HILLS, CA**  
CROSS STREET: **NOT REPORTED**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **PATRICK CABLE**  
ENFORCEMENT TYPE: **NOT REPORTED**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **TANK CLOSURE**  
HOW THE CASE/LEAK WAS STOPPED: **NOT REPORTED**  
CAUSE OF LEAK: **UNKNOWN**  
SOURCE OF LEAK: **TANK**  
DATE LEAK WAS STOPPED: **1994-11-01 00:00:00**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **1995-10-18 00:00:00**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **1996-01-16 00:00:00**  
DATE OF POLUTION CHARACTERIZATION: **1996-03-29 00:00:00**  
DATE OF REMEDIAL ACTION UNDERWAY: **1996-08-29 00:00:00** DATE OF REMEDIATION PLAN: **NOT REPORTED**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **1997-07-16 00:00:00** DATE CASE WAS ENTERED INTO SYSTEM: **1995-02-28 00:00:00**  
DATE LEAK WAS DISCOVERED: **1994-11-01 00:00:00** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **1995-11-13 00:00:00** DATE CASE WAS REVIEWED: **1997-08-24 00:00:00**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **1965-01-01 00:00:00**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **880**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **9 - CASE CLOSED**  
SUBSTANCE/S RELEASED: **GASOLINE - AUTOMOTIVE**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **N = NO INTERIM ACTION**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **1**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **1** MTBE TESTED: **YES**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **01/28/97 - QUARTERLY GW MONITORING REPORT; 04/04/97 - QUARTERLY GW MONITORING REPORT;**  
**GROUND WATER MONITORING COMPLETED** **SITE CLOSED JULY 16, 1997**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **NOT REPORTED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **HABONIM CAMP GILBOA**  
WATER SYSEM ID #: **W0606501096** WATER WELL ID#: **3301096-001GEN**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**





## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 7**

Distance from Property: 0.48 mi. S

### SITE INFORMATION

ID#: **T0603773165** REGIONAL CASE #: **913640307A** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **DOUG'S U-RENT** RESPONSIBLE PARTY: **PATRICK CABLE**  
ADDRESS: **20956 VENTURA BLVD** ADDRESS: **5450 TELEGRAPH ROAD, SUITE #10**  
**WOODLAND HILLS, CA**  
CROSS STREET: **NOT REPORTED**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **NOT REPORTED**  
ENFORCEMENT TYPE: **INFORMAL STAFF ENFORCEMENT LETTER**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **OTHER MEANS**  
HOW THE CASE/LEAK WAS STOPPED: **CLOSE TANK**  
CAUSE OF LEAK: **UNKNOWN**  
SOURCE OF LEAK: **TANK**  
DATE LEAK WAS STOPPED: **NOT REPORTED**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **2002-05-15 00:00:00**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **NOT REPORTED**  
DATE OF POLUTION CHARACTERIZATION: **2005-06-27 00:00:00**  
DATE OF REMEDIAL ACTION UNDERWAY: **NOT REPORTED** DATE OF REMEDIATION PLAN: **2004-03-24 00:00:00**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **NOT REPORTED** DATE CASE WAS ENTERED INTO SYSTEM: **NOT REPORTED**  
DATE LEAK WAS DISCOVERED: **1994-11-01 00:00:00** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **2002-02-12 00:00:00** DATE CASE WAS REVIEWED: **2002-06-26 00:00:00**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **NOT REPORTED**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **NOT REPORTED**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **5C - POLLUTION CHARACTERIZATION**  
SUBSTANCE/S RELEASED: **GASOLINE - AUTOMOTIVE**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **NOT REPORTED**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **0**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **1** MTBE TESTED: **YES**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **RECEIVED URF AND REFERRAL LETTER FROM LA CITY FD.**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **NOT REPORTED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**  
WATER SYSEM ID #: **NOT REPORTED** WATER WELL ID#: **NOT REPORTED**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**



## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 8**

Distance from Property: 0.48 mi. N

### SITE INFORMATION

ID#: **T0603702386** REGIONAL CASE #: **913670461** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **IRVING LEVINE** RESPONSIBLE PARTY: **BLANK RP**  
ADDRESS: **6033 DE SOTO AVE** ADDRESS: **23555 OARJ BELMONTE, CALABASAS, CA 91302**  
**WARNER CENTER, CA**  
CROSS STREET: **OXNARD ST**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **OLD CASE #021892-03**  
ENFORCEMENT TYPE: **NOT REPORTED**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **NO DATA REPORTED**  
HOW THE CASE/LEAK WAS STOPPED: **NOT REPORTED**  
CAUSE OF LEAK: **UNKNOWN**  
SOURCE OF LEAK: **UNKNOWN**  
DATE LEAK WAS STOPPED: **NOT REPORTED**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **1992-01-30 00:00:00**  
DATE OF POLUTION CHARACTERIZATION: **NOT REPORTED**  
DATE OF REMEDIAL ACTION UNDERWAY: **NOT REPORTED** DATE OF REMEDIATION PLAN: **NOT REPORTED**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **1997-10-01 00:00:00** DATE CASE WAS ENTERED INTO SYSTEM: **1992-02-06 00:00:00**  
DATE LEAK WAS DISCOVERED: **NOT REPORTED** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **1992-01-30 00:00:00** DATE CASE WAS REVIEWED: **1995-09-28 00:00:00**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **NOT REPORTED**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **NOT REPORTED**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **9 - CASE CLOSED**  
SUBSTANCE/S RELEASED: **AVIATION GASOLINE AND ADDITIVES**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **NOT REPORTED**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **0**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **0** MTBE TESTED: **NRQ**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **5/21/97 - INFORMATION LETTER SENT & FOLLOW-UP. 5/30/97 - RP'S RESPONSE LETTER RECIEVED;**  
**DATED 5/29/97 5/29/97 - PHONE FOLLOW-UP.**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **NOT REPORTED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **HABONIM CAMP GILBOA**  
WATER SYSEM ID #: **W0606501096** WATER WELL ID#: **3301096-001GEN**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**



## LEAKING UNDERGROUND STORAGE TANKS (LUST)

**MAPID# 9**

Distance from Property: 0.49 mi. S

### SITE INFORMATION

ID#: **T0603702362** REGIONAL CASE #: **913640143A** LOCAL CASE #: **NOT REPORTED**  
SITE NAME: **SHELL #204-8593-0902** RESPONSIBLE PARTY: **SHELL OIL PRODUCTS CO**  
ADDRESS: **20900 VENTURA BLVD** ADDRESS: **P.O. BOX 25370, SANTA ANA, CA 92799**  
**WOODLAND HILLS, CA**  
CROSS STREET: **DESOTO**  
COUNTY: **RAINS**  
FACILITY OPERATOR: **BLUMM MOE**  
ENFORCEMENT TYPE: **CLOSURE LETTER**  
FUNDING TYPE: **NOT REPORTED**  
HOW THE CASE/LEAK WAS DISCOVERED: **TANK CLOSURE**  
HOW THE CASE/LEAK WAS STOPPED: **NOT REPORTED**  
CAUSE OF LEAK: **CORROSION**  
SOURCE OF LEAK: **TANK**  
DATE LEAK WAS STOPPED: **1986-05-28 00:00:00**  
DATE OF LEAK CONFIRMATION: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**  
DATE OF PRELIMINARY SITE ASSESSEMENT UNDERWAY: **NOT REPORTED**  
DATE OF POLUTION CHARACTERIZATION: **2003-02-07 00:00:00**  
DATE OF REMEDIAL ACTION UNDERWAY: **1992-11-23 00:00:00** DATE OF REMEDIATION PLAN: **NOT REPORTED**  
DATE OF VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**  
DATE CASE WAS CLOSED: **2004-11-08 00:00:00** DATE CASE WAS ENTERED INTO SYSTEM: **1986-12-31 00:00:00**  
DATE LEAK WAS DISCOVERED: **1986-05-28 00:00:00** DATE ENFORCEMENT BEGAN: **NOT REPORTED**  
DATE CASE WAS REPORTED: **2001-07-19 00:00:00** DATE CASE WAS REVIEWED: **NOT REPORTED**  
DATE MAXIMUM MTBE CONCENTRATION WAS FOUND: **NOT REPORTED**  
MTBE CLASSIFICATION: **NOT REPORTED**  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: **NOT REPORTED**  
MAXIMUM SOIL CONCENTRATION OF MTBE: **NOT REPORTED**  
REGIONAL BOARD RESPONSIBLE FOR CASE: **LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (REGION 4)**  
CURRENT STATUS: **9 - CASE CLOSED**  
SUBSTANCE/S RELEASED: **GASOLINE - AUTOMOTIVE**  
QUANTITY OF SUBSTANCE RELEASED: **NOT REPORTED**  
INTERIM FOR THE CASE: **NOT REPORTED**  
PROGRAM FOR THE CASE: **LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM**  
NUMBER OF MTBE ANALYTICAL RESULTS: **0**  
NUMBER OF GASOLINE ANALYTICAL RESULTS: **1** MTBE TESTED: **YES**  
LEAD AGENCY: **REGIONAL BOARD LEAD** LOCAL AGENCY: **LOS ANGELES CITY HALL EAST - UST SECTION**  
CASE SUMMARY: **11/22/96 - TRANSMITTAL OF FINAL GW MONITORING DATA** **02/27/97 - WELL ABANDONMENT REPORT**  
GROUNDWATER BASIN: **SAN FERNANDO VALLEY**  
BENEFICIAL USE: **NOT REPORTED**  
PRIORITY: **NOT REPORTED** CLEANUP FUND ID: **NOT REPORTED**  
ABATEMENT METHOD: **NOT REPORTED**  
WATER SYSEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **HABONIM CAMP GILBOA**  
WATER SYSEM ID #: **W0606501096** WATER WELL ID#: **3301096-001GEN**  
WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**  
DISTANCE TO NEAREST DRINKING WATER WELL: **0**



## HAZARDOUS WASTE & SUBSTANCES SITES LIST (HWSSL)

**MAPID# 1** Distance from Property: 0.01 mi. E

### FACILITY INFORMATION

ID#: 913670525  
NAME: KAISER PERMANENTE W H ME  
ADDRESS: 20940 BURBANK  
WOODLAND HILLS CA

**MAPID# 5** Distance from Property: 0.43 mi. N

### FACILITY INFORMATION

ID#: 913670543  
NAME: PIERCE COLLEGE  
ADDRESS: 6201 WINNETKA  
WOODLAND HILLS CA

**MAPID# 6** Distance from Property: 0.44 mi. S

### FACILITY INFORMATION

ID#: 913670361  
NAME: UNOCAL #5973  
ADDRESS: 5303 DE SOTO  
WOODLAND HILLS CA

**MAPID# 7** Distance from Property: 0.48 mi. S

### FACILITY INFORMATION

ID#: 913640307  
NAME: DOUG'S U RENT  
ADDRESS: 20956 VENTURA  
WOODLAND HILLS CA

**MAPID# 8** Distance from Property: 0.48 mi. N

### FACILITY INFORMATION

ID#: 913670461  
NAME: IRVING LEVINE  
ADDRESS: 6033 DE SOTO  
WOODLAND HILLS CA

**MAPID# 9** Distance from Property: 0.49 mi. S

### FACILITY INFORMATION

ID#: 913640143  
NAME: SHELL #204-8593-0902  
ADDRESS: 20900 VENTURA  
WOODLAND HILLS CA



## UNDERGROUND STORAGE TANK (USTCUPA)

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**MAPID# 2** Distance from Property: 0.07 mi. SE

### FACILITY INFORMATION

GS ID: 013736  
FACILITY ID (S): 24509  
NAME (S): WOODLAND HILLS MEDICAL CENTER  
ADDRESS: 5601 DE SOTO AVE  
WOODLAND HILLS CA 91367

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**MAPID# 4** Distance from Property: 0.23 mi. N

### FACILITY INFORMATION

GS ID: 013917  
FACILITY ID (S): 23954  
NAME (S): CALIFORNIA HIGHWAY PATROL  
ADDRESS: 5825 DE SOTO AVE  
WOODLAND HILLS CA 91367

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## FACILITY INVENTORY DATABASE (USTFID)

**MAPID# 1** Distance from Property: 0.01 mi. E

### FACILITY INFORMATION

FACILITY #: 5799 STATUS: ACTIVE  
BOE #: NOT REPORTED JURISDICTION: CITY OF LOS ANGELES  
NAME: KAISER FOUNDATION HEALTH INC AGENCY: FIRE DEPARTMENT  
ADDRESS: 20940 BURBANK BLVD  
WOODLAND HILLS, CA 91367

### TANK INFORMATION

NOT REPORTED

**MAPID# 2** Distance from Property: 0.07 mi. SE

### FACILITY INFORMATION

FACILITY #: 5318 STATUS: ACTIVE  
BOE #: NOT REPORTED JURISDICTION: CITY OF LOS ANGELES  
NAME: KAISER FOUNDATION HOSPITALS AGENCY: FIRE DEPARTMENT  
ADDRESS: 5601 DE SOTO AVE  
WOODLAND HILLS, CA 91367

### TANK INFORMATION

NOT REPORTED

**MAPID# 4** Distance from Property: 0.23 mi. N

### FACILITY INFORMATION

FACILITY #: 838 STATUS: ACTIVE  
BOE #: 44-000236 JURISDICTION: CITY OF LOS ANGELES  
NAME: CALIFORNIA HIGHWAY PATROL AGENCY: FIRE DEPARTMENT  
ADDRESS: 5825 DE SOTO AVE  
WOODLAND HILLS, CA 91367

### TANK INFORMATION

TANK #: 000001 CAPACITY: 12000  
INSTALLED: NOT REPORTED REMOVED: NOT REPORTED  
TANK USE: M.V. FUEL STORAGE TYPE: PRODUCT  
CONTENT: PRODUCT CONTAINMENT: NOT REPORTED



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

**MAP ID# 2**

Distance from Property: 0.07 mi. SE

EPA ID: **CAD982501488**  
NAME: **KAISER PERMANENTE MEDICAL CENTER**  
ADDRESS: **5601 DE SOTO AVE**  
**WOODLAND HILLS, CA 91365**  
COUNTY: **LOS ANGELES**  
CONTACT: **NOT REPORTED**  
PHONE: **NOT REPORTED**

### MANIFEST SUMMARY INFORMATION

TSD ID: **CAD088504881**  
YEAR: **1993**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **ORANGE**  
WASTE CATEGORY: **OTHER INORGANIC SOLID WASTE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.1450**

TSD ID: **CAD000013493**  
YEAR: **1993**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **PHOTOCHEMICALS/PHOTOPROCESSING WASTE**  
DISPOSAL METHOD: **BLANK**  
AMOUNT DISPOSED(TONS): **0.0275**

TSD ID: **CAD000013493**  
YEAR: **1993**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **PHOTOCHEMICALS/PHOTOPROCESSING WASTE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.0455**

TSD ID: **CAD008252405**  
YEAR: **1993**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **UNSPECIFIED SOLVENT MIXTURE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.4587**

TSD ID: **CAD980883177**  
YEAR: **1993**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **KERN**  
WASTE CATEGORY: **OIL/WATER SEPARATION SLUDGE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.2710**

TSD ID: **CAD008252405**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **UNSPECIFIED SOLVENT MIXTURE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.4587**



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

TSD ID: **CAT080013352**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **WASTE OIL AND MIXED OIL**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.8340**

TSD ID: **CAD000013493**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **OTHER INORGANIC SOLID WASTE**  
DISPOSAL METHOD: **BLANK**  
AMOUNT DISPOSED(TONS): **0.0085**

TSD ID: **CAD000013493**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **PHOTOCHEMICALS/PHOTOPROCESSING WASTE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.0095**

TSD ID: **CAD000013493**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **OTHER INORGANIC SOLID WASTE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.0365**

TSD ID: **CAD000013493**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **METAL SLUDGE (SEE 121)**  
DISPOSAL METHOD: **BLANK**  
AMOUNT DISPOSED(TONS): **0.1320**

TSD ID: **CAD000013493**  
YEAR: **1994**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **METAL SLUDGE (SEE 121)**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.3450**

TSD ID: **CAD982444481**  
YEAR: **1995**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **SAN BERNARDINO**  
WASTE CATEGORY: **UNSPECIFIED SOLVENT MIXTURE**  
DISPOSAL METHOD: **TRANSFER STATION**  
AMOUNT DISPOSED(TONS): **0.3544**





## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

TSD ID: CAD000013493  
YEAR: 1995  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: OTHER INORGANIC SOLID WASTE  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.0420

TSD ID: CAD000013493  
YEAR: 1995  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: METAL SLUDGE (SEE 121)  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.3958

TSD ID: CAT080013352  
YEAR: 1995  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: TANK BOTTOM WASTE  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 3.3360

TSD ID: CAT080022148  
YEAR: 1996  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: SAN BERNARDINO  
WASTE CATEGORY: LIQUIDS WITH PH <= 2  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): 0.0060

TSD ID: CAD000013493  
YEAR: 1996  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: OTHER INORGANIC SOLID WASTE  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.0595

TSD ID: CAD000013493  
YEAR: 1996  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: METAL SLUDGE (SEE 121)  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.4829

TSD ID: CAD050806850  
YEAR: 1997  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: LIQUIDS WITH PH <= 2  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): 0.0050



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

TSD ID: CAD050806850  
YEAR: 1997  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: PHARMACEUTICAL WASTE  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): 0.0800

TSD ID: CAD000013493  
YEAR: 1997  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: OTHER INORGANIC SOLID WASTE  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.0480

TSD ID: CAD000013493  
YEAR: 1997  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: METAL SLUDGE (SEE 121)  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.1630

TSD ID: UTD981552177  
YEAR: 1997  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: AQUEOUS SOLUTION WITH METALS (< RESTRICTED LEVELS AND SEE 121)  
DISPOSAL METHOD: TREATMENT, INCINERATION  
AMOUNT DISPOSED(TONS): 0.0400

TSD ID: CAD000013493  
YEAR: 1998  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: METAL SLUDGE (SEE 121)  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.3075

TSD ID: CAD000013493  
YEAR: 1998  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: OTHER INORGANIC SOLID WASTE  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.0490

TSD ID: CAD044429835  
YEAR: 1999  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: PHARMACEUTICAL WASTE  
DISPOSAL METHOD: DISPOSAL, OTHER  
AMOUNT DISPOSED(TONS): 0.0225



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

TSD ID: CAD000013493  
YEAR: 1999  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: METAL SLUDGE (SEE 121)  
DISPOSAL METHOD: BLANK  
AMOUNT DISPOSED(TONS): 0.0300

TSD ID: CAD000013493  
YEAR: 1999  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: UNKNOWN  
WASTE CATEGORY: OTHER INORGANIC SOLID WASTE  
DISPOSAL METHOD: BLANK  
AMOUNT DISPOSED(TONS): 0.0025

TSD ID: CAD028409019  
YEAR: 2000  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: LIQUIDS WITH MERCURY >= 20 MG./L  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): 0.0015

TSD ID: CAD044429835  
YEAR: 2000  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: PHARMACEUTICAL WASTE  
DISPOSAL METHOD: DISPOSAL, OTHER  
AMOUNT DISPOSED(TONS): 0.0080

TSD ID: CAD009007626  
YEAR: 2001  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: ASBESTOS CONTAINING WASTE  
DISPOSAL METHOD: DISPOSAL, LANDFILL  
AMOUNT DISPOSED(TONS): 5.8900

TSD ID: CAD008252405  
YEAR: 2001  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: UNSPECIFIED SOLVENT MIXTURE  
DISPOSAL METHOD: RECYCLER  
AMOUNT DISPOSED(TONS): 0.1800

TSD ID: CAD028409019  
YEAR: 2002  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: LIQUIDS WITH MERCURY >= 20 MG./L  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): NOT REPORTED



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

TSD ID: CAD028409019  
YEAR: 2002  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: OTHER INORGANIC SOLID WASTE  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): 0.0100

### MAP ID# 2

Distance from Property: 0.07 mi. SE

EPA ID: CAC001009584  
NAME: MALCO CHEMICAL COMPANY  
ADDRESS: 5601 DESOTO  
WOODLAND HILLS, CA 91367  
COUNTY: LOS ANGELES  
CONTACT: MALCO CHEMICAL COMPANY  
PHONE: NOT REPORTED

#### MANIFEST SUMMARY INFORMATION

TSD ID: CAD000088252  
YEAR: 1995  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: ALKALINE SOLUTION WITHOUT METALS PH >= 12.5  
DISPOSAL METHOD: TRANSFER STATION  
AMOUNT DISPOSED(TONS): 0.4587

### MAP ID# 3

Distance from Property: 0.22 mi. SE

EPA ID: CAD982044109  
NAME: LAUSD PARKMAN JH  
ADDRESS: 20800 BURBANK BLVD  
WOODLAND HILLS, CA 91367  
COUNTY: LOS ANGELES  
CONTACT: NOT REPORTED  
PHONE: NOT REPORTED

#### MANIFEST SUMMARY INFORMATION

TSD ID: CAD067786749  
YEAR: 1995  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: ASBESTOS CONTAINING WASTE  
DISPOSAL METHOD: DISPOSAL, LANDFILL  
AMOUNT DISPOSED(TONS): 2.5284

TSD ID: CAD009007626  
YEAR: 1997  
GENERATOR COUNTY: LOS ANGELES  
DISPOSAL COUNTY: LOS ANGELES  
WASTE CATEGORY: ASBESTOS CONTAINING WASTE  
DISPOSAL METHOD: DISPOSAL, LANDFILL  
AMOUNT DISPOSED(TONS): 5.0568



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

TSD ID: **AZC950823111**  
YEAR: **1998**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **ASBESTOS CONTAINING WASTE**  
DISPOSAL METHOD: **BLANK**  
AMOUNT DISPOSED(TONS): **5.0568**

TSD ID: **AZC950823111**  
YEAR: **1999**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **ASBESTOS CONTAINING WASTE**  
DISPOSAL METHOD: **DISPOSAL, LANDFILL**  
AMOUNT DISPOSED(TONS): **0.0842**

TSD ID: **CAD009007626**  
YEAR: **1999**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **ASBESTOS CONTAINING WASTE**  
DISPOSAL METHOD: **DISPOSAL, LANDFILL**  
AMOUNT DISPOSED(TONS): **0.8428**

TSD ID: **CAT080033681**  
YEAR: **1999**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **OTHER ORGANIC SOLIDS**  
DISPOSAL METHOD: **DISPOSAL, LANDFILL**  
AMOUNT DISPOSED(TONS): **0.0300**

TSD ID: **AZC950823111**  
YEAR: **2000**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **UNKNOWN**  
WASTE CATEGORY: **ASBESTOS CONTAINING WASTE**  
DISPOSAL METHOD: **BLANK**  
AMOUNT DISPOSED(TONS): **0.8400**

TSD ID: **CAD009007626**  
YEAR: **2001**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **ASBESTOS CONTAINING WASTE**  
DISPOSAL METHOD: **DISPOSAL, LANDFILL**  
AMOUNT DISPOSED(TONS): **14.3200**



## HAZARDOUS WASTE SUMMARY REPORT (HWTS)

**MAP ID# 4**

Distance from Property: 0.23 mi. N

EPA ID: **CAL000046146**  
NAME: **CALIFORNIA HIGHWAY PATROL/WEST VALLEY**  
ADDRESS: **5825 DE SOTO AVE**  
**WOODLAND HILLS, CA 91367**  
COUNTY: **LOS ANGELES**  
CONTACT: **CALIFORNIA HIGHWAY PATROL**  
PHONE: **(916) 375-2940**

### MANIFEST SUMMARY INFORMATION

TSD ID: **CAT080013352**  
YEAR: **1997**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **WASTE OIL AND MIXED OIL**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **0.3544**

TSD ID: **CAT000613893**  
YEAR: **1998**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES LESS THAN 10 PERCENT**  
DISPOSAL METHOD: **TRANSFER STATION**  
AMOUNT DISPOSED(TONS): **0.0708**

TSD ID: **CAT000613893**  
YEAR: **1999**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES LESS THAN 10 PERCENT**  
DISPOSAL METHOD: **TRANSFER STATION**  
AMOUNT DISPOSED(TONS): **0.2457**

TSD ID: **CAT080013352**  
YEAR: **2000**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **UNSPECIFIED ORGANIC LIQUID MIXTURE**  
DISPOSAL METHOD: **RECYCLER**  
AMOUNT DISPOSED(TONS): **33.3600**

TSD ID: **CAT000613893**  
YEAR: **2001**  
GENERATOR COUNTY: **LOS ANGELES**  
DISPOSAL COUNTY: **LOS ANGELES**  
WASTE CATEGORY: **AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES LESS THAN 10 PERCENT**  
DISPOSAL METHOD: **TRANSFER STATION**  
AMOUNT DISPOSED(TONS): **0.0600**



# HISTORICAL PETROLEUM STORAGE TANKS (HISTPST)

MAPID# 4

Distance from Property: 0.23 mi. N

CALIFORNIA HIGHWAY PATROL, 5825 DESOTO AVE, Woodland Hills, CA 91367

Page 1 out of 1

\*\*\* N14 \*\*\*

PAGE 3438	STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY CONTAINER TYPES: 1, 2, 3, 4, 5 (1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SLUMPS, 3=PITS, PONDS, LAGOONS & OTHERS)	06/01/88
I OWNER		
CALIFORNIA HIGHWAY PATROL P.O. BOX 898	SACRAMENTO	CA 95804
II FACILITY		
CALIFORNIA HIGHWAY PATROL 5825 DESOTO AVE WOODLAND HILLS CA 91367	MAILING ADDRESS TOWNSHIP/RANGE/SECTION 5825 DESOTO AVE. WOODLAND HILLS CA 91367	DEALER/FOREMAN/SUPERVISOR TELEPHONE (213) 736-2970
CROSS STREET :		TYPE OF BUSINESS NO. OF CONTAINERS CHP 1
III 24-HR. CONTACT PERSON / TELEPHONE		
DAY: FACILITIES SECTION	(916) 322-5310	NIGHT: DISPATCHER (916) 445-2211
***** OWNER ASSIGNED CONTAINER NUMBER: 580-1 ***** STATE BOARD ASS'IGNED CONTAINER ID NUMBER: 0000007671001 *****		
IV DESCRIPTION		
A. CONTAINER TYPE : TANK	E. REPAIRS : NONE IF YES WHEN :	
B. MANUFACTURER/YR OF MFG: /	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:	
C. YEAR INSTALLED : 1978	G. STORES : PRODUCT	
D. CAPACITY (GALLONS) : 12,000	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED	
IS CONTAINER LOCATED ON A FARM : NO		
V CONTAINER CONSTRUCTION		
A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : FIBERGLASS		
E. LINING : UNLINED		
F. WRAPPING : NONE		
VI PIPING		
A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : GRAVITY	
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:		
VII LEAK DETECTION		
VISUAL	STOCK INVENTORY	
VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER		
12031	UNLEADED MOTOR VEHICLE FUEL	

\*\*\* 014 \*\*\*



# HISTORICAL PETROLEUM STORAGE TANKS (HISTPST)

**MAPID# 4**

Distance from Property: 0.23 mi. N

CALIFORNIA HIGHWAY PATROL, 5825 DE SOTO AVE, Woodland Hills, CA 91367

Page 1 out of 1

\*\*\* L15 \*\*\*

PAGE 3451

**STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY**

06/01/88

CONTAINER TYPES: 1-2,3,4,5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

**I OWNER**  
CALIFORNIA HIGHWAY PATROL  
P.O. BOX 898  
SACRAMENTO CA 95804

II FACILITY	MAILING ADDRESS TOWNSHIP/RANGE/SECTION	DEALER/FOREMAN/SUPERVISOR TELEPHONE	TYPE OF BUSINESS NO. OF CONTAINERS
CALIFORNIA HIGHWAY PATROL 5825 DE SOTO AVE. WOODLAND HILLS CA 91367	5825 DE SOTO AVE. WOODLAND HILLS CA 91367	(916) 322-5310	CHP 1
CROSS STREET :			

**III 24-HR. CONTACT PERSON / TELEPHONE**  
DAY: FACILITIES SECTION (916) 322-5310 NIGHT: DISPATCHER (916) 445-2211

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 580-2 \*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000035431001 \*\*\*\*\*

**IV DESCRIPTION**

A. CONTAINER TYPE : SUMP	E. REPAIRS : NONE IF YES WHEN :
B. MANUFACTURER/YR OF MFG : /	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
C. YEAR INSTALLED : UNK	G. STORES : WASTE
D. CAPACITY (GALLONS) :	H. MOTOR VEHICLE FUEL/WASTE OIL : NO CONTAINS:

**VI CONTAINER LOCATED ON A FARM :** NO

**V CONTAINER CONSTRUCTION**

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CONCRETE		
E. LINING : UNLINED		
F. WRAPPING : NONE		

**VI PIPING**

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : GRAVITY
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

**VII LEAK DETECTION**

NONE

**VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER**

STEAM CLEANING RUNOFF

\*\*\* M15 \*\*\*





## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

AFS	Aerometric Information Retrieval System/ Airs Facility Subsystem	(2/2005)	ASTM Supplemental
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The AIRS database provides air monitoring data from the EPA's Air Quality System (AQS). The database contains measurements of air pollutant concentrations in the 50 United States, plus the District of Columbia, Puerto Rico, and the Virgin Islands. The measurements include both criteria air pollutants and hazardous air pollutants.

BRS	Biennial Reporting System	(1/2003)	ASTM Supplemental
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The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The purpose of this report is to communicate the findings of EPA's Biennial Reporting System (BRS) data collection efforts to the public, government agencies, and the regulated community.

CERCLIS	Comprehensive Environmental Response, Compensation & Liability Information System	(1/2006)	ASTM
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CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL	Delisted National Priority List	(1/2006)	ASTM
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This database includes U.S. Environmental Protection Agency (EPA) Final National Priority List sites where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS	Epa Docket Data		ASTM Supplemental
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EPA Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards all by facility and geographically.

DOD	Department Of Defense Sites	(1/2005)	ASTM Supplemental
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This information originates from the National Atlas of the United States, publication date October 2005. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.



## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

<b>ERNS</b>	Emergency Response Notification System	(1/2004)	ASTM
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This database contains data on reported releases of oil and hazardous substances. The data comes from spill reports made to the EPA, U.S. Coast Guard, the National Response Center and/or the Department of Transportation.

<b>FINDS</b>	Facility Index System	(4/2005)	ASTM Supplemental
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FINDS data is a comprehensive listing of facilities regulated under a variety of EPA programs. The FINDS database provides some basic information about each facility and a listing of ID numbers in other EPA databases.

<b>FUDS</b>	Formerly Used Defense Sites	(12/2005)	ASTM Supplemental
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Formerly Used Defense Sites

<b>HMIRS</b>	Hazardous Materials Incident Reporting System	(2/2004)	ASTM Supplemental
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The HMIRS database contains unintentional hazardous materials release information reported to the US Department of Transportation.

<b>MLTS</b>	Material Licensing Tracking System	(11/2005)	ASTM Supplemental
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MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to Nuclear Regulatory Commission (NRC) licensing requirements.

<b>NCDB</b>	National Compliance Database System	(2/2005)	ASTM Supplemental
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NCDB is the national repository of data from the EPA's (ten) regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of the following programs: Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) ,Toxic Substance Control Act (TSCA) , Emergency Planning and Right-to-Know Act, Section 313 (EPCRA) , Asbestos Hazard Emergency Response (AHERA) . NCDBC contain administrative case listings and NCDBI contain facility inspection information.

<b>NFRAP</b>	No Further Remedial Action Planned	(1/2006)	ASTM
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This database includes sites, which have been determined by the EPA, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

<b>NPDES</b>	National Pollutant Discharge Elimination System	(2/2005)	ASTM Supplemental
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Information in this database is extracted from the (PCS) Water Permit Compliance System database which is used by EPA to track surface water permits issued under the Clean Water Act.



## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

NPL	National Priority List	(1/2006)	ASTM
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This database includes U.S. Environmental Protection Agency (EPA) National Priority List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI	Open Dump Inventory	(6/1985)	ASTM Supplemental
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Information on facilities or sites where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 6944 of the Solid Waste Disposal Act (42 U.S.C. 6941 et seq.) and which is not a facility for disposal of hazardous waste.

PADS	Pcb Activity Database	(3/2005)	ASTM Supplemental
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The PCB Activity Database System (PADS) is used by the EPA to monitor the activities of polychlorinated biphenyls (PCB) handlers.

RCRA	Resource Conservation & Recovery Act	(10/2005)	ASTM
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This databases include Handlers, Generators (Large, Small, and Exempt), Transporters, Violations, Corrective Actions, and Treatment, Storage & Disposal Facilities (TSD) (this database includes selective information on sites which handle, generate, transport, store, treat, or dispose of hazardous wastes). See RCRA Description page for more information.

RODS	Record Of Decision System	(4/2004)	ASTM Supplemental
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These decision documents maintained by the U.S. EPA describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SSTS	Section Seven Tracking System	(12/2001)	ASTM Supplemental
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SSTS is the system that EPA uses to track pesticide producing establishments and the amount of pesticides they produce. SSTS records the registration of new establishments and records pesticide production at each establishment. It is a repository for information on the establishments that produce pesticides.

TRI	Toxics Release Inventory	(12/2002)	ASTM Supplemental
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This EPA database includes information about releases and transfers of toxic chemicals from manufacturing facilities.



## ENVIRONMENTAL RECORDS DEFINITIONS - STATE

AST	Above Ground Storage Tanks	(11/2002) ASTM Supplemental
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This database contains registered AST facility listings from the State Water Resources Control Board.

CALSITES	Calsites Database	(9/2004) ASTM
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The CALSITES database is maintained by the Department of Toxic Substance Control. This database contains potential or confirmed hazardous substance release properties.

CHMIRS	California Hazardous Material Incident Report System	(5/2005) ASTM
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CHMIRS contains accidental or spill release information on reported hazardous material incidents.

CORTESE	Dtsc's Hazardous Waste And Substances Site List (cortese List)	(1/2006) ASTM Supplemental
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DTSC's Hazardous Waste and Substances Site List (Cortese List)

DTSCDR	Dtsc's Deed Restrictions	(3/2006) ASTM
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The Department of Toxic Substances Control's Deed Restrictions.

DTSCHWT	Dtsc's Registered Hazardous Waste Transporters	(3/2006)
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The Department of Toxic Substances Control's Registered Hazardous Waste Transporters.

ENDNGRDSP	Endangered Species	(9/2005) ASTM Supplemental
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HISTPST	Historical Underground Storage Tank Listing	(9/1995) ASTM Supplemental
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The Hazardous Substance Storage Container Database, historical listing of Underground Storage Tank sites.

HWSSL	Hazardous Waste & Substances Site List	(11/2002) ASTM
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The sites on this list are designated by the State Water Resources Control Board (LUST), The Integrated Waste Board (SWIS), and the Department of Toxic Substance Control (CALSITES).

HWTS	Hazardous Waste Tanner Summary	(12/2005) ASTM Supplemental
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This data is prepared from information extracted from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control.



## ENVIRONMENTAL RECORDS DEFINITIONS - STATE

<b>LUST</b>	Leaking Underground Storage Tanks	(11/2005)	ASTM
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This database is maintained by the State Water Resources Control Board. LUST records contain an inventory of reported leaking underground storage tank incidents.

<b>NFA</b>	No Further Action Determination	(7/2005)	ASTM Supplemental
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**NO FURTHER ACTION DETERMINATION** - This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

<b>NFE</b>	Sites Needing Further Evaluation	(7/2005)	ASTM Supplemental
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**PROPERTIES NEEDING FURTHER EVALUATION** - This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need further assessment.

<b>REF</b>	Referred To Another Local Or State Agency	(7/2005)	ASTM Supplemental
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**UNCONFIRMED PROPERTIES** - This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

<b>SCH</b>	School Property Evaluations	(7/2005)	ASTM Supplemental
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**SCHOOL PROPERTY EVALUATION PROGRAM** - This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

<b>SLIC</b>	Spills, Leaks, Investigation & Cleanup Recovery Listing	(2/2005)	ASTM Supplemental
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These records are maintained by the California Regional Water Quality Control Board (RWQCB). This list includes contaminated sites that impact groundwater or have the potential to impact ground water.

<b>SWIS</b>	Solid Waste Information System	(10/2005)	ASTM
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These records contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

<b>USTFID</b>	Facility Inventory Database	(10/1994)	ASTM
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The Facility Inventory Database (USTFID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. Refer to CUPA



## ENVIRONMENTAL RECORDS DEFINITIONS - STATE

listing for source of current data.

VCP	Voluntary Cleanup Program	(9/2004)	ASTM Supplemental
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The California Voluntary Cleanup program provides regulatory oversight by the Department of Toxic Substance Control (DTSC) to project proponents desiring to address mitigation activities at sites which have lower health and/or environmental risk than sites which are currently being addressed by DTCS.



## ENVIRONMENTAL RECORDS DEFINITIONS - LOCAL

**CARCMW** Riverside County Medical Waste Facilities (4/200)

Medical Facilities in Riverside County, CA that dispose of medical waste.

### RIVERSIDE

- (4/200)

**SBFD** Hazardous Site Listing - San Bernardino County (6/2005)

Information provided in this database includes a listing of permitted sites in San Bernardino County, CA. This listing is maintained by the San Bernardino County Fire Department, Hazardous Materials Division. Included are underground storage tanks, medical waste handlers/generators, hazardous waste handlers, hazardous waste generators and waste oil generators/handlers.

### SAN BERNARDINO

San Bernardino County Fire Dept. - Hazardous Materials Division (6/2005)

**USTCUPA** Underground Storage Tanks, City Of Berkeley

This database contains active UST facility listings gathered from local Certified Unified Program Agencies (CUPA). CUPA's are local agencies that have been certified by the CAL EPA to implement state environmental programs within the local agency's jurisdiction. The agencies (county, city, JPA - Joint Powers Authority) provide oversight of businesses that deal with hazardous materials, aboveground and underground storage tanks. See the following for CUPA listing.

### ALAMEDA

City of Berkeley - Toxic Management Division  
City of Fremont - Fremont Fire Department  
City of Oakland - Office of Emergency Services  
City of Pleasanton / Livermore - Livermore-Pleasanton Fire Department  
City of Union City - Fire Department

### AMADOR

County of Amador - Environmental Health Department

### CALAVERAS

County of Calaveras - Environmental Health Department

### COLUSA

County of Colusa - Environmental Health

### DEL NORTE

County of Del Norte - Department of Health and Social Services

### EL DORADO

County of El Dorado - Solid Waste Division

### FRESNO

County of Fresno - Hazardous Materials and Solid Waste Prog

### GLENN

County of Glenn - Air Pollution Control District



## ENVIRONMENTAL RECORDS DEFINITIONS - LOCAL

### IMPERIAL

County of Imperial - Department of Planning and Building

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### INYO

County of Inyo - Environmental Health Department

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### KERN

City of Bakersfield - Fire Department

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### KINGS

County of Kings - Environmental Health Services

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### LAKE

County of Lake - Division of Environmental Health

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### LASSEN

County of Lassen - Department of Agriculture

---

### LOS ANGELES

City of El Segundo - Fire Department

City of Glendale - Fire Department

---

### MADERA

County of Madera - Environmental Health Department

---

### MARIN

City of San Rafael - Fire Department

---

### MENDOCINO

County of Mendocino - Environmental Health Department

---

### MODOC

County of Modoc - Department of Agriculture

---

### ORANGE

City of Anaheim - Environmental Protection Section

City of Fullerton - Fire Department

City of Santa Ana - Santa Ana Fire Department

---

### PLACER

City of Roseville - Roseville Fire Department

---

### RIVERSIDE

County of Riverside - Environmental Health Department

---

### SAN BENITO

City of Hollister Fire Dept - Environmental Service Department

County of San Benito - Health Department

---

### SAN BERNARDINO

City of Hesperia - Hesperia Fire Prevention District

City of Victorville - Victorville Fire Department

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### SAN DIEGO

County of San Diego - Department of Environmental Health Services

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## ENVIRONMENTAL RECORDS DEFINITIONS - LOCAL

### **SAN FRANCISCO**

County of San Francisco - Department of Public Health

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### **SAN LUIS OBISPO**

City of San Luis Obispo - City Fire Department  
County of San Luis Obispo - Environmental Health Division

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### **SANTA BARBARA**

County of Santa Barbara - County Fire Department

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### **SANTA CLARA**

City of Gilroy - Community Development Department, B.L.E.  
City of Milpitas - Milpitas Fire Department  
City of San Jose - Fire Department  
City of Sunnyvale - Department of Public Safety  
Cupertino, Los Gatos, Morgan Hill Campbell - Santa Clara County Central Fire Protecti  
Los Altos, Los Altos Hills, Monte Sereno, and Saratoga Unicorporated Areas -

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### **SANTA CRUZ**

County of Santa Cruz - Environmental Health Department

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### **SIERRA**

County of Sierra - Health Department

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### **SISKIYOU**

County of Siskiyou - Environmental Health Department

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### **SOLANO**

County of Solano - Environmental Health Services

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### **SONOMA**

City of Healdsburg/ Sebastapol - Healdsburg Fire Department  
City of Petaluma -  
City of Santa Rosa - Santa Rosa Fire Department

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### **TEHAMA**

County of Tehama - Department of Environmental Health

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### **TRINITY**

County of Trinity - Department of Health

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### **TUOLUMNE**

County of Tuolumne - Environmental Health

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### **VENTURA**

City of Oxnard - Fire Department  
County of Ventura - Environmental Health Division

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### **YOLO**

County of Yolo - Environmental Health Department

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# RCRA – Descriptions

## Acronyms

RCRAG – RCRA GENERATOR/HANDLER

RCRAT – RCRA TSD

RCRA – RCRA CORRECTIVE ACTION

## Generator Types

### Large Quantity Generators:

- Generate 1,000 kg or more of hazardous waste during any calendar month; or
- Generate more than 1 kg of acutely hazardous waste during any calendar month; or
- Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or
- Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg or that material at any time.

### Small Quantity Generators:

- Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or
- Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

### Conditionally Exempt Small Quantity Generators:

- Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or
- Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time:
  - 1 kg or less of acutely hazardous waste; or
  - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time:
  - 1 kg or less of acutely hazardous waste; or
  - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

---

**TSD Indicator:** Indicates that the handler is engaged in the treatment, storage or disposal of hazardous waste.

Allowed Values: TSD

Not a TSD, Verified

Not a TSD, Unverified

**Transporter Indicator:** Indicates that the handler is engaged in the transportation of hazardous waste.

Allowed Values: Handler transports wastes for hire (i.e., commercial transport)

Handler transports wastes for self

Handler transports wastes, but commercial status is unknown

Not a transporter, verified

Unverified



*Burbank Blvd*

LOS ANGELES FIRE DEPARTMENT  
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS  
OFFICE - 213/978-3700 FAX - 213/978-3616  
ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO. (323) <u>874-1149</u>	FAX NO. (323) <u>874-8109</u>
NAME OF REQUESTER (PLEASE PRINT): <u>BRIAN GALLAGHER</u>	
REPRESENTING (COMPANY NAME): <u>IVI ONE DILIGENCE SERVICES INC</u>	
SIGNATURE: <u>Brian Gallagher</u>	DATE: <u>4/21/06</u>
DRIVER LIC NO: <u>06382370</u>	EXP: <u>03-23-08</u>
ADDRESS FOR WHICH RECORDS ARE REQUESTED: <u>Werner Center, 20970</u> <u>Burbank Blvd, Woodland Hills, CA 91367</u>	
REASON FOR REQUEST: <u>PHASE I ESA</u>	

<input type="checkbox"/>	UET PLAN CHECK UNIT
<input checked="" type="checkbox"/>	UET ENFORCEMENT UNIT
<input type="checkbox"/>	CENTRAL INDUSTRIAL UNIT
<input type="checkbox"/>	HIGH-RISE UNIT
<input type="checkbox"/>	SCHOOLS & CHURCHS UNIT
<input type="checkbox"/>	INSTITUTIONS UNIT
<input type="checkbox"/>	ENGINEERING UNIT

<input type="checkbox"/>	CENTRAL PUBLIC ASSEMBLAGE UNIT
<input type="checkbox"/>	WEST PUBLIC ASSEMBLAGE UNIT
<input type="checkbox"/>	VALLEY INDUSTRIAL/BRUSH UNIT
<input type="checkbox"/>	VALLEY PUBLIC SAFETY UNIT
<input type="checkbox"/>	WEST INDUSTRIAL UNIT
<input type="checkbox"/>	HARBOR INDUSTRIAL UNIT
<input type="checkbox"/>	OTHER

- REVIEW ONLY (NO COPIES)
- REQUEST COPIES

BILLING & ACCOUNTS RECEIVABLE  
16<sup>TH</sup> FLOOR, ROOM #1620 (REV CODE #3887)

NUMBER OF COPIES: \_\_\_\_\_

X 10 C

= \_\_\_\_\_

+ \$11.00

TOTAL FEE AMOUNT \_\_\_\_\_

**NO FILE FOUND**

AMOUNT PAID \$ \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

*Thanks!*

*Barbank Blvd*



**Los Angeles City Fire Department**  
Telephone (213) 978-3680 Fax. (213) 978-3615  
200 N. Main St., 17<sup>th</sup> FL, Los Angeles CA 90012  
**Request for Information**  
**Hazardous Materials Records**

**COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 4-22-06

Requestor's Name: BRIAN J. GANNAGHER Fax #: (323) 874-8109

Company/Agency: IVI INC Ph #: (323) 874-149

Address: 17428 HOLLYWOOD BLVD Unit/Ste #: 408

City: LOS ANGELES State: CA Zip: 90046

Information is requested for

Active Facilities Only

Check all that apply:  Inventory Summary  Review File (app. required)

Business Name: Weener Center Business Park

Storage Address: 20990 Burbank Blvd Unit/Ste #: \_\_\_\_\_

City: Woodland Hills State: CA Zip: 91367

Reason for Request: Phase I Env Site Assessment

**FOR OFFICE USE ONLY**

Facility I.D. No.: X

Request No.: \_\_\_\_\_

Processed Date: 4-24-06

APPT. TO REVIEW FILE: \_\_\_\_\_

NO INFORMATION ON FILE

HARD FILE DESTROYED

Processor Signature: AM TOTAL

Fee Schedule:  
Inventory Summary \$11.00  
Copies:  
Initial Fee \$ 1.00  
# of pgs. x .10 = \_\_\_\_\_



COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

**BRUCE A. CHERNOF, M.D.**  
Acting Director and Chief Medical Officer  
DEPARTMENT OF HEALTH SERVICES

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director of Public Health and Health Officer

**Public Health Investigation**

**BOB MOSSY, Chief**  
5655 Ferguson Drive, Suite 120-04  
Commerce, California 90022  
TEL (323) 890-7801 • FAX (323) 728-0217

www.lapublichealth.org



**BOARD OF SUPERVISORS**  
Clarke Molina  
First District  
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Fourth District  
Michael D. Antonovich  
Fifth District

*Burbank Blvd*

May 9, 2006

Env Management.  
9903 Santa Monica Blvd., Ste.332  
Beverly Hills, CA 90212

Attention: Dr. Brian Gallagher

**RE: 20970 Burbank Blvd., Woodland Hills, CA 91367**

I, the undersigned, being the Custodian or the Keeper of Records certify that a thorough search for the records you requested was carried out under my direction and control.

**This search revealed no records.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7801.

Sincerely yours,

*Samuel Kaddis*  
Samuel Kaddis, Deputy Health Officer  
Public Health Investigation

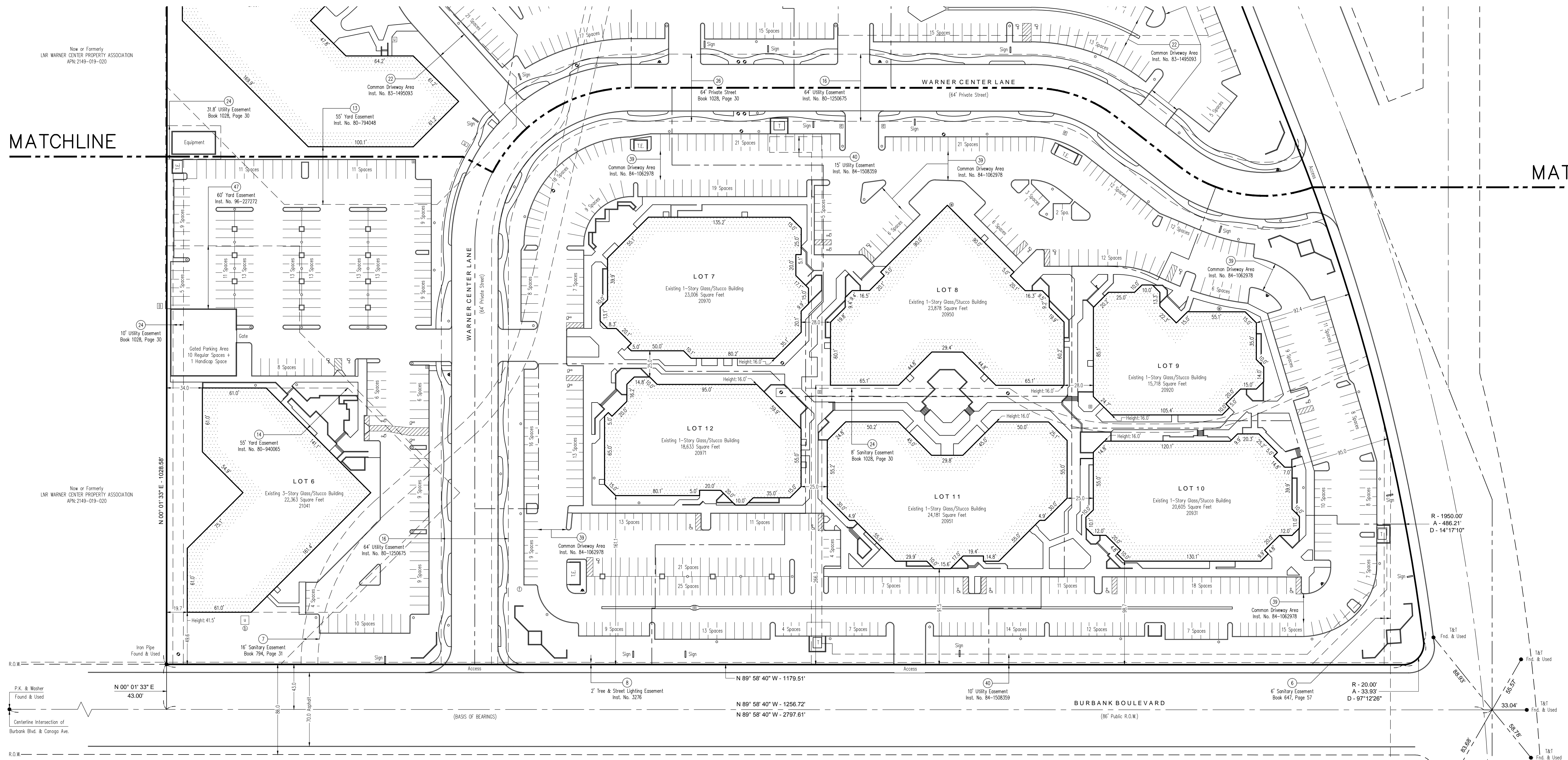
ts  
H-6004.06



Now or Formerly  
LNR WARNER CENTER PROPERTY ASSOCIATION  
APN: 2149-019-020

MATCHLINE

MATCHLINE



P.K. & Washer  
Found & Used

N 00° 01' 33" E  
43.00'

Centerline Intersection of  
Burbank Blvd. & Canoga Ave.

N 00° 01' 33" E - 1026.89'

Iron Pipe  
Found & Used

N 00° 01' 33" E - 1026.89'

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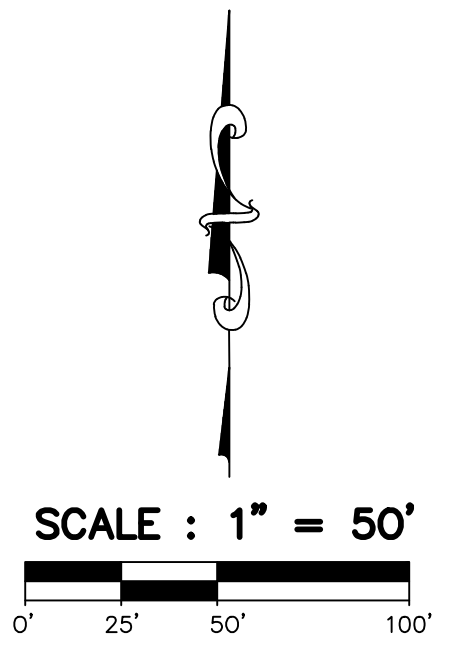
N 00° 01' 33" E - 1026.89'

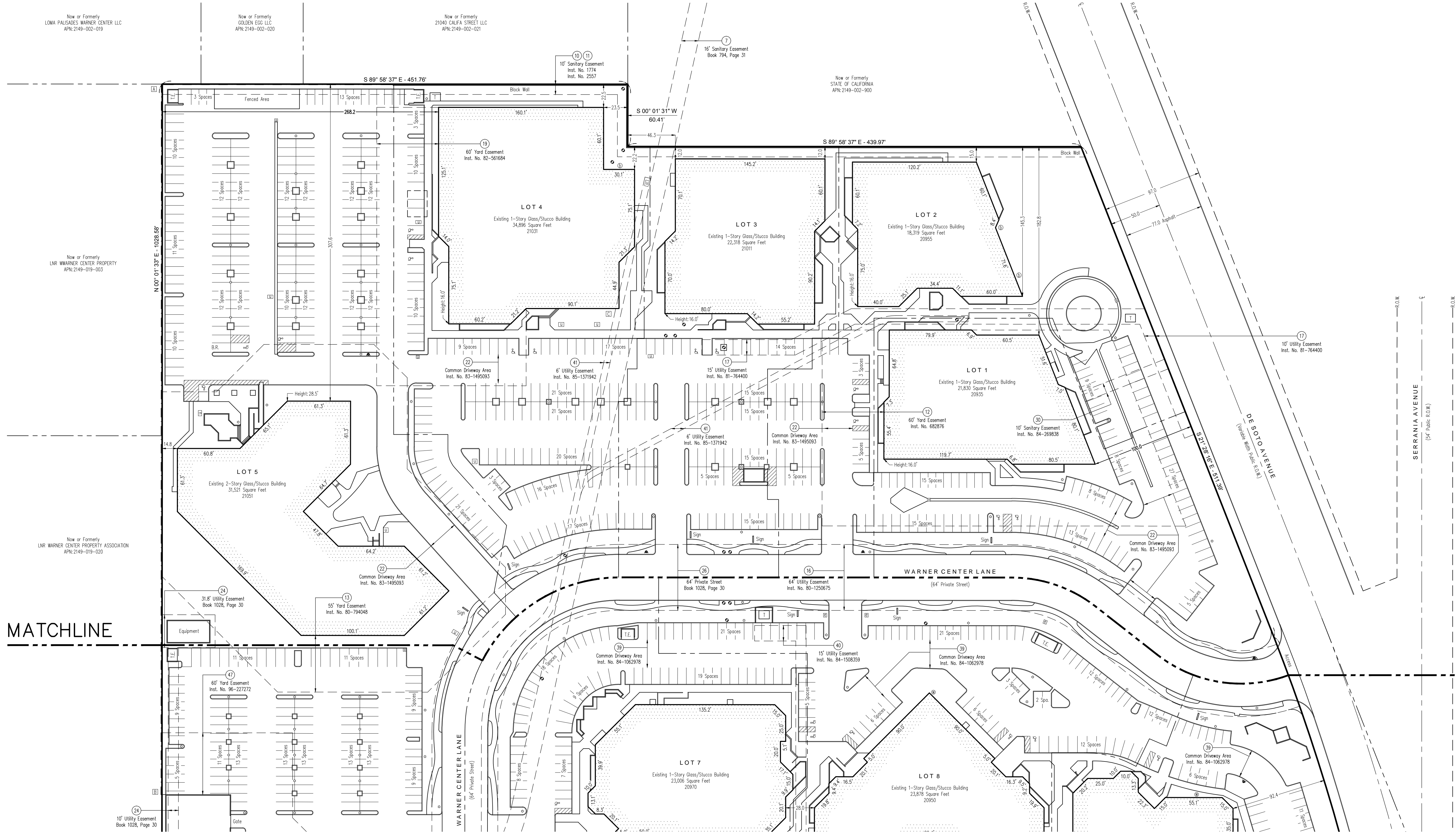
N 00° 01' 33" E - 1026.89'

N 00° 01' 33" E - 1026.89'



Commercial Real Estate  
Due Diligence Management  
3465 S. Arlington Rd. - Suite E #183  
Akron, OH 44312  
866.290.8121  
www.amnational.net



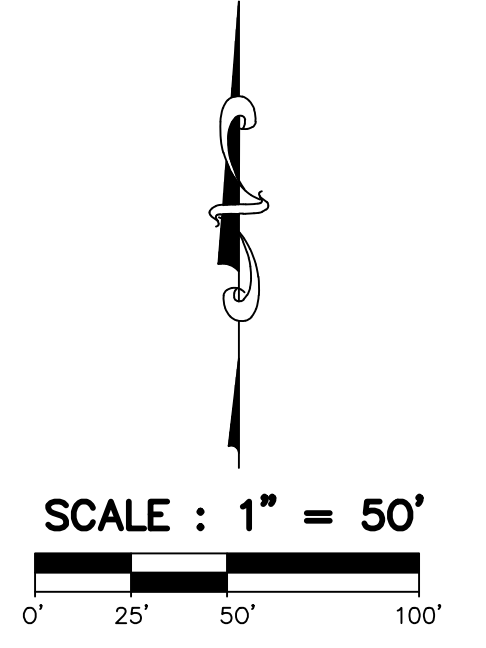


MATCHLINE

MATCHLINE



Commercial Real Estate  
Due Diligence Management  
3465 S. Arlington Rd. - Suite E #183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

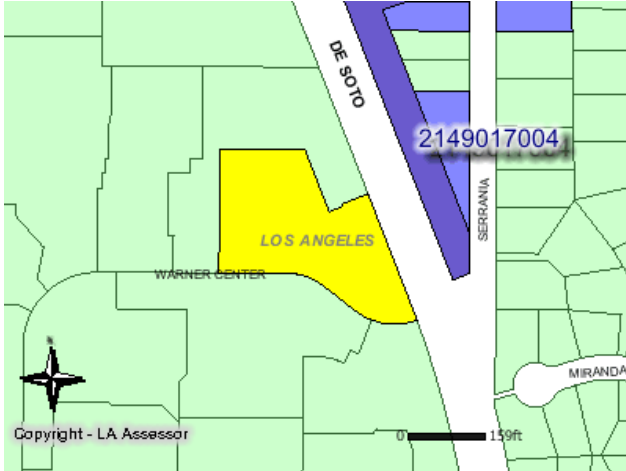




**APPENDIX H  
CHAIN OF TITLE /  
ENVIRONMENTAL LIENS**

**Not provided**

**APPENDIX I**  
**CORRESPONDENCE**



[Records for this property are kept at the Headquarters Office](#)  
([How frequently is the information updated on this site?](#) and [other FAQs](#).)

Property Information

Assessor's ID No. 2149-017-004  
Site Address 20935 WARNER CENTER LN  
LOS ANGELES CA 91367  
Property Type Commercial / Industrial  
Region / Cluster 23 / 23662  
Tax Rate Area (TRA) 00016

[Click Here to View Assessor's Map](#)

[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date  
Indicated Sale Price

[Search for Recent Sales](#)

2012 Roll Values

Recording Date 08/23/2006  
Land \$1,700,000  
Improvements \$800,000  
Personal Property \$0  
Fixtures \$0  
Homeowners' Exemption \$0  
Real Estate Exemption \$0  
Personal Property Exemption \$0  
Fixture Exemption \$0

[Click Here for 2012 Annual Taxes](#)

[\(I have a question regarding my property tax payment\)](#)

[Estimate Supplemental Taxes](#)

Property Boundary Description

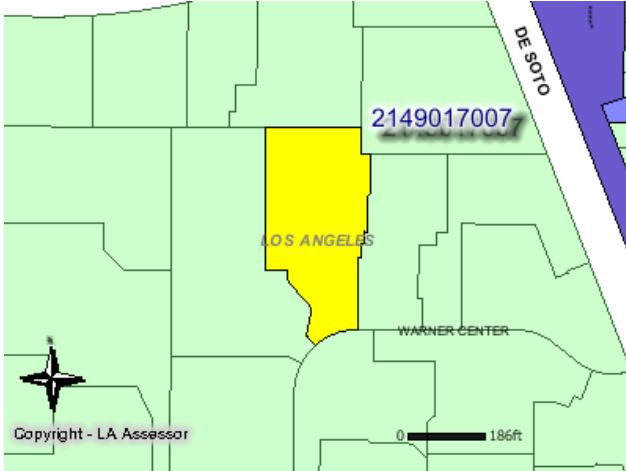
TR=42011 LOT 1

Building Description(s)

Improvement 1  
Square Footage 156,465  
Year Built / Effective Year Built 0000 / 0000  
Bedrooms / Bathrooms 0 / 0  
Units 0

Improvement 2  
Square Footage 21,362  
Year Built / Effective Year Built 1982 / 1982  
Bedrooms / Bathrooms 0 / 0  
Units 0

[Click Here for Another Search](#)



[Records for this property are kept at the Headquarters Office](#)  
(["How frequently is the information updated on this site?" and other FAQs](#).)

### Property Information

Assessor's ID No.	2149-017-007
Site Address	21031 WARNER CENTER LN LOS ANGELES CA 91367
Property Type	Commercial / Industrial
Region / Cluster	23 / 23662
Tax Rate Area (TRA)	00016

[Click Here to View Assessor's Map](#)

[Click Here to View Index Map](#)

### Recent Sale Information

Latest Sale Date  
Indicated Sale Price

[Search for Recent Sales](#)

### 2012 Roll Values

Recording Date	08/23/2006
Land	\$2,900,000
Improvements	\$1,600,000
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0

[Click Here for 2012 Annual Taxes](#)

[\(I have a question regarding my property tax payment\)](#)

[Estimate Supplemental Taxes](#)

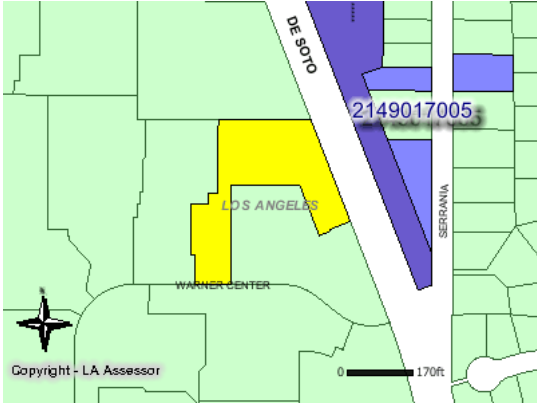
### Property Boundary Description

TR=42011 LOT 4

### Building Description(s)

	Improvement 1	
Square Footage		34,649
Year Built / Effective Year Built		1982 / 1982
Bedrooms / Bathrooms		0 / 0
Units		0

[Click Here for Another Search](#)



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Property Information

Assessor's ID No. 2149-017-005  
Site Address No Address Available  
Property Type Commercial / Industrial  
Region / Cluster 23 / 23662  
Tax Rate Area (TRA) 00016

[Click Here to View Assessor's Map](#)

[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date  
Indicated Sale Price

[Search for Recent Sales](#)

2012 Roll Values

Recording Date 08/23/2006  
Land \$1,700,000  
Improvements \$800,000  
Personal Property \$0  
Fixtures \$0  
Homeowners' Exemption \$0  
Real Estate Exemption \$0  
Personal Property Exemption \$0  
Fixture Exemption \$0

[Click Here for 2012 Annual Taxes](#)

[\(I have a question regarding my property tax payment\)](#)

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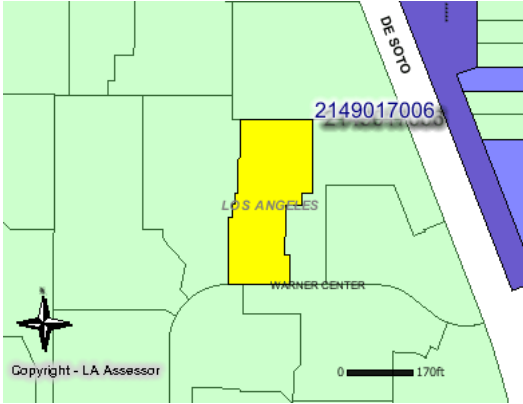
Property Boundary Description

TR=42011 LOT 2

Building Description(s)

Improvement 1  
Square Footage 17,845  
Year Built / Effective Year Built 1981 / 1981  
Bedrooms / Bathrooms 0 / 0  
Units 0

[Click Here for Another Search](#)



[Records for this property are kept at the Headquarters Office](#)  
([How frequently is the information updated on this site?](#) and other FAQs)

Property Information

Assessor's ID No. 2149-017-006  
Site Address No Address Available  
Property Type Commercial / Industrial  
Region / Cluster 23 / 23662  
Tax Rate Area (TRA) 00016

[Click Here to View Assessor's Map](#)

[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date  
Indicated Sale Price

[Search for Recent Sales](#)

2012 Roll Values

Recording Date 08/23/2006  
Land \$1,700,000  
Improvements \$1,100,000  
Personal Property \$0  
Fixtures \$0  
Homeowners' Exemption \$0  
Real Estate Exemption \$0  
Personal Property Exemption \$0  
Fixture Exemption \$0

[Click Here for 2012 Annual Taxes](#)

([I have a question regarding my property tax payment](#))

[Estimate Supplemental Taxes](#)

Property Boundary Description

TR=42011 LOT 3

Building Description(s)

Improvement 1  
Square Footage 21,987  
Year Built / Effective Year Built 1982 / 1982  
Bedrooms / Bathrooms 0 / 0  
Units 0

[Click Here for Another Search](#)



# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

City of Los Angeles  
Department of Building & Safety  
201 N. Figueroa St.  
Los Angeles, CA 90012  
ATTN: Records Request

Fax: 213-482-6862

**Re: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Property Solutions Inc. is conducting a Phase I Environmental Assessment of the aforementioned property. As part of a property assessment, we wish to determine whether government agencies possess records on the subject property that may include potential environmental concerns. We request information on the following:

- **Permits, reports, and information for Underground or Aboveground Storage Tanks (UST/AST), oil / water separator or clarifier installation or removal any current or previous building at the property**
- **Permits for flammable materials storage**
- **Permits of asbestos removal**
- **Permits for the installation or decommissioning of drinking water wells & septic systems**
- **Demolition/renovation permits for the current building of any other prior building on this property**
- **Any known spills, releases, hazardous materials**

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com). If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.**

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address	
Name:	_____
Title:	_____
Phone:	_____
X _____	_____
Signature	Date

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE





# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

City of Los Angeles Department of Building & Safety  
Zoning Division  
201 N. Figueroa St.  
Los Angeles, CA 90012  
ATTN: Records Request

Fax: 213-482-6862

**Re: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Property Solutions Inc. is conducting a Phase I Environmental Assessment of the aforementioned property. As part of a property assessment, we wish to determine whether government agencies possess records on the subject property that may include potential concerns. We request information on the following:

- Any known or suspected potential environmental issues at the property or area of the subject property
- Historical use of the subject property
- Any special requirements per planning / zoning due to potential environmental concerns in the area

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com).** If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address	
Name:	_____
Title:	_____
Phone:	_____
X _____	_____
Signature	Date

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:


PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE

LOS ANGELES FIRE DEPARTMENT  
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS  
ADDRESS: 221 NORTH FIGUEROA ST., 15<sup>TH</sup> FLR. STE. 1500  
OFFICE# - 213/482-7115 **NEW FAX# - 213/482-6529**

**PLEASE GIVE US 4 TO 5 BUSINESS DAYS TO HONOR YOUR REQUEST.**

**ONE ADDRESS ONLY - PER SHEET**

**↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓**

PHONE NO: ( 856 ) 813-3000 x245	FAX NO: ( 856 ) 813-1073
NAME OF REQUESTER (PLEASE PRINT): <u>Lyla Gray-Etherson</u>	
REPRESENTING (COMPANY NAME): <u>Property Solutions Inc</u>	
SIGNATURE: 	DATE: <u>4 / 9 / 2013</u>
DRIVER LIC NO: _____	EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: <u>See attached request</u>	
REASON FOR REQUEST: <u>Phase I Environmental Assessment</u>	

**NO COPY SERVICES ALLOWED**

**FOR OFFICE USE ONLY:**

- REVIEW ONLY (NO COPIES)  
 REQUEST COPIES

NUMBER OF PAGES: \_\_\_\_\_

x .10 ¢

= \_\_\_\_\_

+ \$11.00

TOTAL FEE AMOUNT: \_\_\_\_\_

BILLING & ACCOUNTS RECEIVABLE  
4<sup>th</sup> FLOOR, 201 N. Figueroa (REV CODE #3887)



# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

Los Angeles County  
Public Health Department – Environmental Health Services  
5050 Commerce Drive  
Baldwin Park, CA 91706  
ATTN: FOIA Officer

**RE: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Property Solutions Inc. is conducting a Phase I Environmental Assessment of the aforementioned property. As part of a property assessment, we wish to determine whether government agencies possess records on the subject property that may include potential environmental concerns. We request information on the following:

- **Permits, reports, and information for Underground or Aboveground Storage Tanks (UST/AST), oil / water separator or clarifier installation or removal any current or previous building at the property**
- **Lead based paint information, issues, or lead poisonings reported at the property**
- **Asbestos information, removal, or abatement at the property**
- **Environmental health code violations**
- **Permits for the installation or decommissioning of drinking water wells & septic systems**
- **Water supply concerns**

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com). If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.**

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
**856-813-3000 ext 245**

<input type="checkbox"/> No Files for subject property or address	
Name: _____	
Title: _____	
Phone: _____	
X _____	_____
Signature	Date

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE



# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

City of Los Angeles  
Department of Water & Power  
111 North Hope Street  
Los Angeles, CA 90012  
ATTN: FOIA Officer

**Re: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

To Whom It May Concern:

Property Solutions Inc. is conducted a Phase I Environmental Assessment of the aforementioned property. As part of the property assessment, we wish to determine the water and sewer provider of the subject property.

If the City of Los Angeles is indeed the water provider, please provide me with the following information:

- Date of water connection
- Current water quality report
- Water violations (if applicable)

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com). If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.**

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address	
Name: _____	
Title: _____	
Phone: _____	
X _____	_____
Signature	Date

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE



# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

City of Los Angeles  
Department of Water & Power  
111 North Hope Street  
Los Angeles, CA 90012  
ATTN: FOIA Officer

**Re: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Property Solutions Inc. is conducting a Phase I Environmental Assessment of the aforementioned property. As part of a property assessment, we wish to determine whether City of Los Angeles provides power to the subject property. Property Solutions Inc also requests information regarding the PCB content and records of leaks in regard to any transformers located at the property.

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com).** If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address
Name: _____
Title: _____
Phone: _____
X _____
Signature _____ Date _____

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE



# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

State of California

Environmental Protection Agency – State Water Resource Control Board – Region 4, Los Angeles Region

320 W. Fourth Street, Suite 200

Los Angeles, CA 90013

ATTN: Public Records Request

Email: [RB4-publicrecords@waterboards.ca.gov](mailto:RB4-publicrecords@waterboards.ca.gov)

**RE: 20935, 20955, 21011 & 21031 Warner Center Lane**

**Woodland Hills, CA 91367**

**Parcel ID: 2149-017-004 & 2149-017-007**

**Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Property Solutions Inc. is conducting a Phase I Environmental Assessment of the aforementioned property. As part of the property assessment, we wish to determine whether government agencies possess any records on the subject property or area wide issues that the property be included in that include potential environmental concerns. Please provide any information regarding any AST / UST, PCBs, spills / releases, petroleum and hazardous materials use, storage, or disposal activities, vapor intrusion, and contaminated groundwater.

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com).** If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator

[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)

856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address	
Name:	_____
Title:	_____
Phone:	_____
X _____	_____
Signature	Date

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# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

State of California  
California Department of Resources Recycling and Recovery  
1001 I Street, MS-23A - P.O. Box 4025  
Sacramento, CA 95812-4025  
ATTN: Dona Sturgess, Senior Legal Analyst

Email: [Dona.Sturgess@CalRecycle.ca.gov](mailto:Dona.Sturgess@CalRecycle.ca.gov)

**RE: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Property Solutions Inc. is conducting a Phase I Environmental Assessment of the aforementioned property. As part of the property assessment, we wish to determine whether government agencies possess any records on the subject property or area wide issues that the property be included in that include potential environmental concerns. Please provide any information regarding any hazardous materials storage, hazardous releases, and health code violations.

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com).** If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address	
Name:	_____
Title:	_____
Phone:	_____
X _____	_____
Signature	Date

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# Property Solutions INC.

Environmental & Engineering Consulting

323 New Albany Road • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

April 8, 2013

State of California  
Department of Toxic Substances Control – Cypress Region  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
ATTN: Public Records Request

Fax: 714-484-5318

**RE: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367  
Parcel ID: 2149-017-004 & 2149-017-007  
Property Solutions Project #: 20131178**

Dear Freedom of Information Officer:

Please provide records for the aforementioned property.

**If you have any questions, please call me at 856-813-3000 ext 245, or email me at [ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com). If you have no information on the property, please fill in the box below and fax back to me at 856-813-1073. Thank you for your assistance.**

Sincerely,  
Property Solutions Inc.

Lyla Gray-Etherson, Environmental Coordinator  
[ecoordinator@propertyolutionsinc.com](mailto:ecoordinator@propertyolutionsinc.com)  
856-813-3000 ext 245

<input type="checkbox"/> No Files for subject property or address	
Name: _____	
Title: _____	
Phone: _____	
X _____	_____
Signature	Date

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE



**OFFICE of ENVIRONMENTAL HEALTH HAZARD ASSESSMENT**

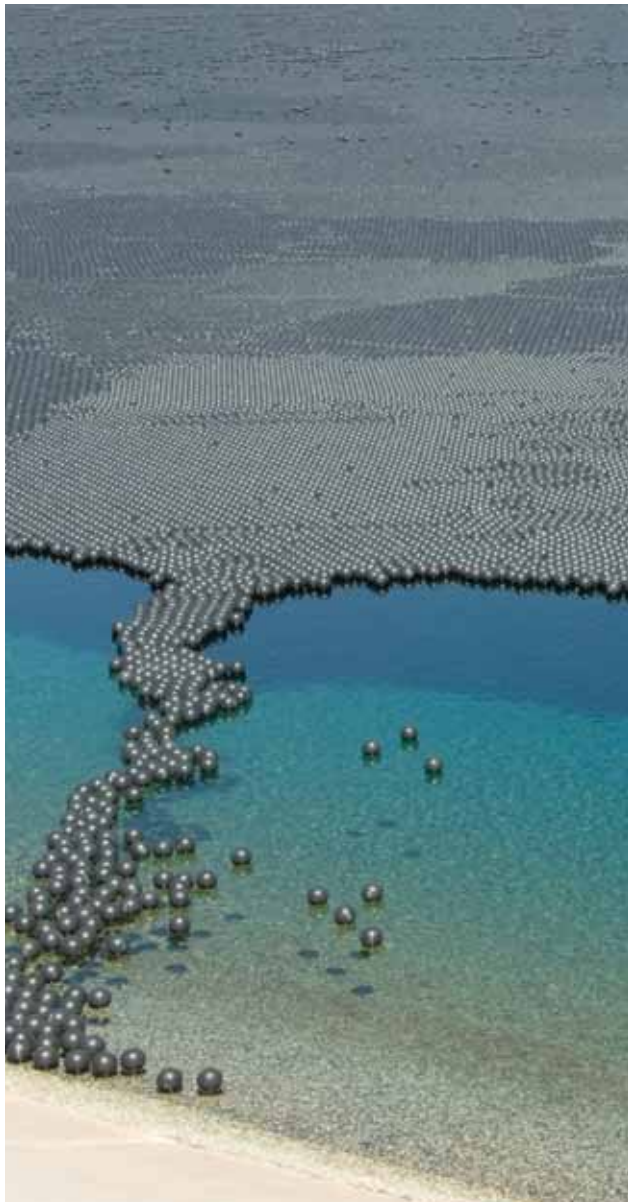
1001 I Street  
 Post Office Box 4010, MS 23B (#58c)  
 Sacramento, CA 95812-4010  
 Attn: Monet Vela  
 Fax (916) 323-2610  
[mvela@oehha.ca.gov](mailto:mvela@oehha.ca.gov)

**California Public Records Act Request**

<b>Name of Individual and/or Company Requesting Records:</b> Property Solutions Inc		<b>Date:</b> April 8, 2013
<b>Address:</b> 323 New Albany Road		
<b>City:</b> Moorestown	<b>State:</b> NJ	<b>Zip Code:</b> 08057
<b>Telephone:</b> 856-813-3000x245	<b>Fax:</b> 856-813-1068	<b>Contact Person:</b> Lyla Gray-Etherson
Please complete one copy of this form for each Public Records Act request. Mail, fax, or e-mail the form. You will be advised as to whether or not we have records subject to release within 10 calendar days of receipt of the request. There will be a \$0.25 per page charge, and you will be notified of the cost in advance of copies being made. There will be additional charges for copies of information in other forms (i.e., cassette tapes, VHS, etc.).		

**REQUEST FOR RECORDS PERTAINING TO:**

<b>Name:</b> Vacaville Industrial Condominiums	
Address: 20935, 20955, 21011 & 21031 Warner Center Lane	
<b>City:</b> Woodland Hills	<b>State:</b> CA <b>Zip Code:</b> 91367
<b>Specify Types of Information Requested:</b>	
Any enforcement, documentation, hazardous materials, spill incidents, underground storage tanks to complete our Phase I Environmental Assessment.	



Los Angeles  Department of Water & Power

# A Quality Partnership

## 2010 Drinking Water Quality Report

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# A Quality Partnership

In 2010, LADWP collected over 25,000 water samples across the city, and performed more than 240,000 water quality tests—not just for compliance, but also for research and operational improvements. We tested for over 200 different contaminants throughout the year including both, regulated contaminants such as arsenic, chromium, lead, and disinfection by-products, as well as unregulated contaminants such as sodium and boron. Every day, hundreds of LADWP employees work diligently to ensure that you receive the high-quality, low cost drinking water you've come to expect. This is our commitment to you.

After water completes multiple treatment processes, it is distributed throughout the City via trunk lines,

distribution lines and ultimately service lines that feed the water to your meter. In 2010, LADWP delivered more than 200 billion gallons of water to 4.1 million residents that met or surpassed all health-based drinking water standards. However, in spite of all our efforts, some of our customers do not get to enjoy this high quality water within their home because degraded in-house plumbing negatively affects the ultimate quality of the tap water.

LADWP would like to invite you to partner with us by learning more about what we do to provide high quality drinking water and what you can do to get the best possible glass of water from your tap (See pages 3-4). Because, at the end of the day, we all want the same thing—the best!

## Beginning of L.A. Aqueducts

### The Journey Begins: Lee Vining Intake

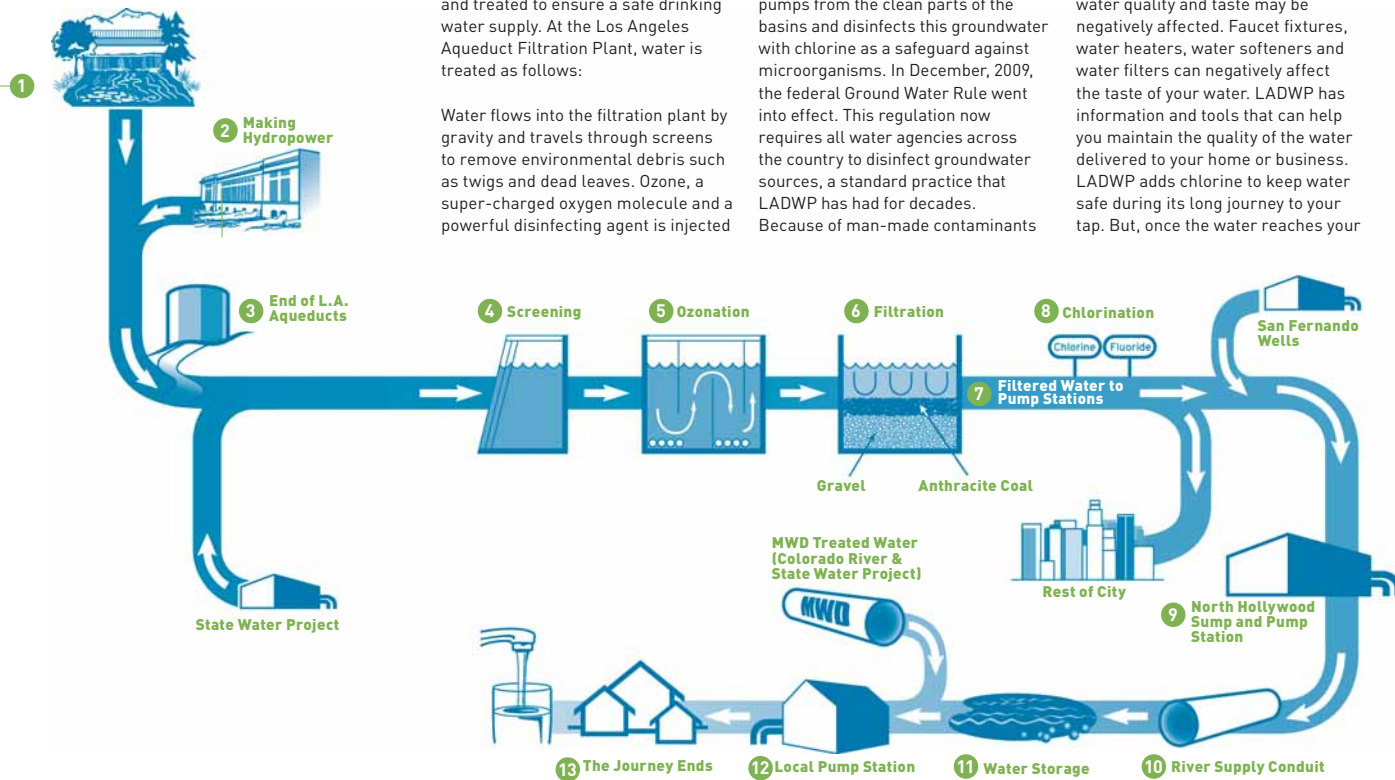
The beginning of the Los Angeles Aqueducts. Water is collected from creeks in the Mono Basin and the Owens River in the Owens Valley and then carried to the City of Los Angeles by the Los Angeles Aqueducts, which operate completely by gravity, making clean hydroelectric energy along the way.



**James B. McDaniel**  
Senior Assistant General Manager - Water



**Dr. Pankaj Parekh**  
Director of Water Quality



# Water Treatment Processes

## Surface Water Treatment

LADWP water comes from four very different water sources—three are from surface water sources like lakes and rivers, and the other is groundwater from local wells and springs. The taste and appearance of surface water can vary seasonally and groundwater generally contains more minerals. All these factors make for different tasting water. Despite these variations, LADWP water meets all drinking water standards for health and aesthetics.

All water coming from the Los Angeles Aqueducts, the California Aqueduct (a.k.a. State Water Project), and the Colorado River Aqueduct is filtered and treated to ensure a safe drinking water supply. At the Los Angeles Aqueduct Filtration Plant, water is treated as follows:

Water flows into the filtration plant by gravity and travels through screens to remove environmental debris such as twigs and dead leaves. Ozone, a super-charged oxygen molecule and a powerful disinfecting agent is injected

into the water to destroy bacteria and other impurities that affect taste, odor and color. Treatment chemicals are quickly dispersed into the water to make fine particles called floc. A six-foot-deep filter (crushed coal over gravel) removes the floc and previously added chemicals. Chlorine added during the final step ensures lasting disinfection and protects the water as it travels through the City's distribution system to your tap. Fluoride is optimized to promote oral health by strengthening tooth enamel.

## Groundwater Treatment

The City's vast groundwater supply in the San Fernando and Central Basins are generally clean. LADWP pumps from the clean parts of the basins and disinfects this groundwater with chlorine as a safeguard against microorganisms. In December, 2009, the federal Ground Water Rule went into effect. This regulation now requires all water agencies across the country to disinfect groundwater sources, a standard practice that LADWP has had for decades. Because of man-made contaminants

found in San Fernando Valley groundwater wells, LADWP continuously monitors and ensures that all well water meets water quality standards and results are far below the maximum contaminant levels permitted by federal or state regulations. LADWP is formulating a comprehensive long term groundwater treatment plan for the San Fernando Basin that will allow us to extract more water and treat it so we can safely increase our local supply of water.

## Improving Water Quality At Home

It is common for the integrity of pipes on the customer-side of the meter to degrade to the point that water quality and taste may be negatively affected. Faucet fixtures, water heaters, water softeners and water filters can negatively affect the taste of your water. LADWP has information and tools that can help you maintain the quality of the water delivered to your home or business. LADWP adds chlorine to keep water safe during its long journey to your tap. But, once the water reaches your



**2 Making Hydropower**  
**San Francisquito Power Plant 1**  
 Water generates electricity as it passes through the hydroelectric plant

**3 End of LA Aqueducts**  
**The Cascades**  
 Seen along Interstate 5, this is the terminus (end) of the Aqueducts. Water flows over the "steps" to release some of the water's energy.



tap, the chlorine is no longer needed. There are numerous home treatment options that can be implemented to improve the smell and taste of your water. To remove any objectionable chlorine odors, simply chill the water in the refrigerator. This alone can significantly improve the taste. You can also use a filter specific for the removal of chlorine or chloramine. Once filtered, be sure to keep the water in the refrigerator to prevent any new growth of bacteria.

If you intend to buy a water filter to improve the taste, odor, or appearance of your tap water, be sure to purchase one that is certified by the National Sanitation Foundation (NSF), an independent testing organization whose certification is the industry's seal of approval.

If you need a more comprehensive home water treatment device due to a health condition, such as a weakened immune system or chemical allergy, be sure the treatment device is certified by the California Department of Public Health (CDPH).

Purchasing and installing a faucet-mounted or under-the-sink filter is another way to improve the taste of your water. As with any filter, be sure to change the filter cartridges regularly according to the manufacturer's recommendation.

To learn more about water quality in your home visit [www.ladwp.com](http://www.ladwp.com), or call (213) 367-3182 Monday through Friday 8 a.m. – 4 p.m.

## Water Quality News & Updates

### Safeguarding Our Surface Water

The Surface Water Treatment Rule (SWTR), administered by CDPH, is a drinking water regulation that safeguards reservoir supplies from microbiological contamination that may occur when rain runoff from nearby hillsides and slopes enters the water. In Los Angeles, SWTR applied to four open water reservoirs – Lower Stone Canyon, Encino, and Upper and Lower Hollywood.

LADWP successfully met the compliance deadlines and treatment requirements for all four open reservoirs that were subject to SWTR. Upper and Lower Hollywood Reservoirs were successfully removed in July 2001 and replaced with two 30 million gallon buried tanks. New support facilities were successfully commissioned to serve filtered water from Encino Reservoir in January 2006 and Lower Stone Canyon Reservoir in September 2008.

The latest drinking water regulation related to the treatment of surface water is the Long Term 2 Enhanced Surface Water Treatment Rule (LT2). This rule requires

**4 Screening**  
**Los Angeles Aqueduct Filtration Plant (LAAF) Inlet Structure**  
 Water flows through the inlet of the LAAF, where large pieces of debris or algae are removed by screens.



that LADWP cover or remove from service the remaining six uncovered distribution reservoirs, or provide additional treatment to achieve prescribed inactivation or removal of viruses, Cryptosporidium, and Giardia by April 1, 2009 or be in compliance with a state-approved schedule to meet the same requirements. The six reservoirs are Los Angeles, Upper Stone Canyon, Santa Ynez, Ivanhoe, Silver Lake, and Elysian Reservoirs. Santa Ynez Reservoir was removed from service in November 2010. It will be put back in service after a floating cover is installed in 2011.

On April 1, 2008, LADWP notified CDPH that it is fully committed to complying with the new regulations and requested an extension of the April 1, 2009 deadline. LADWP submitted an interim operations plan, a schedule for the required reservoir improvements, and executed a Compliance Agreement with CDPH on March 31, 2009. LADWP is working diligently to bring all reservoirs into compliance as quickly as possible and will provide the public with project updates in the annual water quality

report. The estimated cost to modify the six reservoirs is \$1.65 billion.

In preparation for compliance with LT2, LADWP has been routinely monitoring its water sources for microbial pathogens since 2005. Cryptosporidium and Giardia are occasionally detected in very low numbers in some of our reservoirs and in the L.A. Aqueduct and we are fully committed to achieving compliance with the LT2. To further inform our customers on this topic, below is a generic statement from CDPH regarding Cryptosporidium.

*"Cryptosporidium is a microbial pathogen found in surface water throughout the U.S. Although filtration removes Cryptosporidium, the most commonly used filtration methods cannot guarantee 100 percent removal. Our monitoring indicates the presence of these organisms in our source water and finished water. Current test methods do not allow us to determine if the organisms are dead or if they are capable of causing disease. Ingestion of Cryptosporidium*

**5 Ozonation**  
**Ozone Contact Chamber, LAAF**  
 Water is exposed to ozone gas, a disinfectant that prepares the water for filtration.



**6 Filtration**  
**Anthracite Coal Filters, LAAF**  
 Water passes through 60 inches of anthracite coal filters, which remove particles smaller than can be seen through a microscope.



# Sources of Water for City Areas

## San Fernando Valley Communities

Sources: Los Angeles Aqueduct, local groundwater, and MWD State Water Project.

Arleta	Northridge	Tarzana
Canoga Park	Olive View	Toluca Lake
Chatsworth	Pacoima	Tujunga
Encino	Panorama City	Valley Village
Granada Hills	Porter Ranch	Van Nuys
Hollywood Hills	Reseda	Warner Center
Lake View	Sherman Oaks	West Hills
Terrace	Studio City	Winnetka
Mission Hills	Sun Valley	Woodland Hills
North Hills	Sunland	
North Hollywood	Sylmar	

## Western Los Angeles Communities

Sources: Los Angeles Aqueduct and MWD State Water Project.

Bel Air Estates	Mar Vista	West Los Angeles
Beverly Glen	Pacific Palisades	Westchester
Brentwood	Palisades Highlands	Westwood
Castellamare	Palms	
Century City	Playa del Rey	
Cheviot Hills	Sawtelle	
Culver City*	Venice	

## Eastern Los Angeles Communities

Sources: MWD State Water Project and Colorado River Aqueduct.

Atwater Village	El Sereno	Montecito Heights
Boyle Heights	Glassell Park	Monterey Hills
Cypress Park	Highland Park	Mt. Washington
Eagle Rock	Lincoln Heights	
Echo Park		

## Central Los Angeles Communities

Sources: Los Angeles Aqueduct, MWD State Water Project, and local groundwater.

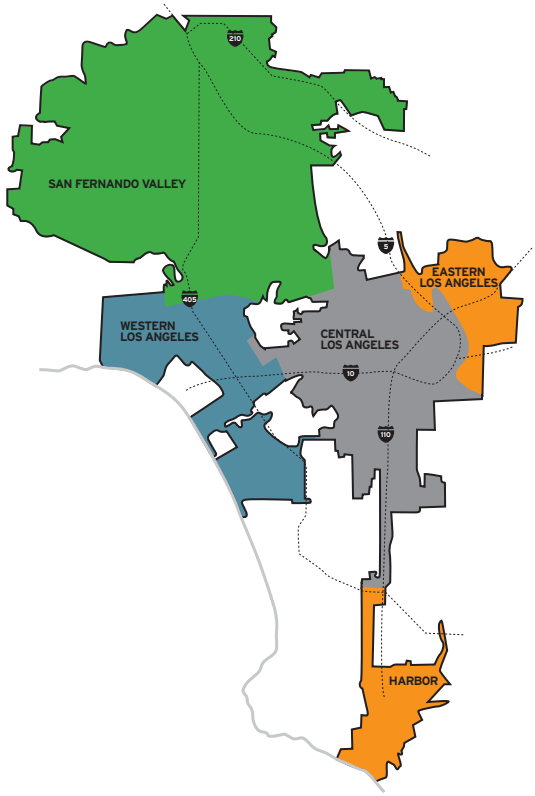
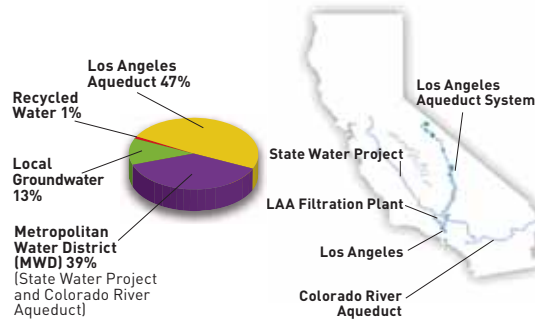
Baldwin Hills	Hollywood	Mt. Olympus
Chinatown	Hyde Park	Park La Brea
Country Club Park	Koreatown	Rancho Park
Crenshaw	L.A. City Strip*	Silverlake
Griffith Park	Little Tokyo	Watts
Hancock Park	Los Feliz	West Hollywood*
	Mid City	Westlake

## Harbor Communities

Sources: MWD State Water Project and Colorado River Aqueduct.

East San Pedro (Terminal Island)	Harbor Gateway*	Wilmington
Harbor City	L.A. City Strip*	San Pedro

\* parts of



may cause cryptosporidiosis, an abdominal infection. Symptoms of infection include nausea, diarrhea, and abdominal cramps. Most healthy individuals can overcome the disease within a few weeks. However, immunocompromised persons are at greater risk of developing life-threatening illness. We encourage immunocompromised individuals to consult their doctor regarding appropriate precautions to take to avoid infection. Cryptosporidium must be ingested to cause disease, and it may be spread through means other than drinking water." [source: CDPH]

## Special Population Precautions

There are certain health conditions for which customers may need specially treated water. Customers with weakened immune systems who may have undergone chemotherapy treatment, received organ transplants, suffer from HIV/AIDS, or other immune system disorders. Some elderly and infants can be particularly at risk from infection. Customers with these types of health challenges should seek advice about drinking water from their health care providers. Contact the EPA's Safe Drinking Water Hotline at (800) 426-4791, or visit [www.epa.gov](http://www.epa.gov), for free guidelines on how to lessen the risk of infection by Cryptosporidium and other microbial contaminants.

## Chlorine and Chloramine

LADWP is gradually switching from chlorine to chloramine to disinfect the water we serve. This will take several more years and, in the meantime, customers should expect to receive either type of disinfectant in their water at any time.

Both chlorine and chloramine are effective killers of bacteria and other microorganisms, but chloramine forms less by-products and does not have a chlorinous odor. Customers in the Harbor area of the City have received water treated with



## 7 Filtered Water to Pump Stations

Water from each of the 24 filters combine at the Filter Weir before leaving the Filtration Plant.

## 8 Chlorination Station

Chlorinator controls the amount of chlorine added to protect against bacteria and pathogens as water travels through the distribution system.



chloramine for more than 25 years. Customers in Eastern Los Angeles and the Sunland-Tujunga area are also receiving water treated with chloramine.

Since chlorine and chloramine are different chemicals, certain types of water users must adjust their additional treatment to handle either disinfectant. Operators of kidney dialysis machines should monitor their equipment more frequently for both "free" and "total" chlorine. The Southern California Renal Disease Council supports this recommendation.

Customers who maintain fish ponds, tanks, or aquaria should also make necessary adjustments in water quality treatment, as both chlorine and chloramine are toxic to fish. For further information, please visit [www.ladwp.com](http://www.ladwp.com) or call our Water Quality Customer Services group at (213) 367-3182.

continued on page 9

# 2010 Drinking Water Quality Monitoring Results

Tables I-IV list the results of water tests performed by LADWP and MWD from January to December 2010. LADWP tests for over 200 contaminants. These tables include only contaminants with values that are detected.

## How to Read the Tables

The constituents/contaminants found in the water served in your area are listed as follows:

- For **San Fernando Valley Area** – water test results are under the Los Angeles Aqueduct Filtration Plant, the Northern Combined Wells, and MWD Jensen Filtration Plant columns
- For **Western Los Angeles Area** – water test results are under the Los Angeles Aqueduct Filtration Plant column
- For **Central Los Angeles Area** – water test results are under the Los Angeles Aqueduct Filtration Plant and the Southern Combined Wells columns

- For **Harbor/Eastern Los Angeles Area** – water test results are under the MWD Jensen, Weymouth, and Diemer Filtration Plants columns

Some constituents/contaminants are reported on a citywide basis as required by the California Department of Public Health.

The unregulated contaminants reported on an area-wide basis are included for additional information on the water served in your area.

continued from page 7

## A Better Understanding of Radon

Radon is a naturally occurring radioactive gas that is not a significant issue in most of California. In 2010, very low levels of radon were detected in some of our ground water supplies (see Table III on page 12). There is no established drinking water standard or monitoring requirement for radon. In general, radon entering a home through tap water is a very small contributor to radon in indoor air. Although the radon levels were well below what the EPA is currently considering for a standard, the EPA has asked us to share the following general information with you to help you better understand radon.

“Radon is a radioactive gas that you can’t see, taste, or smell. It is found throughout the U.S. Radon can move up through the ground and into a home through cracks and holes in the foundation. Radon can build up to high levels in all types of homes. Radon can also get into indoor air when released from tap water from showering, washing dishes, and other household activities. Compared to radon entering the home through soil, radon entering the home through tap



## North Hollywood Sump and Pump Station

**Well Water Blending**  
Water flows by gravity from the LAAFP to the North Hollywood Pump Station. Well water from the San Fernando Valley mixes with the aqueduct water in the North Hollywood Sump before it is distributed into the city by large pumps.

continued on page 10

**Table I Calendar Year 2010 Water Quality Monitoring Results**  
Health-Based Primary Drinking Water Standards (MCLs) Constituents/Contaminants Detected in Treated Water

Contaminants	Units	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant		State Primary Standard (MCL) or [MRDL]	Meet Primary Standard? (Yes/No)	State PHG or Federal (MCLG)	Major Sources in Our Drinking Water
		Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range				
Aluminum	µg/L	<50	<50	<50	<50	<50	<50	170 (a)	<50 - 200	170 (a)	66 - 230	82 (a)	56 - 100	1000	YES	600	Erosion of natural deposits; residue from surface water treatment processes
Arsenic	µg/L	4 (a)	<2 - 6	2	<2 - 4	2	<2 - 3	2 (a)	<2 - 3	2 (a)	<2 - 3	3 (a)	2 - 3.2	10	YES	0.004	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes
Barium	µg/L	<100	<100	<100	<100	<100	<100 - 127	110	<100 - 130	110	<100 - 120	<100	<100	1000	YES	2000	Erosion of natural deposits
Bromate (a, b)	µg/L	<5	<5 (b)	NA	NA	NA	NA	NA	NA	NA	NA	7 (a)	<5 - 11	10	YES	0.1	By-product of ozone disinfection; formed under sunlight
Gross Alpha Particle Activity (c)	pCi/L	4	4	5	5 - 5.2	5	<3 - 5	5	<3 - 8	6	4 - 9	3	<3 - 7	15	YES	(0)	Naturally present in environment
Gross Beta Particle Activity (c)	pCi/L	<4	<4 - 5	<4	<4 - 5	<4	<4 - 7	4	<4 - 10	4	<4 - 6	<4	<4 - 5	50	YES	(0)	Naturally present in environment
Nitrate (as NO <sub>3</sub> )	mg/L	<2	<2 - 2	8	<2 - 14	8	<2 - 17	<2 (a)	<2 - 2	<2 (a)	<2	2.6 (a)	2 - 3	45	YES	45	Erosion of natural deposits; runoff and leaching from fertilizer use
Nitrate + Nitrite (as N)	mg/L	<0.4	<0.4 - 0.4	2	<0.4 - 3	2.0	<0.4 - 4	<0.4	<0.4 - 0.4	<0.4	<0.4	0.6	0.5 - 0.7	10	YES	10	Erosion of natural deposits; runoff and leaching from fertilizer use
Tetrachloroethylene (PCE)	µg/L	<0.5	<0.5	<0.5	<0.5 - 0.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	5	YES	0.06	Discharge from factories, dry cleaners, auto shops (metal degreaser)
Trichloroethene (TCE)	µg/L	<0.5	<0.5	1	<0.5 - 3	1	<0.5 - 2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	5	YES	1.7	Discharge from metal degreasing sites and other factories
Turbidity (d)	NTU	100%	2.4 (e)	NA	NA	NA	NA	100%	0.05	100%	0.08	100%	0.05	TT	YES	none	Soil runoff
Uranium (c)	pCi/L	3	2 - 4	3	2 - 4	3	<1 - 6	3	2 - 3.4	3	2.9 - 4	1.8	1.6 - 2	20	YES	0.5	Erosion of natural deposits

Health-Based Primary Drinking Water Standards (MCLs) Constituents/Contaminants Detected in Treated Water and Reported on City-Wide Basis

Contaminants	Units	Average	Range	State Primary Standard (MCL) or [MRDL]	Meet Primary Standard?	State PHG/ [MRDLG] or Federal (MCLG)	Major Sources in Our Drinking Water
Bromate (f)	µg/L	City-wide Average = 5.7	Range = <5 - 5.8	10	YES	0.1	By-product of ozone disinfection; formed under sunlight
Chlorine Residual, Total	mg/L	Average = 1.8 (a)	Range = 1.6 - 1.8	[4]	YES	[4]	Drinking water disinfectant added for treatment
Copper (at-the-tap) AL = 1300 (g)	µg/L	90th Percentile value = 576	number of samples exceeding AL = 0 out of 110	TT	YES	300	Internal corrosion of household water plumbing systems
Fluoride	mg/L	Average = 0.8	Range = 0.7 - 0.9	2	YES	1	Erosion of natural deposits; water additive that promotes strong teeth
Lead (at-the-tap) AL = 15 (g)	µg/L	90th Percentile value = 5.6	number of samples exceeding AL = 3 out of 110	TT	YES	0.2	Internal corrosion of household water plumbing systems
Total Coliform Bacteria	% Positives	Average = 0.9% Coliform positive samples	Range = 0 - 0.9% Coliform positive samples	5% of monthly samples are coliform positive	YES	(0)	Naturally present in the environment
Total Haloacetic Acids (HAA5)	µg/L	City-wide Average = 27 (a)	Range = <2 - 103	60	YES	none	By-product of drinking water disinfection
Total Trihalomethanes (TTHM)	µg/L	City-wide Average = 56 (a)	Range = 13 - 109	80	YES	none	By-product of drinking water chlorination

**Table II Calendar Year 2010 Water Quality Monitoring Results**  
**Aesthetic-Based Secondary Drinking Water Standards (SMCLs) Constituents/Contaminants Detected in Treated Water**

Contaminants	Units	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant	
		Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	µg/L	<50	<50	<50	<50	<50	<50	170 (a)	<50 – 200
Chloride	mg/L	42	33 – 57	43	33 – 58	43	25 – 62	93 (a)	84 – 94
Color (unfiltered)	ACU	3.5	3 – 5	3.2	3 – 5	3.2	3 – 7	1 (a)	1
Manganese NL = 500	µg/L	<20	<20	<20	<20	<20	<20 – 37	<20	<20
Odor	TON	<1	<1	<1	<1 – 1	<1	<1 – 1	2	2
Specific Conductance	µS/cm	390	301 – 518	623	320 – 735	616	486 – 750	950 (a)	460 – 1000
Sulfate	mg/L	33	26 – 43	113	36 – 164	113	69 – 164	210 (a)	160 – 250
Total Dissolved Solids (TDS)	mg/L	226	210 – 267	391	225 – 491	391	326 – 522	570 (a)	470 – 630
Turbidity (h)	NTU	<0.1	<0.1 – 0.15	0.1	0.1 – 0.3	0.1	<0.1 – 0.3	0.05 (a)	0.03 – 0.06
Zinc	µg/L	<50	<50	<50	<50	<50	<50 – 1040	<50	<50

**Abbreviations and Footnotes**

**mg/L** = milligrams per liter (equivalent to ppm)  
**µg/L** = micrograms per liter (equivalent to ppb)  
**ng/L** = nanograms per liter (equivalent to ppt)  
**pCi/L** = picoCuries per liter  
**%** = percentage  
**µS/cm** = microSiemens per centimeter  
**NTU** = nephelometric turbidity unit  
**TON** = threshold odor number  
**CFU** = colony-forming unit  
**ACU** = apparent color unit  
**<** = less than  
**NA** = not applicable

**NT** = not tested  
**HRAA** = highest running annual average

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs). RAA is a calculated average of all the samples collected within twelve months period.

(b) Bromate is tested in water treated with ozone. Bromate has also been found in chlorinated treated water of some LADWP reservoirs exposed to sunlight. Metropolitan Water District of Southern California

(MWD) only tests bromate at Jensen Filtration Plant.

(c) Radiological monitoring is performed in cycles of various periods of time. LADWP performed Gross Alpha testing in 2009 - 2010 for samples collected at Los Angeles Aqueduct Filtration Plant, Northern Combined Wells blend points, and Southern Combined Wells blend points. MWD performed all radiological testing in 2008 for samples collected at Weymouth, Diemer, and Jensen Plants.

MWD Diemer Plant		MWD Jensen Plant		State Secondary MCL	Meet Secondary Standard?	Major Sources in Our Drinking Water
Average	Range	Average	Range			
170 (a)	66 – 230	82 (a)	56 – 100	200	YES	Erosion of natural deposits; residue from some surface water treatment process
93 (a)	83 – 93	79 (a)	67 – 80	500	YES	Runoff/leaching from natural deposits; seawater influence
1 (a)	1 – 2	1 (a)	1 – 2	15	YES	Naturally-occurring organic materials
<20	<20	<20	<20	50	YES	Leaching from natural deposits
2	2	3	3	3	YES	Naturally-occurring organic materials
970(a)	460 – 1000	580 (a)	500 – 580	1600	YES	Substances that form ions when in water; seawater influence
230 (a)	160 – 240	63 (a)	55 – 65	500	YES	Runoff/leaching from natural deposits
590 (a)	470 – 610	330 (a)	290 – 330	1000	YES	Runoff/leaching from natural deposits
0.04 (a)	0.03 – 0.16	0.04 (a)	0.03 – 0.08	5	YES	Soil runoff
<50	<50	<50	<50	5000	YES	Run off/leaching from natural deposit

(d) Turbidity is a measure of the cloudiness of the water and is a good indicator of water quality and filtration performance. High turbidity can hinder the effectiveness of disinfectants.

The Primary Drinking Water Standard for turbidity level at water filtration plants is less than or equal to 0.3 NTU in at least 95% of the measurements taken in any month and shall not exceed 1.0 NTU at any time. The reporting requirement for treatment plant turbidity is: report the highest single measurement in the calendar year and the lowest monthly percentage of measurements that are less than or equal to 0.3 NTU.

(e) The highest turbidity at the Los Angeles Filtration Plant effluent was 2.4 NTU on December 30, 2009. This high turbidity reading reflects a single reading taken out of some 35,000 readings. Turbidity is monitored in 15 minute intervals all year round.

(f) Values reflect annual range and average of samples collected from six open reservoirs; Elysian, Ivanhoe, Los Angeles, Santa Ynez, Silver Lake, and Upper Stone Canyon.

(g) At-the-tap monitoring of lead and copper is conducted every three years as required by the Lead

and Copper Rule. A system is out of compliance if the Regulatory Action Level is exceeded in the 90<sup>th</sup> percentile of all samples at the customers' tap. Although the City's treated water has little, if any, detectable lead, studies were conducted and corrosion control is scheduled for implementation.

(h) Values reflect testing at entry to the distribution system.

(i) NDMA was tested in 2009 – 2010 for compliance to Unregulated Contaminant Monitoring Rule (UCMR2).



**10 River Supply Conduit**

**Water Travels through the City**

Water from the pump station is carried through a 78" water main to Ivanhoe Reservoir in the Silver Lake area of the City.

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water is, in most cases, a small source of radon in indoor air. Radon is a known human carcinogen. Breathing air containing radon can lead to lung cancer. Drinking water containing radon may also cause increased risk of stomach cancer. If you are concerned about radon in your home, test the air in your home. Testing is inexpensive and easy. Fix your home if the level of radon in your air is 4 picoCuries per liter of air (pCi/L) or higher. There are simple ways to fix a radon problem that aren't too costly. For additional information, call your State radon program or call EPA's Radon Hotline (800-SOS-RADON)."

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**11 Water Storage**

**Ivanhoe Reservoir**

Shade balls filling the reservoir will protect the water from sunlight as the water travels onto nearby neighborhoods.

**Table III Calendar Year 2010 Water Quality Monitoring Results**  
Unregulated Drinking Water Constituents/Contaminants Detected in Treated Water

Constituents/Contaminants	Units	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells	
		Average	Range	Average	Range	Average	Range
Bicarbonate Alkalinity (as CaCO <sub>3</sub> )	mg/L	160	88 – 125	144	104 – 176	144	128 – 201
Boron NL = 1000	µg/L	471	337 – 628	322	256 – 433	322	115 – 390
Bromide	µg/L	23	<20 – 38	25	<20 – 49	25	<20 – 77
Calcium	mg/L	25	23 – 27	57	27 – 74	57	44 – 86
Chromium, Hexavalent	µg/L	<1	<1	<1	<1 – 2	<1	<1 – 3.6
Heterotrophic Plate Count Bacteria (HPC)	CFU/mL	ND	ND	NA	NA	NA	NA
Magnesium	mg/L	8	7 – 9	15	8 – 19	15	10 – 23
N-Nitrosodimethylamine (NDMA) NL=10 (i)	ng/L	<2	<2	<2	<2	<2	<2
pH	Unit	7.4	7.2 – 7.6	7.4	7.1 – 7.6	7.4	7.0 – 7.8
Phosphate (as PO <sub>4</sub> )	µg/L	51	40 – 64	100	40 – 156	100	77 – 1180
Potassium	mg/L	4	3 – 5	4	4 – 5	4	3 – 4
Radon (c)	pCi/L	<100	<100	<100	<100	<100	<100 - 150
Silica (as SiO <sub>2</sub> )	mg/L	17	16 – 18	20	16 – 21	20	19 – 24
Sodium	mg/L	45	38 – 53	49	32 – 53	49	44 – 60
Total Alkalinity (as CaCO <sub>3</sub> )	mg/L	106	88 – 125	144	104 – 176	144	128 – 201
Total Hardness (as CaCO <sub>3</sub> )	mg/L	93	86 – 104	205	103 – 265	205	162 – 294
Total Organic Carbon (TOC)	mg/L	1.5	1.4 – 1.7	0.8	0.7 – 1.7	0.8	0.3 – 1.1
Vanadium NL = 50	µg/L	<3	<3	<3	<3 – 4	<3	<3 – 6

**Terms Used In The Tables**

**Compliance:** A drinking water standard based on the health risk (primary standards) and aesthetic (secondary standards) exposure of a contaminant to consumers. For example, bacteria and nitrate have strict limits that must be met at all times due to the acute effects they can cause. Other standards, like small amounts of disinfection by-products and man-made chemicals, have standards that are based on a lifetime of exposure because the risk to consumers is very low. Compliance with most standards is based on an average of samples collected within a year. This allows for some fluctuation above and below the numerical standard, while still protecting public health.

**Detection Limit for Reporting Purpose (DLR):** DLR means the designated minimum level at or above which any analytical finding of a contaminant in drinking water resulting from monitoring required under Title 22 Code of Regulations shall be reported to the California Department of Public Health (CDPH).

**Maximum Contaminant Level (MCL):** MCL is the highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the Public Health Goals (PHGs) or Maximum Contaminant Level Goals (MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect odor, taste, and appearance of drinking water. For certain contaminants, compliance with the MCL is based on the average of all samples collected throughout the year.

**Maximum Contaminant Level Goal (MCLG):** MCLG is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency (USEPA).

**Maximum Residual Disinfectant Level (MRDL):** MRDL is the highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum Residual Disinfectant Level Goal (MRDLG):** MRDLG is the level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants. MRDLGs are set by the USEPA.

**Notification Level (NL):** NL is the Health-based advisory levels established by CDPH for chemicals in drinking water that lack maximum contaminant levels (MCLs).

**Primary Drinking Water Standard (PDWS):** MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

**Public Health Goal (PHG):** PHG is the level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency, Office of Environmental Health Hazard Assessment (OEHHA).

**Regulatory Action Level (AL):** AL is the concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow. ALs are set by the USEPA.

**Secondary Drinking Water Standard (SDWS):** SMCLs for contaminants that may affect the taste, odor or appearance for drinking water.

**Treatment Technique (TT):** TT is a required process intended to reduce the level of a contaminant in drinking water. For example, the filtration process is a treatment technique used to reduce turbidity (the cloudiness in water) and microbial contaminants from surface water. High turbidities may be indicative of poor or inadequate filtration.

MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant		Major Sources in Our Drinking Water
Average	Range	Average	Range	Average	Range	
NT	NT	NT	NT	NT	NT	Naturally-occurring dissolved gas; erosion of natural deposits
120	120 – 130	120	120 – 130	210	200 – 220	Erosion of natural deposits
NT	NT	NT	NT	NT	NT	Runoff/leaching from natural deposits; seawater influence
64 (a)	49 – 71	66 (a)	51 – 70	30 (a)	26 – 31	Erosion of natural deposits; natural hot springs
<1 (a)	< 1	<1 (a)	<1	<1 (a)	<1	Industrial discharge; erosion of natural deposits
<1	<1 – 1	1	<1 – 10	<1	<1 – 2	Naturally present in the environment
26 (a)	20 – 28	27 (a)	22 – 28	12 (a)	11 – 12	Erosion of natural deposits
<2	<2 – 3	<2	<2	3	<2 – 5	By-product of chloramination
7.9	7.6 – 8.6	7.9	7.5 – 8.0	8.2	8.1 – 8.4	Naturally-occurring dissolved gases and minerals
NT	NT	NT	NT	NT	NT	Erosion of natural deposits, agricultural run-off
5 (a)	4 – 5	5 (a)	4 – 5	2.7 (a)	2 – 3	Erosion of natural deposits
<100	<100	<100	<100	<100	<100	Decay of natural deposits
NT	NT	NT	NT	NT	NT	Erosion of natural deposits
94 (a)	83 – 98	95 (a)	78 – 95	67 (a)	58 – 65	Erosion of natural deposits
120 (a)	63 – 130	110 (a)	67 – 120	88 (a)	81 – 99	Erosion of natural deposits
260 (a)	84 – 300	270 (a)	92 – 300	120 (a)	86 – 130	Erosion of natural deposits
2.1 (a)	1.6 – 2.4	2.2 (a)	1.9 – 2.3	1.5 (a)	1.3 – 1.8	Erosion of natural deposits
<3	<3 – 3	3	<3 – 3.3	5.2	5 – 6	Erosion of natural deposits

**Table IV Calendar Year 2010 Water Quality Monitoring Results**  
Drinking Water Disinfection By-Products Reported on Area-Wide Basis

Contaminants	Units	San Fernando Valley		Central Los Angeles		Western Los Angeles		Harbor / Eastern Los Angeles		Major Sources in Our Drinking Water
		Average	Range	Average	Range	Average	Range	Average	Range	
Bromodichloromethane (BDCM)	µg/L	13	3 – 26	11	3 – 25	17	2 – 39	13	2 – 28	By-product of chlorine/ chloramine disinfection
Bromoform	µg/L	6	<1 – 26	5	1 – 22	7	<1 – 31	7	3 – 18	By-product of chlorine/ chloramine disinfection
Chlorate NL = 800	µg/L	545	6 – 1044	210	66 – 377	213	60 – 550	71	20 – 110	By-product of chlorine disinfection
Chloroform	µg/L	11	1 – 44	9	1 – 33	25	1 – 97	11	1 – 32	By-product of chlorine/ chloramine disinfection
Dibromoacetic Acid (DBAA)	µg/L	5	<1 – 15	5	<1 – 14	6	<1 – 15	4	2 – 6	By-product of chlorine/ chloramine disinfection
Dibromochloromethane (DBCM)	µg/L	16	4 – 34	13	5 – 31	17	3 – 64	14	4 – 28	By-product of chlorine/ chloramine disinfection
Dichloroacetic Acid (DCAA)	µg/L	9	<1 – 25	9	<1 – 25	19	<1 – 85	6	<1 – 12	By-product of chlorine/ chloramine disinfection
Monobromoacetic Acid (MBAA)	µg/L	1	<1 – 4	1	<1 – 3	2	<1 – 4	1	<1 – 3	By-product of chlorine/ chloramine disinfection
Monochloroacetic Acid (MCAA)	µg/L	2	<2 – 7	2	<2 – 6	5	<2 – 17	<2	<2 – 5	By-product of chlorine/ chloramine disinfection
Trichloroacetic acid (TCAA)	µg/L	3	<1 – 10	3	<1 – 12	8	<1 – 58	4	<1 – 11	By-product of chlorine/ chloramine disinfection





**12 Local Pump Station**  
**Fletcher Pump Station**  
 Additional chlorine is added before large pumps send the water to L.A. neighborhoods, east of Ivanhoe Reservoir.

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### Shade Balls Minimize Bromate in City Reservoirs

LADWP continues to minimize bromate levels in open reservoirs, keeping them within regulatory requirements. A creative short-term intervention LADWP recently implemented was the use of “shade balls” to decrease the formation of Bromate. In 2008, shade balls were used to shade the water surfaces of Elysian and Ivanhoe Reservoirs. As a result, bromate levels have been consistently well below the current drinking water standard of 10 parts per billion.

hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. This water can be collected and used to water plants. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

### Pharmaceutical and Personal Care Products

Very low levels of pharmaceutical and personal care products (PPCPs) are increasingly being detected in U.S. drinking water supplies. PPCPs include medicines, shampoos, soaps, detergents, lotions, and perfumes. Currently, neither the state or federal government require LADWP to test for PPCPs. However, as a forward looking utility, LADWP conducts its own monitoring for these compounds.

In 2009, LADWP tested its source and treated waters for PPCPs. The amount of PPCPs detected was so minute that no adverse health effect from exposure has been reported. LADWP continues to study the issue with several other utilities and the Water Research Foundation. Customers can do their part by disposing of unwanted medications into a waste receptacle or by returning to a pharmacy—not down a toilet or drain.

### Lead Exposure from Plumbing Materials

LADWP monitors lead contents in source water and the distribution system and has not found detectable amounts. If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with home plumbing. The LADWP is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting in the pipes for several

**13 The Journey Ends**  
**At Home Treatment**  
 Customers can further improve the taste of drinking water through chilling, filtration or by replacing older pipes, faucet fixtures, water heaters, water softeners and water filters.



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## About This Report

The 2010 Drinking Water Quality Report was prepared by the Los Angeles Department of Water and Power (LADWP). This report is required by the California Department of Public Health (CDPH) and was prepared in accordance with CDPH guidelines. It was prepared, printed and mailed to you at a cost of 35 cents.

### Contact Information

LADWP, the largest municipal utility in the nation, was established more than 100 years ago to provide a reliable and safe water and electric supply to the City’s 4 million residents and businesses.

LADWP is governed by a five-member Board of Water and Power Commissioners, appointed by the Mayor and confirmed by the City Council. The Board meets regularly on the first and third Tuesdays of each month at 1:30 p.m. Meetings are held at:

Los Angeles Department of Water and Power  
 111 North Hope Street, Room 1555H  
 Los Angeles, CA 90012-2694

The meeting agenda is available to the public on the Thursday prior to the week of the meeting. You can access the Board agenda at [www.ladwp.com](http://www.ladwp.com) or by calling (213) 367-1351.

For general information about LADWP, call 1-800-DIAL DWP (1-800-342-5397) or visit [www.ladwp.com](http://www.ladwp.com).

For questions regarding water quality, call the LADWP Water Quality Customer Services Group at (213) 367-3182.

For questions regarding this report, please call Mr. Nathan Aguayo at (213) 367-4941.

Want to know more about your drinking water and related regulations?

For more information about the NSF certification, call (800) 673-8010 or visit [www.nsf.org](http://www.nsf.org).

For more information about CDPH certification, call (916) 449-5617 or visit [www.cdph.ca.gov](http://www.cdph.ca.gov).

Los Angeles Department of Water and Power [www.ladwp.com](http://www.ladwp.com)  
 California Department of Public Health (CDPH) [www.cdph.ca.gov](http://www.cdph.ca.gov)  
 U.S. Environmental Protection Agency (USEPA) [www.epa.gov](http://www.epa.gov)

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### This Message for Non-English Speaking Customers

This report contains important information about your drinking water. If you have any questions regarding this report, please contact us at (800) 342-5397.

#### Spanish

Este informe contiene información importante sobre su agua potable. Si tiene alguna pregunta sobre este informe, por favor comuníquese con nosotros llamando al (800) 342-5397.

#### Russian

В этом отчете содержится важная информация о вашей питьевой воде. Если у вас есть вопросы по этому отчету, вы можете позвонить по телефону (800) 342-5397.

#### Farsi

این گزارش حاوی اطلاعات مهمی در مورد آب آشامیدنی شماست. چنانچه سوالی در مورد این گزارش دارید لطفاً با شماره تلفن (800)342-5397 با ما تماس بگیرید.

#### Japanese

この報告書には皆さんの飲料水に関する重要な情報が含まれています。この報告書に関して何かご質問があれば(800) 342-5397 までお問い合わせください。

#### Armenian

Այս զեկոյցը պարունակում է կարևոր տեղեկություններ ձեր խմելու ջրի մասին: Այս խմելու մասին դրե՛ք հարցում ունենալու պարագային կարող էք հեռաձայնել մեզ՝ (800) 342-5397 հեռախոսահամարով:

#### Arabic

يحتوي هذا التقرير على معلومات هامة عن مياه الشرب في لوس انجلوس. إذا كان لديك أسئلة عن هذا التقرير نرجو الاتصال بنا على الرقم (800) 342-5397.

#### Korean

이 보고서는 여러분의 수돗물에 관한 중요한 정보를 포함하고 있습니다. 이 보고서에 관해 질문이 있으시면, (800) 342-5397로 연락 주십시오.

#### Chinese

本報告包含有關您的飲用水的重要資訊。您對本報告如有任何疑問，請致電：(800) 342-5397。

#### Vietnamese

Báo cáo này có tin tức quan trọng về nguồn nước uống của quý vị. Nếu quý vị có thắc mắc về báo cáo này, xin liên lạc với chúng tôi tại số (800) 342-5397.

#### Thai

รายงานนี้ประกอบด้วยข้อมูลสำคัญเกี่ยวกับน้ำดื่มของท่าน ถ้าหากท่านมีคำถามใดๆเกี่ยวกับรายงานนี้ กรุณาติดต่อเราได้ที่ (800) 342-5397



Los Angeles  
Department of  
Water & Power

2010 Drinking Water Quality Report  
Los Angeles Department of Water and Power  
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# A Quality Partnership 2010 Drinking Water Quality Report



Los Angeles  Department of Water & Power

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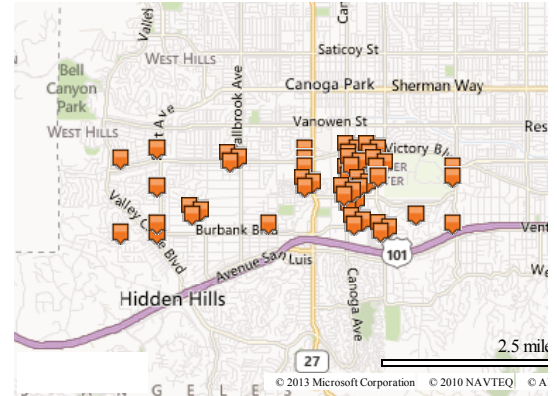
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## LIST OF EPA-REGULATED FACILITIES IN ENVIROFACTS

To search Envirofacts via an interactive map, please view your results in [EnviroMapper for Envirofacts](#). Use the buttons located beneath the facility name and address information to obtain detailed reports on a specific facility. The data within the table below can be downloaded in a comma-separated value file for use in Excel by clicking here:



FACILITY INFORMATION	AFS	ACRES	BR	CERCLIS	GHC	PCS/ICIS	RADInfo	RCRAInfo	TR	TSCA
<b>ALL AMERICAN SPORTS CLUB</b> 21500 VICTORY BLVD WOODLAND HILLS, CA 91367-2423 Latitude: 34.18776 Longitude: -118.60136 <a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>								<a href="#">View Report</a>		
<b>ANACOMP INC</b> 21111 OXNARD ST WOODLAND HILLS, CA 91367 Latitude: 34.17925 Longitude: -118.59361 <a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>								<a href="#">View Report</a>		
<b>ANACOMP INC</b> 6307 DESOTO AVE STE K WOODLAND HILLS, CA 91367-2615 Latitude: 34.184784 Longitude: -118.588585 <a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>								<a href="#">View Report</a>		
<b>ARCO FACILITY NO 09631</b> 6000 CANOGA AVE WOODLAND HILLS, CA 91367-3701 Latitude: 34.17942 Longitude: -118.59739 <a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>								<a href="#">View Report</a>		
<b>ASET</b> 6110 VARIEL AVE WOODLAND HILLS, CA 91367 Latitude: 34.18152 Longitude: -118.59277 <a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>								<a href="#">View Report</a>		
<b>BLUE CROSS OF CAL</b> 21555 OXNARD ST WOODLAND HILLS, CA 91367-4999 Latitude: 34.1793 Longitude: -118.59767 <a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>								<a href="#">View Report</a>		
<b>CA PUBLIC EMPLOYEES RETIREMENT SYS</b> 6326 CANOGA AVE WOODLAND HILLS, CA 913672511								<a href="#">View Report</a>		

Latitude: 34.185793 Longitude: -118.5974  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CALVERT ELEMENTARY SCHOOL  
 19850 DELANO ST WOODLAND HILLS, CA 91367  
 Latitude: 34.1824 Longitude: -118.56514  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CATALINA YACHTS INC  
 21200 VICTORY BLVD WOODLAND HILLS, CA 91367-2582  
 Latitude: 34.18836 Longitude: -118.59304  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CELEBRITY CLEANERS  
 22812 VICTORY BLVD WOODLAND HILLS, CA 91367-1633  
 Latitude: 34.18645 Longitude: -118.62378  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CHEVRON 93027  
 5960 CANOGA AVE. WOODLAND HILLS, CA 91367  
 Latitude: 34.17881 Longitude: -118.59739  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CHEVRON STATION 9 8982  
 24336 VICTORY BLVD WOODLAND HILLS, CA 91367-1153  
 Latitude: 34.18461 Longitude: -118.65517  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CHEVRON STATION 9 9460  
 5550 WINNETKA WOODLAND HILLS, CA 91367  
 Latitude: 34.17177 Longitude: -118.57092  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

CHEVRON STATION 90218  
 6061 TOPANGA CANYON BLVD WOODLAND HILLS, CA 913673626  
 Latitude: 34.18095 Longitude: -118.60588  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

DATAPRODUCTS CORP  
 6250 CANOGA AVENUE WOODLAND HILLS, CA 91367-2413  
 Latitude: 34.18385 Longitude: -118.5974  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

DOWNING TRUCKING  
 23820 AETNA ST WOODLAND HILLS, CA 91367  
 Latitude: 34.1803 Longitude: -118.64542  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

DYNAMIC COLOR INC  
 21100 ERWIN ST WOODLAND HILLS, CA 91367  
 Latitude: 34.18286 Longitude: -118.59323  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

EXXON MOBIL OIL CORP  
 6350 FALLBROOK AVE WOODLAND HILLS, CA 91367  
 Latitude: 34.18609 Longitude: -118.62339  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

FILMATION STUDIOS  
 6464 CANOG AVE WOODLAND HILLS, CA 91367-2420  
 Latitude: 34.18775 Longitude: -118.59738  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

FORMER PRIDE PROFESS DRY CLNRS  
 22904 VICTORY BLVD WOODLAND HILLS, CA 91367  
 Latitude: 34.186447 Longitude: -118.625629  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

GUERRERO GRAPHICS  
 21250 CALIFA ST STE 104 WOODLAND HILLS, CA 91367  
 Latitude: 34.17703 Longitude: -118.59405  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

INNOZEN INC.  
 6429 INDEPENDENCE AVE WOODLAND HILLS, CA 91367  
 Latitude: 34.18753 Longitude: -118.5906

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<p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p> <p>KAISER FOUNDATION HOSPITALS 5601 DE SOTO AVENUE WOODLAND HILLS, CA 91367-6701 Latitude: 34.17225 Longitude: -118.58812</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>KOCH ORTHOPAEDIC MED GRP 6325 TOPANGA CANYON BLVD WOODLAND HILLS, CA 91367 Latitude: 34.18491 Longitude: -118.60589</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>LAUSD W VALLEY OCCUPATIONAL CTR 6200 WINNEKTA AVE WOODLAND HILLS, CA 91367-3826 Latitude: 34.18291 Longitude: -118.57096</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>			<a href="#">View Report</a>				<a href="#">View Report</a>		
<p>LABORATORY PROCEDURES INC UPJOHN 6330 VARIEL AVE WOODLAND HILLS, CA 91367 Latitude: 34.18595 Longitude: -118.59276</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>LAUSD - WOODLAKE ELEMENTARY SCHOOL 23231 HATTERAS STREET WOODLAND HILLS, CA 91367 Latitude: 34.17553 Longitude: -118.63352</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>			<a href="#">View Report</a>				<a href="#">View Report</a>		
<p>LAUSD EL CAMINO REAL HIGH SCHOOL 5440 VALLEY CIR BLVD WOODLAND HILLS, CA 91367-5949 Latitude: 34.1714 Longitude: -118.64529</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>			<a href="#">View Report</a>				<a href="#">View Report</a>		
<p>LEEDS ENGINEERING CORPORATION 6041 VARIEL AVE WOODLAND HILLS, CA 91367 Latitude: 34.18039 Longitude: -118.59279</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>LEONIS CONTINUATION HIGH SCHOOL 5445 MANTON AVE WOODLAND HILLS, CA 91367 Latitude: 34.169373 Longitude: -118.640717</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>LIVINGSTON PONTIAC BUICK GMC 6133 TOPANGA CANYON BLVD WOODLAND HILLS, CA 91367 Latitude: 34.18121 Longitude: -118.60588</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>NORTHROP GRUMMAN GUIDANCE &amp; ELECTRONICS CO INC 21240 BURBANK BOULEVARD MS-W57 WOODLAND HILLS, CA 91367-6675 Latitude: 34.17329 Longitude: -118.59382</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>			<a href="#">View Report</a>				<a href="#">View Report</a>	<a href="#">View Report</a>	
<p>OPTICAL COMMUNICATION PRODUCTS INC 6101 VARIEL AVE WOODLAND HILLS, CA 91367 Latitude: 34.18107 Longitude: -118.59278</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>							<a href="#">View Report</a>		
<p>OSO AVENUE ELEMENTARY SCHOOL 5724 OSO AVE WOODLAND HILLS, CA 91367 Latitude: 34.174785 Longitude: -118.577862</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>			<a href="#">View Report</a>				<a href="#">View Report</a>		
<p>P L PORTER CO 6355 DE SOTO AVE. WOODLAND HILLS, CA 913672687 Latitude: 34.18546 Longitude: -118.58841</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>			<a href="#">View Report</a>				<a href="#">View Report</a>	<a href="#">View Report</a>	
<p>PLAZA SIX, WARNER CENTER 21600 OXNARD ST WOODLAND HILLS, CA 91367 Latitude: 34.17918 Longitude: -118.60034</p> <p><a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a></p>						<a href="#">View Report</a>			
<p>QUALITY CLEANERS</p>							<a href="#">View</a>		

20938 VICTORY BLVD WOODLAND HILLS, CA 91367  
 Latitude: 34.188265 Longitude: -118.588314  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

RONAN ENGINEERING COMPANY  
 21200 OXNARD AVE WOODLAND HILLS, CA 91367-5014  
 Latitude: 34.17924 Longitude: -118.59421  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

S L I INDUSTRIES INC  
 21040 VICTORY BLVD WOODLAND HILLS, CA 91367  
 Latitude: 34.18836 Longitude: -118.59214  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

SHELL SERVICE STATION  
 23650 VICTORY BLVD AT PLATT WOODLAND HILLS, CA 91367-1349  
 Latitude: 34.18663 Longitude: -118.64227  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

SMITHKLINE BIO-SCIENCE LABS  
 6330 VARIEL AVE WOODLAND HILLS, CA 91367  
 Latitude: 34.18595 Longitude: -118.59276  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

STUDENT AUXILLIARY SVCS  
 5607 CAPISTRANO AVE WOODLAND HILLS, CA 91367  
 Latitude: 34.172136 Longitude: -118.616798  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

TERADYNE INC  
 21255 CALIFA ST WOODLAND HILLS, CA 91367  
 Latitude: 34.17715 Longitude: -118.59491  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

TERMINAL DATA CORP  
 21221 OXNARD ST WOODLAND HILLS, CA 91367  
 Latitude: 34.17924 Longitude: -118.59529  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

THE HOME DEPOT NO 6632  
 6345 VARIEL AVE WOODLAND HILLS, CA 91367  
 Latitude: 34.18489 Longitude: -118.59276  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

THE MELLINGER CO  
 6100 VARIEL AVE WOODLAND HILLS, CA 91367  
 Latitude: 34.18105 Longitude: -118.59278  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

THE PRUDENTIAL  
 21261 BURBANK BLVD WOODLAND HILLS, CA 91367  
 Latitude: 34.17359 Longitude: -118.593837  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

TIC TOC CLEANERS  
 6215 TOPANGA CANYON BLVD WOODLAND HILLS, CA 91367  
 Latitude: 34.183366 Longitude: -118.605883  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

TRANSAMERICA INSURANCE COMPANY  
 6300 CANOGA AVE WOODLAND HILLS, CA 91367-2555  
 Latitude: 34.18491 Longitude: -118.5974  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

TRE SEMICONDUCTOR EQUIP CORE  
 6109 DESOTO AVE WOODLAND HILLS, CA 91367-3709  
 Latitude: 34.18247 Longitude: -118.59034  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

V G SYSTEMS  
 21300 OXNARD ST WOODLAND HILLS, CA 91367  
 Latitude: 34.17924 Longitude: -118.59547  
[Summary Report](#) [Facility Report](#) [Compliance Report](#)

VOIT MANAGEMENT CO INC  
 21600 OXNARD ST STE 300 WOODLAND HILLS, CA 91367  
 Latitude: 34.17918 Longitude: -118.60034

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<a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>									<a href="#">View Report</a>
WESTSIDE STATION 23969 BURBANK BLVD WOODLAND HILLS, CA 91367 Latitude: 34.17038 Longitude: -118.6498									
<a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>									<a href="#">View Report</a>
WOODLAKE AVENUE ELEMENTARY 23231 HATTERAS ST. WOODLAND HILLS, CA 91367-3199 Latitude: 34.17553 Longitude: -118.63352									
<a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>									<a href="#">View Report</a>
WOODLAND HILLS ACADEMY 20800 BURBANK BLVD WOODLAND HILLS, CA 91367 Latitude: 34.17197 Longitude: -118.58675									
<a href="#">Summary Report</a> <a href="#">Facility Report</a> <a href="#">Compliance Report</a>									

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**Total Number of Facilities Displayed: 55**

Last updated on 4/8/2013

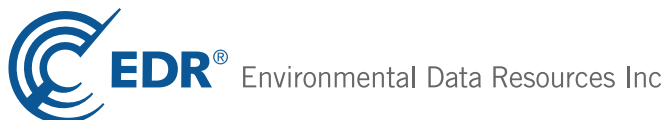
**APPENDIX J**  
**ENVIRONMENTAL DATABASE**



**20935, 20955, 21011 & 21031 Warner Center Lane**  
20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills, CA 91367

Inquiry Number: 3570189.2s  
April 08, 2013

## The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

20935, 20955, 21011 & 21031 WARNER CENTER LANE  
WOODLAND HILLS, CA 91367

#### COORDINATES

Latitude (North):	34.1753000 - 34° 10' 31.08"
Longitude (West):	118.5897000 - 118° 35' 22.92"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	353486.6
UTM Y (Meters):	3782540.0
Elevation:	847 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34118-B5 CANOGA PARK, CA
Most Recent Revision:	1967

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2010
Source:	USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

# EXECUTIVE SUMMARY

## **State and tribal voluntary cleanup sites**

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

US BROWNFIELDS..... A Listing of Brownfields Sites

### **Local Lists of Landfill / Solid Waste Disposal Sites**

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
WMUDS/SWAT..... Waste Management Unit Database  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

### **Local Lists of Hazardous waste / Contaminated Sites**

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
AOCONCERN..... San Gabriel Valley Areas of Concern  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2..... CERCLA Lien Information  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing

### **Other Ascertainable Records**

DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
US MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System

## EXECUTIVE SUMMARY

TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UIC.....	UIC Listing
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
LA Co. Site Mitigation.....	Site Mitigation List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
LOS ANGELES CO. HMS.....	HMS: Street Number List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
WDS.....	Waste Discharge System
PRP.....	Potentially Responsible Parties
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
2020 COR ACTION.....	2020 Corrective Action Program List
Financial Assurance.....	Financial Assurance Information Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
COAL ASH DOE.....	Steam-Electric Plant Operation Data
MWMP.....	Medical Waste Management Program Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal RCRA generators list***

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>NORTHROP GRUMMAN GUIDANCE AND</i></b>	<b><i>21240 BURBANK BOULEVARD</i></b>	<b><i>WSW 1/8 - 1/4 (0.204 mi.)</i></b>	<b><i>9</i></b>	<b><i>20</i></b>

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/12/2013 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>THE PRUDENTIAL</i></b>	<b><i>21261 BURBANK BLVD</i></b>	<b><i>SW 1/8 - 1/4 (0.152 mi.)</i></b>	<b><i>B5</i></b>	<b><i>14</i></b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>GUERRERO GRAPHICS</i></b>	<b><i>21250 CALIFA ST STE 104</i></b>	<b><i>WNW 1/8 - 1/4 (0.195 mi.)</i></b>	<b><i>C7</i></b>	<b><i>16</i></b>
<b><i>ANACOMP INC</i></b>	<b><i>21111 OXNARD ST</i></b>	<b><i>NW 1/8 - 1/4 (0.222 mi.)</i></b>	<b><i>E11</i></b>	<b><i>29</i></b>

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 03/13/2013 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KAISER PERMANENTE MEDICAL CTR</b> Status: Refer: Other Agency	<b>5601 DE SOTO AVE</b>	<b>SSE 1/4 - 1/2 (0.296 mi.)</b>	<b>14</b>	<b>35</b>
<b>VISTA FORD AUTO BODY</b> Status: Refer: RWQCB	<b>21501 VENTURA BLVD</b>	<b>SW 1/2 - 1 (0.616 mi.)</b>	<b>22</b>	<b>59</b>
<b>OSO AVENUE ELEMENTARY SCHOOL</b> Status: Inactive - Needs Evaluation	<b>5724 OSO AVENUE</b>	<b>E 1/2 - 1 (0.627 mi.)</b>	<b>23</b>	<b>66</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE PLAZA AT WARNER CENTER Status: Refer: 1248 Local Agency	6200-6250 CANOGA AVENUE	NW 1/2 - 1 (0.563 mi.)	21	58
<b>TRILLIUM CLEANERS</b> Status: Refer: 1248 Local Agency	<b>6326 CANOGA AVE</b>	<b>NNW 1/2 - 1 (0.736 mi.)</b>	<b>24</b>	<b>69</b>

### **State and tribal leaking storage tank lists**

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/18/2013 has revealed that there are 7 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KAISER PERMANENTE W.H. ME</b> Status: Completed - Case Closed	<b>20940 BURBANK</b>	<b>SSE 0 - 1/8 (0.096 mi.)</b>	<b>A3</b>	<b>11</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALIFORNIA HIGHWAY PATROL</b> Status: Completed - Case Closed	<b>5825 DE SOTO AVE</b>	<b>ENE 0 - 1/8 (0.009 mi.)</b>	<b>1</b>	<b>8</b>
<b>IRVING LEVINE</b> Status: Completed - Case Closed	<b>6033 DE SOTO</b>	<b>NNW 1/4 - 1/2 (0.252 mi.)</b>	<b>D13</b>	<b>32</b>
<b>CHEVRON #9-3027</b> Status: Completed - Case Closed	<b>5960 CANOGA</b>	<b>WNW 1/4 - 1/2 (0.360 mi.)</b>	<b>16</b>	<b>43</b>
<b>EXXON #7-3733 FORMER</b> Status: Completed - Case Closed	<b>6000 CANOGA</b>	<b>NW 1/4 - 1/2 (0.407 mi.)</b>	<b>F17</b>	<b>48</b>
ARCO #9631	6000 CANOGA AVE.	NW 1/4 - 1/2 (0.407 mi.)	F18	55
EXXON #7-3733 FORMER	6000 CANOGA AVE	NW 1/4 - 1/2 (0.407 mi.)	F19	56

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 03/18/2013 has revealed that there are 3 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LNR WARNER CENTER LLC Facility Status: Completed - Case Closed	21261 BURBANK BLVD	SW 1/8 - 1/4 (0.152 mi.)	B6	16



## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LITTON GUIDANCE & CONTROL SYST Facility Status: Open - Assessment & Interim Remedial Action	5500 CANOGA AVE.	SW 1/4 - 1/2 (0.489 mi.)	20	57

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEBASTIAN INTERNATIONAL INC. Facility Status: Completed - Case Closed	6109 DESOTO AVE	N 1/4 - 1/2 (0.336 mi.)	15	42

### ***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 01/30/2013 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALIFORNIA HIGHWAY PATROL</b>	<b>5825 DE SOTO AVE</b>	<b>ENE 0 - 1/8 (0.009 mi.)</b>	<b>1</b>	<b>8</b>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Registered Storage Tanks***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KAISER FOUNDATION HEALTH INC</b>	<b>20940 BURBANK BLVD</b>	<b>SSE 0 - 1/8 (0.096 mi.)</b>	<b>A4</b>	<b>13</b>
<b>THE PRUDENTIAL</b>	<b>21261 BURBANK BLVD</b>	<b>SW 1/8 - 1/4 (0.152 mi.)</b>	<b>B5</b>	<b>14</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALIFORNIA HIGHWAY PATROL</b>	<b>5825 DE SOTO AVE</b>	<b>ENE 0 - 1/8 (0.009 mi.)</b>	<b>1</b>	<b>8</b>

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALIFORNIA HIGHWAY PATROL</b>	<b>5825 DE SOTO AVE</b>	<b>ENE 0 - 1/8 (0.009 mi.)</b>	<b>1</b>	<b>8</b>

## EXECUTIVE SUMMARY

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 4 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>KAISER FOUNDATION HEALTH INC</i>	<i>20940 BURBANK BLVD</i>	<i>SSE 0 - 1/8 (0.096 mi.)</i>	<i>A4</i>	<i>13</i>
<i>THE PRUDENTIAL</i>	<i>21261 BURBANK BLVD</i>	<i>SW 1/8 - 1/4 (0.152 mi.)</i>	<i>B5</i>	<i>14</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CALIFORNIA HIGHWAY PATROL</i>	<i>5825 DE SOTO AVE</i>	<i>ENE 0 - 1/8 (0.009 mi.)</i>	<i>1</i>	<i>8</i>
<i>RD MANAGEMENT INC. ET AL</i>	<i>6000 DE SOTO AVE</i>	<i>N 1/8 - 1/4 (0.215 mi.)</i>	<i>D10</i>	<i>29</i>

### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>TERADYNE INC</i>	<i>21255 CALIFA ST</i>	<i>WNW 1/8 - 1/4 (0.198 mi.)</i>	<i>C8</i>	<i>18</i>

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>KAISER PERMANENTE W.H. ME</i>	<i>20940 BURBANK</i>	<i>SSE 0 - 1/8 (0.096 mi.)</i>	<i>A3</i>	<i>11</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>IRVING LEVINE</i>	<i>6033 DE SOTO</i>	<i>NNW 1/4 - 1/2 (0.252 mi.)</i>	<i>D13</i>	<i>32</i>
<i>CHEVRON #9-3027</i>	<i>5960 CANOGA</i>	<i>WNW 1/4 - 1/2 (0.360 mi.)</i>	<i>16</i>	<i>43</i>
<i>EXXON #7-3733 FORMER</i>	<i>6000 CANOGA</i>	<i>NW 1/4 - 1/2 (0.407 mi.)</i>	<i>F17</i>	<i>48</i>

## EXECUTIVE SUMMARY

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAMCO DEVELOPERS	21300 VICTORY BLVD.	NNW 1/2 - 1 (0.825 mi.)	25	70

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	6011 VARIEL AVE	NNW 1/8 - 1/4 (0.232 mi.)	E12	32

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

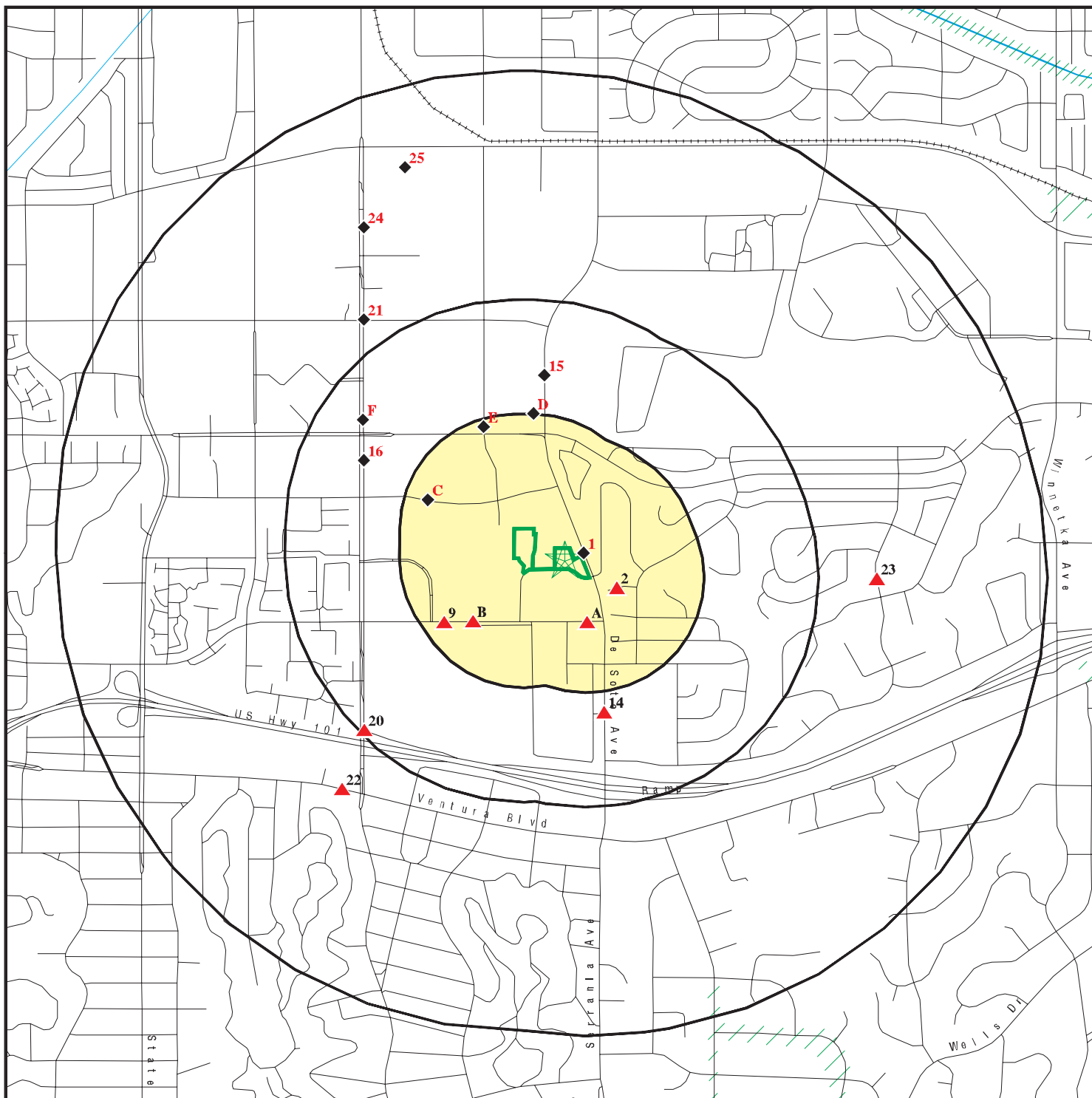
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	20868 MIRANDA ST	ESE 0 - 1/8 (0.064 mi.)	2	11

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
WARNER CENTER	NPDES
WARNER CENTER RESIDENTIAL	NPDES
ARTHUR H. BRONSON	CA FID UST, SWEEPS UST
CANOGA PARK DIST. ST. MAINT.YD	LUST
VAN OWEN CENTER LLC	HAZNET
ONTARIO AIRPORT CENTER LLC	HAZNET
WOODLAND HILL AUTO BODY	RCRA-SQG, FINDS, HAZNET
WARNER VILLA APARTMENTS	HAZNET
PACIFIC BLDG MGMT WARNER FINANCL P	HAZNET
1X SHOPPING CENTER ASSOCIATES	HAZNET
WARNER CENTER PLAZA ONE	FINDS
WARNER CTR CLEANERS,R. CHAK MA	EMI

# OVERVIEW MAP - 3570189.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

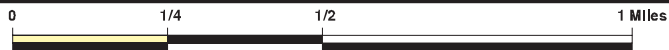
Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

Areas of Concern

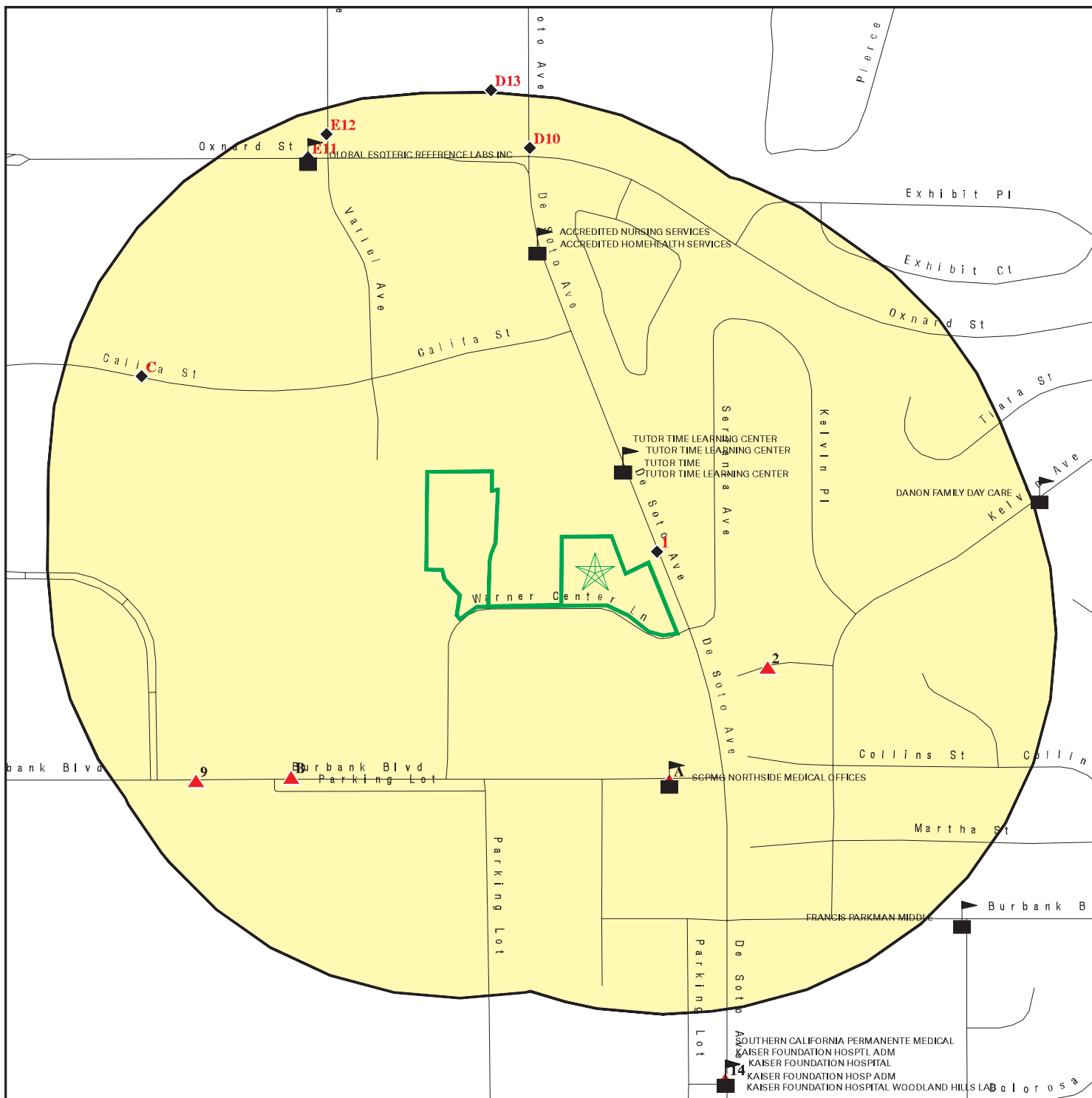








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.






SITE NAME: 20935, 20955, 21011 & 21031 Warner Center Lane  
 ADDRESS: 20935, 20955, 21011 & 21031 Warner Center Lane  
 Woodland Hills CA 91367  
 LAT/LONG: 34.1753 / 118.5897

CLIENT: Property Solutions, Inc.  
 CONTACT: Greg Hillebrand  
 INQUIRY #: 3570189.2s  
 DATE: April 08, 2013 11:22 am

# DETAIL MAP - 3570189.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 20935, 20955, 21011 & 21031 Warner Center Lane  
 ADDRESS: 20935, 20955, 21011 & 21031 Warner Center Lane  
 Woodland Hills CA 91367  
 LAT/LONG: 34.1753 / 118.5897

CLIENT: Property Solutions, Inc.  
 CONTACT: Greg Hillebrand  
 INQUIRY #: 3570189.2s  
 DATE: April 08, 2013 11:25 am

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	3	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL RESPONSE</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i></b>								
ENVIROSTOR	1.000		0	0	1	4	NR	5
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		2	0	5	NR	NR	7

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	1	2	NR	NR	3
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST	0.250		2	1	NR	NR	NR	3
HIST UST	0.250		1	0	NR	NR	NR	1
SWEEPS UST	0.250		2	2	NR	NR	NR	4
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		1	0	3	NR	NR	4
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MWMP	0.250		0	0	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	1	NR	NR	NR	1
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

1  
ENE  
< 1/8  
0.009 mi.  
48 ft.

**CALIFORNIA HIGHWAY PATROL**  
**5825 DE SOTO AVE**  
**WOODLAND HILLS, CA 91367**

**LUST** 1000249789  
**CA FID UST** N/A  
**UST**  
**HIST UST**  
**SWEEPS UST**  
**EMI**

**Relative:**  
**Lower**

LUST:

**Actual:**  
**846 ft.**

Region: STATE  
Global Id: T10000002622  
Latitude: 34.1763939689702  
Longitude: -118.589816093445  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 01/04/2013  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: WXT  
Local Agency: Not reported  
RB Case Number: 913670698  
LOC Case Number: 5630  
File Location: Not reported  
Potential Media Affect: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST:

Global Id: T10000002622  
Contact Type: Regional Board Caseworker  
Contact Name: DAVID M. BJOSTAD  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4th Street, Suite 200  
City: Los Angeles  
Email: dbjostad@waterboards.ca.gov  
Phone Number: Not reported

LUST:

Global Id: T10000002622  
Action Type: ENFORCEMENT  
Date: 10/31/2012  
Action: Notification - Preclosure

Global Id: T10000002622  
Action Type: RESPONSE  
Date: 05/30/2011  
Action: Soil and Water Investigation Workplan

Global Id: T10000002622  
Action Type: RESPONSE  
Date: 12/17/2010  
Action: Other Report / Document

Global Id: T10000002622  
Action Type: RESPONSE  
Date: 10/15/2011  
Action: Soil and Water Investigation Report

Global Id: T10000002622

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALIFORNIA HIGHWAY PATROL (Continued)**

**1000249789**

Action Type: ENFORCEMENT  
Date: 11/08/2010  
Action: Referral to Regional Board

Global Id: T10000002622  
Action Type: ENFORCEMENT  
Date: 12/28/2010  
Action: Staff Letter

Global Id: T10000002622  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Pump & Treat (P&T) Groundwater

Global Id: T10000002622  
Action Type: ENFORCEMENT  
Date: 07/01/2011  
Action: Staff Letter

Global Id: T10000002622  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Excavation

Global Id: T10000002622  
Action Type: ENFORCEMENT  
Date: 11/18/2010  
Action: Staff Letter

Global Id: T10000002622  
Action Type: ENFORCEMENT  
Date: 01/04/2013  
Action: Closure/No Further Action Letter

**CA FID UST:**

Facility ID: 19004115  
Regulated By: UTNKA  
Regulated ID: 00007671  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 2137362970  
Mail To: Not reported  
Mailing Address: P O BOX  
Mailing Address 2: Not reported  
Mailing City,St,Zip: WOODLAND HILLS 913670000  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

**UST:**

Facility ID: 23954

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALIFORNIA HIGHWAY PATROL (Continued)**

**1000249789**

Latitude: 34.17556  
Longitude: -118.58899

**HIST UST:**

Region: STATE  
Facility ID: 00000007671  
Facility Type: Other  
Other Type: CHP  
Total Tanks: 0001  
Contact Name: Not reported  
Telephone: 2137362970  
Owner Name: CALIFORNIA HIGHWAY PATROL  
Owner Address: P.O. BOX 898  
Owner City,St,Zip: SACRAMENTO, CA 95804

Tank Num: 001  
Container Num: 580-1  
Year Installed: 1978  
Tank Capacity: 00012000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Tank Construction: Not reported  
Leak Detection: Visual, Stock Inventor

Tank Num: 001  
Container Num: 580-2  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Tank Construction: Not reported  
Leak Detection: None

**SWEEPS UST:**

Status: Active  
Comp Number: 838  
Number: 6  
Board Of Equalization: 44-000236  
Referral Date: 01-20-93  
Action Date: 01-20-93  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 19-050-000838-000001  
Actv Date: 04-20-88  
Capacity: 12000  
Tank Use: M.V. FUEL  
Stg: P  
Content: REG UNLEADED  
Number Of Tanks: 1

**EMI:**

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 28268

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CALIFORNIA HIGHWAY PATROL (Continued)**

**1000249789**

Air District Name: SC  
 SIC Code: 9221  
 Air District Name: SOUTH COAST AQMD  
 Community Health Air Pollution Info System: Not reported  
 Consolidated Emission Reporting Rule: Not reported  
 Total Organic Hydrocarbon Gases Tons/Yr: 0  
 Reactive Organic Gases Tons/Yr: 0  
 Carbon Monoxide Emissions Tons/Yr: 0  
 NOX - Oxides of Nitrogen Tons/Yr: 0  
 SOX - Oxides of Sulphur Tons/Yr: 0  
 Particulate Matter Tons/Yr: 0  
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**2**  
**ESE**  
 < 1/8  
 0.064 mi.  
 336 ft.

**20868 MIRANDA ST**  
**WOODLAND HILLS, CA 91367**

**EDR US Hist Cleaners 1015016087**  
**N/A**

**Relative:**  
**Higher**

EDR Historical Cleaners:  
 Name: DR CLEANERS  
 Year: 2003  
 Address: 20868 MIRANDA ST

**Actual:**  
**878 ft.**

**A3**  
**SSE**  
 < 1/8  
 0.096 mi.  
 506 ft.

**KAISER PERMANENTE W.H. ME**  
**20940 BURBANK**  
**WOODLAND HILLS, CA 91367**  
**Site 1 of 2 in cluster A**

**HIST CORTESE S100229669**  
**LUST N/A**

**Relative:**  
**Higher**

CORTESE:  
 Region: CORTESE  
 Facility County Code: 19  
 Reg By: LTNKA  
 Reg Id: 913670525

**Actual:**  
**857 ft.**

LUST:  
 Region: STATE  
 Global Id: T0603702388  
 Latitude: 34.1733075  
 Longitude: -118.5888499  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 07/30/1996  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: YR  
 Local Agency: LOS ANGELES, CITY OF  
 RB Case Number: 913670525  
 LOC Case Number: Not reported  
 File Location: Not reported  
 Potential Media Affect: Aquifer used for drinking water supply  
 Potential Contaminants of Concern: Gasoline  
 Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE W.H. ME (Continued)**

**S100229669**

LUST:

Global Id: T0603702388  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603702388  
Contact Type: Local Agency Caseworker  
Contact Name: ELOY LUNA  
Organization Name: LOS ANGELES, CITY OF  
Address: 200 North Main Street, Suite 1780  
City: LOS ANGELES  
Email: eloy.luna@lacity.org  
Phone Number: Not reported

LUST:

Global Id: T0603702388  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 913670525  
Status: Case Closed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Groundwater  
Abatement Method Used at the Site: Not reported  
Global ID: T0603702388  
W Global ID: W0606501096  
Staff: UNK  
Local Agency: 19050  
Cross Street: DE SOTO  
Enforcement Type: Not reported  
Date Leak Discovered: Not reported  
Date Leak First Reported: 4/28/1988  
Date Leak Record Entered: 7/12/1988  
Date Confirmation Began: Not reported  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 11/7/1994  
Date the Case was Closed: 7/30/1996  
How Leak Discovered: Not reported  
How Leak Stopped: Not reported  
Cause of Leak: Not reported  
Leak Source: Not reported  
Operator: Not reported  
Water System: HABONIM CAMP GILBOA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE W.H. ME (Continued)**

**S100229669**

Well Name: Not reported  
Approx. Dist To Production Well (ft): 6994.9098522582277365683138769  
Source of Cleanup Funding: Not reported  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: KAISER PERMANENTE  
RP Address: 393 E WALNUT AVE, PASADENA CA 91188  
Program: LUST  
Lat/Long: 34.1730982 / -1  
Local Agency Staff: PEJ  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: 3301096-001GEN  
Summary: Not reported

**A4  
SSE  
< 1/8  
0.096 mi.  
506 ft.**

**KAISER FOUNDATION HEALTH INC  
20940 BURBANK BLVD  
WOODLAND HILLS, CA 91367**

**CA FID UST S101582897  
SWEEPS UST N/A**

**Site 2 of 2 in cluster A**

**Relative:  
Higher**

CA FID UST:  
Facility ID: 19001789  
Regulated By: UTNKA  
Regulated ID: Not reported  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 2130000000  
Mail To: Not reported  
Mailing Address: 20940 BURBANK BLVD  
Mailing Address 2: Not reported  
Mailing City,St,Zip: WOODLAND HILLS 913670000  
Contact: Not reported  
Contact Phone: Not reported  
DUNS Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

**Actual:  
857 ft.**

SWEEPS UST:  
Status: Active



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER FOUNDATION HEALTH INC (Continued)**

**S101582897**

Comp Number: 5799  
Number: 1  
Board Of Equalization: Not reported  
Referral Date: 02-25-93  
Action Date: 02-25-93  
Created Date: 02-29-88  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: Not reported  
Actv Date: Not reported  
Capacity: Not reported  
Tank Use: Not reported  
Stg: Not reported  
Content: Not reported  
Number Of Tanks: Not reported

**B5  
SW  
1/8-1/4  
0.152 mi.  
805 ft.**

**THE PRUDENTIAL  
21261 BURBANK BLVD  
WOODLAND HILLS, CA 91367  
Site 1 of 2 in cluster B**

**RCRA-SQG 1000187282  
FINDS CAD980887491  
CA FID UST  
SWEEPS UST**

**Relative:  
Higher**

RCRA-SQG:

Date form received by agency: 01/14/1993  
Facility name: THE PRUDENTIAL  
Facility address: 21261 BURBANK BLVD  
WOODLAND HILLS, CA 91367  
EPA ID: CAD980887491  
Contact: NOEL MECHELIN  
Contact address: 21261 BURBANK BLVD  
WOODLAND HILLS, CA 91367  
Contact country: US  
Contact telephone: (818) 992-3510  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Actual:  
860 ft.**

Owner/Operator Summary:

Owner/operator name: THE PRUDENTIAL  
Owner/operator address: 21261 BURBANK BLVD  
WOODLAND HILLS, CA 91367  
Owner/operator country: Not reported  
Owner/operator telephone: (818) 992-2000  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported  
  
Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE PRUDENTIAL (Continued)**

**1000187282**

Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002674482

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CA FID UST:

Facility ID: 19012133  
Regulated By: UTKI  
Regulated ID: Not reported  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 8189922152  
Mail To: Not reported  
Mailing Address: 21261 BURBANK BLVD  
Mailing Address 2: Not reported  
Mailing City,St,Zip: WOODLAND HILLS 913670000  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Inactive

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**THE PRUDENTIAL (Continued)**

**1000187282**

**SWEEPS UST:**

Status: Not reported  
 Comp Number: 5918  
 Number: Not reported  
 Board Of Equalization: Not reported  
 Referral Date: Not reported  
 Action Date: Not reported  
 Created Date: Not reported  
 Tank Status: Not reported  
 Owner Tank Id: Not reported  
 Swrcb Tank Id: Not reported  
 Actv Date: Not reported  
 Capacity: Not reported  
 Tank Use: Not reported  
 Stg: Not reported  
 Content: Not reported  
 Number Of Tanks: Not reported

**B6**  
**SW**  
 1/8-1/4  
 0.152 mi.  
 805 ft.

**LNR WARNER CENTER LLC**  
**21261 BURBANK BLVD**  
**WOODLAND HILLS, CA**  
 Site 2 of 2 in cluster B

**SLIC S103641746**  
**N/A**

**Relative:**  
**Higher**

**SLIC:**

Region: STATE  
**Facility Status: Completed - Case Closed**  
 Status Date: 08/23/2006  
 Global Id: T0603793102  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Lead Agency Case Number: Not reported  
 Latitude: 34.174509  
 Longitude: -118.593526  
 Case Type: Cleanup Program Site  
 Case Worker: JA  
 Local Agency: LOS ANGELES, CITY OF  
 RB Case Number: 1194  
 File Location: Not reported  
 Potential Media Affected: Aquifer used for drinking water supply  
 Potential Contaminants of Concern: Tetrachloroethylene (PCE), Waste Oil / Motor / Hydraulic / Lubricating  
 Site History: Not reported

**Actual:**  
**860 ft.**

[Click here to access the California GeoTracker records for this facility:](#)

**C7**  
**WNW**  
 1/8-1/4  
 0.195 mi.  
 1027 ft.

**GUERRERO GRAPHICS**  
**21250 CALIFA ST STE 104**  
**WOODLAND HILLS, CA 91367**  
 Site 1 of 2 in cluster C

**RCRA-SQG 1000597889**  
**FINDS CAD983619248**

**Relative:**  
**Lower**

**RCRA-SQG:**

Date form received by agency: 02/13/1992  
 Facility name: GUERRERO GRAPHICS  
 Facility address: 21250 CALIFA ST STE 104  
 WOODLAND HILLS, CA 91367  
 EPA ID: CAD983619248

**Actual:**  
**843 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GUERRERO GRAPHICS (Continued)**

**1000597889**

Contact: FIDEL GUERRERO  
Contact address: 21250 CALIFA ST STE 104  
WOODLAND HILLS, CA 91367  
Contact country: US  
Contact telephone: (818) 703-8890  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

Owner/operator name: FIDEL GUERRERO  
Owner/operator address: 21250 CALIFA ST STE 104  
WOODLAND HILLS, CA 91367  
Owner/operator country: Not reported  
Owner/operator telephone: (818) 703-8890  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110002869218

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**C8**  
**WNW**  
**1/8-1/4**  
**0.198 mi.**  
**1048 ft.**

**TERADYNE INC**  
**21255 CALIFA ST**  
**WOODLAND HILLS, CA 91367**

**RCRA NonGen / NLR**  
**FINDS**  
**HAZNET**

**1000145803**  
**CAD066702895**

**Site 2 of 2 in cluster C**

**Relative:**  
**Lower**

RCRA NonGen / NLR:

**Actual:**  
**842 ft.**

Date form received by agency: 04/07/1994  
Facility name: TERADYNE INC  
Facility address: 21255 CALIFA ST  
WOODLAND HILLS, CA 91367  
EPA ID: CAD066702895  
Mailing address: 44 SIMON ST  
NASHUA, NH 03060  
Contact: JOSEPH E DUFRESNE  
Contact address: 21255 CALIFA ST  
WOODLAND HILLS, CA 91367  
Contact country: US  
Contact telephone: (603) 880-9461  
Contact email: Not reported  
EPA Region: 09  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: TERADYNE INC  
Owner/operator address: 21255 CALIFA ST  
CITY NOT REPORTED, CA 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (213) 888-4850  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: TERADYNE INC  
Owner/operator address: 21255 CALIFA ST  
WOODLAND HILLS, CA 91311  
Owner/operator country: Not reported  
Owner/operator telephone: (213) 888-4850  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TERADYNE INC (Continued)**

**1000145803**

Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110002655181

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZNET:**

Year: 1994  
Gepaid: CAD066702895  
Contact: JOSEPH E DUFRESNE  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 30801 AGOURA ROAD  
Mailing City,St,Zip: AGOURA HILLS, CA 913010000  
Gen County: Not reported  
TSD EPA ID: CAD008302903  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: Recycler  
Tons: .6000  
Facility County: Los Angeles

Year: 1994  
Gepaid: CAD066702895  
Contact: JOSEPH E DUFRESNE  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 30801 AGOURA ROAD  
Mailing City,St,Zip: AGOURA HILLS, CA 913010000  
Gen County: Not reported  
TSD EPA ID: Not reported  
TSD County: Not reported  
Waste Category: Laboratory waste chemicals  
Disposal Method: Not reported  
Tons: .2042  
Facility County: Los Angeles

Year: 1994  
Gepaid: CAD066702895  
Contact: JOSEPH E DUFRESNE  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 30801 AGOURA ROAD  
Mailing City,St,Zip: AGOURA HILLS, CA 913010000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TERADYNE INC (Continued)**

**1000145803**

Gen County: Not reported  
TSD EPA ID: AZD049318009  
TSD County: Not reported  
Waste Category: Laboratory waste chemicals  
Disposal Method: Transfer Station  
Tons: .2375  
Facility County: Los Angeles

Year: 1994  
Gepaid: CAD066702895  
Contact: JOSEPH E DUFRESNE  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 30801 AGOURA ROAD  
Mailing City,St,Zip: AGOURA HILLS, CA 913010000  
Gen County: Not reported  
TSD EPA ID: Not reported  
TSD County: Not reported  
Waste Category: Not reported  
Disposal Method: Not reported  
Tons: .0333  
Facility County: Los Angeles

Year: 1993  
Gepaid: CAD066702895  
Contact: JOSEPH E DUFRESNE  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 30801 AGOURA ROAD  
Mailing City,St,Zip: AGOURA HILLS, CA 913010000  
Gen County: Not reported  
TSD EPA ID: CAD003963592  
TSD County: Not reported  
Waste Category: Other inorganic solid waste  
Disposal Method: Recycler  
Tons: 0.299999999999  
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access  
4 additional CA\_HAZNET: record(s) in the EDR Site Report.

**9**  
**WSW**  
**1/8-1/4**  
**0.204 mi.**  
**1077 ft.**

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC**  
**21240 BURBANK BOULEVARD**  
**WOODLAND HILLS, CA 91367**

**RCRA-LQG 1001075491**  
**FINDS CAD083007799**  
**MANIFEST**

**Relative:**  
**Higher**

RCRA-LQG:  
Date form received by agency: 10/31/2012  
Facility name: NAVIGATION SYSTEMS DIVISION  
Facility address: 21240 BURBANK BOULEVARD, MS-57  
WOODLAND HILLS, CA 91367  
EPA ID: CAD083007799  
Mailing address: BURBANK BOULEVARD, MS-57  
WOODLAND HILLS, CA 91367  
Contact: JAMES WALL  
Contact address: BURBANK BOULEVARD, MS-57  
WOODLAND HILLS, CA 91367

**Actual:**  
**862 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Contact country: Not reported  
Contact telephone: (818) 715-2687  
Contact email: JAMES.WALL@NGC.COM  
EPA Region: 09  
Land type: Private  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: NORTHROP GRUMMAN GUIDANCE AND ELECTRONIC  
Owner/operator address: FAIRVIEW PARK DRIVE, 12TH FLOOR  
FALLS CHURCH, VA 22042  
Owner/operator country: Not reported  
Owner/operator telephone: (703) 280-2900  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/1960  
Owner/Op end date: Not reported

Owner/operator name: NORTHROP GRUMMAN  
Owner/operator address: 1840 CENTURY PARK EAST  
CENTURY CITY, CA 90067  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/2001  
Owner/Op end date: Not reported

Owner/operator name: LITTON SYSTEMS INC  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 01/01/1960  
Owner/Op end date: Not reported

Owner/operator name: NAVIGATION SYSTEMS DIVISION  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Owner/Op start date: 01/01/1960  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Universal Waste Summary:

Waste type: A  
Accumulated waste on-site: No  
Generated waste on-site: Yes

Waste type: Batteries  
Accumulated waste on-site: No  
Generated waste on-site: Yes

Waste type: Lamps  
Accumulated waste on-site: No  
Generated waste on-site: Yes

Historical Generators:

Date form received by agency: 04/04/2011  
Facility name: NAVIGATION SYSTEMS DIVISION  
Site name: NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC  
Classification: Large Quantity Generator

Date form received by agency: 01/05/2011  
Facility name: NAVIGATION SYSTEMS DIVISION  
Site name: NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC  
Classification: Large Quantity Generator

Date form received by agency: 08/03/2010  
Facility name: NAVIGATION SYSTEMS DIVISION  
Classification: Large Quantity Generator

Date form received by agency: 02/01/2008  
Facility name: NAVIGATION SYSTEMS DIVISION  
Site name: NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS COMPANY, INC.  
Classification: Large Quantity Generator

Date form received by agency: 11/09/2007  
Facility name: NAVIGATION SYSTEMS DIVISION  
Classification: Large Quantity Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Date form received by agency: 03/06/2006

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON SYSTEMS, INC.

Classification: Large Quantity Generator

Date form received by agency: 03/04/2004

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON SYSTEMS INC NSD

Classification: Large Quantity Generator

Date form received by agency: 02/09/2004

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON SYSTEMS INC, NSD

Classification: Large Quantity Generator

Date form received by agency: 02/06/2002

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 10/12/2000

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 03/04/1999

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 09/01/1996

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 02/01/1996

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS - WH

Classification: Large Quantity Generator

Date form received by agency: 12/01/1995

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 02/23/1994

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE AND CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 03/03/1992

Facility name: NAVIGATION SYSTEMS DIVISION

Site name: LITTON GUIDANCE & CONTROL SYSTEMS

Classification: Large Quantity Generator

Date form received by agency: 04/12/1990

Facility name: NAVIGATION SYSTEMS DIVISION

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Site name: LITTON GUIDANCE & CONTROL SYSTEMS  
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: 135  
Waste name: 135

Waste code: 181  
Waste name: 181

Waste code: 214  
Waste name: 214

Waste code: 221  
Waste name: 221

Waste code: 223  
Waste name: 223

Waste code: 331  
Waste name: 331

Waste code: 341  
Waste name: 341

Waste code: 343  
Waste name: 343

Waste code: 352  
Waste name: 352

Waste code: 461  
Waste name: 461

Waste code: 551  
Waste name: 551

Waste code: 791  
Waste name: 791

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Waste code: D007  
Waste name: CHROMIUM

Waste code: D008  
Waste name: LEAD

Waste code: D035  
Waste name: METHYL ETHYL KETONE

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: U002  
Waste name: ACETONE (I)

Waste code: U134  
Waste name: HYDROFLUORIC ACID (C,T)

Waste code: U223  
Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T)

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D003  
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Waste code: D004  
Waste name: ARSENIC

Waste code: D006  
Waste name: CADMIUM

Waste code: D007  
Waste name: CHROMIUM

Waste code: D008  
Waste name: LEAD

Waste code: D035  
Waste name: METHYL ETHYL KETONE

Waste code: P098  
Waste name: POTASSIUM CYANIDE

Waste code: U188  
Waste name: PHENOL

Biennial Reports:

Last Biennial Reporting Year: 2011

Annual Waste Handled:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 19695

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 8505

Waste code: D008  
Waste name: LEAD  
Amount (Lbs): 310

Waste code: D035  
Waste name: METHYL ETHYL KETONE  
Amount (Lbs): 8565

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.  
Amount (Lbs): 2085

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.  
Amount (Lbs): 9545

Waste code: F005  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.  
Amount (Lbs): 9545

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 10/23/2009  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Evaluation lead agency: State

**FINDS:**

Registry ID: 110000782993

**Environmental Interest/Information System**

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZARDOUS WASTE BIENNIAL REPORTER**

**NY MANIFEST:**

EPA ID: CAD083007799  
Country: USA  
Mailing Name: LITTON GUIDANCE & CONTROL SYSTEMS  
Mailing Contact: TIM HAGEN  
Mailing Address: 5500 CANOGA AVENUE  
Mailing Address 2: Not reported  
Mailing City: WOODLAND HILLS  
Mailing State: CA  
Mailing Zip: 91317  
Mailing Zip4: Not reported  
Mailing Country: USA  
Mailing Phone: 818-719-7851

Document ID: NYB1623645  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: CABDTECH1  
Trans2 State ID: 10219PNY  
Generator Ship Date: 900917

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS CO INC (Continued)**

**1001075491**

Trans1 Recv Date: 900917  
Trans2 Recv Date: 900921  
TSD Site Recv Date: 901001  
Part A Recv Date: 901003  
Part B Recv Date: 901025  
Generator EPA ID: CAD083007799  
Trans1 EPA ID: NYD980769947  
Trans2 EPA ID: Not reported  
TSD ID: NYD000632372  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00040  
Units: P - Pounds  
Number of Containers: 001  
Container Type: CY - Cylinders  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 90

**D10**  
**North**  
**1/8-1/4**  
**0.215 mi.**  
**1135 ft.**

**RD MANAGEMENT INC. ET AL**  
**6000 DE SOTO AVE**  
**WOODLAND HILLS, CA 91367**

**SWEEPS UST S106931182**  
**N/A**

**Site 1 of 2 in cluster D**

**Relative:**  
**Lower**

**SWEEPS UST:**

Status: Active  
Comp Number: 8336  
Number: 1  
Board Of Equalization: Not reported  
Referral Date: 09-28-93  
Action Date: 09-28-93  
Created Date: 09-28-93  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: Not reported  
Actv Date: Not reported  
Capacity: Not reported  
Tank Use: Not reported  
Stg: Not reported  
Content: Not reported  
Number Of Tanks: Not reported

**Actual:**  
**828 ft.**

**E11**  
**NW**  
**1/8-1/4**  
**0.222 mi.**  
**1171 ft.**

**ANACOMP INC**  
**21111 OXNARD ST**  
**WOODLAND HILLS, CA 91367**

**RCRA-SQG 1000472860**  
**FINDS CAD982434235**  
**HAZNET**

**Site 1 of 2 in cluster E**

**Relative:**  
**Lower**

**RCRA-SQG:**

Date form received by agency: 10/24/1990  
Facility name: ANACOMP INC  
Facility address: 21111 OXNARD ST  
WOODLAND HILLS, CA 91367  
EPA ID: CAD982434235  
Contact: ENVIRONMENTAL MANAGER  
Contact address: 21111 OXNARD ST

**Actual:**  
**831 ft.**



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ANACOMP INC (Continued)**

**1000472860**

WOODLAND HILLS, CA 91367  
Contact country: US  
Contact telephone: (818) 992-1195  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: ANACOMP INC  
Owner/operator address: NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002810995

Environmental Interest/Information System

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ANACOMP INC (Continued)**

**1000472860**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Year: 1999  
Gepaid: CAD982434235  
Contact: ANACOMP INC  
Telephone: 6196799797  
Mailing Name: Not reported  
Mailing Address: 12365 CROSTHWAITE CIR  
Mailing City,St,Zip: POWAY, CA 920640000  
Gen County: Not reported  
TSD EPA ID: CAT000613976  
TSD County: Not reported  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: Transfer Station  
Tons: .4587  
Facility County: Los Angeles

Year: 1998  
Gepaid: CAD982434235  
Contact: ANACOMP INC  
Telephone: 6196799797  
Mailing Name: Not reported  
Mailing Address: 12365 CROSTHWAITE CIR  
Mailing City,St,Zip: POWAY, CA 920640000  
Gen County: Not reported  
TSD EPA ID: CAT000613976  
TSD County: Not reported  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: Transfer Station  
Tons: .1683  
Facility County: Los Angeles

Year: 1997  
Gepaid: CAD982434235  
Contact: ANACOMP INC  
Telephone: 6196799797  
Mailing Name: Not reported  
Mailing Address: 12365 CROSTHWAITE CIR  
Mailing City,St,Zip: POWAY, CA 920640000  
Gen County: Not reported  
TSD EPA ID: CAT000613976  
TSD County: Not reported  
Waste Category: Not reported  
Disposal Method: Transfer Station  
Tons: .0015  
Facility County: Los Angeles

Year: 1997  
Gepaid: CAD982434235  
Contact: ANACOMP INC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ANACOMP INC (Continued)**

**1000472860**

Telephone: 6196799797  
Mailing Name: Not reported  
Mailing Address: 12365 CROSTHWAITE CIR  
Mailing City,St,Zip: POWAY, CA 920640000  
Gen County: Not reported  
TSD EPA ID: CAT000613976  
TSD County: Not reported  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: Not reported  
Tons: .1668  
Facility County: Los Angeles

Year: 1997  
Gepaid: CAD982434235  
Contact: ANACOMP INC  
Telephone: 6196799797  
Mailing Name: Not reported  
Mailing Address: 12365 CROSTHWAITE CIR  
Mailing City,St,Zip: POWAY, CA 920640000  
Gen County: Not reported  
TSD EPA ID: CAT000613976  
TSD County: Not reported  
Waste Category: Not reported  
Disposal Method: Not reported  
Tons: .0000  
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access  
7 additional CA\_HAZNET: record(s) in the EDR Site Report.

**E12  
NNW  
1/8-1/4  
0.232 mi.  
1227 ft.**

**6011 VARIEL AVE  
WOODLAND HILLS, CA 91367**

**EDR US Hist Auto Stat 1015569554  
N/A**

**Site 2 of 2 in cluster E**

**Relative:  
Lower**

EDR Historical Auto Stations:  
Name: MARATHON COPIER SERVICE  
Year: 2002  
Address: 6011 VARIEL AVE

**Actual:  
829 ft.**

**D13  
NNW  
1/4-1/2  
0.252 mi.  
1328 ft.**

**IRVING LEVINE  
6033 DE SOTO  
WOODLAND HILLS, CA 91364**

**HIST CORTESE S101298521  
LUST N/A**

**Site 2 of 2 in cluster D**

**Relative:  
Lower**

CORTESE:  
Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: 913670461

**Actual:  
828 ft.**

LUST:  
Region: STATE  
Global Id: T0603702386

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**IRVING LEVINE (Continued)**

**S101298521**

Latitude: 34.179799  
Longitude: -118.5905345  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 10/01/1997  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: GK  
Local Agency: LOS ANGELES, CITY OF  
RB Case Number: 913670461  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Aviation  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**LUST:**

Global Id: T0603702386  
Contact Type: Local Agency Caseworker  
Contact Name: ELOY LUNA  
Organization Name: LOS ANGELES, CITY OF  
Address: 200 North Main Street, Suite 1780  
City: LOS ANGELES  
Email: eloy.luna@lacity.org  
Phone Number: Not reported

Global Id: T0603702386  
Contact Type: Regional Board Caseworker  
Contact Name: GREGG KWEY  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 WEST 4TH ST. SUITE 200- 1ST FLOOR  
City: R4 UNKNOWN, LOS ANGELES  
Email: gkwey@waterboards.ca.gov  
Phone Number: 2135766702

**LUST:**

Global Id: T0603702386  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

**LUST REG 4:**

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 913670461  
Status: Case Closed  
Substance: 1  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Groundwater  
Abatement Method Used at the Site: Not reported  
Global ID: T0603702386  
W Global ID: W0606501096  
Staff: GK

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**IRVING LEVINE (Continued)**

**S101298521**

Local Agency: 19050  
Cross Street: OXNARD ST  
Enforcement Type: Not reported  
Date Leak Discovered: Not reported  
Date Leak First Reported: 1/30/1992  
Date Leak Record Entered: 2/6/1992  
Date Confirmation Began: Not reported  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 9/28/1995  
Date the Case was Closed: 10/1/1997  
How Leak Discovered: Not reported  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: OLD CASE #021892-03  
Water System: HABONIM CAMP GILBOA  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 6292.3003180810783207629508864  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 1/30/1992  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: BLANK RP  
RP Address: 23555 OARJ BELMONTE, CALABASAS, CA 91302  
Program: LUST  
Lat/Long: 34.179799 / -1  
Local Agency Staff: PEJ  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: 3301096-001GEN  
Summary: 5/21/97 - INFORMATION LETTER SENT & FOLLOW-UP. 5/30/97 -  
RP'S RESPONSE LETTER RECIEVED; DATED 5/29/97 5/29/97 - PHONE  
FOLLOW-UP.

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**14**  
**SSE**  
**1/4-1/2**  
**0.296 mi.**  
**1561 ft.**

**KAISER PERMANENTE MEDICAL CTR**  
**5601 DE SOTO AVE**  
**WOODLAND HILLS, CA 91365**

**RCRA-SQG** 1000380329  
**FINDS** CAD982501488  
**NPDES**  
**EMI**  
**ENVIROSTOR**

**Relative:**  
**Higher**

RCRA-SQG:

Date form received by agency: 01/04/1990  
 Facility name: KAISER PERMANENTE MEDICAL CTR  
 Facility address: 5601 DE SOTO AVE  
 WOODLAND HILLS, CA 91365  
 EPA ID: CAD982501488  
 Contact: ENVIRONMENTAL MANAGER  
 Contact address: 5601 DE SOTO AVE  
 WOODLAND HILLS, CA 91365  
 Contact country: US  
 Contact telephone: (818) 719-2664  
 Contact email: Not reported  
 EPA Region: 09  
 Classification: Small Small Quantity Generator  
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Actual:**  
**877 ft.**

Owner/Operator Summary:

Owner/operator name: KAISER FOUNDATION HOSP  
 Owner/operator address: NOT REQUIRED  
 NOT REQUIRED, ME 99999  
 Owner/operator country: Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
 Owner/operator address: NOT REQUIRED  
 NOT REQUIRED, ME 99999  
 Owner/operator country: Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status: Private  
 Owner/Operator Type: Operator  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No  
 Transporter of hazardous waste: No  
 Treater, storer or disposer of HW: No  
 Underground injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No  
 Used oil fuel burner: No  
 Used oil processor: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

**1000380329**

User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110009546884

**Environmental Interest/Information System**

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**NPDES:**

Npdes Number: Not reported  
Facility Status: Historical  
Agency Id: 24591  
Region: 4  
Regulatory Measure Id: 309241  
Order No: Not reported  
Regulatory Measure Type: Enrollee  
Place Id: 602729  
WDID: 4707  
Program Type: NPDES  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: Not reported  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: 12/08/2010  
Discharge Name: Kaiser Foundation Health Plan Pasadena  
Discharge Address: 393 East Walnut Street  
Discharge City: Pasadena  
Discharge State: CA  
Discharge Zip: 91188-0002

**EMI:**

Year: 1987  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

**1000380329**

SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 3  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1996  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8011  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 4  
NOX - Oxides of Nitrogen Tons/Yr: 14  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 1

Year: 1997  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 3



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

**1000380329**

Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	49572
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	49572
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	49572
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

**1000380329**

Year: 2001  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 5  
NOX - Oxides of Nitrogen Tons/Yr: 7  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 1

Year: 2002  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 7  
Reactive Organic Gases Tons/Yr: 3  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 7  
Reactive Organic Gases Tons/Yr: 3  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2004  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

**1000380329**

Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 6.6761875  
Reactive Organic Gases Tons/Yr: 2.67  
Carbon Monoxide Emissions Tons/Yr: 0.625  
NOX - Oxides of Nitrogen Tons/Yr: 1.353  
SOX - Oxides of Sulphur Tons/Yr: 0.01568  
Particulate Matter Tons/Yr: 0.0991  
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0.1

Year: 2005  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .24129  
Reactive Organic Gases Tons/Yr: .122775472  
Carbon Monoxide Emissions Tons/Yr: 2.9018  
NOX - Oxides of Nitrogen Tons/Yr: 4.016  
SOX - Oxides of Sulphur Tons/Yr: .02868  
Particulate Matter Tons/Yr: .2991  
Part. Matter 10 Micrometers & Smllr Tons/Yr: .297483

Year: 2006  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .6691676260159145235  
Reactive Organic Gases Tons/Yr: .229  
Carbon Monoxide Emissions Tons/Yr: 3.534  
NOX - Oxides of Nitrogen Tons/Yr: 1.293  
SOX - Oxides of Sulphur Tons/Yr: .023  
Particulate Matter Tons/Yr: .457  
Part. Matter 10 Micrometers & Smllr Tons/Yr: .454826

Year: 2007  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .6629712802911969867  
Reactive Organic Gases Tons/Yr: .229  
Carbon Monoxide Emissions Tons/Yr: 3.534

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

**1000380329**

NOX - Oxides of Nitrogen Tons/Yr: 1.293  
SOX - Oxides of Sulphur Tons/Yr: .023  
Particulate Matter Tons/Yr: .457  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .45512  
  
Year: 2007  
County Code: 19  
Air Basin: SC  
Facility ID: 49572  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .5345408844306556570  
Reactive Organic Gases Tons/Yr: .2057068  
Carbon Monoxide Emissions Tons/Yr: 3.17  
NOX - Oxides of Nitrogen Tons/Yr: 1.53938  
SOX - Oxides of Sulphur Tons/Yr: .0269775  
Particulate Matter Tons/Yr: .3488125  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .347771875

**ENVIROSTOR:**

Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Not reported  
Division Branch: Cleanup Chatsworth  
Facility ID: 71003093  
Site Code: Not reported  
Assembly: 45  
Senate: 27  
Special Program: Not reported  
Status: Refer: Other Agency  
Status Date: Not reported  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: Not reported  
Latitude: 34.17099  
Longitude: -118.5897  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAD982501488  
Alias Type: EPA Identification Number  
Alias Name: 110009546884  
Alias Type: EPA (FRS #)  
Alias Name: 71003093  
Alias Type: Envirostor ID Number

Completed Info:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KAISER PERMANENTE MEDICAL CTR (Continued)**

1000380329

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

15  
North  
1/4-1/2  
0.336 mi.  
1773 ft.

**SEBASTIAN INTERNATIONAL INC.**  
**6109 DESOTO AVE**  
**WOODLAND HILLS, CA 91367**

**SLIC S104404791**  
**N/A**

**Relative:**  
**Lower**

SLIC:

Region: STATE  
**Facility Status: Completed - Case Closed**  
Status Date: 04/20/1995  
Global Id: SLT4307270  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Lead Agency Case Number: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Case Type: Cleanup Program Site  
Case Worker: MC  
Local Agency: Not reported  
RB Case Number: 0121  
File Location: Not reported  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

**Actual:**  
**822 ft.**

[Click here to access the California GeoTracker records for this facility:](#)

SLIC REG 4:

Region: 4  
Facility Status: No further action required  
SLIC: 0121  
Substance: VOCs  
Staff: Manjulika Chakarbarti

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**16**  
**WNW**  
**1/4-1/2**  
**0.360 mi.**  
**1903 ft.**

**CHEVRON #9-3027**  
**5960 CANOGA**  
**WOODLAND HILLS, CA 91367**

**HIST CORTESE**    **S101298516**  
**LUST**            **N/A**

**Relative:**  
**Lower**  
  
**Actual:**  
**838 ft.**

**CORTESE:**  
Region:                            **CORTESE**  
Facility County Code:        **19**  
Reg By:                            **LTNKA**  
Reg Id:                            **913670225**

**LUST:**  
Region:                            **STATE**  
Global Id:                        **T0603790012**  
Latitude:                        **34.178432**  
Longitude:                       **-118.597565**  
Case Type:                       **LUST Cleanup Site**  
Status:                           **Completed - Case Closed**  
Status Date:                    **01/20/2009**  
Lead Agency:                   **LOS ANGELES RWQCB (REGION 4)**  
Case Worker:                   **MB**  
Local Agency:                   **LOS ANGELES, CITY OF**  
RB Case Number:               **913670225A**  
LOC Case Number:              **Not reported**  
File Location:                   **Regional Board**  
Potential Media Affect:       **Soil**  
Potential Contaminants of Concern: **Gasoline**  
Site History:                    **Not reported**

[Click here to access the California GeoTracker records for this facility:](#)

**LUST:**  
Global Id:                        **T0603790012**  
Contact Type:                   **Local Agency Caseworker**  
Contact Name:                   **ELOY LUNA**  
Organization Name:             **LOS ANGELES, CITY OF**  
Address:                         **200 North Main Street, Suite 1780**  
City:                               **LOS ANGELES**  
Email:                            **eloy.luna@lacity.org**  
Phone Number:                  **Not reported**

Global Id:                        **T0603790012**  
Contact Type:                   **Regional Board Caseworker**  
Contact Name:                   **MAGDY BAIADY**  
Organization Name:             **LOS ANGELES RWQCB (REGION 4)**  
Address:                         **320 W. 4TH ST., SUITE 200**  
City:                               **LOS ANGELES**  
Email:                            **mbaiady@waterboards.ca.gov**  
Phone Number:                  **2135766699**

**LUST:**  
Global Id:                        **T0603790012**  
Action Type:                    **ENFORCEMENT**  
Date:                               **12/29/2008**  
Action:                           **Notification - Preclosure**

Global Id:                        **T0603790012**  
Action Type:                    **ENFORCEMENT**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEVRON #9-3027 (Continued)**

**S101298516**

Date: 01/20/2009  
Action: Closure/No Further Action Letter

Global Id: T0603790012  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 02/25/2002  
Action: Other Report / Document

Global Id: T0603790012  
Action Type: ENFORCEMENT  
Date: 01/15/2002  
Action: Staff Letter

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 07/08/2008  
Action: Request for Closure

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 10/15/2007  
Action: Monitoring Report - Quarterly

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 07/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 10/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603790012  
Action Type: ENFORCEMENT  
Date: 10/31/2002  
Action: Site Visit / Inspection / Sampling

Global Id: T0603790012  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 06/18/2007  
Action: Well Installation Report

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 01/15/2008  
Action: Monitoring Report - Quarterly

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEVRON #9-3027 (Continued)**

**S101298516**

Global Id: T0603790012  
Action Type: RESPONSE  
Date: 04/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603790012  
Action Type: ENFORCEMENT  
Date: 09/23/2008  
Action: Site Visit / Inspection / Sampling

Region: STATE  
Global Id: T0603702382  
Latitude: 34.1780081  
Longitude: -118.5971657  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 06/24/1997  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: YR  
Local Agency: LOS ANGELES, CITY OF  
RB Case Number: 913670225  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**LUST:**

Global Id: T0603702382  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603702382  
Contact Type: Local Agency Caseworker  
Contact Name: ELOY LUNA  
Organization Name: LOS ANGELES, CITY OF  
Address: 200 North Main Street, Suite 1780  
City: LOS ANGELES  
Email: eloy.luna@lacity.org  
Phone Number: Not reported

**LUST:**

Global Id: T0603702382  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEVRON #9-3027 (Continued)**

**S101298516**

LUST REG 4:  
Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 913670225  
Status: Case Closed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Groundwater  
Abatement Method Used at the Site: Remove Free Product  
Global ID: T0603702382  
W Global ID: W0606501096  
Staff: UNK  
Local Agency: 19050  
Cross Street: Not reported  
Enforcement Type: Not reported  
Date Leak Discovered: Not reported  
Date Leak First Reported: 12/6/1985  
Date Leak Record Entered: 12/31/1986  
Date Confirmation Began: Not reported  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 7/27/1998  
Date the Case was Closed: 6/24/1997  
How Leak Discovered: Not reported  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: Not reported  
Water System: HABONIM CAMP GILBOA  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4280.8667364199879972257549612  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: 3/31/1988  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: 4/18/1988  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: 1/1/1965  
Hist Max MTBE Conc in Groundwater: 4700  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Yes  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: CHEVRON U.S.A. PRODUCTS CO  
RP Address: P.O. BOX 2833, LA HABRA, CA 90632-2833  
Program: LUST  
Lat/Long: 34.1780081 / -1  
Local Agency Staff: PEJ  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEVRON #9-3027 (Continued)**

**S101298516**

Assigned Name: 3301096-001GEN  
Summary: 02/11/97 - REQUEST FOR REGULATORY SITE CLOSURE REPORT 02/15/97 -  
1ST QTR 1997 GW MONITORING RPT 07/30/97 - GW MON.  
RPT. (2ND QTR 1997) 07/27/98 - WELL ABANDONMENT &  
VE SYSTEM REMOV

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 913670225A  
Status: Leak being confirmed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603790012  
W Global ID: Not reported  
Staff: MB  
Local Agency: 19050  
Cross Street: OXNARD ST  
Enforcement Type: SI  
Date Leak Discovered: 12/5/2000  
Date Leak First Reported: 1/4/2001  
Date Leak Record Entered: Not reported  
Date Confirmation Began: 1/4/2001  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 2/15/2002  
Date the Case was Closed: Not reported  
How Leak Discovered: OM  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: Not reported  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4156.1466638854447859769023667  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: MR. Y. M. TUAN  
RP Address: P.O. BOX 2292  
Program: LUST  
Lat/Long: 34.178432 / -1

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEVRON #9-3027 (Continued)**

**S101298516**

Local Agency Staff: PEJ  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: Not reported

**F17 EXXON #7-3733 FORMER**  
**NW 6000 CANOGA**  
**1/4-1/2 WOODLAND HILLS, CA 91367**  
**0.407 mi.**  
**2149 ft.**

**HIST CORTESE S103950726**  
**LUST N/A**

**Site 1 of 3 in cluster F**

**Relative:** CORTESE:  
**Lower** Region: CORTESE  
Facility County Code: 19  
**Actual:** Reg By: LTNKA  
**832 ft.** Reg Id: 913670034

LUST:  
Region: STATE  
Global Id: T0603791747  
Latitude: 34.179337  
Longitude: -118.597233  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 03/27/2012  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: DMB  
Local Agency: LOS ANGELES, CITY OF  
RB Case Number: 913670034A  
LOC Case Number: Not reported  
File Location: Regional Board  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:  
Global Id: T0603791747  
Contact Type: Local Agency Caseworker  
Contact Name: ELOY LUNA  
Organization Name: LOS ANGELES, CITY OF  
Address: 200 North Main Street, Suite 1780  
City: LOS ANGELES  
Email: eloy.luna@lacity.org  
Phone Number: Not reported  
  
Global Id: T0603791747  
Contact Type: Regional Board Caseworker  
Contact Name: DAVID M. BJOSTAD  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4th Street, Suite 200  
City: Los Angeles  
Email: dbjostad@waterboards.ca.gov  
Phone Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S103950726**

LUST:

Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	11/19/2002
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	06/07/2004
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	06/15/2009
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	08/13/2004
Action:	Soil and Water Investigation Workplan
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	04/15/2011
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	06/07/2002
Action:	Other Report / Document
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	09/08/2005
Action:	Interim Remedial Action Plan
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	04/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	Other
Date:	01/01/1950
Action:	Leak Discovery
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	04/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	03/20/2006
Action:	Remedial Progress Report
Global Id:	T0603791747

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S103950726**

Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	06/30/2003
Action:	Well Installation Report
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	01/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	04/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	01/14/2003
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	03/27/2003
Action:	13267 Requirement
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	10/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	03/27/2012
Action:	Closure/No Further Action Letter
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	03/27/2012
Action:	Closure/No Further Action Letter
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	01/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	02/14/2003

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S103950726**

Action: Soil and Water Investigation Workplan

Global Id: T0603791747

Action Type: RESPONSE

Date: 10/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603791747

Action Type: RESPONSE

Date: 01/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603791747

Action Type: RESPONSE

Date: 07/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603791747

Action Type: RESPONSE

Date: 07/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603791747

Action Type: RESPONSE

Date: 07/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603791747

Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Semi-Annually

Global Id: T0603791747

Action Type: RESPONSE

Date: 01/15/2010

Action: Monitoring Report - Semi-Annually

Global Id: T0603791747

Action Type: RESPONSE

Date: 07/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603791747

Action Type: RESPONSE

Date: 01/20/2011

Action: Request for Closure

Global Id: T0603791747

Action Type: Other

Date: 01/01/1950

Action: Leak Reported

Global Id: T0603791747

Action Type: RESPONSE

Date: 07/15/2003

Action: Monitoring Report - Quarterly

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S103950726**

Global Id:	T0603791747
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	07/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	01/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	09/12/2011
Action:	Other Report / Document
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	07/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	10/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	04/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	05/23/2003
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	07/29/2003
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	ENFORCEMENT
Date:	09/22/2003
Action:	Staff Letter
Global Id:	T0603791747
Action Type:	RESPONSE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S103950726**

Date: 10/15/2009  
Action: Monitoring Report - Semi-Annually

Global Id: T0603791747  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Ex Situ Physical/Chemical Treatment (other than P&T, SVE, or Excavation)

Global Id: T0603791747  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Soil Vapor Extraction (SVE)

Global Id: T0603791747  
Action Type: ENFORCEMENT  
Date: 02/27/2012  
Action: Notification - Preclosure

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 01/15/2007  
Action: Monitoring Report - Quarterly

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 01/15/2009  
Action: Monitoring Report - Quarterly

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 01/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 04/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 07/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 10/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 10/15/2003  
Action: Soil and Water Investigation Workplan

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 12/31/2003



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S103950726**

Action: Soil and Water Investigation Report  
  
Global Id: T0603791747  
Action Type: RESPONSE  
Date: 09/01/2003  
Action: Soil and Water Investigation Workplan

Global Id: T0603791747  
Action Type: RESPONSE  
Date: 10/15/2003  
Action: Monitoring Report - Quarterly

Region: STATE  
Global Id: T0603702379  
Latitude: 34.179642  
Longitude: -118.596948  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 07/18/1996  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: Not reported  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: 913670034  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST:  
Global Id: T0603702379  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

LUST:  
Global Id: T0603702379  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**F18**      **ARCO #9631**  
**NW**        **6000 CANOGA AVE.**  
**1/4-1/2**    **WOODLAND HILLS, CA 91367**  
**0.407 mi.**  
**2149 ft.**    **Site 2 of 3 in cluster F**

**LUST**    **S105693237**  
**N/A**

**Relative:**  
**Lower**

LUST REG 4:

**Actual:**  
**832 ft.**

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	913670034A	
Status:	Pollution Characterization	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603791747	
W Global ID:	Not reported	
Staff:	WXT	
Local Agency:	19050	
Cross Street:	OXNARD	
Enforcement Type:	DLSEL	
Date Leak Discovered:	2/26/2000	
Date Leak First Reported:		3/8/2001
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	3/8/2001	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Other Means	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4265.7195556467492724851483604
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:	2/13/2003	
Preliminary Site Assessment Began:	3/25/2003	
Pollution Characterization Began:	10/15/2003	
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		6/4/2003
Hist Max MTBE Conc in Groundwater:		46000
Hist Max MTBE Conc in Soil:		5.3
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	=	
Soil Qualifier:	=	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	KATERI LUKA	
RP Address:	FOUR CENTERPOINTE DR., LPR4-460	
Program:	LUST	
Lat/Long:	34.179337 / -1	
Local Agency Staff:	Not reported	

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ARCO #9631 (Continued)**

**S105693237**

Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: Not reported  
 Summary: Not reported

**F19  
 NW  
 1/4-1/2  
 0.407 mi.  
 2149 ft.**

**EXXON #7-3733 FORMER  
 6000 CANOGA AVE  
 WOODLAND HILLS, CA 91367**

**LUST S101298517  
 N/A**

**Site 3 of 3 in cluster F**

**Relative:  
 Lower**

LUST REG 4:

Region: 4  
 Regional Board: 04  
 County: Los Angeles  
 Facility Id: 913670034  
 Status: Case Closed  
 Substance: Gasoline  
 Substance Quantity: Not reported  
 Local Case No: Not reported  
 Case Type: Groundwater

**Actual:  
 832 ft.**

Abatement Method Used at the Site: GTFP  
 Global ID: T0603702379  
 W Global ID: W0606501096  
 Staff: Not reported  
 Local Agency: 19000  
 Cross Street: OXNARD  
 Enforcement Type: Not reported  
 Date Leak Discovered: Not reported  
 Date Leak First Reported: 3/25/1986  
 Date Leak Record Entered: 12/31/1986  
 Date Confirmation Began: Not reported  
 Date Leak Stopped: Not reported  
 Date Case Last Changed on Database: 12/31/1996  
 Date the Case was Closed: 7/18/1996

How Leak Discovered: Not reported  
 How Leak Stopped: Not reported  
 Cause of Leak: UNK  
 Leak Source: UNK  
 Operator: Not reported  
 Water System: HABONIM CAMP GILBOA  
 Well Name: Not reported  
 Approx. Dist To Production Well (ft): 4282.9727650997852916173540187  
 Source of Cleanup Funding: UNK  
 Preliminary Site Assessment Workplan Submitted: Not reported  
 Preliminary Site Assessment Began: Not reported  
 Pollution Characterization Began: 1/2/1996  
 Remediation Plan Submitted: Not reported  
 Remedial Action Underway: 9/16/1988  
 Post Remedial Action Monitoring Began: Not reported  
 Enforcement Action Date: Not reported  
 Historical Max MTBE Date: Not reported  
 Hist Max MTBE Conc in Groundwater: Not reported  
 Hist Max MTBE Conc in Soil: Not reported  
 Significant Interim Remedial Action Taken: Yes  
 GW Qualifier: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**EXXON #7-3733 FORMER (Continued)**

**S101298517**

Soil Qualifier: Not reported  
 Organization: Not reported  
 Owner Contact: Not reported  
 Responsible Party: EXXON COMPANY, U.S.A.  
 RP Address: 2300 CLAYTON RD, SUITE 640, CONCORD CA 94520  
 Program: LUST  
 Lat/Long: 34.17926 / -1  
 Local Agency Staff: Not reported  
 Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: 3301096-001GEN  
 Summary: OFF-SITE INVESTIGATION--NPDES APPLICATION BEING FORMULATED. 12/31/96 - QUARTERLY REPORT

**20  
 SW  
 1/4-1/2  
 0.489 mi.  
 2581 ft.**

**LITTON GUIDANCE & CONTROL SYSTEMS  
 5500 CANOGA AVE.  
 WOODLAND HILLS, CA 91367**

**SLIC S106386965  
 N/A**

**Relative:  
 Higher**

SLIC:

Region: STATE  
**Facility Status: Open - Assessment & Interim Remedial Action**  
 Status Date: 03/29/2010  
 Global Id: SLT4L2771795  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Lead Agency Case Number: Not reported  
 Latitude: 34.1710503901694  
 Longitude: -118.594493865967  
 Case Type: Cleanup Program Site  
 Case Worker: JA  
 Local Agency: Not reported  
 RB Case Number: 0277  
 File Location: Regional Board  
 Potential Media Affected: Indoor Air, Aquifer used for drinking water supply, Soil, Soil Vapor  
 Potential Contaminants of Concern: Not reported  
 Site History:

**Actual:  
 883 ft.**

The Site overlies approximately 59 acres of relatively flat land at the southeast corner of Canoga Avenue and Burbank Boulevard in Woodland Hills, directly north of the Ventura 101 Freeway. Currently, there are nine large buildings on the property primarily used for office space, research and development operations, and manufacturing. Groundwater surface occurs at depths ranging between 19 and 32 feet below ground surface in thin sandy lenses; flow beneath the site is predominantly towards the north and northeast. Fine-grained soils became moist to dry approximately 3.5 to 12 ft below the first groundwater. Groundwater beneath the site is interpreted to be "perched" and constrained to a 3.5 to 12-foot thick saturated zone. VOCs, including tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE), have been detected above their respective maximum contaminant levels (MCLs) for drinking water in several groundwater monitoring wells in the northern portion of the Site, which extends from the Chemical Storage Area to northern property line on Burbank Boulevard. Soil samples collected beneath the shallow groundwater table are all non-detect for VOCs. The vertical distribution of VOCs in groundwater exceeding MCLs is limited to the shallow groundwater zone and constrained vertically to

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LITTON GUIDANCE & CONTROL SYSTEMS (Continued)**

**S106386965**

a maximum depth of approximately 33 ft bgs The down-gradient extent of PCE in groundwater does not extend north of Burbank Boulevard, as documented by groundwater samples collected from the adjacent down gradient property. The PCE groundwater plume is almost completely contained on-site. A soil vapor extraction (SVE) pilot test has been completed and full-scale SVE system installation and operation should begin in 2009 to remediate the VOC source areas and reduce contaminant concentrations in soil, soil vapor and groundwater. MTBE concentrations exceeding MCLs have been detected in the eastern area of the site and are being investigated to determine if the source is on-site or attributable to an off-site source.

Click here to access the California GeoTracker records for this facility:

SLIC REG 4:

Region: 4  
 Facility Status: Site Assessment  
 SLIC: 0277  
 Substance: VOCs  
 Staff: Not reported

21  
 NW  
 1/2-1  
 0.563 mi.  
 2971 ft.

**THE PLAZA AT WARNER CENTER**  
**6200-6250 CANOGA AVENUE**  
**WOODLAND HILLS, CA 93041**

**ENVIROSTOR S106665612**  
**N/A**

**Relative:**  
**Lower**

ENVIROSTOR:

Site Type: Evaluation  
 Site Type Detailed: Evaluation  
 Acres: Not reported  
 NPL: NO  
 Regulatory Agencies: NONE SPECIFIED  
 Lead Agency: NONE SPECIFIED  
 Program Manager: Not reported  
 Supervisor: Referred - Not Assigned  
 Division Branch: Cleanup Cypress  
 Facility ID: 19000030  
 Site Code: Not reported  
 Assembly: 41  
 Senate: 23  
 Special Program: Not reported  
 Status: Refer: 1248 Local Agency  
 Status Date: 03/18/2004  
 Restricted Use: NO  
 Site Mgmt. Req.: NONE SPECIFIED  
 Funding: Not Applicable  
 Latitude: 0  
 Longitude: 0  
 APN: NONE SPECIFIED  
 Past Use: NONE SPECIFIED  
 Potential COC: NONE SPECIFIED  
 Confirmed COC: NONE SPECIFIED  
 Potential Description: NONE SPECIFIED  
 Alias Name: 19000030  
 Alias Type: Envirostor ID Number

**Actual:**  
**819 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE PLAZA AT WARNER CENTER (Continued)**

**S106665612**

Completed Info:

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

22  
SW  
1/2-1  
0.616 mi.  
3254 ft.

**VISTA FORD AUTO BODY**  
**21501 VENTURA BLVD**  
**WOODLAND HILLS, CA 91364**

**RCRA-SQG 1000395134**  
**HIST CORTESE CAD981666100**  
**LUST**  
**CA FID UST**  
**UST**  
**HIST UST**  
**SWEEPS UST**  
**LA Co. Site Mitigation**  
**EMI**  
**ENVIROSTOR**

Relative:  
Higher

Actual:  
895 ft.

RCRA-SQG:

Date form received by agency: 09/01/1996  
Facility name: VISTA FORD AUTO BODY  
Facility address: 21501 VENTURA BLVD  
WOODLAND HILLS, CA 91364  
EPA ID: CAD981666100  
Mailing address: VENTURA BLVD  
WOODLAND HILLS, CA 91364  
Contact: Not reported  
Contact address: Not reported  
Not reported  
Contact country: Not reported  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: VISTA FORD AUTO BODY  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VISTA FORD AUTO BODY (Continued)**

**1000395134**

Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported  
  
Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**CORTESE:**

Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: 913640361

**LUST:**

Region: STATE  
Global Id: T0603702366  
Latitude: 34.1681681  
Longitude: -118.5989224  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 10/21/1997  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: CET  
Local Agency: LOS ANGELES, CITY OF  
RB Case Number: 913640361  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

VISTA FORD AUTO BODY (Continued)

1000395134

[Click here to access the California GeoTracker records for this facility:](#)

LUST:

Global Id: T0603702366  
Contact Type: Local Agency Caseworker  
Contact Name: ELOY LUNA  
Organization Name: LOS ANGELES, CITY OF  
Address: 200 North Main Street, Suite 1780  
City: LOS ANGELES  
Email: eloy.luna@lacity.org  
Phone Number: Not reported

Global Id: T0603702366  
Contact Type: Regional Board Caseworker  
Contact Name: CHANDRA TYLER  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: Not reported  
City: R4 UNKNOWN  
Email: cetyler@waterboards.ca.gov  
Phone Number: Not reported

LUST:

Global Id: T0603702366  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Global Id: T0603702366  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 913640361  
Status: Case Closed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603702366  
W Global ID: W0606501096  
Staff: CEC  
Local Agency: 19050  
Cross Street: CANOGA AVE  
Enforcement Type: Not reported  
Date Leak Discovered: 8/8/1984  
Date Leak First Reported: 3/8/1984  
Date Leak Record Entered: 12/31/1986  
Date Confirmation Began: 10/18/1984  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 6/10/1997



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VISTA FORD AUTO BODY (Continued)**

**1000395134**

Date the Case was Closed: 10/21/1997  
How Leak Discovered: Tank Test  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: Not reported  
Water System: HABONIM CAMP GILBOA  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 5387.2926281733527310684098545  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: VISTA FORD/ISUZU  
RP Address: 21501 VENTURA BLVD., WOODLAND HILLS, CA 91364  
Program: LUST  
Lat/Long: 34.1682223 / -1  
Local Agency Staff: PEJ  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: 3301096-001GEN  
Summary: ADDITIONAL INFORMATION

**CA FID UST:**

Facility ID: 19023734  
Regulated By: UTNKA  
Regulated ID: 00020589  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 8188847600  
Mail To: Not reported  
Mailing Address: 21501 VENTURA BLVD  
Mailing Address 2: Not reported  
Mailing City,St,Zip: WOODLAND HILLS 913640000  
Contact: Not reported  
Contact Phone: Not reported  
DUNS Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VISTA FORD AUTO BODY (Continued)**

**1000395134**

UST:

Facility ID: 23488  
Latitude: 34.16804  
Longitude: -118.59815

HIST UST:

Region: STATE  
Facility ID: 00000020589  
Facility Type: Other  
Other Type: NEW CAR DEALER  
Total Tanks: 0003  
Contact Name: ROBERT KAY SERVICE MGR  
Telephone: 8188847600  
Owner Name: VISTA FORD  
Owner Address: 21501 VENTURA BLVD  
Owner City,St,Zip: WOODLAND HILLS, CA 91364

Tank Num: 001  
Container Num: 8  
Year Installed: 1974  
Tank Capacity: 00002000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

Tank Num: 002  
Container Num: 6  
Year Installed: 1974  
Tank Capacity: 00000000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Tank Construction: Not reported  
Leak Detection: Visual

Tank Num: 003  
Container Num: 7  
Year Installed: 1974  
Tank Capacity: 00000500  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Tank Construction: Not reported  
Leak Detection: None

SWEEPS UST:

Status: Active  
Comp Number: 1429  
Number: 9  
Board Of Equalization: 44-01179  
Referral Date: 01-22-93  
Action Date: 03-16-94  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 19-050-001429-000001  
Actv Date: 04-20-88

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VISTA FORD AUTO BODY (Continued)**

**1000395134**

Capacity: 2000  
Tank Use: M.V. FUEL  
Stg: P  
Content: REG UNLEADED  
Number Of Tanks: 3  
  
Status: Active  
Comp Number: 1429  
Number: 9  
Board Of Equalization: 44-01179  
Referral Date: 01-22-93  
Action Date: 03-16-94  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 19-050-001429-000002  
Actv Date: 04-20-88  
Capacity: Not reported  
Tank Use: CHEMICAL  
Stg: P  
Content: UNKNOWN  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 1429  
Number: 9  
Board Of Equalization: 44-01179  
Referral Date: 01-22-93  
Action Date: 03-16-94  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 19-050-001429-000003  
Actv Date: 04-20-88  
Capacity: 500  
Tank Use: OIL  
Stg: W  
Content: WASTE OIL  
Number Of Tanks: Not reported

LA Co. Site Mitigation:

Facility ID: FA0027819  
Site ID: SD0011242  
Jurisdiction: State  
Case ID: RO0011242  
Abated: No  
Assigned To: Not reported  
Entered Date: 05/11/2004

EMI:

Year: 1987  
County Code: 19  
Air Basin: SC  
Facility ID: 45251  
Air District Name: SC  
SIC Code: 5511

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

VISTA FORD AUTO BODY (Continued)

1000395134

Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 45251  
Air District Name: SC  
SIC Code: 5511  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

ENVIROSTOR:

Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* Mmonroy  
Division Branch: Cleanup Chatsworth  
Facility ID: 19750083  
Site Code: Not reported  
Assembly: 45  
Senate: 27  
Special Program: Not reported  
Status: Refer: RWQCB  
Status Date: 11/21/1995  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: Not reported  
Latitude: 34.16881  
Longitude: -118.5988  
APN: 2168027031  
Past Use: NONE SPECIFIED  
Potential COC: 10097, 10196, 10198, 10199  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: EXXON COMPANY, U.S.A.  
Alias Type: Alternate Name

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**VISTA FORD AUTO BODY (Continued)**

**1000395134**

Alias Name: SHUKEN ASSOCIATES  
 Alias Type: Alternate Name  
 Alias Name: VISTA FORD/ISUZU  
 Alias Type: Alternate Name  
 Alias Name: VISTA LEXUS  
 Alias Type: Alternate Name  
 Alias Name: 2168027031  
 Alias Type: APN  
 Alias Name: 19750083  
 Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
 Completed Sub Area Name: Not reported  
 Completed Document Type: Site Screening  
 Completed Date: 11/21/1995  
 Comments: DTSC received a notice of intent to commence action under RCRA. Soil and groundwater at the site are contaminated with petroleum hydrocarbons. RWQCB is overseeing the remedial investigations at the site. In addition, Petroleum Exclusion Section 25317 of the Health and Safety Code is applicable to this site. Therefore, DTSC referred the site to RWQCB.

Future Area Name: Not reported  
 Future Sub Area Name: Not reported  
 Future Document Type: Not reported  
 Future Due Date: Not reported  
 Schedule Area Name: Not reported  
 Schedule Sub Area Name: Not reported  
 Schedule Document Type: Not reported  
 Schedule Due Date: Not reported  
 Schedule Revised Date: Not reported

**23**  
**East**  
**1/2-1**  
**0.627 mi.**  
**3313 ft.**

**OSO AVENUE ELEMENTARY SCHOOL**  
**5724 OSO AVENUE**  
**WOODLAND HILLS, CA 91367**

**SCH S110375603**  
**ENVIROSTOR N/A**

**Relative:**  
**Higher**

SCH:

**Actual:**  
**866 ft.**

Facility ID: 19820111  
 Site Type: School Investigation  
 Site Type Detail: School  
 Site Mgmt. Req.: NONE SPECIFIED  
 Acres: 7.09  
 National Priorities List: NO  
 Cleanup Oversight Agencies: SMBRP  
 Lead Agency: SMBRP  
 Lead Agency Description: DTSC - Site Cleanup Program  
 Project Manager: Stephanie Lewis  
 Supervisor: Javier Hinojosa  
 Division Branch: Southern California Schools & Brownfields Outreach  
 Site Code: 304417  
 Assembly: 45  
 Senate: 27  
 Special Program Status: Not reported  
 Status: Inactive - Needs Evaluation

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OSO AVENUE ELEMENTARY SCHOOL (Continued)**

**S110375603**

Status Date: 01/05/2006  
Restricted Use: NO  
Funding: School District  
Latitude: 34.1749  
Longitude: -118.5771  
APN: NONE SPECIFIED  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: LAUSD-OSO AVENUE ELEMENTARY SCHOOL  
Alias Type: Alternate Name  
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: OSO AVENUE ELEMENTARY SCHOOL  
Alias Type: Alternate Name  
Alias Name: 304417  
Alias Type: Project Code (Site Code)  
Alias Name: 19820111  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 11/14/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 12/09/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 02/10/2000  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

ENVIROSTOR:

Site Type: School Investigation  
Site Type Detailed: School  
Acres: 7.09  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OSO AVENUE ELEMENTARY SCHOOL (Continued)**

**S110375603**

Program Manager: Stephanie Lewis  
Supervisor: Javier Hinojosa  
Division Branch: Southern California Schools & Brownfields Outreach  
Facility ID: 19820111  
Site Code: 304417  
Assembly: 45  
Senate: 27  
Special Program: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 01/05/2006  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: School District  
Latitude: 34.1749  
Longitude: -118.5771  
APN: NONE SPECIFIED  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: LAUSD-OSO AVENUE ELEMENTARY SCHOOL  
Alias Type: Alternate Name  
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: OSO AVENUE ELEMENTARY SCHOOL  
Alias Type: Alternate Name  
Alias Name: 304417  
Alias Type: Project Code (Site Code)  
Alias Name: 19820111  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 11/14/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 12/09/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 02/10/2000  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OSO AVENUE ELEMENTARY SCHOOL (Continued)**

**S110375603**

Schedule Revised Date: Not reported

**24**  
**NNW**  
**1/2-1**  
**0.736 mi.**  
**3885 ft.**

**TRILLIUM CLEANERS**  
**6326 CANOGA AVE**  
**WOODLAND HILLS, CA 91364**

**LA Co. Site Mitigation**  
**ENVIROSTOR**

**SLIC** **S100946935**  
**N/A**

**Relative:**  
**Lower**

**SLIC:**

**Actual:**  
**808 ft.**

Region: STATE  
**Facility Status: Open - Inactive**  
Status Date: 08/07/2002  
Global Id: SL0603723584  
Lead Agency: LA CNTY FIRE DEPT. (BILLING AND UST)  
Lead Agency Case Number: Not reported  
Latitude: 34.156049  
Longitude: -118.596465  
Case Type: Cleanup Program Site  
Case Worker: Not reported  
Local Agency: Not reported  
RB Case Number: 1107  
File Location: Not reported  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: This case has been lead by LA Co. Fire Department, Site Mitigation Unit since April 2003. Contact Phone No. (323) 890-4106

Click here to access the California GeoTracker records for this facility:

**SLIC REG 4:**

Region: 4  
Facility Status: Not reported  
SLIC: 1107  
Substance: PCE  
Staff: LACFD

**LA Co. Site Mitigation:**

Facility ID: FA0006526  
Site ID: SD0000013  
Jurisdiction: State  
Case ID: RO0000042  
Abated: No  
Assigned To: Not reported  
Entered Date: 06/04/2003

**ENVIROSTOR:**

Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Cypress  
Facility ID: 19720054



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TRILLIUM CLEANERS (Continued)**

**S100946935**

Site Code: Not reported  
Assembly: 41  
Senate: 23  
Special Program: Not reported  
Status: Refer: 1248 Local Agency  
Status Date: 04/25/2003  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: Not Applicable  
Latitude: 0  
Longitude: 0  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 19720054  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

25  
NNW  
1/2-1  
0.825 mi.  
4354 ft.

**LAMCO DEVELOPERS**  
**21300 VICTORY BLVD.**  
**CANOGA PARK, CA**

**Notify 65 S100178372**  
**N/A**

**Relative:**  
**Lower**

Notify 65:

Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: Not reported

**Actual:**  
**802 ft.**

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CANOGA PARK	S102426297	CANOGA PARK DIST. ST. MAINT.YD	7453 CANOGA AVE	91303	LUST
CANOGA PARK	S112966092	VAN OWEN CENTER LLC	22019 VAN OWEN	91303	HAZNET
LOS ANGELES	S109464821	WARNER CENTER	6660 / 6710 VARIEL AVE	91303	NPDES
RANCHO CUCAMONGA	S112945172	ONTARIO AIRPORT CENTER LLC	LONG 11759171	91371	HAZNET
WOODLAND HILLS	S111216827	WARNER CENTER RESIDENTIAL	6200 6257 DE SOTO AVE		NPDES
WOODLAND HILLS	1000189845	WOODLAND HILL AUTO BODY	5323 CO MERCIO HWY	91364	RCRA-SQG, FINDS, HAZNET
WOODLAND HILLS	S101586321	ARTHUR H. BRONSON	14336 OXNARD ST		CA FID UST, SWEEPS UST
WOODLAND HILLS	S112895741	WARNER VILLA APARTMENTS	5807 TAPANGA CANYON BLVD	91367	HAZNET
WOODLAND HILLS	S113008013	PACIFIC BLDG MGMT WARNER FINANCL P	6355 TOPANGA CYN	91367	HAZNET
WOODLAND HILLS	S112838510	1X SHOPPING CENTER ASSOCIATES	6100 TOPANGA CYN	91367	HAZNET
WOODLAND HILLS	S106842328	WARNER CTR CLEANERS,R. CHAK MA	6019 B TOPANGA CANYON BL	91364	EMI
WOODLAND HILLS	1014676050	WARNER CENTER PLAZA ONE	UNKNOWN	91364	FINDS

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 03/01/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 03/01/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 03/01/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 01/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 03/11/2013
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/21/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 6

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 04/03/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/15/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/03/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

### **RCRA-LQG: RCRA - Large Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/15/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/03/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

### **RCRA-SQG: RCRA - Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/15/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/03/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/15/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/03/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### **US ENG CONTROLS: Engineering Controls Sites List**

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

### **US INST CONTROL: Sites with Institutional Controls**

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

### **LUCIS: Land Use Control Information System**

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

## ***Federal ERNS list***

### **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

## ***State- and tribal - equivalent NPL***

### **RESPONSE: State Response Sites**

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 03/13/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/14/2013	Telephone: 916-323-3400
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/14/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 03/13/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/14/2013	Telephone: 916-323-3400
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/14/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Quarterly

## **State and tribal landfill and/or solid waste disposal site lists**

### SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/18/2013	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 02/18/2013	Telephone: 916-341-6320
Date Made Active in Reports: 03/20/2013	Last EDR Contact: 02/18/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

## **State and tribal leaking storage tank lists**

### LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

### LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

### LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

## LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

## LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

## LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 03/18/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/19/2013	Telephone: see region list
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/19/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/01/2013
	Data Release Frequency: Quarterly

## LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

## SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 03/18/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/19/2013	Telephone: 866-480-1028
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/19/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/01/2013
	Data Release Frequency: Varies

## SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

## SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

## SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

### SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

### SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 09/11/2007	Telephone: 858-467-2980
Date Made Active in Reports: 09/28/2007	Last EDR Contact: 08/08/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 11/21/2011
	Data Release Frequency: Annually

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 08/01/2012	Source: EPA Region 10
Date Data Arrived at EDR: 08/02/2012	Telephone: 206-553-2857
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 10/30/2012
Number of Days to Update: 75	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/12/2012	Source: EPA Region 1
Date Data Arrived at EDR: 05/09/2012	Telephone: 617-918-1313
Date Made Active in Reports: 07/10/2012	Last EDR Contact: 02/01/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

## INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 03/21/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

## INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 03/21/2013
Number of Days to Update: 59	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

## INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/14/2011	Source: EPA Region 4
Date Data Arrived at EDR: 12/15/2011	Telephone: 404-562-8677
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 26	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Semi-Annually

## INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 08/17/2012	Source: EPA Region 7
Date Data Arrived at EDR: 08/28/2012	Telephone: 913-551-7003
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/06/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/07/2012	Telephone: 415-972-3372
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

## **State and tribal registered storage tank lists**

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/30/2013	Source: SWRCB
Date Data Arrived at EDR: 01/31/2013	Telephone: 916-341-5851
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/19/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/01/2013
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities  
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 04/08/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 08/01/2012	Source: EPA Region 10
Date Data Arrived at EDR: 08/02/2012	Telephone: 206-553-2857
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 75	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/06/2012	Source: EPA Region 9
Date Data Arrived at EDR: 09/07/2012	Telephone: 415-972-3368
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6137
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 08/17/2012	Source: EPA Region 7
Date Data Arrived at EDR: 08/28/2012	Telephone: 913-551-7003
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011	Source: EPA Region 6
Date Data Arrived at EDR: 05/11/2011	Telephone: 214-665-7591
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 03/21/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Semi-Annually

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012	Source: EPA Region 5
Date Data Arrived at EDR: 08/03/2012	Telephone: 312-886-6136
Date Made Active in Reports: 11/05/2012	Last EDR Contact: 03/19/2013
Number of Days to Update: 94	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 12/14/2011	Source: EPA Region 4
Date Data Arrived at EDR: 12/15/2011	Telephone: 404-562-9424
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 26	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Semi-Annually

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/12/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 05/02/2012	Telephone: 617-918-1313
Date Made Active in Reports: 07/16/2012	Last EDR Contact: 02/01/2013
Number of Days to Update: 75	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 01/14/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal voluntary cleanup sites***

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 03/13/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/14/2013	Telephone: 916-323-3400
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/14/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Quarterly

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 10/02/2012	Telephone: 617-918-1102
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/05/2013
Number of Days to Update: 14	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Varies

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/10/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/11/2012	Telephone: 202-566-2777
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 03/26/2013
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/08/2013
	Data Release Frequency: Semi-Annually

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

#### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 01/28/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: No Update Planned

## WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000  
Date Data Arrived at EDR: 04/10/2000  
Date Made Active in Reports: 05/10/2000  
Number of Days to Update: 30

Source: State Water Resources Control Board  
Telephone: 916-227-4448  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: No Update Planned

## SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/18/2013  
Date Data Arrived at EDR: 03/19/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 8

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 03/19/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Quarterly

## HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 03/13/2013  
Date Data Arrived at EDR: 03/14/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 13

Source: Integrated Waste Management Board  
Telephone: 916-341-6422  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/03/2013  
Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 02/05/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/14/2012  
Date Data Arrived at EDR: 12/11/2012  
Date Made Active in Reports: 02/15/2013  
Number of Days to Update: 66

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/17/2013  
Data Release Frequency: Quarterly

## HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005  
Date Data Arrived at EDR: 08/03/2006  
Date Made Active in Reports: 08/24/2006  
Number of Days to Update: 21

Source: Department of Toxic Substance Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/23/2009  
Next Scheduled EDR Contact: 05/25/2009  
Data Release Frequency: No Update Planned

## SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 03/13/2013  
Date Data Arrived at EDR: 03/14/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 13

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 03/14/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Quarterly

## TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

## CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2012  
Date Data Arrived at EDR: 09/12/2012  
Date Made Active in Reports: 10/03/2012  
Number of Days to Update: 21

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Varies

## US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007  
Date Data Arrived at EDR: 11/19/2008  
Date Made Active in Reports: 03/30/2009  
Number of Days to Update: 131

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **Local Lists of Registered Storage Tanks**

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 03/04/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 06/17/2013
	Data Release Frequency: Annually

### HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## **Local Land Records**

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/16/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/26/2012	Telephone: 202-564-6023
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

### LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/15/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/15/2013	Telephone: 916-323-3400
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/11/2013  
Date Data Arrived at EDR: 03/12/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 13

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 03/12/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 55

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 04/02/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Annually

### CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/06/2012  
Date Data Arrived at EDR: 01/29/2013  
Date Made Active in Reports: 03/19/2013  
Number of Days to Update: 49

Source: Office of Emergency Services  
Telephone: 916-845-8400  
Last EDR Contact: 01/29/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: Varies

### LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 03/18/2013  
Date Data Arrived at EDR: 03/19/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 8

Source: State Water Quality Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 03/19/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Quarterly

### MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 03/18/2013  
Date Data Arrived at EDR: 03/19/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 8

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 03/19/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Quarterly

## **Other Ascertainable Records**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/12/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/15/2013	Telephone: (415) 495-8895
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 04/03/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Varies

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 02/05/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Varies

## DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/17/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Semi-Annually

## FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/26/2013	Telephone: 202-528-4285
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 15	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2011	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 01/15/2013	Telephone: Varies
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/01/2013
Number of Days to Update: 57	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Varies

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/02/2012	Source: EPA
Date Data Arrived at EDR: 12/11/2012	Telephone: 703-416-0223
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 03/13/2013
Number of Days to Update: 92	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/25/2013
Number of Days to Update: 146	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Varies

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2011	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/08/2011	Telephone: 303-231-5959
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/06/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 06/17/2013
	Data Release Frequency: Semi-Annually

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 09/01/2011	Telephone: 202-566-0250
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/26/2013
Number of Days to Update: 131	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Annually

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/28/2013
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/08/2013
	Data Release Frequency: Every 4 Years

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/25/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/25/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 01/28/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/17/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/16/2013
Number of Days to Update: 98	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011	Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 03/11/2013
Number of Days to Update: 60	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/02/2012	Telephone: 202-343-9775
Date Made Active in Reports: 11/05/2012	Last EDR Contact: 01/09/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (415) 947-8000
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 03/12/2013
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## RMP: Risk Management Plans

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/25/2012	Telephone: 202-564-8600
Date Made Active in Reports: 07/10/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 46	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 02/26/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Biennially

### CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/18/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 02/18/2013	Telephone: 916-445-9379
Date Made Active in Reports: 03/20/2013	Last EDR Contact: 02/18/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

### UIC: UIC Listing

A listing of underground control injection wells.

Date of Government Version: 03/05/2013	Source: Department of Conservation
Date Data Arrived at EDR: 03/19/2013	Telephone: 916-445-2408
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 03/19/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 12/31/2012
	Data Release Frequency: Varies

### CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/02/2013  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 50

Source: CAL EPA/Office of Emergency Information  
Telephone: 916-323-3400  
Last EDR Contact: 04/02/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

## HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001  
Date Data Arrived at EDR: 01/22/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 76

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 01/22/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993  
Date Data Arrived at EDR: 11/01/1993  
Date Made Active in Reports: 11/19/1993  
Number of Days to Update: 18

Source: State Water Resources Control Board  
Telephone: 916-445-3846  
Last EDR Contact: 03/25/2013  
Next Scheduled EDR Contact: 07/08/2013  
Data Release Frequency: No Update Planned

## DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 12/11/2012  
Date Data Arrived at EDR: 12/12/2012  
Date Made Active in Reports: 01/04/2013  
Number of Days to Update: 23

Source: Department of Toxic Substance Control  
Telephone: 916-327-4498  
Last EDR Contact: 03/11/2013  
Next Scheduled EDR Contact: 12/24/2012  
Data Release Frequency: Annually

## WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009  
Date Data Arrived at EDR: 07/21/2009  
Date Made Active in Reports: 08/03/2009  
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board  
Telephone: 213-576-6726  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Varies

## ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/08/2013  
Date Data Arrived at EDR: 01/29/2013  
Date Made Active in Reports: 03/19/2013  
Number of Days to Update: 49

Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 01/08/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: Varies

## HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 06/22/2012  
Date Made Active in Reports: 07/06/2012  
Number of Days to Update: 14

Source: California Environmental Protection Agency  
Telephone: 916-255-1136  
Last EDR Contact: 01/14/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Annually

## EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008  
Date Data Arrived at EDR: 09/29/2010  
Date Made Active in Reports: 10/18/2010  
Number of Days to Update: 19

Source: California Air Resources Board  
Telephone: 916-322-2990  
Last EDR Contact: 03/29/2013  
Next Scheduled EDR Contact: 07/08/2013  
Data Release Frequency: Varies

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 12/08/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 34

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 01/17/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Semi-Annually

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011  
Date Data Arrived at EDR: 03/09/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 54

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 01/21/2013  
Next Scheduled EDR Contact: 05/06/2013  
Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 11/20/2012  
Date Data Arrived at EDR: 11/30/2012  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 89

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 02/19/2013  
Next Scheduled EDR Contact: 06/03/2013  
Data Release Frequency: Quarterly

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011  
Date Data Arrived at EDR: 10/19/2011  
Date Made Active in Reports: 01/10/2012  
Number of Days to Update: 83

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 02/01/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: Varies

## PROC: Certified Processors Database

A listing of certified processors.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/18/2013  
Date Data Arrived at EDR: 03/19/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 8

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 03/19/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Quarterly

## MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 03/06/2013  
Date Data Arrived at EDR: 03/12/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 13

Source: Department of Public Health  
Telephone: 916-558-1784  
Last EDR Contact: 03/11/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Varies

## COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 01/15/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Varies

## COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010  
Date Data Arrived at EDR: 01/03/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 77

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 03/15/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Varies

## HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/15/2013  
Date Data Arrived at EDR: 01/15/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 38

Source: Department of Toxic Substances Control  
Telephone: 916-440-7145  
Last EDR Contact: 01/15/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Quarterly

## HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/25/2013  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 27

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/26/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Quarterly

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/19/2013  
Date Data Arrived at EDR: 02/20/2013  
Date Made Active in Reports: 03/20/2013  
Number of Days to Update: 28

Source: California Integrated Waste Management Board  
Telephone: 916-341-6066  
Last EDR Contact: 02/18/2013  
Next Scheduled EDR Contact: 06/03/2013  
Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing Financial Assurance information

Date of Government Version: 03/01/2007  
Date Data Arrived at EDR: 06/01/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 28

Source: Department of Toxic Substances Control  
Telephone: 916-255-3628  
Last EDR Contact: 02/01/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: Varies

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011  
Date Data Arrived at EDR: 05/18/2012  
Date Made Active in Reports: 05/25/2012  
Number of Days to Update: 7

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 02/15/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Varies

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 01/17/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: N/A

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/02/2012  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 03/13/2013  
Number of Days to Update: 69

Source: EPA  
Telephone: 202-564-6023  
Last EDR Contact: 04/04/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Quarterly

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/15/2012  
Date Data Arrived at EDR: 11/16/2012  
Date Made Active in Reports: 02/15/2013  
Number of Days to Update: 91

Source: EPA  
Telephone: 202-564-5962  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 11/15/2012  
Date Data Arrived at EDR: 11/16/2012  
Date Made Active in Reports: 02/15/2013  
Number of Days to Update: 91

Source: EPA  
Telephone: 202-564-5962  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Annually

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/13/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 36

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 02/12/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

## EDR HIGH RISK HISTORICAL RECORDS

### *EDR Exclusive Records*

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: N/A  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: N/A  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## COUNTY RECORDS

### ALAMEDA COUNTY:

#### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/16/2013  
Date Data Arrived at EDR: 01/17/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 36

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Semi-Annually

#### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/16/2013  
Date Data Arrived at EDR: 01/17/2013  
Date Made Active in Reports: 01/31/2013  
Number of Days to Update: 14

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Semi-Annually

### AMADOR COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

### Cupa Facility List

Date of Government Version: 03/13/2013  
Date Data Arrived at EDR: 03/14/2013  
Date Made Active in Reports: 04/04/2013  
Number of Days to Update: 21

Source: Amador County Environmental Health  
Telephone: 209-223-6439  
Last EDR Contact: 03/11/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Varies

## BUTTE COUNTY:

## CUPA Facility Listing

### Cupa facility list.

Date of Government Version: 10/16/2012  
Date Data Arrived at EDR: 10/17/2012  
Date Made Active in Reports: 11/13/2012  
Number of Days to Update: 27

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 01/28/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Varies

## CALVERAS COUNTY:

## CUPA Facility Listing

### Cupa Facility Listing

Date of Government Version: 12/21/2012  
Date Data Arrived at EDR: 01/04/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 49

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

## COLUSA COUNTY:

## CUPA Facility List

### Cupa facility list.

Date of Government Version: 01/04/2013  
Date Data Arrived at EDR: 01/14/2013  
Date Made Active in Reports: 03/01/2013  
Number of Days to Update: 46

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Varies

## CONTRA COSTA COUNTY:

## Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/27/2012  
Date Data Arrived at EDR: 11/28/2012  
Date Made Active in Reports: 01/15/2013  
Number of Days to Update: 48

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 02/04/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Semi-Annually

## DEL NORTE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

Cupa Facility list

Date of Government Version: 01/09/2013  
Date Data Arrived at EDR: 01/10/2013  
Date Made Active in Reports: 02/25/2013  
Number of Days to Update: 46

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 01/08/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Varies

## EL DORADO COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 02/27/2013  
Date Data Arrived at EDR: 02/28/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 25

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 02/04/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Varies

## FRESNO COUNTY:

### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 02/07/2013  
Date Data Arrived at EDR: 02/08/2013  
Date Made Active in Reports: 03/01/2013  
Number of Days to Update: 21

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 02/08/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Semi-Annually

## HUMBOLDT COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 03/15/2013  
Date Data Arrived at EDR: 03/19/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 8

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## IMPERIAL COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 05/01/2012  
Date Data Arrived at EDR: 05/02/2012  
Date Made Active in Reports: 06/11/2012  
Number of Days to Update: 40

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 01/28/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: Varies

## INYO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

Cupa facility list.

Date of Government Version: 06/26/2012  
Date Data Arrived at EDR: 06/27/2012  
Date Made Active in Reports: 08/17/2012  
Number of Days to Update: 51

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## KERN COUNTY:

### Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010  
Date Data Arrived at EDR: 09/01/2010  
Date Made Active in Reports: 09/30/2010  
Number of Days to Update: 29

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

## KINGS COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/13/2013  
Date Made Active in Reports: 03/21/2013  
Number of Days to Update: 36

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 02/12/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## LAKE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 01/23/2013  
Date Data Arrived at EDR: 01/25/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 33

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 01/22/2013  
Next Scheduled EDR Contact: 05/06/2013  
Data Release Frequency: Varies

## LOS ANGELES COUNTY:

### San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 03/25/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: No Update Planned



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/31/2012	Source: Department of Public Works
Date Data Arrived at EDR: 12/28/2012	Telephone: 626-458-3517
Date Made Active in Reports: 01/25/2013	Last EDR Contact: 07/16/2012
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/26/2012
	Data Release Frequency: Semi-Annually

## List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/21/2013	Source: La County Department of Public Works
Date Data Arrived at EDR: 01/22/2013	Telephone: 818-458-5185
Date Made Active in Reports: 03/19/2013	Last EDR Contact: 01/22/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 05/06/2013
	Data Release Frequency: Varies

## City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009	Source: Engineering & Construction Division
Date Data Arrived at EDR: 03/10/2009	Telephone: 213-473-7869
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 02/18/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

## Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2013	Source: Community Health Services
Date Data Arrived at EDR: 02/21/2013	Telephone: 323-890-7806
Date Made Active in Reports: 03/25/2013	Last EDR Contact: 01/21/2013
Number of Days to Update: 32	Next Scheduled EDR Contact: 05/06/2013
	Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/23/2013	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 01/25/2013	Telephone: 310-524-2236
Date Made Active in Reports: 03/27/2013	Last EDR Contact: 01/21/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 05/06/2013
	Data Release Frequency: Semi-Annually

## City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 10/23/2003	Telephone: 562-570-2563
Date Made Active in Reports: 11/26/2003	Last EDR Contact: 01/29/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Annually

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/14/2013	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 01/15/2013	Telephone: 310-618-2973
Date Made Active in Reports: 01/31/2013	Last EDR Contact: 01/14/2013
Number of Days to Update: 16	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/18/2012  
Date Data Arrived at EDR: 12/20/2012  
Date Made Active in Reports: 02/08/2013  
Number of Days to Update: 50

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 11/26/2012  
Date Data Arrived at EDR: 11/28/2012  
Date Made Active in Reports: 01/21/2013  
Number of Days to Update: 54

Source: Public Works Department Waste Management  
Telephone: 415-499-6647  
Last EDR Contact: 04/08/2013  
Next Scheduled EDR Contact: 07/22/2013  
Data Release Frequency: Semi-Annually

## MERCED COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 02/25/2013  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 27

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## MONO COUNTY:

### CUPA Facility List

CUPA Facility List

Date of Government Version: 03/04/2013  
Date Data Arrived at EDR: 03/08/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 17

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/17/2013  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/14/2013  
Date Data Arrived at EDR: 03/15/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 12

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## NAPA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011  
Date Data Arrived at EDR: 12/06/2011  
Date Made Active in Reports: 02/07/2012  
Number of Days to Update: 63

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/17/2013  
Data Release Frequency: No Update Planned

## Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008  
Date Data Arrived at EDR: 01/16/2008  
Date Made Active in Reports: 02/08/2008  
Number of Days to Update: 23

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/17/2013  
Data Release Frequency: No Update Planned

## NEVADA COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 03/08/2013  
Date Data Arrived at EDR: 03/08/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 17

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 03/08/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Varies

## ORANGE COUNTY:

### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 02/04/2013  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 03/20/2013  
Number of Days to Update: 22

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 02/13/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Annually

### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/04/2013  
Date Data Arrived at EDR: 02/19/2013  
Date Made Active in Reports: 03/20/2013  
Number of Days to Update: 29

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 02/12/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/04/2013  
Date Data Arrived at EDR: 02/18/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 37

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 02/12/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

## PLACER COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/12/2013  
Date Data Arrived at EDR: 03/13/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 14

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 03/11/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Semi-Annually

## RIVERSIDE COUNTY:

### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/04/2013  
Date Data Arrived at EDR: 02/05/2013  
Date Made Active in Reports: 03/20/2013  
Number of Days to Update: 43

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 03/25/2013  
Next Scheduled EDR Contact: 07/08/2013  
Data Release Frequency: Quarterly

### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 02/04/2013  
Date Data Arrived at EDR: 02/05/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 50

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 03/25/2013  
Next Scheduled EDR Contact: 07/08/2013  
Data Release Frequency: Quarterly

## SACRAMENTO COUNTY:

### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/29/2012  
Date Data Arrived at EDR: 01/10/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 43

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 01/07/2013  
Next Scheduled EDR Contact: 04/22/2013  
Data Release Frequency: Quarterly

### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/02/2012  
Date Data Arrived at EDR: 01/15/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 38

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 01/07/2013  
Next Scheduled EDR Contact: 04/22/2013  
Data Release Frequency: Quarterly

## SAN BERNARDINO COUNTY:

### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/04/2013  
Date Data Arrived at EDR: 03/05/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 20

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

## SAN DIEGO COUNTY:

### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 08/17/2012  
Date Data Arrived at EDR: 08/20/2012  
Date Made Active in Reports: 10/03/2012  
Number of Days to Update: 44

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Quarterly

### Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2012  
Date Data Arrived at EDR: 11/06/2012  
Date Made Active in Reports: 11/30/2012  
Number of Days to Update: 24

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 01/28/2013  
Next Scheduled EDR Contact: 05/13/2013  
Data Release Frequency: Varies

### Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 03/12/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/10/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 5

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 02/01/2013  
Date Data Arrived at EDR: 02/05/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 50

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 03/25/2013  
Next Scheduled EDR Contact: 07/08/2013  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 02/26/2013  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 27

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## SAN MATEO COUNTY:

### Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/02/2013  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 50

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 03/18/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Annually

### Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/18/2013  
Date Data Arrived at EDR: 03/19/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 8

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 03/18/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Semi-Annually

## SANTA BARBARA COUNTY:

### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011  
Date Data Arrived at EDR: 09/09/2011  
Date Made Active in Reports: 10/07/2011  
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 03/12/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### Cupa Facility List

Cupa facility list

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/04/2013  
Date Data Arrived at EDR: 03/05/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 20

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/17/2013  
Data Release Frequency: Varies

## HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

## LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/04/2013  
Date Data Arrived at EDR: 03/06/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 19

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 03/04/2013  
Next Scheduled EDR Contact: 06/17/2013  
Data Release Frequency: Annually

## Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 02/12/2013  
Date Data Arrived at EDR: 02/14/2013  
Date Made Active in Reports: 03/20/2013  
Number of Days to Update: 34

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 02/11/2013  
Next Scheduled EDR Contact: 05/27/2013  
Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

### CUPA Facility List

CUPA facility listing.

Date of Government Version: 02/26/2013  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 03/20/2013  
Number of Days to Update: 22

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 03/15/2013  
Date Data Arrived at EDR: 03/15/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 12

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Varies

## SOLANO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 12/12/2012  
Date Data Arrived at EDR: 12/17/2012  
Date Made Active in Reports: 01/22/2013  
Number of Days to Update: 36

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 03/18/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Quarterly

## Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 12/12/2012  
Date Data Arrived at EDR: 12/17/2012  
Date Made Active in Reports: 01/25/2013  
Number of Days to Update: 39

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 03/18/2013  
Next Scheduled EDR Contact: 07/01/2013  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Cupa Facility List

Cupa Facility list

Date of Government Version: 01/10/2013  
Date Data Arrived at EDR: 01/16/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 42

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Varies

## Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/02/2013  
Date Data Arrived at EDR: 01/02/2013  
Date Made Active in Reports: 01/25/2013  
Number of Days to Update: 23

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 04/01/2013  
Next Scheduled EDR Contact: 07/15/2013  
Data Release Frequency: Quarterly

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 03/13/2013  
Date Data Arrived at EDR: 03/14/2013  
Date Made Active in Reports: 03/27/2013  
Number of Days to Update: 13

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 03/11/2013  
Next Scheduled EDR Contact: 06/24/2013  
Data Release Frequency: Semi-Annually

## TUOLUMNE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 01/14/2013  
Date Data Arrived at EDR: 01/16/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 42

Source: Division of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 01/04/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Varies

## VENTURA COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/30/2012	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 05/25/2012	Telephone: 805-654-2813
Date Made Active in Reports: 07/06/2012	Last EDR Contact: 02/21/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

## Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 04/08/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Annually

## Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 02/18/2013
Number of Days to Update: 37	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

## Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 01/28/2013	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 02/01/2013	Telephone: 805-654-2813
Date Made Active in Reports: 03/20/2013	Last EDR Contact: 01/29/2013
Number of Days to Update: 47	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

## Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/04/2012	Source: Environmental Health Division
Date Data Arrived at EDR: 12/20/2012	Telephone: 805-654-2813
Date Made Active in Reports: 01/25/2013	Last EDR Contact: 03/18/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/01/2013
	Data Release Frequency: Quarterly

## YOLO COUNTY:

### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 12/19/2012	Source: Yolo County Department of Health
Date Data Arrived at EDR: 12/28/2012	Telephone: 530-666-8646
Date Made Active in Reports: 01/30/2013	Last EDR Contact: 03/25/2013
Number of Days to Update: 33	Next Scheduled EDR Contact: 07/08/2013
	Data Release Frequency: Annually

## YUBA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 03/05/2013  
Date Data Arrived at EDR: 03/06/2013  
Date Made Active in Reports: 03/25/2013  
Number of Days to Update: 19

Source: Yuba County Environmental Health Department  
Telephone: 530-749-7523  
Last EDR Contact: 02/18/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/18/2013  
Date Data Arrived at EDR: 02/18/2013  
Date Made Active in Reports: 03/21/2013  
Number of Days to Update: 31

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 02/18/2013  
Next Scheduled EDR Contact: 06/03/2013  
Data Release Frequency: Annually

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 07/19/2012  
Date Made Active in Reports: 08/28/2012  
Number of Days to Update: 40

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 01/15/2013  
Next Scheduled EDR Contact: 04/29/2013  
Data Release Frequency: Annually

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/01/2013  
Date Data Arrived at EDR: 02/07/2013  
Date Made Active in Reports: 03/15/2013  
Number of Days to Update: 36

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 02/07/2013  
Next Scheduled EDR Contact: 05/20/2013  
Data Release Frequency: Annually

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 07/23/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 57

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 01/21/2013  
Next Scheduled EDR Contact: 05/06/2013  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 06/22/2012  
Date Made Active in Reports: 07/31/2012  
Number of Days to Update: 39

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 02/25/2013  
Next Scheduled EDR Contact: 06/10/2013  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011

Date Data Arrived at EDR: 07/19/2012

Date Made Active in Reports: 09/27/2012

Number of Days to Update: 70

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 03/18/2013

Next Scheduled EDR Contact: 07/01/2013

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

## Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

## Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STREET AND ADDRESS INFORMATION

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

20935, 20955, 21011 & 21031 WARNER CENTER LANE  
20935, 20955, 21011 & 21031 WARNER CENTER LANE  
WOODLAND HILLS, CA 91367

### TARGET PROPERTY COORDINATES

Latitude (North):	34.1753 - 34° 10' 31.08"
Longitude (West):	118.5897 - 118° 35' 22.92"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	353486.6
UTM Y (Meters):	3782540.0
Elevation:	847 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	34118-B5 CANOGA PARK, CA
Most Recent Revision:	1967

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

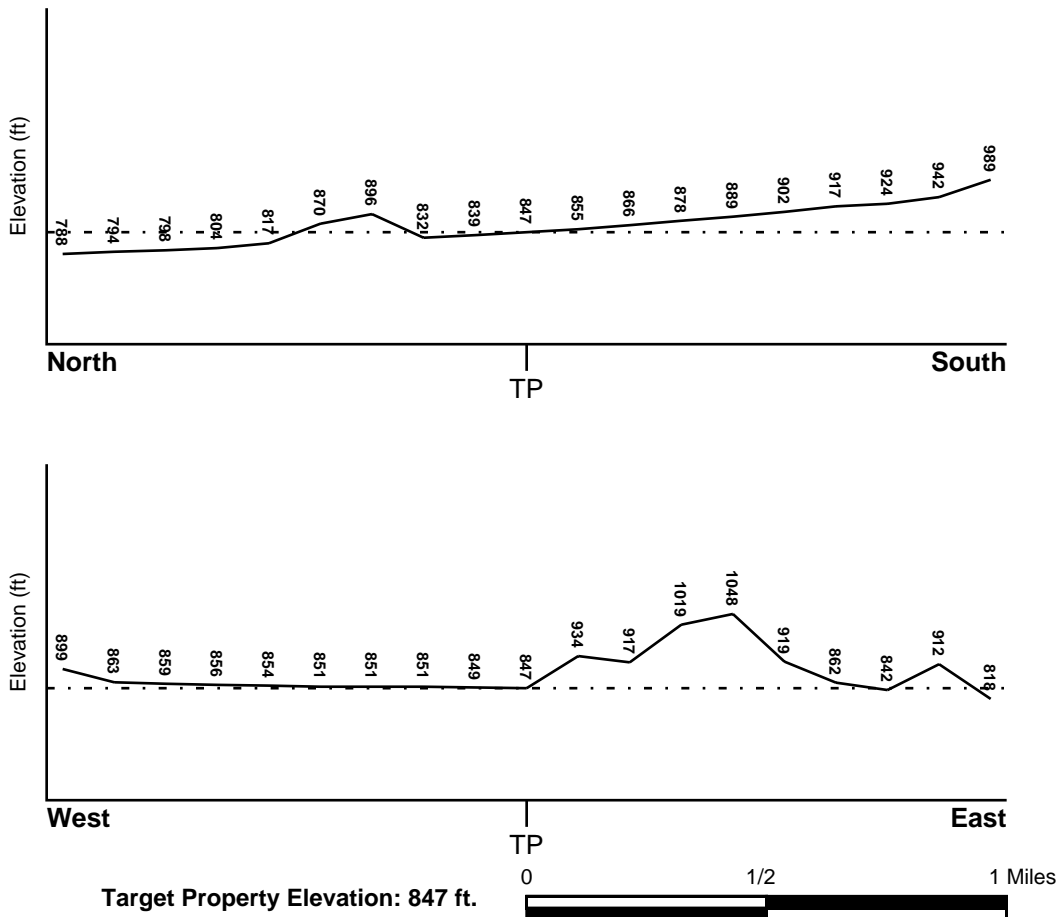
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

<u>Target Property County</u> LOS ANGELES, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06037C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

## NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> CANOGA PARK	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
---	--

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### *Site-Specific Hydrogeological Data\*:*

Search Radius:	1.25 miles
Status:	Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

Era: Cenozoic  
System: Tertiary  
Series: Miocene  
Code: Tm (*decoded above as Era, System & Series*)

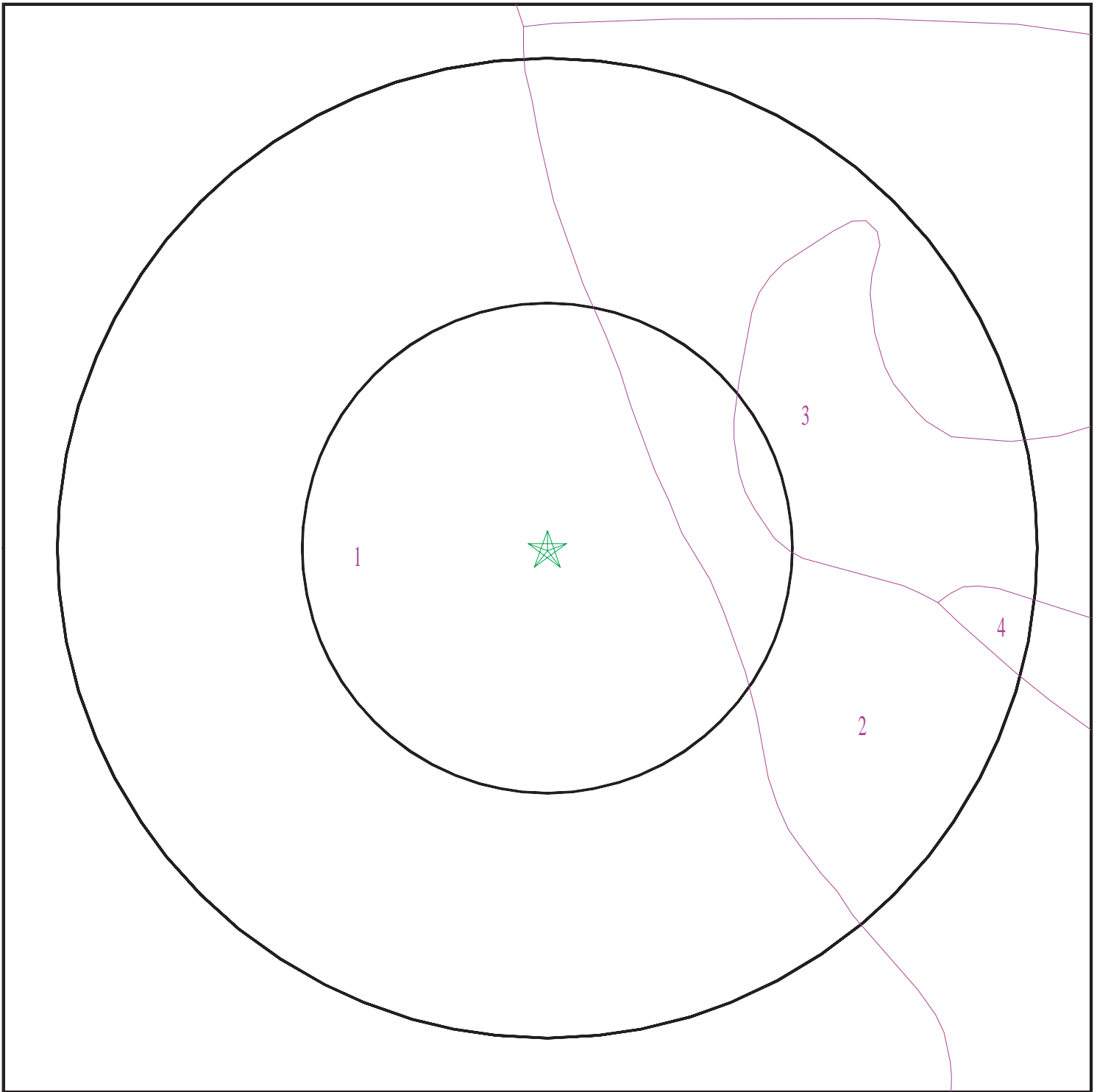
#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

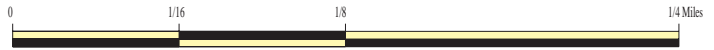
Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).



# SSURGO SOIL MAP - 3570189.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: 20935, 20955, 21011 & 21031 Warner Center Lane  
ADDRESS: 20935, 20955, 21011 & 21031 Warner Center Lane  
Woodland Hills CA 91367  
LAT/LONG: 34.1753 / 118.5897

CLIENT: Property Solutions, Inc.  
CONTACT: Greg Hillebrand  
INQUIRY #: 3570189.2s  
DATE: April 08, 2013 11:26 am

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

### Soil Map ID: 1

Soil Component Name: Cropley  
 Soil Surface Texture: clay  
 Hydrologic Group: Not reported  
 Soil Drainage Class:  
 Hydric Status: Partially hydric  
 Corrosion Potential - Uncoated Steel: High  
 Depth to Bedrock Min: > 0 inches  
 Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4
2	35 inches	64 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4

### Soil Map ID: 2

Soil Component Name: Xerorthents  
 Soil Surface Texture: variable  
 Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.  
 Soil Drainage Class: Well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 89 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:
2	59 inches	64 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

### Soil Map ID: 3

Soil Component Name: Xerorthents

Soil Surface Texture: variable

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 89 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:
2	59 inches	64 inches	unweathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**Soil Map ID: 4**

Soil Component Name: Balcom

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	37 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
2	37 inches	40 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:

**LOCAL / REGIONAL WATER AGENCY RECORDS**

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

## **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

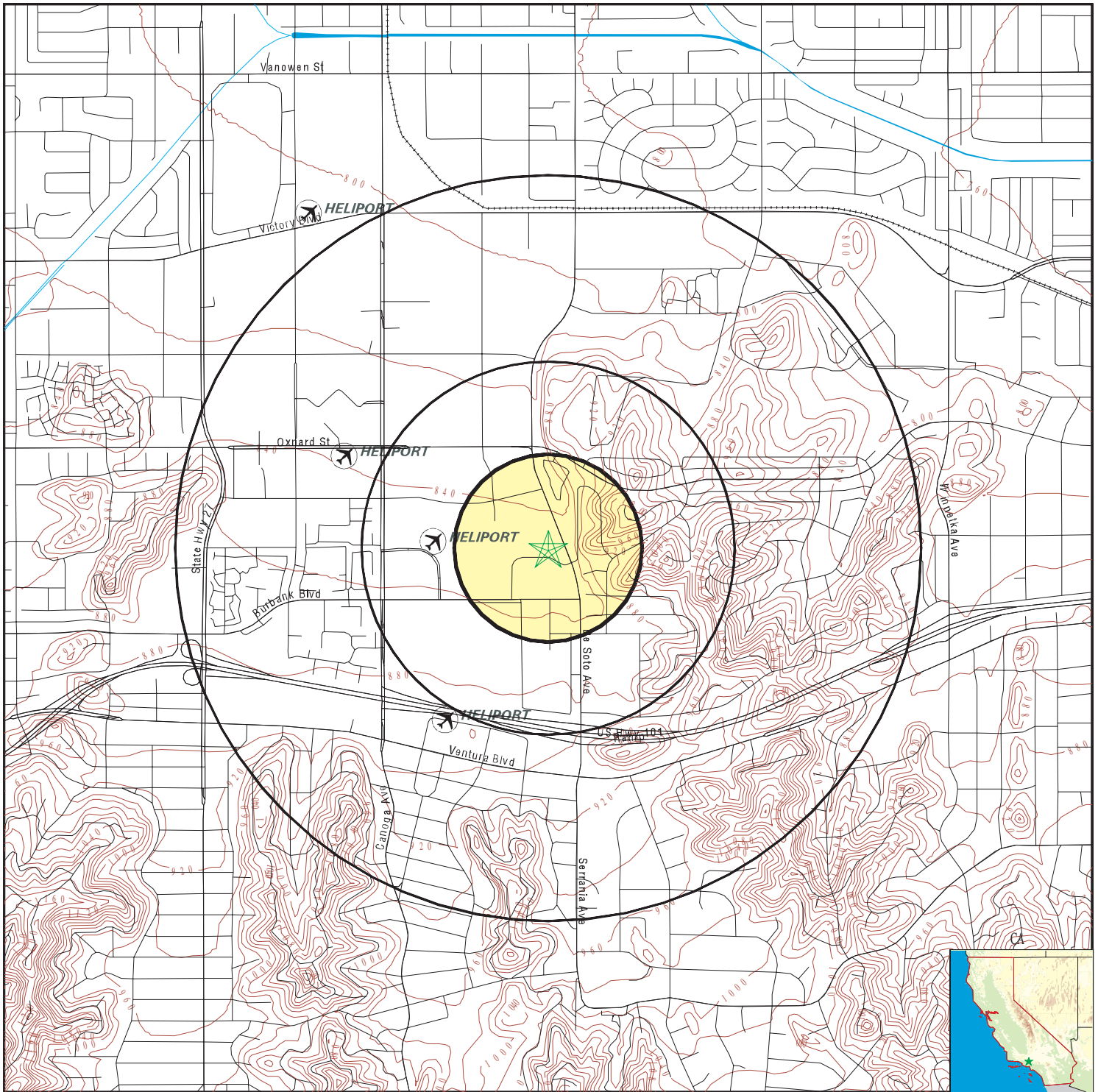
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

## **STATE DATABASE WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

# PHYSICAL SETTING SOURCE MAP - 3570189.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: 20935, 20955, 21011 & 21031 Warner Center Lane  
 ADDRESS: 20935, 20955, 21011 & 21031 Warner Center Lane  
 Woodland Hills CA 91367  
 LAT/LONG: 34.1753 / 118.5897

CLIENT: Property Solutions, Inc.  
 CONTACT: Greg Hillebrand  
 INQUIRY #: 3570189.2s  
 DATE: April 08, 2013 11:25 am

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91367	348	117

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

---

### Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.



# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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**APPENDIX K**  
**ANALYTICAL RESULTS**

## CERTIFICATE OF ANALYSIS

**Client:** Property Solutions Inc  
323 New Albany Road  
Moorestown NJ 08057

**Report Date:** 4/18/2013  
**Report Number:** 302097  
**Project:** Warner Center 1  
**Project No.:** 20131178

### LEAD WATER SAMPLE ANALYSIS SUMMARY

<u>Lab No.</u>	<u>Client No.</u>	<u>Location / Description</u>	<u>Concentration Parts Per Billion (ppb)</u>
4975978	1178-LDW-01A	21031 WarnerCenterLnDrinkingWaterFountain 1st Draw	<2.0
4975979	1178-LDW-01B	21031 WarnerCenterLnDrinkingWaterFountain 2nd Draw	<2.0

**Accreditations:**

**NYS-DOH No. 11021**

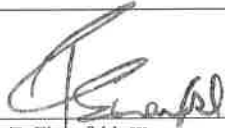
**NJDEP No. 03863**

**Analytical Method:** ASTM D3559 - 03D "Standard Test Methods for Lead in Water"  
Test Method D—Atomic Absorption, Graphite Furnace

**Comments:** Regulatory limit for lead in drinking water is 15.0 parts per billion as sited in EPA 40 CFR 141.11 National Primary Drinking Water Regulations, Subpart B; Maximum contaminant levels for inorganic chemicals.  
PPB = Parts per billion, 1 ug/L = 1 ppb  
IATL assumes that all of the sampling methods and data upon which these results are based, have been accurately supplied by the client.  
MDL=0.24 ppb Reporting Limit (RL) = 2.0 ppb Samples are not blank corrected.

**Date Received:** 4/17/2013  
**Date Analyzed:** 4/18/2013  
**Analyst:** C. Shaffer

**Approved By:**

  
Frank E. Ehrenfeld, III  
Laboratory Director

**Property Solutions Inc.  
Environmental Consulting**

**LEAD IN DRINKING WATER SAMPLING LOG AND  
CHAIN OF CUSTODY RECORD**

Project No. 20131178

Project Name: Warner Center I

Date of Sample Collection: 4/11/13

Sampler/Project Manager: Joy Dougherty

Field ID No.	Laboratory ID No.	Sample Location (including unit, building no., and faucet location)	1 <sup>st</sup> draw 2 <sup>nd</sup> draw 3 <sup>rd</sup> draw	Sample Collection Time	Analytical Results
1178-LDW-01A	4975978	21031 Warner Center Ln Water fountain	1 <sup>st</sup>	2:06	
1178-LDW-01B	4975979	↓	2 <sup>nd</sup>	2:07	

Comments:

Preservative: D

Turn-Around Time:

Retrieved by: Joy Dougherty

Received by: (signature)

Date: 4/15/13

Time: 1:30

RECEIVED

Property Solutions Inc. \* 323 New Albany Road \* Moorestown, NJ 08057 \* Tel: (856) 813-3000 \* Fax (856) 813-1068

APR 17 2013

~~WA~~ 4/19/13

4/18/13

IATL - By

PS 4/17/13

# **PHASE I ENVIRONMENTAL ASSESSMENT**

of

Warner Center II  
20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951,  
20971, and 21041 Burbank Boulevard  
Woodland Hills, Los Angeles County, California 91367

*Prepared for:*

Cantor Commercial Real Estate  
3060 Peachtree Road, Northwest, Suite 950  
Atlanta, Georgia 30305

*Prepared by:*

Property Solutions Incorporated  
2601 Main Street, Suite 370  
Irvine, California 92614

Draft: April 18, 2013  
Final: May 10, 2013

Property Solutions Project No. 20131181

# PHASE I ENVIRONMENTAL ASSESSMENT

of

Warner Center II  
20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951,  
20971, and 21041 Burbank Boulevard  
Woodland Hills, Los Angeles County, California 91367

*Prepared for:*

Cantor Commercial Real Estate  
3060 Peachtree Road, Northwest, Suite 950  
Atlanta, Georgia 30305

*Prepared by:*

Property Solutions Incorporated  
2601 Main Street, Suite 370  
Irvine, California 92614

Dated: May 10, 2013

Property Solutions Project No. 20131181



---

Joy Dougherty,  
Environmental Scientist



---

Brian Demme  
Technical Manager



---

Tim Clackett  
Regional Manager

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



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Joy Dougherty  
Environmental Scientist



---

Brian Demme  
Technical Manager

20131181



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## PROJECT SUMMARY

Client Name/User:	Cantor Commercial Real Estate	Property Visit Date:	April 11, 2013
Client Contact:	Ms. Dolly Laubach	Construction Dates:	1981 and 1984
Property Solutions Project No.:	20131181	No. Bldgs./Units:	Eight Bldgs./33 Units
Property Solutions Project Manager:	Mr. Tim Clackett	No. of Stories:	One, two, and three stories
Phone No.:	856-813-3000 (Ext. 209)	Bldg. Square Footage:	228,805 s.f.
Email:	tclackett@propertysolutionsinc.com	Property Acreage:	17.74 acres
Property Name:	Warner Center II	Basement/Slab-on-grade:	Slab-on-grade
Property Address:	20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951, 20971, and 21041 Burbank Boulevard	Property Use:	Offices, health fitness club, US courts, and deli
Property Town, County, State:	Woodland Hills, Los Angeles County, California	Property History:	Agricultural land
Property Identification:	2149-017-008, 2149-017-009, 2149-017-010, 2149-017-011, 2149-017-012, 2149-017-013, 2149-017-015, and 2149-017-016	Other Improvements:	Paved drive and parking, patio, landscaping, and lawn areas

Our review of general property information, observation of adjacent properties, research of historical property information, including a review of environmental records, and a property visit revealed the following:

	No Further Action	REC	HREC	ASTM Non-scope considerations	Opinion of Probable Cost	Probable Time to Mitigate Concern	Refer to Section
Property Operations	X						2.3
Neighboring Properties	X						5.0
Historical Review			(1)				6.0
Previous Reports	X						6.0
Regulatory Review	X						8.0
Vapor Encroachment	X						8.5
USTs	X						9.1
ASTs	X						9.1
PCBs	X						9.1
Chemicals/Hazardous Materials/Raw Materials	X						9.1
Waste Generation/Disposal	X						9.1
Stressed Vegetation, Staining, and Odors	X						9.1

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	No Further Action	REC	HREC	ASTM Non-scope considerations	Opinion of Probable Cost	Probable Time to Mitigate Concern	Refer to Section
Surficial Disturbances	X						9.1
ACMs				(2)	\$500	1 week	9.2
Radon	X						9.2
Lead-Based Paint	X						9.2
Lead in Drinking Water	X						9.2
Potable Well	X						9.2
Other	X						

Notes / Recommendations: To understand the property and report, you must read the Executive Summary and complete report.

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Warner Center II located at 20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951, 20971, and 21041 Burbank Boulevard in Woodland Hills, Los Angeles County, California 91367. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

#### Historical Recognized Environmental Condition

The following historical recognized environmental condition was identified at the subject property based on the findings provided in this report:

- (1) The subject and adjoining properties appear to consist predominantly of orchards or citrus groves on aerial photographs from 1928, 1938, 1947, 1956, 1965 and 1976. Petroleum-based pesticides were commonly used on agricultural land in California at that time. As such, residual soil contamination may have been present on the subject property. However, Property Solutions expects that potentially contaminated shallow soils were likely removed from the subject property in preparation for development of the present-day improvements in 1981 and 1984. The majority of the subject property is covered by pavement and the subject buildings, which isolates the soil from direct contact. Groundwater at the subject property is not used and municipal water is supplied by the City of Woodland Hills. Based on the above, no further investigation is warranted at this time.

#### ASTM Non-Scope Considerations

The following ASTM non-scope consideration was identified at the subject property based on the findings provided in this report:

- (2) Based on the dates of construction of the subject buildings (1981 and 1984), ACMs may be present. Suspect ACMs observed by Property Solutions at the subject property include acoustic ceiling panels, vinyl floor tile, and drywall and joint compound. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan.

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Property Solutions recommends that an Asbestos-Containing Material O&M Plan be implemented at the subject property.

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## 1.0 INTRODUCTION

Property Solutions Incorporated (Property Solutions) conducted a Phase I Environmental Assessment of Warner Center II located at 20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951, 20971, and 21041 Burbank Boulevard in Woodland Hills, Los Angeles County, California 91367 (subject property) at the request of Cantor Commercial Real Estate. Cantor Commercial Real Estate is considered the User, as defined in ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The subject property is identified as 2149-017-008, 2149-017-009, 2149-017-010, 2149-017-011, 2149-017-012, 2149-017-013, 2149-017-015, and 2149-017-016, according to the Los Angeles County Assessor.

A property location map is included in Appendix A.

This Phase I Environmental Assessment was conducted in general accordance with industry-accepted practices, and the Cantor Commercial Real Estate Scope of Work for Environmental Site Assessments (Minimum Requirements), dated January 25, 2011. The work was authorized by the Notice to Proceed dated April 4, 2013.

Per the ASTM practice and throughout this report, the Client will be considered the same as the User in the ASTM E 1527-05 practice.

### 1.1 Purpose

The purpose of a Phase I Environmental Assessment is to evaluate issues that may have an impact on the subject property. The purpose of the ASTM E 1527-05 practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, the practice is intended to permit a User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B). The goal of this process is to identify the presence or likely presence of hazardous substances or petroleum products on the property and identify conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater, or surface of the subject property. The purpose of this report is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. This report is also not intended to serve as a compliance assessment of the subject property or to identify health and safety issues or

procedures. The ASTM E 1527-05 DOES NOT address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. §9601(b)(3)(a) and (b) and cited in Appendix X1 of the ASTM Standard, including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

## 1.2 Scope of Work

This Phase I Environmental Assessment was conducted in accordance with the Cantor Commercial Real Estate Scope of Work for Environmental Site Assessments (Minimum Requirements), dated January 25, 2011 and the following Scope of Work:

1. Requested user to complete questionnaire and provide all user required information.
2. Researched and reviewed available information regarding past owners and occupants of the subject property to assess the potential for contamination resulting from prior on-property activities. Aerial photographs, city directories, topographic maps, interviews and fire insurance maps were utilized, as available. Chain-of-title and environmental liens were reviewed if provided by the Client/user.
3. Researched available information regarding immediately adjacent properties for evidence of contamination that could impact the subject property.
4. Interviewed available persons familiar with current and former on-property activities for relevant information regarding potential environmental concerns as coordinated by the Client/User.
5. Reviewed federal and state regulatory agency database information for the subject property and neighboring properties to identify potential concerns that could adversely affect the environmental condition of the subject property. The database review included, but was not limited to, a review of the following lists: United States Environmental Protection Agency (USEPA) National Priorities List (NPL) Sites, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Sites, State Hazardous Waste Sites, Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action, Generator, and Treatment/Storage/Disposal (TSD) Sites, Leaking Registered Storage Tank (LRST) Sites, Registered Storage Tank (RST) Sites, landfills, and Emergency Response Notification System (ERNS) Sites. Contacted federal, state, and local regulatory agencies.
6. Performed a property visit to identify areas of potential environmental concern such as the bulk storage of regulated substances, underground/aboveground storage tanks, asbestos-containing materials, electrical transformers, and process-related wastes. To the extent possible, a review of immediately adjacent properties was also performed from the

subject property and public thoroughfares. The property visit was performed using grid patterns across the property (as easily accessible) and through other systematic means. Findings and conditions were made only to the extent that they were visually and/or physically observed during the property visit.

7. Prepared a technical Phase I Environmental Assessment report to document the findings regarding the current environmental condition of the subject property. If warranted, the report contains recommendations for further action. In addition to ASTM scope items, the following ASTM non-scope items were discussed and included in the report based upon a limited review: asbestos containing materials, radon, lead-based paint, lead in drinking water, potential wetlands, air emissions, and mold/water intrusion.

### **1.3 Significant Assumptions**

The following assumptions are made by Property Solutions in this report. Property Solutions relied on information derived from secondary sources including governmental agencies, the Client (User), designated representatives of the Client (User), property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, Property Solutions has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the Client, designated representatives of the Client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. Property Solutions assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data, are assumed based on contours depicted on the United States Geological Survey topographic maps. Property Solutions assumes the property has been correctly and accurately identified by the Client (User), designated representative of the Client (User), property contact, property owner, and property owner's representatives. Property Solutions assumes that the Client (User), Client representatives, Client Legal Counsel, designated representatives of the Client, Key Site Manager, property contact, property owner, property owner representatives, and property brokers, used good faith in answering questions and in obtaining information for the subject property as defined in 10.8 of the ASTM E 1527-05 practice. This would also include obtaining those helpful documents from previous owners, operators, tenants, brokers, financial institutions etc. Property Solutions also assumes the Client will designate appropriate and knowledgeable people for performance of the Phase I Environmental Assessment including Key Site Managers.

### **1.4 Limitations and Exceptions of the Assessment**

The findings, observations, conclusions, and recommendations of this report are limited by the contract technical requirements and the methods used to perform the services outlined in the scope of work. These services have been performed in accordance with the described scope for Phase I Environmental Assessments. In order to perform a comprehensive environmental



evaluation, subsurface investigation and testing would be required to definitively evaluate whether contamination has affected the subject property. Therefore, the findings, conclusions, and recommendations presented herein are based solely on the scope of work previously described and information gathered. Incomplete or outstanding information identified throughout the body of this report including data gaps is considered a limitation to the assessment. Limitations to the assessment also include weather conditions, vegetation cover, parked cars, trucks, dumpsters, and anything limiting visual observation of or physical access to the subject property and neighboring properties. This report and scope is not an environmental compliance audit.

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the ASTM practice recognizes reasonable limits of time and cost.

Appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental assessment and reducing uncertainty about unknown conditions resulting from additional information.

Subject to Section 4.8 of the ASTM E 1527-05 Standard, an environmental site assessment meeting or exceeding the practice and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a different user than the user (Client) for whom the assessment was originally prepared, the subsequent user (if authorized to rely on the report as identified in Section 1.6 Reliance of this report) must also satisfy the User's Responsibilities in Section 6 of the ASTM E 1527-05 standard. If this assessment is over 180 days old it is not valid and a new assessment should be performed per the ASTM standard.

All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from interviewees, the user, local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure

upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

No other person or entity, unless specifically identified in Section 1.6 of this report may rely on this report. Subsequent consultants and subsequent Users may not rely on this report or information included in this report. Property Solutions Inc. will not be held liable in any way for any and all unauthorized use of this report both currently and in the future. Consultants and subsequent Users must specifically and separately verify all information and not rely on the facts, findings, conclusions, opinions and recommendations of this report. Future use of this report by consultants or subsequent Users is strictly prohibited and not authorized to evaluate the appropriateness of using this information in environmental site assessments performed in the future by anyone other than Property Solutions Inc. Subsequent consultants and subsequent Users may not include this report or information included in this report (unless publicly available) without the written authorization of Property Solutions Inc.

### **1.5 Special Terms and Conditions**

This Phase I Environmental Assessment was prepared in accordance with the stated and agreed upon Scope of Work. This report was specifically and only prepared for the identified specific Client (user) and for their specific purpose; no other person or entity for any other purpose may use, or rely on this report or its contents unless specifically authorized in writing by Property Solutions Inc. No other special terms and conditions are applicable to this Phase I Environmental Assessment.

### **1.6 Reliance**

Cantor Commercial Real Estate Lending, L.P., its employees, agents, successors and assigns (“CCRE”) may rely upon this report in evaluating a request for an extension of credit (the "Mortgage Loan") to be secured by the property. This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan, any rating agency actually or prospectively rating any such securities, any indenture trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement, or prospectus and Property Solutions agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the Mortgage Loan and/or such securities. This report has no other purpose and should not be relied upon by any other person or entity.

### **1.7 Data Gaps**

The following data gaps were identified during this Phase I Environmental Assessment:

- User provided information
- Historical property information

Specific information concerning data gaps are presented in each applicable section of this report.

None of the above data gaps are considered significant.

## 2.0 GENERAL PROPERTY INFORMATION

### 2.1 Property Location

Property Location	
Property Name	Warner Center II
Property Addresses	20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951, 20971, and 21041 Burbank Boulevard
Property Town, County, State, Zip	Woodland Hills, Los Angeles County, California 91367
Property Tax Identification	2149-017-008, 2149-017-009, 2149-017-010, 2149-017-011, 2149-017-012, 2149-017-013, 2149-017-015, and 2149-017-016 (Los Angeles County Assessor)
Property Topographic Quadrangle	<u>Canoga Park, California</u>
Nearest Intersection	De Soto Avenue
Area Description	Highly developed, commercial, institutional, residential

An excerpt from the USGS 7.5-minute series topographic quadrangle map of Canoga Park, California, locating the subject property, is included in Appendix A.

### 2.2 Property Description

Property Information	
Property Ownership Name	CARR NP Properties LLC (Los Angeles County Assessor)
Date of Acquisition	August 23, 2006 (Los Angeles County Assessor)
Property Acreage	17.74 acres (Los Angeles County Assessor)
Property Shape	Irregular
Property Use	Offices, health fitness club, US courts, and deli
Number of Buildings	Eight
Number of Stories	One, two, and three stories
Construction Dates	1981 and 1984 (Los Angeles County Assessor)
Building Square Footage	228,805 square feet (Los Angeles County Assessor)
Basement/Slab-on-grade	Slab-on-grade
Number of Units	33

Property Information	
Ceiling Finishes	Suspended acoustic ceiling panels and painted drywall
Floor Finishes	Carpet, ceramic tile, laminate, and vinyl tile
Wall Finishes	Painted drywall
HVAC (Energy Source & Type of System)	Roof-mounted system (electric and natural gas)
Renovation Dates	Various (Ms. Jennifer Zadroga, Property Manager, Equity Office Partners)
Renovation Description	Tenant improvements at the time of tenant occupation (Ms. Jennifer Zadroga, Property Manager, Equity Office Partners)
Vehicular Access	Via Warner Center Lane and Burbank Boulevard
Other Improvements	Paved drive and parking and patio areas
Property Coverage	Footprints of the subject buildings, associated paved drive and parking, patio, lawn, and landscaped areas

A property diagram of the subject property is included in Appendix B.

### 2.3 Property Operations

The subject property is utilized as commercial offices.

At the time of the property visit, the subject property was occupied by the following tenants:

Suite/Address	Tenant	Operations	Dates
20920 Warner Center Lane, Suite A	Transwestern Property	Offices	2012-2013
20920 Warner Center Lane, Suite B	Norton and Melnik	Offices	2006-2013
20920 Warner Center Lane, Suite C	Transwestern Property	Offices	2005-2013
20950 Warner Center Lane, Suite A	Alchemy Communications, Inc.	Offices	2009-2013
20950 Warner Center Lane, Suite B	New Tangram	Offices	2007-2013
20950 Warner Center Lane, Suite C	Time Warner Cable	Offices	2012-2013
20970 Warner Center Lane, Suite A	WHAC Café (AKA Howard's Deli)	Deli	2010-2013
20970 Warner Center Lane, Suite B	Random House	Offices	2004-2013
20970 Warner Center Lane, Suite C	US Legal Support, Inc.	Offices	2011-2013

<b>Suite/Address</b>	<b>Tenant</b>	<b>Operations</b>	<b>Dates</b>
20970 Warner Center Lane, Suite D	Jose Moreno	Offices	2012-2013
21051 Warner Center Lane, Suite 100	The Law Collaborative, LLP	Offices	2011-2013
21051 Warner Center Lane, Suites 105-115	US Trustees	Offices	2001-2013
21051 Warner Center Lane, Suite 120	PS Industries Inc.	Offices	2011-2013
21051 Warner Center Lane, Suite 130	Pitney Bowes Inc.	Offices	2010-2013
21051 Warner Center Lane, Suite 140	CNM LLP	Offices	2011-2013
21051 Warner Center Lane, Suite 150	Captive Media Network	Offices	2011-2013
21051 Warner Center Lane, Suite 200	US Food and Drug Administration	Offices	2010-2013
21051 Warner Center Lane, Suite 210	Poms & Associates Insurance	Offices	2010-2013
21051 Warner Center Lane, Suite 210	American Financial Group	Offices	2012-2013
21051 Warner Center Lane, Suite 220	Online Resources Corporations	Offices	2003-2013
21051 Warner Center Lane, Suite 250	SD Entertainment Inc.	Offices	2008-2013
20931 Burbank Boulevard, Suite A	Girl Scouts of Greater Los Angeles	Offices	2010-2013
20931 Burbank Boulevard, Suite B	Information Forecast, Inc.	Offices	2011-2013
20931 Burbank Boulevard, Suite C	LG2WB Engineers, Inc.	Offices	2012-2013
20931 Burbank Boulevard, Suite D	Go Engineer	Offices	2008-2013
20951 Burbank Boulevard, Suite A	Avnet Inc.	Offices	2009-2013

Suite/Address	Tenant	Operations	Dates
20951 Burbank Boulevard, Suite B	Adler Realty Investments, Inc.	Offices	2010-2013
20971 Burbank Boulevard, Suite A	Rice Associates, Inc.	Health Fitness Club	2009-2013
21041 Burbank Boulevard, Suite A	US Bankruptcy and Marshalls	US Courts	1996-2013

No industrial or manufacturing operations were observed at the subject property at the time of the property visit.

No environmental concerns were identified at the subject property based on the operations observed during the property visit.

## 2.4 Utilities

Property Solutions was informed by Ms. Jennifer Zadroga, Property Manager of Equity Office, that the following companies and municipality currently provide utility services to the subject property:

Utility	Provider
Electricity	Los Angeles Department of Water and Power
Natural Gas	The Gas Company
Sanitary Sewerage	Los Angeles Department of Water and Power
Potable Water	Los Angeles Department of Water and Power
Solid Waste Removal	Republic Services
Fuel Oil	Not provided
Steam	Not provided

## 3.0 USER PROVIDED INFORMATION AND RESPONSIBILITIES

This section is to describe tasks to be performed by the User that will help identify the possibility of recognized environmental conditions, environmental liens and AULs in connection with the subject property as required by the ASTM standard. These tasks do not require the technical expertise of an environmental professional. Any and all information that may be material to identifying recognized environmental conditions must be provided by the User if available. Per the ASTM standard, the environmental professional shall note in the report whether or not the User has reported to the environmental professional information pursuant to Section 6 of the ASTM standard.

	User	Provided	Other Provided	Not provided	Discussed below
User Questionnaire				X	
Title and Judicial Records				X	
Environmental Liens/Activity Use Limitations				X	
Specialized or Actual Knowledge of the User				X	
Valuation Reduction for Environmental Issues				X	
Reason for Performing the Phase I		X			
Helpful Documents/Prior Reports			X		
Proceedings Involving the Subject Property				X	
User Identified Personnel	X				

Items not provided are considered data gaps per the ASTM Standard.

### User Questionnaire

A User Questionnaire was submitted to Cantor Commercial Real Estate (User) to be completed prior to the property visit.

Client	Cantor Commercial Real Estate
Contact Name	Ms. Dolly Laubach
Contact Title	Vice President
Phone/Fax/Email	404-201-2384/not provided/dlauback@cantor.com
Contact Date	April 4, 2013
Request Medium	Email
Questionnaire completed?	No
Completed by?	N/A
Response Date	N/A
Form of Response	N/A
Was the questionnaire completed and returned prior to the property visit?	No

The User Questionnaire was not completed and provided to Property Solutions Inc.

The lack of a completed User Questionnaire is considered a data gap.

Correspondence requesting the User to complete the questionnaire is included in Appendix D - User Correspondence.

### **Title and Judicial Records**

Per ASTM E 1527-05 Section 6.2, the User is required to provide and/or report to the environmental professional any environmental liens or activity and use limitations (AULs) so identified for the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for environmental liens or activity and use limitations.

No title records or information was provided to Property Solutions by the User.

No title records or information was provided to Property Solutions by the property owner, key site manager, or prospective purchaser.

The User did not request Property Solutions to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs.

Therefore, no title records were searched and no information was provided for environmental liens and AULs which is the responsibility of the User. Per the ASTM standard this is considered a data gap.

### **Environmental Liens or Activity and Use Limitations**

Per ASTM E 1527-05 the User is required to provide and/or report to the environmental professional any environmental liens or AULs so identified for the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of information to identify environmental liens or AULs.

The User did not provide information on environmental liens and AULs. The User is not aware of environmental liens or AULs.

The User is not the owner, operator, prospective purchaser, or tenant of the subject property.

No information concerning environmental liens and AULs was provided by the key site manager, owner, operator, prospective purchaser, or tenant of the subject property.

### **Knowledge of the User**

Per the ASTM standard, it is the User's responsibility to communicate to the environmental professional any information that is material to recognized environmental conditions in connection with the subject property based on such specialized knowledge, actual knowledge,



experience, or commonly known and reasonably ascertainable information within the local community.

Per the ASTM standard, the User must do so prior to the property visit.

The User informed Property Solutions via email on April 4, 2013 that they have no specialized knowledge, actual knowledge, experience, or commonly known and reasonably ascertainable information within the local community concerning recognized environmental conditions at the subject property. The property visit was performed on April 11, 2013.

The property owner, operator, key site manager, and tenant had no specialized knowledge, actual knowledge, experience, or commonly known and reasonably ascertainable information within the local community concerning recognized environmental conditions at the subject property.

### **Valuation Reduction for Environmental Issues**

Per the ASTM standard, in a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The User should try to identify an explanation for a significantly lower price which does not reasonably reflect fair market value if the property was not contaminated, and make a written record of such explanation. The ASTM standard does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

The User did not inform Property Solutions that a significantly lower purchase price was noted for the subject property.

### **Reason for Performing the Phase I Environmental Assessment**

Cantor Commercial Real Estate (User) is performing the Phase I Environmental Assessment for determining whether to make a loan evidenced by a note secured by the property.

### **Helpful Documents Provided Prior to Property Visit**

Per the ASTM standard, prior to the property visit, the property owner, key site manager (if any is identified), and User (if different from the property owner) shall be asked if they know whether any of the documents below exist and if so, whether copies can and will be provided within reasonable time and cost constraints including partial information. This information is to be provided prior to or at the beginning of the property visit.

Documents	User		Key Site Manager		Property Owner	
	Exist	Provided	Exist	Provided	Exist	Provided
ESA reports	Yes	No	Yes	Yes	Yes	Yes
Environmental compliance audit reports	No	N/A	No	N/A	No	N/A
Environmental permits	No	N/A	No	N/A	No	N/A
UST/AST registrations	No	N/A	No	N/A	No	N/A
Underground Injection permits	No	N/A	No	N/A	No	N/A
MSDSs	No	N/A	No	N/A	No	N/A
Community Right-to-Know plan	No	N/A	No	N/A	No	N/A
Safety plans	No	N/A	No	N/A	No	N/A
SPCC plans	No	N/A	No	N/A	No	N/A
Emergency preparedness and prevention plans	No	N/A	No	N/A	No	N/A
Hydrogeologic reports	No	N/A	No	N/A	No	N/A
Government agency correspondence and violations	No	N/A	No	N/A	No	N/A
Hazardous waste generator notices or reports	No	N/A	No	N/A	No	N/A
Geotechnical studies	No	N/A	No	N/A	No	N/A
Risk assessments	No	N/A	No	N/A	No	N/A
Recorded AULs	No	N/A	No	N/A	No	N/A
Environmental liens	No	N/A	No	N/A	No	N/A
Other	No	N/A	No	N/A	No	N/A

### Proceedings Involving the Property

Per the ASTM standard, prior to the site visit, the User (if different from the property owner), Key site manager (if any is identified), and property owner shall be asked whether they know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The User indicated based on a response dated April 4, 2013 via email that they have no knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The key site manager indicated based on a response dated April 8, 2013 and April 11, 2013 via email and interview that they have no knowledge of (1) any pending, threatened, or past

litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The property owner representative indicated based on a response dated April 11, 2013 via interview they have no knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### User Identified Personnel

The information and contacts below were identified and/or provided by the User/Client.

	Name	Company
User	Ms. Dolly Laubach	Cantor Commercial Real Estate
Key Site Manager	Ms. Andrea Meyers	Adler Realty Investments, Inc.
Current Property Owner	Not provided	CARR NP Properties LLC
Current Property Owner Representative	Ms. Jennifer Zadroga	Equity Office Partners
Occupants	Not provided	Not provided
Major Occupants	Not provided	Not provided
Current Operator Name	Ms. Jennifer Zadroga	Equity Office Partners
Past Property Owner(s)	Not provided	Not provided
Past Property Owner Representative(s)	Not provided	Not provided
Other Past Property Owner(s)	Not provided	Not provided
Past Operator Name(s)	Not provided	Not provided
Past Occupant(s)	Not provided	Not provided
Past Major Occupant(s)	Not provided	Not provided
Broker(s)	Not provided	Not provided
Property Manager		
Building Engineer	Mr. Carlos Alvarado	Equity Office Partners
Other	Not provided	Not provided

## 4.0 PHYSICAL SETTINGS

### 4.1 Topography/Regional Drainage

Topographic Quadrangle Name	<u>Canoga Park, California</u>
Property Elevation	855-feet above mean sea level
Surface Gradient	Northeasterly (topographic decline)
Property Drainage	Inlets
Regional Drainage	Northerly toward the Los Angeles River
Closest Perennial Water body	Los Angeles River 1.5 miles north

A copy of the USGS 7.5-minute series topographic quadrangle map of Canoga Park, California, is included in Appendix A.

### 4.2 Soils

USDA County Soil Survey	
Information Source	EDR
Soil Name	Cropley
Description: Partially hydric clay	
Expected depth to bedrock	Greater than 64-inches below ground surface (bgs)
Date of Information Source	April 8, 2013
Soil Name	Xerothents
Description: Well-drained variable soils	
Expected depth to bedrock	Greater than 59-inches bgs

### 4.3 Underlying Formation

Information Source	Regional Water Quality Control Board
Title of Publication	Site Investigation, 5825 De Soto Avenue, Woodland Hills, California
Date of Publication	October 14, 2013
Name of Unit	Los Angeles Basin
Description of Unit: The subject property lies in the San Fernando Valley area of the northwestern block of the Los Angeles Basin, which is in the Transverse Ranges geomorphic province of southern California. The Los Angeles Basin is divided into four structural blocks, which are generally bounded by prominent fault systems; the northwestern block, the southwestern block, the central block, and the northeastern blocks. The northwestern block includes the eastern Santa Monica Mountains and the San Fernando Valley and is bordered by the Santa Monica and Raymond Hill faults on the south, the San Gabriel Mountains on the east and northeast, and the Ventura Basin of the Transverse Ranges on the West and north.	

#### 4.4 Groundwater

Information Source	Los Angeles Regional Water Quality Control Board
Title of Publication	Basin Plan
Date of Publication	1994
Underlying Aquifer	Los Angeles-San Gabriel Hydrological Unit
Description: Groundwater is found in the eroded sediments that have formed prominent alluvial fans.	

Expected Depth to Shallow Groundwater	10-feet to 20-feet bgs
Information Source	GeoTracker
Expected Direction of Shallow Groundwater Flow	Northeasterly
Information Source	<u>Canoga Park, California</u> topographic map

#### 5.0 NEIGHBORING PROPERTIES

Review of neighboring properties from the subject property and from public thoroughfares, and research of available information regarding the neighboring properties, were performed to identify evidence of environmental concerns that could adversely impact the subject property. The subject property is located in a residential, commercial, and institutional area of Woodland Hills, California.

Direction	Property	Address	Operations
North	Warner Center Lane with office buildings beyond	20935, 20955, 21011, and 21031 Warner Center Lane	Commercial offices
East	De Soto Avenue with single-family residences beyond	Along Miranda Street and Collins Street	Residential
South	Burbank Boulevard with Kaiser Permanente beyond	20940 Burbank Boulevard	Hospital
	Burbank Boulevard with Fire Station No. 84 beyond	20150 Burbank Boulevard	Fire station
West	Intuit	20215 Burbank Boulevard	Commercial offices
	Office building	5830 Canoga Boulevard	Commercial offices

Based on a review of neighboring properties from the subject property and from public thoroughfares, the neighboring properties do not appear to be of the type likely to pose a significant threat to the environmental condition of the subject property. The neighboring properties were not listed in the environmental database reviewed or Envirofacts, with the exception of 20940 Burbank Boulevard, which was listed as LUST, CA FID UST, SWEEPS UST, and HIST Cortese sites.

Based upon a review of the environmental database, the neighboring property is listed with documented releases but is not a concern due to its current case closed status. This property is further discussed in Section 8.

A property diagram including neighboring properties is included in Appendix B. Photographs including the neighboring properties are included in Appendix C.

## 6.0 HISTORICAL PROPERTY INFORMATION

The history of the subject property was researched to evaluate potential historical uses of the subject property of environmental concern.

The below standard historical sources were researched:

### Standard Historical Source Summary

Historical Source	Source Checked?	Source	Earliest Date Obtained
Aerial Photos	Yes	EDR /Terra Server	1928
Fire Insurance Maps	Yes	EDR	Coverage not available
Property Tax File	Yes	Los Angeles County Assessor	1981 and 1984
Recorded Land Title Records	No	N/A	N/A
USGS 7.5 Minute Topo Maps	Yes	USGS	1952
Local Street Directories (city directories)	Yes	Richard Riordan Central Library, Los Angeles, California	1989
Building Department Records	Yes	Los Angeles Department of Building and Safety, Van Nuys Office	1981
Zoning/Land Use Records	Yes	Los Angeles Department of Building and Safety, Van Nuys Office	2013
Other Historical Sources	No	N/A	N/A
Miscellaneous Maps/Plans	No	N/A	N/A
Newspapers	No	N/A	N/A
Records	No	N/A	N/A
Other Directories/ Phone books	No	N/A	N/A
Prior Use Interviews	Yes	Ms. Jennifer Zadroga, Property Manager, Equity Office Partners	2010

Historical Source	Source Checked?	Source	Earliest Date Obtained
Prior Use Interviews	Yes	Ms. Andrea Meyers, Transaction Coordinator, Adler Realty Investments, Inc.	2010
Previous Reports	Yes	Phase I Environmental Site Assessment, prepared by IVI Due Diligence Services, Inc.	2006
Chain of Title	No	N/A	N/A
AULs and Environmental Liens	No	N/A	N/A

### Historical Use Summary

Decade	Property Use	Standard Source/Source
1900	Historical resource not available	N/A
1910	Historical resource not available	N/A
1928	Agricultural usage (row crops)	Aerial Photographs
1938	Agricultural usage (groves)	Aerial Photographs
1947	Agricultural usage (groves)	Aerial Photographs
1952	No improvements are depicted	Topo Quadrangle/USGS
1956	Agricultural usage (row crops)	Aerial Photographs
1965	Agricultural usage (row crops)	Aerial Photographs
1976	Fallow land	Aerial Photographs
1989	Existing commercial building improvements	Aerial Photographs
1989	Office and café listings (20920, 20950, 20970, and 21051 Warner Center Lane and 20971 and 21041 Burbank Boulevard)	City Directories
1991/1992	Office, café, and fitness center listings (20920, 20950, 20970, and 21051 Warner Center Lane and 20971 and 21041 Burbank Boulevard)	City Directories
1994/1995	Existing commercial building improvements	Aerial Photographs
1994	Office, café, and fitness center listings (20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20971, and 21041 Burbank Boulevard)	City Directories
1997	Office, café and deli, and fitness center listings (20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20971, and 21041 Burbank Boulevard)	City Directories
2005	Existing commercial building improvements	Aerial Photographs
2009	Existing commercial building improvements	Aerial Photographs
2010	Existing commercial building improvements	Aerial Photographs

Decade	Property Use	Standard Source/Source
2012	Existing commercial building improvements	Aerial Photographs

Copies of the aerial photographs are included in Appendix E and copies of the historic maps are included in Appendix F.

### Previous Reports and Plans

Complete Report Name	<u>Phase I Environmental Site Assessment</u>
Report Date	May 22, 2006
Report Project Number	60318995
Report Property Name	Warner Center
Report Property Address	20970 Burbank Boulevard, Woodland Hills, California
Prepared by	IVI Due Diligence Services, Inc. (IVI)
Consultant City & State Location	White Plains, New York
Prepared for	Deutsche Bank Securities, CitiGroup Global Markets, Inc., and Bank of America, NA
Party City & State Location	New York, New York and Charlotte, North Carolina
Report Provided by	Adler Realty Investments, Inc.
The entire report including appendices was provided.	
The boundaries discussed in this report are different than those of the subject property identified by Property Solutions.	
Report and Subject Property Variations: The report includes the adjoining properties to the north beyond Warner Center Lane (20935, 20955, 21011, and 21031 Warner Center Lane)	
Information/Portions of Report not Included with Report: N/A	

Scope of Services Performed Per Report: ASTM Standard Practice E 1527-00.

Findings/Conclusions as Reported by Report Preparer: IVI identified no RECs in connection with the subject property. IVI identified suspect ACMs to include the following: resilient flooring; wallboard assemblies; textured wall surfaces; and roofing materials.

Recommendations as Reported by Report Preparer: IVI recommended that the suspect ACM be managed under an Asbestos Operation and Maintenance Program, and in the event that building maintenance, renovation, or demolition required the removal of disturbance of the suspect ACM, the materials be characterized in accordance with governmental regulations.

Report Historical Information and Findings: Agricultural usage.

Property Solutions Review: Property Solutions concurs with IVI's conclusions and recommendation.

Property Solutions Findings and Conclusions: Property Solutions identified no RECs in connection with the subject property.



Plan Complete Name	<u>Alta Survey</u>
Plan Property Address	20970 Warner Center Lane, Woodland Hills, California (includes Warner Center I and Warner Center II)
Plan Original Date	August 17, 2012
Revision Date	August 20, 2012
Prepared by	J.V. Surveying, LLC
Consultant City & State Location	Surprise, Arizona
Scale	One inch = 500 feet
Plan Provided by	Adler Realty Investments, Inc.
Information/Portions of Plan not Provided: N/A	

Property Solutions Review: No items of environmental concern are depicted on the Alta Survey.

Property Solutions Findings and Conclusions: Property Solutions identified no RECs in connection with the subject property.

Copies of the previous report and Alta Survey are included in Appendix G.

Property Solutions did not review any plans pertaining to the subject property.

Based on a review of the above standard historical sources, no information or concerns were identified on adjoining properties.

Per ASTM E 1527-05, “8.3.2 Uses of the Property—All obvious uses of the property shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources in 8.3.4.1 through 8.3.4.8 as are necessary and both reasonably ascertainable and likely to be useful (as described under Data Failure in 8.3.2.3). . . . Such confirmation may come from one or more of the standard historical sources specified in 8.3.4.1 through 8.3.4.8, or it may come from other historical sources (such as someone with personal knowledge of the property; see 8.3.4.9). However, checking other historical sources (see 8.3.4.9) is not required. For purposes of 8.3.2, the term “developed use” includes agricultural uses and placement of fill dirt. The report shall describe all identified uses, justify the earliest date identified (for example, records showed no development of the property prior to the specific date), and explain the reason for any gaps in the history of use (for example, data failure). “

Per ASTM E 1527-05, “8.3.2.3 Data Failure—the historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failure is not uncommon in trying to identify the use of the property at five year intervals back to first use or 1940 (whichever is earlier). Notwithstanding a data failure, standard historical sources may be excluded if: (1) the source is not reasonably ascertainable, or (2) if past experience indicates

that the source is not likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives. Other historical sources specified in 8.3.4.9 may be used to satisfy the objectives, but are not required to comply with this practice. If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion. If the data failure represents a significant data gap, the report shall comment on the impact of the data gap on the ability of the environmental professional to identify recognized environmental conditions.

Based on the above information and standard historical sources searched, data failure has occurred. However, historical use information is deemed sufficient to comply with the ASTM Standard.

Standard historical information is included in the appendices of this report.

## 7.0 INTERVIEWS

The objective of interviews is to obtain information indicating Recognized Environmental Conditions in connection with the subject property as well as AULs. Property Solutions interviewed or made good faith efforts to interview the following:

<b>Represents</b>	<b>Interviewed</b>	<b>Name and title</b>	<b>Comments</b>
Current Property Owner	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Previous Property Owner	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Owner Representative	Yes	Ms. Jennifer Zadroga, Property Manager, Equity Office Partners	No concerns identified during the interview.
Previous Property Owner Representative	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Key Site Manager	Yes	Ms. Andrea Meyers, Adler Realty Investments, Inc., Transaction Coordinator	No concerns identified during the interview.
Previous Key Site Manager	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Occupants	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.

<b>Represents</b>	<b>Interviewed</b>	<b>Name and title</b>	<b>Comments</b>
Previous Property Occupants	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Major Occupant	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Previous Property Major Occupant	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Current Property Operator	Yes	Ms. Jennifer Zadroga, Property Manager, Equity Office Partners	No concerns identified during the interview.
Previous Property Operator	No	N/A	User did not provide name or contact information nor did they coordinate or facilitate the interview.
Neighboring Property Owner	No	N/A	Subject property is not considered an abandoned property where there is evidence of potential unauthorized uses of the abandoned property or evidence of uncontrolled access to the abandoned property, therefore no interview with the neighboring property owners was performed.
Neighboring Property Occupants	No	N/A	Subject property is not considered an abandoned property where there is evidence of potential unauthorized uses of the abandoned property or evidence of uncontrolled access to the abandoned property, therefore no interview with the neighboring property occupants was performed.

## 8.0 ENVIRONMENTAL RECORD SEARCH

### 8.1 Property-Specific Records

During the course of the assessment of the subject property, Property Solutions contacted the following local, county, and state agencies and companies via phone, letter, or in person.

#### 8.1.1 Department of Health

Agency name	Los Angeles County Public Health Department, Environmental Health Services
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	5050 Commerce Drive
City	Baldwin Park
State	California

Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.2 Fire Department

Agency name	Los Angeles Fire Department
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	201 North Figueroa Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax (213-482-6529)
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.3 Planning/Zoning Department

Agency name	Los Angeles Department of Building and Safety
Contact name	Mr. Raul Sanchez
Contact title	Counter Clerk
Address	6262 Van Nuys Boulevard
City	Van Nuys
State	California
Contact date	April 11, 2013 and April 12, 2013
Request medium	In person
Response date	April 11, 2013 and April 12, 2013
Form of response	In person

Response: The zoning designation for the subject property is WC, defined as Warner Center Specific Plan Zone.

### 8.1.4 Building Department/Inspection Department

Agency name	Los Angeles Department of Building and Safety
Contact name	Mr. Raul Sanchez
Contact title	Counter Clerk
Address	6262 Van Nuys Boulevard
City	Van Nuys
State	California
Contact date	April 11, 2013 and April 12, 2013

Request medium	In person
Response date	April 11, 2013 and April 12, 2013
Form of response	In person

Response: No records of environmental concern pertaining to the subject property were identified.

### 8.1.5 Tax Assessor/Tax Department

Agency name	Los Angeles County Assessor
Contact name	Ms. Susan Little
Contact title	Counter Clerk
Address	13800 Balboa Boulevard
City	Sylmar
State	California
Contact date	April 7, 2013
Request medium	Phone
Response date	April 7, 2013
Form of response	Phone

Response: Based on Property Solutions review of the tax map and tax information cards, the subject property is identified as 2149-017-008, 2149-017-009, 2149-017-010, 2149-017-011, 2149-017-012, 2149-017-013, 2149-017-015, and 2149-017-016; the subject property consists of an irregular-shaped, 17.74-acre parcel of land improved with eight buildings constructed in 1981 and 1984; the gross area of the subject buildings is approximately 228,805 square feet; and the subject property was acquired by the subject property owner CARR NP Properties LLC on August 23, 2006.

A copy of the tax map is included in Appendix A.

### 8.1.6 Electrical Utility

Agency name	Los Angeles Department of Water and Power
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	111 North Hope Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.7 Sewer Department/Provider

Agency name	Los Angeles Department of Water and Power
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	111 North Hope Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.8 Water Department/Supplier

Agency name	Los Angeles Department of Water and Power
Contact name	Not provided
Contact title	Freedom of Information Officer
Address	111 North Hope Street
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.9 Others

Agency name	Los Angeles Regional Water Quality Control Board
Contact name	Ms. Laura Gallardo
Contact title	Associate Analyst
Address	320 West 4th Street, Suite 200
City	Los Angeles
State	California
Contact date	April 8, 2013
Request medium	Fax (231-576-6676)
Response date	Pending
Form of response	N/A

Response: A response has not been received at the time of this report.

### 8.1.10 State Environmental Agency

Agency name	California Integrated Waste Management Board
Contact name	Ms. Dona Sturgess
Contact title	Senior Legal Analyst
Address	Legal Office – MS 5, P.O. Box 4025
City	Sacramento
State	California
Contact date	April 8, 2013
Request medium	Fax (916-341-6082)
Response date	April 25, 2013
Form of response	Email

Response: No records pertaining to the subject property were identified.

Agency name	Department of Toxic Substances Control
Contact name	Ms. Julie Johnson
Contact title	Public Records Coordinator
Address	5796 Corporate Avenue
City	Cypress
State	California
Contact date	April 8, 2013
Request medium	Fax (714-484-5318)
Response date	April 11, 2013
Form of response	Email

Response: No records pertaining to the subject property were identified.

Agency name	Office of Environmental Health Hazard Assessment
Contact name	Ms. Monet Vela
Contact title	Not provided
Address	1001 I Street, Post Office Box 4010
City	Sacramento
State	California
Contact date	April 8, 2013
Request medium	Fax (916-323-2610)
Response date	April 22, 2013
Form of response	Email

Response: No records pertaining to the subject property were identified.

### 8.1.11 State Online Database Information/GIS

Agency name	California Water Resources Control Board, GeoTracker website
Contact name	N/A
Contact title	N/A
Address	N/A
City	Sacramento
State	California
Contact date	April 10, 2013
Request medium	Online (geotracker.waterboards.ca.gov/)
Response date	April 10, 2013
Form of response	Online

Response: No records pertaining to the subject property were identified.

Agency name	California Department of Toxic Substance Control, Envirostor website
Contact name	N/A
Contact title	N/A
Address	N/A
City	Sacramento
State	California
Contact date	April 10, 2013
Request medium	Online (www.envirostor.dtsc.ca.gov/public)
Response date	April 10, 2013
Form of response	Online

Response: No records pertaining to the subject property were identified.

Agency name	South Coast Air Quality Management District
Contact name	N/A
Contact title	N/A
Address	21865 Copley Drive
City	Diamond Bar
State	California
Contact date	April 8, 2013
Request medium	Online (aqmd.gov)
Response date	April 8, 2013
Form of response	Online

Response: The following AQMD records were identified for the subject property:

- AQMD permit (Facility ID No. 77996) was identified for AT&T at 20931 Burbank Boulevard. The facility status is noted as Active.
- AQMD permit (Facility ID No. 78008) was identified for AT&T California Relay Service at 20931 Burbank Boulevard. The facility status is noted as Active.



- AQMD permit (Facility ID No. 79853) was identified for Pacific Bell Directory at 20951 Burbank Boulevard. The facility status is noted as Active.
- AQMD permit (Facility ID No. 44804) was identified for IBM Corp. at 21041 Burbank Boulevard. The facility status is noted as Out of Business.
- AQMD permit (Facility ID No. 127079) was identified for Warner Center (F6), CARR America Realty at 21041 Burbank Boulevard. The facility status is noted as Active.

At the time this report was prepared, some of the above local, county, and state agencies and companies had not responded to our information request as indicated.

According to ASTM E 1527-05, Section 8.1.4.2, information that has been requested must be reasonably ascertainable as part of performing the Phase I Environmental Assessment. Information that is reasonably ascertainable per ASTM means that information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request.

Copies of the letters and records of communication are included in Appendix I.

#### **8.1.12 USEPA Envirofacts**

Property Solutions contacted the United States Environmental Protection Agency (USEPA) through an on-line search via the Internet to obtain information concerning the subject property. Property Solutions performed a search of Envirofacts, a USEPA-generated website that integrates data extracted from five major USEPA program systems: Aerometric Information Retrieval System (AIRS)/AIRS Facility Subsystem (AFS), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Permit Compliance System (PCS), Resource Conservation and Recovery Information System (RCRIS) and Toxic Chemical Release Inventory System (TRIS), using two integrating databases: Facility Index System (FINDS) and Envirofacts Master Chemical Integrator (EMCI).

Property Solutions generated a printout of all facilities under the programs identified above that are located within the subject property's zip code (91367). The subject property and adjoining properties were not listed among the sites identified during the query search. The query was executed on April 8, 2013.

A copy of the search results is included in Appendix I.

#### **8.2 Environmental Database Information**

As part of the Phase I Environmental Assessment, Property Solutions utilized Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, as an information source for regulatory agency environmental database records. The environmental database was dated April 8, 2013.

Data supplied by EDR is included in Appendix J. This database also includes the required documentation of sources checked as per Section 8.1.8 of the ASTM standard.

The following summary of the database information is divided into two columns. The first column lists sites as identified and located by EDR within the specified distance of the subject property. The second column lists orphan sites, which could not be located by EDR due to incomplete and/or inaccurate address information included in the United States Environmental Protection Agency (USEPA)/state databases, which Property Solutions identified as potentially lying within the search distance.

Although the exact locations of the orphan sites are frequently unknown, Property Solutions attempts to evaluate the potential adverse environmental impact that these sites may have on the subject property. This evaluation consists of reviewing street names in an effort to learn whether the street on which the site is located lies within the search distance of the subject property, a drive-by view of surrounding properties during the site visit, and evaluating the site type and information provided by government agencies. The orphan sites included in the following table are those Property Solutions identified as potentially located within the identified search distance. A complete list of sites is included in Appendix J.

### Environmental Database Summary

Database	Radius	Plottable	Orphan
National Priorities List	1 Mile	0	0
State/Tribal Hazardous Waste Sites/NPL Equivalent	1 Mile	0	0
RCRA Corrective Action Treatment/Storage/Disposal (TSD) Facilities (CORRACTS)	1 Mile	0	0
Delisted National Priorities List	½ Mile	0	0
CERCLIS Sites	½ Mile	0	0
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	½ Mile	0	0
RCRA Non-Corrective Action TSD Facilities	½ Mile	0	0
State/Tribal Voluntary Cleanup Sites	½ Mile	0	0
State/Tribal Brownfield Sites/CERCLIS Equivalent	½ Mile	1	0
State/Tribal Leaking Registered Storage Tank Sites	½ Mile	22	0
State/Tribal Solid Waste Landfill Sites/Facilities	½ Mile	0	0
Federal/State/Tribal Engineering Controls Registries	½ Mile	0	0
Federal/State/Tribal Institutional Controls Registries	½ Mile	0	0
RCRA Large Quantity Generators	Subject Property and Adjoining Properties	0	0
RCRA Small Quantity Generators	Subject Property and Adjoining Properties	0	0
State/Tribal Registered Storage Tank Sites	Subject Property and Adjoining Properties	0	0

Database	Radius	Plottable	Orphan
CA FID UST	Subject Property and Adjoining Properties	1	0
SWEEPS UST	Subject Property and Adjoining Properties	1	0
Manifest	Subject Property	0	0
Spill/Release Sites	Subject Property	0	0
Facility Index System (FINDS)	Subject Property	0	0
Emergency Response Notification System	Subject Property	0	0

### **Database Summary**

A complete copy of the database report is attached as an appendix to this report. Those sites noted within the search radius with a closed status from regulators, or not listed with known, documented, or suspected release sites will not be discussed below but can be referred to in the database report. The above sites are not expected to significantly impact the subject property based on the regulatory status listed. In addition, those remaining sites which are expected to be hydraulically downgradient, at a sufficient distance from the subject property, or due to the urban setting and density of the area, will not be discussed below but can be referred to in the database report. These above sites are not expected to significantly impact the subject property based on the above factors and as per ASTM E 1527-05.

The following is a discussion of the database findings:

### **Subject and Adjoining Properties**

The subject property was not listed in the environmental database. The adjacent property of 20940 Burbank Boulevard was listed as LUST, CA FID UST, SWEEPS UST, and HIST Cortese site. Further information regarding these listings is provided below.

### **State/Tribal Leaking Registered Storage Tanks**

- Site Name: Kaiser Permanente W.H. ME  
Address: 20940 Burbank Boulevard  
Woodland Hills, California  
LRST ID No.: 913670525  
Distance: Adjoining property beyond Burbank Boulevard  
Direction: South  
Gradient: Upgradient  
Type of Release: Not reported  
Type of Product: Gasoline  
Media Impacted: Groundwater  
Status: Case closed  
Potential for Impact: Low, due to case closed status

### **HIST Cortese**

1. Site Name: Kaiser Permanente W.H. ME  
Address: 20940 Burbank Boulevard  
Woodland Hills, California  
LRST ID No.: 913670525  
Distance: Adjoining property beyond Burbank Boulevard  
Direction: South  
Gradient: Upgradient

### **CA FID UST**

1. Site Name: Kaiser Foundation Health Inc.  
Address: 20940 Burbank Boulevard  
Woodland Hills, California  
Facility ID No.: 19001789  
Distance: Adjoining property beyond Burbank Boulevard  
Direction: South  
Gradient: Upgradient  
No. of Tanks: Not reported  
Contents: Not reported

### **SWEEPS UST**

1. Site Name: Kaiser Foundation Health Inc.  
Address: 20940 Burbank Boulevard  
Woodland Hills, California  
Facility ID No.: 5799  
Distance: Adjoining property beyond Burbank Boulevard  
Direction: South  
Gradient: Upgradient  
No. of Tanks: Not reported  
Contents: Not reported

### **8.3 Local Lists**

The below local types of records were researched or requested from third parties, the Key Site Manager or local regulatory agencies:

- Local Brownfield Lists
- Local Lists of Landfill/Solid Waste Disposal Sites
- Local Lists of Hazardous Waste/Contaminated Sites
- Local Lists of Registered Storage Tanks

- Local Land Records (For AULs)
- Records of Emergency Release Reports
- Records of Contaminated Public Wells

The above information is discussed in 8.1 and within 8.2 and was duplicative of those sections.

#### 8.4 Database Proprietary Lists

The subject property and adjoining properties were not listed in the EDR proprietary information searched in the EDR database.

#### 8.5 Prior Release of Hazardous Substances or Petroleum – Vapor Intrusion

According to ASTM 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, “the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property represent a risk from vapor encroachment”. According to ASTM 2600-10, off-site sources of petroleum in groundwater one-tenth of a mile from the target property, and off-site sources of non-petroleum hydrocarbons (i.e. chlorinated volatile organic compounds (CVOCs)) in groundwater within one-third of a mile of the target property present risks of vapor encroachment. On-property releases of chemicals of concern not directly located under buildings also present risk of vapor encroachment.

Based on standard sources reviewed and observations made during the property visit, no significant release of chemicals of concern has occurred on the subject property. No significant release of chemicals of concern has occurred within the designated distances from the subject property.

Based on the above information, no further action is recommended at this time regarding vapor encroachment at the subject property.

### 9.0 PROPERTY VISIT

<b>Property Visit Date</b>	April 4, 2013
Property Solutions Personnel and Title	Ms. Joy Dougherty, Environmental Scientist
Property Escort Name	Ms. Jennifer Zadroga
Property Escort Title	Property Manager
Property Escort Company	Equity Office Partners
Property Escort Affiliation	Property Manager
Property Escort Years of Association with Subject Property: 2010-2013	
No Key Site Manager (KSM) questionnaire was completed.	
Person Completing KSM questionnaire Name	N/A

<b>Property Visit Date</b>	April 4, 2013
Person Completing KSM questionnaire Company	N/A
Person Completing KSM questionnaire Affiliation	N/A
Inaccessible Areas and Reason: Los Angeles Department of Water and Power transformer vault; access key not available	
Weather Conditions: Sunny	Approximate Temperature: 70 degrees F
No weather conditions limiting observations were noted.	
Describe Limiting Conditions Present: N/A	

Property Solutions observed the following areas during the property visit:

- 20920 Warner Center Lane, Suite No. B; 20950 Warner Center Lane, Suite No. B; 20970 Warner Center Lane, Suite No. A; 21051 Warner Center Lane, Suite No. 120; 20931 Burbank Boulevard, Suite No. D; 20951 Burbank Boulevard, Suite B; 20971 Burbank Boulevard, Suite A; 21041 Burbank Boulevard;
- Common area hallways and restrooms;
- Elevator equipment room and pits at 21041 Burbank Boulevard;
- Elevator equipment room and pit at 21051 Warner Center Lane; and,
- Janitorial supply office and storage at 21051 Burbank Boulevard.

Photographs taken during the property visit are included in Appendix C.

## 9.1 ASTM Scope Considerations

During the property visit the below ASTM Scope considerations were reviewed. Visual evidence of the below ASTM Scope considerations were evaluated during the property visit. In addition, the property contact or Key Site Manager was questioned about the presence of the below ASTM Scope items.

ASTM Scope Item	Evidence Observed	Property Contact Aware of Item	Comment
USTs	No	No	None observed; not a concern.
ASTs	No	No	None observed; not a concern.
PCB electrical equipment	No	No	Utility owned; based on the date of construction of the subject building improvements (1981 and 1984), not a concern.
Hydraulic equipment	Yes	Yes	Discussed below.
Chemicals, Hazardous Materials, and Raw Materials Storage and Usage	Yes	Yes	Typical household cleaners; not a concern.
Waste Generation, Storage and Disposal	Yes	Yes	Domestic refuse and recyclable materials; not a concern.
Wells, Sumps, Pits, and	Yes	Yes	Discussed below.

ASTM Scope Item	Evidence Observed	Property Contact Aware of Item	Comment
Floor Drains			
Stormwater Runoff and Surface Water	No	No	None observed; not a concern.
Lagoons, Septic Systems, Wastewater Treatment, and Separators	No	No	None observed; not a concern.
Stressed Vegetation, Staining and Odors	No	No	None observed; not a concern.
Surficial Disturbances	No	No	None observed; not a concern.
On-property Dry Cleaners	No	No	None observed; not a concern.

### Hydraulic Equipment

The mechanical rooms for the hydraulic elevators located at the 21051 Warner Center Lane and 21041 Burbank Boulevard subject buildings were accessed during the property visit. No evidence of a release of hydraulic fluid was observed. No floor drains were observed in the mechanical rooms.

Per 40 CFR 761.20 PCBs at concentrations of 50 ppm or greater, or PCB Items with PCB concentrations of 50 ppm or greater, sold before July 1, 1979, for purposes other than resale may be distributed in commerce only in a totally enclosed manner after that date.

Per 15 USC Chapter 53, Subchapter I, Section 2605(e)(2)(A), except as provided under subparagraph (B), effective one year after January 1, 1977, no person may manufacture, process, or distribute in commerce or use any polychlorinated biphenyl in any manner other than in a totally enclosed manner and (i) no person may manufacture any polychlorinated biphenyl after two years after January 1, 1977, and (ii) no person may process or distribute in commerce any polychlorinated biphenyl after two and one-half years after such date.

Based on the date of construction (1981 and 1984) of the subject buildings, the hydraulic equipment is not expected to contain PCBs.

Based upon the above information, hydraulic equipment is not expected to be an environmental concern at this time. No further action is recommended at this time.

### Wells, Sumps, Pits, and Floor Drains

No wells or sumps were observed on the property during the property visit. Ms. Jennifer Zadroga was not aware of wells or sumps on the subject property.

Floor drains were located in the common area bathrooms. No staining was observed around or near the drains. Chemical storage was not observed in the proximity of the floor drains. According to Mr. Carlos Alvarado, the floor drains discharge to the sanitary sewer system. No concerns were identified with regard to the floor drains located in the subject buildings.

Pits were located beneath the hydraulic elevators in the 21051 Warner Center Lane 21041 Burbank Boulevard subject buildings. No staining was observed around or near the pits. The pits were observed to consist of concrete construction. No concerns were identified with regard to the pits located in the subject buildings.

### **Lagoons, Septic Systems, Waste Water Treatment Systems, and Separators**

No evidence of lagoons, septic systems, waste water treatment systems, or separators was observed on the subject property during the property visit.

Property Solutions observed a 55-gallon drum grease receptacle utilized by Howard’s Deli at 20970 Warner Center Lane, Suite A. Reportedly, Baker Commodity is the vendor that handles the pick-up and disposal of the generated grease. No concerns were identified with regard to the grease generated at the subject property.

Based upon the above information, lagoons, septic systems, or separators are not expected to be environmental concerns at this time. No further action is recommended at this time.

### **9.2 ASTM Non-Scope Considerations**

During the property visit and investigation the below ASTM Non-Scope considerations were reviewed. Visual evidence of the below ASTM Non-Scope considerations were evaluated during the property visit. In addition, the property contact or Key Site Manager was questioned about the presence of the below ASTM Non-Scope items.

<b>ASTM Non-Scope Item</b>	<b>Evidence Observed</b>	<b>Property Contact Aware of Item</b>	<b>Comment</b>
Asbestos-Containing Materials	Yes	Yes	Discussed below.
Radon	No	No	Radon Zone 2 (moderate potential) Mean Value between 2 pCi/L and 4 pCi/L Based on use, slab-on-grade, no further action.
Lead-Based Paint	No	No	Non-residential use; therefore, no further action at this time.
Lead in Drinking Water	No	No	Supplier is in compliance with lead and copper rule; however, the subject property is a commercial food establishment and commercial buildings with drinking water fountains; discussed below.
Potable Well	No	No	Subject property is connected to public water supply; no further action.
Potential Wetlands	No	No	None observed; none indicated on US Dept. of Interior NWI Map of <u>Canoga</u> .



			<u>Park, California.</u>
Air Emissions	No	No	None observed; not a concern.
Mold/Water Intrusion	No	No	No potential mold growth was observed.

No issues of concern were noted during the property visit with the exception of the following.

### **Asbestos-Containing Materials**

Based on the dates of construction (1981 and 1984), review of available building information, and observations made during the property visit, ACMs are not expected to have been used during construction of the subject buildings.

During the course of the property visit, Property Solutions performed a preliminary review of interior, accessible areas of the subject buildings for the presence of suspect asbestos-containing materials (ACMs). This limited review was conducted for overview purposes only; additional suspect materials may exist in concealed locations (behind walls and above ceilings, within machinery, etc.). Also, not all suspect materials may have been sampled due to the condition or the location of the suspect materials. Destructive sampling of suspect ACMs was not performed. Suspect ACMs in an overall undamaged condition were not sampled, as that will damage the materials. Property Solutions will not be responsible for damaging materials or causing the materials to become friable. The USEPA defines asbestos-containing material as material containing greater than one percent asbestos. This review was not a pre-demolition/renovation survey or for regulatory submittal purposes.

Suspect ACMs were observed within the subject buildings during the property visit. The suspect ACMs are listed in the following tables.

### **Friable Materials**

<b>Sample No.</b>	<b>Description of Material</b>	<b>Material Classification</b>	<b>Sample Location</b>	<b>Condition</b>	<b>Approx. Amount</b>	<b>% Asbestos/ Type</b>
NS	Suspended acoustic ceiling panels	MISC	NS - throughout	Undamaged	220,000 s.f.	NS-SACM

NS - Not sampled

SACM - Suspect asbestos-containing material per USEPA Green Book

Condition - Undamaged, slightly damaged, damaged, significantly damaged

s.f. - Square feet

MISC - Miscellaneous

## Non-Friable Materials

Sample No.	Description of Material	Material Classification	Sample Location	Condition	Approx. Amount	% Asbestos/ Type
NS	Drywall and joint compound	MISC	NS - throughout	Undamaged	8,200,000 s.f.	NS-SACM
NS	Vinyl floor tile	MISC	Elevator equipment room (21041 Burbank Boulevard)	Undamaged	160 s.f.	NS-SACM

NS - Not sampled

SACM - Suspect asbestos-containing material per USEPA Green Book

Condition - Undamaged, slightly damaged, damaged, significantly damaged

s.f. - Square feet

MISC - Miscellaneous

Based on the limited visual review conducted by Property Solutions, suspect asbestos-containing ceiling tile, vinyl floor tile and mastic, drywall and joint compound were identified at the subject property. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Materials O&M Plan be implemented at the subject property.

### Lead in Drinking Water

Drinking water for the subject property is provided by Los Angeles Department of Water and Power. The Los Angeles Department of Water and Power was required to perform system-wide lead screening of their water system starting in 1992, under the USEPA "Lead and Copper Regulations" (Federal Register Volume 56, No. 26460). These regulations, promulgated in June 1991, require public water systems to perform screening and provide for public notification and corrective action to reduce the lead hazards present in the water system.

According to the LADWP 2010 Annual Water Quality Report, the LADWP public water supply has met the 90<sup>th</sup> percentile for the lead action level of 15 parts per billion (ppb), and is currently in compliance with the USEPA's Lead and Copper Regulations.

Property Solutions collected lead in drinking water samples from the food preparation area and common area drinking water fountain within the 20970 and 21051 Warner Center Lane subject buildings during the property visit. Samples were collected utilizing laboratory-cleaned and laboratory-supplied bottles. The first-draw water samples were collected immediately after the

cold water tap had been turned on and the second-draw was collected after a 30-second flush. The LDW samples were submitted under chain of custody to IATL of Mount Laurel, New Jersey for analysis by Atomic Absorption Spectrometry (AAS). The results of the analysis, as reported by the certified laboratory, are listed in the following table:

Sample No.	Location	Draw	Result (µg/L)	USEPA MCL (µg/L)
1181-LDW-01A	20970 Warner Center Lane, Suite A (food preparation area)	First	<2.0	15.0
1181-LDW-01B	20970 Warner Center Lane, Suite A (food preparation area)	Second (30-seconds)	<2.0	15.0
1181-LDW-02A	21051 Warner Center Lane (drinking water fountain)	First	<2.0	15.0
1181-LDW-02A	21051 Warner Center Lane (drinking water fountain)	Second (30-seconds)	<2.0	15.0

µg/L – micrograms per liter, or parts per billion (ppb)  
MCL – Maximum Contaminant Level

Based upon analytical results and limited sampling, no further action regarding lead in drinking water is required at this time.

A copy of the analytical results is included in Appendix K.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Warner Center II located at 20920, 20950, 20970, and 21051 Warner Center Lane and 20931, 20951, 20971, and 21041 Burbank Boulevard in Woodland Hills, Los Angeles County, California 91367. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

The following historical recognized environmental condition was identified at the subject property based on the findings provided in this report:

1. The subject and adjoining properties appear to consist predominantly of orchards or citrus groves on aerial photographs from 1928, 1938, 1947, 1956, 1965 and 1976. Petroleum-based pesticides were commonly used on agricultural land in California at that time. As such, residual soil contamination may have been present on the subject property. However, Property Solutions expects that potentially contaminated shallow soils were likely removed from the subject property in preparation for development of the present-day improvements in 1981 and 1984. The majority of the subject property is covered by pavement and the subject buildings, which isolates the soil from direct contact.

Groundwater at the subject property is not used and municipal water is supplied by the City of Woodland Hills. Based on the above, no further investigation is warranted at this time.

#### ASTM Non-Scope Considerations

The following ASTM non-scope consideration was identified at the subject property based on the findings provided in this report:

2. Based on the dates of construction of the subject buildings (1981 and 1984), ACMs may be present. Suspect ACMs observed by Property Solutions at the subject property include acoustic ceiling panels, vinyl floor tile, and drywall and joint compound. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Material O&M Plan be developed and implemented at the subject property.

## 11.0 REFERENCES

### 11.1 Information Sources

1. United States Geological Survey's 7.5-minute topographic quadrangle map of Canoga Park, California.
2. United States Department of Agriculture, Soil Conservation Services' Soil Survey of Los Angeles County, California.
3. United States Department of the Interior, National Wetland Inventory Map for Canoga Park, California.
4. Los Angeles Department of Water and Power 2010 Annual Water Quality Report.
5. USEPA's Map of Radon Zones produced by the USEPA.
6. Aerial photographs provided by Environmental Data Resources, Inc.
7. Aerial photographs provided by TerraServer.
8. Haines Criss Cross City Directories.
9. The EDR Radius Map with GeoCheck, produced by Environmental Data Resources, Inc.
10. Envirofacts Data Warehouse, produced by USEPA.
11. Phase I Environmental Site Assessment, prepared by IVI Due Diligence Services, Inc. of White Plains, New York (IVI Project No. 60318995), prepared for Deutsche Bank Securities, CitiGroup Global Markets, Inc., and Bank of America, NA dated May 22, 2006.

### 11.2 Definitions

Abandoned property – property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property.

Activity and use limitations – Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property.<sup>4</sup>

<sup>4</sup> The term *AUL* is taken from the ASTM Standard Guide E 2091 to include both legal (that is, institutional) and physical (that is, engineering) controls within its scope. Other agencies, organizations, and jurisdictions may define or utilize these terms differently (for example, EPA and California do not include physical controls within their definitions of "institutional controls." Department of Defense and International County/City Management Association use "Land Use Controls." The term "land use restrictions" is used but not defined in the *Brownfields Amendments*).

Actual knowledge – the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that

is knowledge imputed to an individual or entity.

Actual Knowledge Exception – If the user or environmental professional(s) conducting an environmental site assessment has actual knowledge that the information being used from a prior environmental site assessment is not accurate or if it is obvious, based on other information obtained by means of the environmental site assessment or known to the person conducting the environmental site assessment, that the information being used is not accurate, such information from a prior environmental site assessment may not be used.

Adjoining properties – any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

All appropriate inquiry – that inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. See ASTM E 1527-05, Appendix X1.

Bona fide prospective purchaser liability protection – (42 U.S.C. §9607(r))—a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiry would not generally preclude this liability protection. A person must make all appropriate inquiry on or before the date of purchase. The facility must have been purchased after January 11, 2002. See ASTM E 1527-05, Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Business environmental risk – a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM E 1527-05, Section 13.

Comparison with Subsequent Inquiry – It should not be concluded or assumed that an inquiry was not all appropriate inquiry merely because the inquiry did not identify recognized environmental conditions in connection with a property. Environmental site assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent environmental site assessments should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

Construction debris – concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

Contiguous property owner liability protection – (42 U.S.C. §9607(q))—a person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiry at the time of acquisition of the property and did not know or have reason to know that the property was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiry must not result in knowledge of contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the contiguous property owner liability protection. See ASTM E 1527-05, Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Continued Viability of Environmental Site Assessment – Subject to ASTM E 1527-05, Section 4.8, an environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition<sup>6</sup> of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid.<sup>7</sup> If within this period the assessment will be used by a different user than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User’s Responsibilities in ASTM E 1527-05, Section 6. Subject to Section 4.8 and the User’s Responsibilities set forth in ASTM E 1527-05, Section 6, an environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction: (i) interviews with owners, operators, and occupants; (ii) searches for recorded environmental cleanup liens; (iii) reviews of federal, tribal, state, and local government records; (iv) visual inspections of the property and of adjoining properties; and (v) the declaration by the environmental professional responsible for the assessment or update.

<sup>6</sup>Under “*All Appropriate Inquiry*” 40 C.F.R. Part 312, EPA defines date of acquisition as the date on which a person acquires title to the *property*.

<sup>7</sup>Subject to meeting the other requirements set forth in this section, for purpose of the *LLPs*, information collected in an assessment conducted prior to the effective date of the federal regulations for *All Appropriate Inquiry* or this practice can be used if the information was generated as a result of procedures that meet or exceed the requirements of the E 1527-97 or -00 standards.

Contractual Issues Regarding Prior Assessment Usage – The contractual and legal obligations between prior and subsequent users of environmental site assessments or between environmental

professionals who conducted prior environmental site assessments and those who would like to use such prior environmental site assessments are beyond the scope of this practice.

Data failure – a failure to achieve the historical research objectives in ASTM E 1527-05, §8.3.1 through 8.3.2.2 even after reviewing the standard historical sources in §8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. See ASTM E 1527-05, 8.3.2.3.

Data gap – a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the Key Site Manager, regulatory officials, etc.). See ASTM E 1527-05 §12.7.

Demolition debris – concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to property.

Engineering controls (EC) – physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. Engineering controls are a type of activity and use limitation (AUL).

Environmental lien – a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

Environmental professional – a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). See ASTM E 1527-05 Appendix X2. The person may be an independent contractor or an employee of the user.

Fill dirt – dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

Good faith – the absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

Hazardous substance – a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts:“ (A) any substance



designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).” (See ASTM E 1527-05, Appendix X1.)

Hazardous waste – any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. §6903, as: “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may— (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

Hazardous waste/contaminated sites – sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and that release or suspected release has been reported to a government entity.

Historical recognized environmental condition – an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition and included in the findings section of the Phase I Environmental Site Assessment report. The environmental professional shall provide an opinion of the current impact on the property of this historical recognized environmental condition in the opinion section of the report. If this historical recognized environmental condition is determined to be a recognized environmental condition at the time

the Phase I Environmental Site Assessment is conducted, the condition shall be identified as such and listed in the conclusions section of the report.

IC/EC registries – databases of institutional controls or engineering controls that may be maintained by a federal, state, or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as Declaration of Environmental Use Restriction database (Arizona), list of “deed restrictions” (California), environmental real covenants list (Colorado), brownfields site list (Indiana, Missouri, Pennsylvania).

Innocent landowner defense – (42 U.S.C. §§9601(35) & 9607(b)(3)) – a person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” To qualify for the first type of innocent landowner LLP, such person must have made all appropriate inquiry on or before the date of purchase. Furthermore, the all appropriate inquiry must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the innocent landowner defense. See ASTM E 1527-05, Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Institutional controls (IC) – a legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

Interviews – those portions of ASTM E 1527-05 practice that are contained in Section 10 and 11 thereof and address questions to be asked of past and present owners, operators, and occupants of the property and questions to be asked of local government officials.

Key Site Manager – the person identified by the owner or operator of a property as having good knowledge of the uses and physical characteristics of the property. See ASTM E 1527-05, §10.5.1.

Landowner Liability Protections (LLPs) – landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

Level of Inquiry is Variable – Not every property will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

Major occupants – those tenants, subtenants, or other persons or entities each of which uses at least 40 % of the leasable area of the property or any anchor tenant when the property is a shopping center.

Material threat – a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Not Exhaustive – All appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

Obvious – that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the property.

Occupants – those tenants, subtenants, or other persons or entities using the property or a portion of the property.

Operator – the person responsible for the overall operation of a facility.

Owner – generally the fee owner of record of the property.

Petroleum exclusion – the exclusion from CERCLA liability provided in 42 U.S.C. §9601(14), as interpreted by the courts and EPA: “The term (hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

Petroleum products – those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated

as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. §9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.<sup>5</sup>)

<sup>5</sup> *Standard Definitions of Petroleum Statistics*, American Petroleum Institute, Fourth Edition, 1988.

Practically reviewable – information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable.

Prior Assessment Usage – The ASTM E 1527-05 practice recognizes that environmental site assessments performed in accordance with this practice will include information that subsequent users may want to use to avoid undertaking duplicative assessment procedures. Therefore, this practice describes procedures to be followed to assist users in determining the appropriateness of using information in environmental site assessments performed more than one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction. The system of prior assessment usage is based on the following principles that should be adhered to in addition to the specific procedures set forth elsewhere in the ASTM E 1527-05 practice.

Property – the real property that is the subject of the environmental site assessment described in the ASTM E 1527-05 practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

Publicly available – information that is publicly available means that the source of the

information allows access to the information by anyone upon request.

Reasonably Ascertainable/Standard Sources – availability of record information varies from information source to information source, including governmental jurisdictions. The user or environmental professional is not obligated to identify, obtain, or review every possible record that might exist with respect to a property. Instead, this practice identifies record information that shall be reviewed from standard sources, and the user or environmental professional is required to review only record information that is reasonably ascertainable to those standard sources. Record information that is reasonable ascertainable means (1) information that is publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3) information that is practically reviewable.

Reasonable time and cost – information that is obtainable within reasonable time and cost constraints means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than an nominal cost intended to cover the source’s cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

Recognized environmental conditions – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Recorded land title records – records of historical fee ownership, which may include leases, land contracts, and AULs on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency. Information about the title to the property that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, are not considered part of recorded land title records. See ASTM E 1527-05 §8.3.4.4.

Relevant experience (as used in the definition of environmental professional) – participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see

40 CFR §312.1(c)) to the subject property.

Rules of Engagement – The contractual and legal obligations between an environmental professional and a user (and other parties, if any) are outside the scope of this practice. No specific legal relationship between the environmental professional and the user is necessary for the user to meet the requirements of this practice.

Uncertainty Not Eliminated – No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

Use of Prior Information – Subject to the requirements set forth in ASTM E 1527-05, Section 4.6, users and environmental professionals may use information in prior environmental site assessments provided such information was generated as a result of procedures that meet or exceed the requirements of this practice. However, such information shall not be used without current investigation of conditions likely to affect recognized environmental conditions in connection with the property. Additional tasks may be necessary to document conditions that may have changed materially since the prior environmental site assessment was conducted.

User – the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice as outlined in ASTM E 1527-05, Section 6.

Visually and/or physically observed – during a site visit pursuant to this practice, this term means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term “walking through” is not meant to imply that disabled persons who cannot physically walk may not conduct a site visit; they may do so by the means at their disposal for moving through the property and the structures located on it.

### **11.3 Acronyms**

*ACM* – asbestos-containing material

*AST* – aboveground storage tank

*ASTM* – American Society for Testing and Materials

*AUL* – Activity and Use Limitations

*bgs* – below ground surface

*CERCLA* – Comprehensive Environmental Response, Compensation and Liability Act of 1980  
(as amended, 42 USC § 9601 et seq.)

*CERCLIS* – Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA)

*CFR* – Code of Federal Regulations

*CORRACTS* – Facilities subject to Corrective Action under RCRA

*EA* – Environmental assessment

*ECRA* – Environmental Cleanup Responsibility Act

*EDR* – Environmental Data Resources, Inc.

*EPA* – United States Environmental Protection Agency

*EPCRA* – Emergency Planning and Community Right to Know Act ((also known as SARA Title III), 42 USC § 11001 et seq.)

*ERNS* – Emergency Response Notification System

*ESA* – Environmental Site Assessment (different than an *environmental compliance audit*, 3.2.27)

*FOIA* – U.S. Freedom of Information Act (5 U.S.C. §552 as amended by Public Law No. 104-231, 110 Stat.)

*FR* – Federal Register

*HREC* – Historical recognized environmental condition

*ICs* – Institutional Controls

*ISRA* – Industrial Site Recovery Act

*LBP* – Lead-based paint

*LLP* – Landowner Liability Protections under the *Brownfields Amendments*

*LRST* – Leaking registered storage tank

*LUST* – Leaking underground storage tank

*MSDS* – Material safety data sheet

*NCP* – National Contingency Plan

*NFRAP* – former CERCLIS sites where no further remedial action is planned under CERCLA

*NPDES* – National Pollutant Discharge Elimination System

*NPL* – National Priorities List

*NVLAP* – National Voluntary Laboratory Accreditation Program

*OSHA* – Occupational Safety and Health Administration

*PACM* – Presumed asbestos-containing material

*PCBs* – Polychlorinated biphenyls

*PLM* – Polarized light microscopy

*PRP* – Potentially responsible party (pursuant to CERCLA 42 USC § 9607(a))

*RCRA* – Resource Conservation and Recovery Act (as amended, 42 USC § 6901 et seq.)

*RCRIS* – Resource Conservation and Recovery Act Information System

*REC* – Recognized environmental condition

*ROC* – Record of communication

*RST* – Registered storage tank

*SACM* – Suspect asbestos-containing material

*SARA* – Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA)

*SIC* – Standard Industrial Classification

*TEM* – Transmission electron microscopy

*TSDf* – Hazardous waste treatment, storage or disposal facility

*USC* – United States Code  
*USEPA* –United States Environmental Protection Agency  
*USGS* – United States Geological Survey  
*UST* – Underground storage tank