



Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

TRANSMITTAL

To: AZ Winter Mesa, LLC
c/o BRP Management, LLC
315 South Beverly Drive, Suite 211
Beverly Hills, California 90212

Date: October 28, 2011

Project No. 031793-017

Attention: Mr. Robert Gold

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☐ Draft Report
☒ Final Report
☐ Extra Report
☐ Proposal
☐ Other

For:

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☐ As Requested

Subject: Phase I Environmental Site Assessment, 24200 Pacific Coast Highway,
Malibu, Los Angeles County, California

LEIGHTON AND ASSOCIATES, INC.

By: Kristin Stout

Distribution: (5) Addressee (+electronic)

PHASE I ENVIRONMENTAL SITE ASSESSMENT
24200 PACIFIC COAST HIGHWAY
MALIBU
LOS ANGELES COUNTY, CALIFORNIA

Prepared For:

AZ WINTER MESA, LLC

c/o BRP Management, LLC
315 South Beverly Drive, Suite 211
Beverly Hills, California 90212

Project No. 031793-017

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315 South Beverly Drive, Suite 211

Attention: Mr. Robert Gold

Subject: Phase I Environmental Site Assessment, 24200 Pacific Coast Highway,
Malibu, Los Angeles County, California

Leighton and Associates, Inc. (Leighton) is pleased to present this Phase I Environmental Site Assessment Report for the subject site. Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International E1527-05.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service to AZ Winter Mesa, LLC.

Respectfully submitted,
LEIGHTON AND ASSOCIATES, INC.

Kristin Stout, REA I
Sr. Project Scientist

Distribution: (5) Addressee (+electronic)

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1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the property located at 24200 Pacific Coast Highway, City of Malibu, Los Angeles County, California (subject site – Figure 1) in accordance with AZ Winter Mesa, LLC's authorization.

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions in connection with the subject site. Recognized environmental conditions are defined as *“the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus 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 minimus are not recognized environmental conditions”* (ASTM E1527-05, 2005).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the subject site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews; and

- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton also assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Property-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The findings of this Phase I ESA are presented in Section 7.0. Opinions, and conclusions drawn by Leighton, based on the information collected as part of the Phase I ESA, are presented in Sections 8.0 and 9.0, respectively. References are included as Appendix A. Site Photographs are presented in Appendix B. Client Supplied documentation is included as Appendix C. Research of Environmental Liens is documented in Appendix D. The Environmental Radius Report is included as Appendix E. Regulatory records requests and responses are included as Appendix F. Historical documentation is provided in Appendix G.

This Phase I ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. It should be noted that the subject site was overgrown with brush and consisted of very steep topography; therefore a significant portion of the ground surface was not visible.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, soil, water, building materials, paint, or other media; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject site or of businesses operating at the subject site, or a health-based risk assessment.

1.7 User Reliance

Assuming that Coast Estates Project Owner, LLC, PCH Project Owner, LLC, Malibu Grand Avenue Partners, LLC, A/Z Property Partners, LLC, and US Bank (collectively, "Entities") have authorization from AZ Winter Mesa LLC. Entities may rely upon the data, findings, and conclusions presented in this report for the development of the site at 24200 Pacific Coast Highway, as defined in Section 2.1 of this report. Use of, or reliance on, this report by another party shall be at such party's sole risk.

The reliance granted herein is subject to the terms and conditions of the Master Services Agreement (effective October 11, 2011) between Leighton and Associates, Inc. and AZ Winter Mesa, LLC. Although Entities may rely on this report for development of the Site, a contractual relationship is not extended to any or all of the Entities.

1.8 Important Information about Geoenvironmental Reports

AZ Winter Mesa, LLC is referred to Appendix H regarding important information provided by ASFE on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject site is located at southeast of the intersection of Pacific Coast Highway and Malibu Canyon Road (Figure 1). The subject site has been identified by the User as being addressed 24200 Pacific Coast Highway. The County of Los Angeles Assessor's office designated the subject site with Assessor Parcel Numbers (APNs) 4458-018-002 (with the address 23755 Malibu Road), 4458-018-018 (no address listed), and 4458-018-019 (no address listed). According to the site reconnaissance, review of Google Maps, and review of historical city directories, it should be noted that the address 23755 Malibu Road is associated with a retail center located approximately 1,000 feet southeast of the subject site. The APN 4458-018-002 is located onsite; however it is Leighton's opinion that the address listed is an error. A legal description of the subject site has been provided in Appendix D, within the Environmental Lien Report provided by Banks Environmental Data.

2.2 Property and Vicinity General Characteristics

The property vicinity is comprised of vacant land, residential single family homes to the south and east and Malibu Bluffs Park to the west.

2.3 Current Use of the Subject Property

The subject site is currently 24.31 acres of vacant, undeveloped land (Photos 1 through 4, Appendix B).

2.4 Descriptions of Structures, Roads and Other Improvements on the Property

There are currently no structures or roads on the subject site. A small dirt path follows the perimeter of the subject site. The subject site has been cleared of most vegetation, although the slopes to the north, east, and south remain heavily vegetated with thick brush (Photos 5 and 6, Appendix B). A low lying area extends from the center of the site to the southern boundary (Photo 7, Appendix B) and is also heavily vegetated with low-lying brush and trees.

Minor trash and debris were noted throughout the site, which did not contain construction debris, chemical containers, staining, or other indications of recognized environmental conditions.

The following utilities could provide future service to the subject site.

Natural Gas:	Southern California Gas Company
Source of Potable Water:	County of Los Angeles, Water District 29
Electric:	Southern California Edison
Sewage Disposal:	Onsite wastewater disposal system
Solid Waste Disposal:	G.I. Rubbish or Universal Waste Systems

2.5 Current Uses of Adjoining Properties

Residential single-family use properties were observed to the south of the subject site along Malibu Road. An abandoned residence was observed to the east of the subject site (Photo 6, Appendix B). Malibu Bluffs Park borders the subject site to the west (Photo 8, Appendix B). The Pacific Coast Highway is located to the north, followed by Pepperdine University.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as AZ Winter Mesa, LLC. As a part of the ASTM E1527-05 process, Mr. Robert Gold, Vice President of AZ Winter Mesa, LLC, completed a questionnaire on the property. A copy of this questionnaire is provided in Appendix C and environmental lien research in Appendix D.

3.1 Environmental Liens or Activity and Use Limitations

AZ Winter Mesa, LLC indicated that they were not aware of environmental liens or activity and use limitations filed or recorded for the subject site.

Leighton also researched environmental liens through Banks Environmental Data, Inc. According to the Environmental Lien Search dated October 25, 2011, environmental liens or activity use limitations were not identified for the subject site. A copy of the lien search has been provided in Appendix D and references are provided in Appendix A.

3.2 Specialized Knowledge

AZ Winter Mesa, LLC indicated that they have specialized knowledge or experience related to the subject site as they own the adjacent property located to the east at 23915 Malibu Road.

3.3 Commonly Known or Reasonably Ascertainable Information

AZ Winter Mesa, LLC was not aware of commonly known or reasonably ascertainable information related to the subject site.

3.4 Valuation Reduction for Environmental Issues

AZ Winter Mesa, LLC stated that the purchase price being paid for the subject site is based on fair market value.

3.5 Owner, Property Manager, and Occupant Information

According to the user questionnaire, the subject site is currently owned by AZ Winter Mesa, LLC. The subject site is not currently occupied. Refer to Section 6.0 for owner interview information.

3.6 Reason for Performing Phase I ESA

According to AZ Winter Mesa, LLC, the reason for requesting this Phase I ESA was for informational purposes in connection with restructuring and sale of ownership.

3.7 Other

Additional information was not provided by AZ Winter Mesa, LLC.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject site. A summary of this information is presented in the following subsections.

4.1.1 Topography

The subject site is located in Section 21, Township 1 South, Range 17 West of the San Bernardino Baseline and Meridian. The subject site is depicted on the United States Geological Survey (USGS) Cucamonga Peak 7.5-Minute Topographic Quadrangle 1996. The elevation of the subject site is approximately 1,480 feet above mean sea level and slopes gently to the south, southeast.

4.1.2 Surface Water

Surface water was not observed on the subject site. The USGS topographic map depicts an intermittent stream to the east of the subject site. The Santa Monica Bay/Pacific Ocean is located approximately 500 feet south of the subject site. Malibu Creek is located approximately 0.75 miles east of the subject site.

4.1.3 Geology and Soils

Leighton has conducted several geotechnical investigations at the subject site. The subject site is located on an emergent wave-cut platform that consists of younger marine and non-marine Terrace Deposits. The wave-cut platform emerged as a result of pre-historic changes in sea level during glacial and interglacial epochs combined with regional tectonic uplift of the land during Pleistocene time (Shlemon 1985). The Terrace Deposits generally dip sub-horizontally southward at shallow angles, and unconformably overlie Monterey Formation bedrock (Leighton, 2009b).

Undocumented fill and minor amounts of alluvium mantle the Terrace Deposits and Monterey Formation. On the lower portions of the slopes (both on and off-site) there are accumulations of colluvium, slopewash, undocumented fill, and landslide deposits (Leighton, 2009b).

Bedding within the Monterey Formation is generally very well defined. On-site bedding strikes roughly east west and dips moderately to steeply northward (35 to 80 degrees from horizontal). Locally the bedrock exhibits curvilinear bedding planes with open to tight folds, with few small faults and shear zones associated with folding and deformation. There are also zones with calcareous and siliceous nodules. Onsite exploration has revealed moderate jointing and fracturing of the bedrock, with some joints observed to be planar or continuous around the walls of the bucket auger borings that were used for the exploration. The joints/fractures generally extend only a few feet in any direction and have random orientations. Localized joints or fractures may cause the occurrence of localized surficial instability or rock topples within very weathered near-surface slope areas, but does not provide for continuous surfaces that could combine with bedding planes to cause block failures in slope areas (Leighton, 2009b).

4.1.4 Hydrogeology

The subject property is located in the Malibu Valley Groundwater Basin of the South Coast Hydrologic Region (CDWR Bulletin 118, 2003).

Site-specific data from borings and from subsequent groundwater level measurements (Leighton, 2009b) indicate that groundwater exists within the underlying bedrock. Only temporary perched water conditions are expected to occur in localized areas within the Terrace Deposits, and at the Monterey Formation / Terrace Deposits interface following heavy rainfall (Leighton, 2009b).

Groundwater flow is inferred to flow to the south, towards the Pacific Ocean. Based on a review of onsite groundwater data, groundwater levels in the onsite monitoring wells have ranged from a high elevation of 140.24 feet above mean sea level (msl) (65.4 feet below existing ground surface) in Monitoring Well LMW-6 on 10/2/2008 in the northwest corner of the subject site near the proposed Gate House location, to 11.95 feet above

msl (143 feet below existing ground surface) in Monitoring Well LMW-3 on 4/23/2008 at the southeastern margin of proposed Lot 2 on the subject site (Leighton, 2009b).

4.1.5 Oil and Gas Fields

Leighton reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), Online Mapping System, updated August 5, 2011. Evidence of oil wells or oil field-related facilities was not indicated on the subject site or on any adjacent properties.

4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the Environmental FirstSearch™ Radius Report environmental database report system. Details and descriptions of the database search are provided in the FirstSearch™ report. The report meets the government records search requirements of ASTM E1527-05 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-05. A copy of this report is included in Appendix E.

4.2.1 Subject Property

The subject site was not identified in the FirstSearch™ database report.

4.2.2 Offsite

Four facilities were identified within the Environmental FirstSearch™ report to be within the specified search distance of standard environmental record sources:

1. LA County Dept Public Wrks #436TS is located approximately 0.23 miles northwest of the subject site at 3637 Winter Canyon Road. This facility was identified on the Solid Waste Landfill (SWL) as an open limited volume transfer station operated by the Los Angeles County Department of Public Works with regulatory oversight by the California Integrated Waste Management Facility and the State Water Resources Control Board. The listing identifies open, closed,

and inactive solid waste disposal facilities and transfer stations (SWL). According to the information provided in the database report, the facility is a limited volume transfer operation of construction/demolition, inert, and other designated waste. This facility is considered to have a low potential to adversely affect the subject site because of the distance between the sites and the general nature of the listing.

2. Three facilities were listed on the database report as leaking underground storage tank (LUSTs) which is maintained by the State Water Resources Control Board (SWRCB):

- LA CO DPW Road Rd 336 is located approximately 0.23 miles northwest of the subject site at 3637 Winter Canyon Road. According to the information provided by the database report, diesel has affected soil and the facility is undergoing site assessment activities. Leighton also reviewed the SWRCB's online Geotracker database for additional information on this facility. According to Geotracker, this facility has an active Waste Discharge Permit relating to an onsite wastewater disposal system (OWDS). There is low potential for this facility to adversely affect the subject site due to the distance between the sites and cross-gradient direction of groundwater flow.
- Webster Elementary School is located approximately 0.35 miles northwest of the subject site at 3602 Winter Canyon Road. According to the information provided by the database report, a solvent or a non-petroleum hydrocarbon had affected the soil at the facility; however the case was closed on July 12, 1994. There is low potential for this facility to adversely affect the subject site due to the distance between the sites and case closure status.
- Pepperdine University is located approximately 0.47 miles northwest of the subject site at 24255 Pacific Coast Highway. According to the information provided by the database report, a solvent or a non-petroleum hydrocarbon release is under investigation at the facility. Additional information was not

found on the SWRCB's online Geotracker database. There is low potential for this facility to adversely affect the subject site due to the distance between the sites and cross-gradient direction of groundwater flow.

3. HRL Laboratories, LLC is located approximately 0.70 miles northeast of the subject site at 3011 Malibu Canyon Road. This facility was identified on the Resource Conservation Recovery Act (RCRA) Corrective Actions Listing. According to the information provided by the database report, the facility is was issued written informal and initial compliance orders from 1988 to 1993. This facility was also listed on the STATE database where the Department of Toxic Substances Control (DTSC) lists potential or confirmed hazardous substance release properties. Leighton reviewed information found on DTSC's online Envirostor database for this listing. This is an inactive facility under going Corrective Action. Based on a closure support submitted to DTSC in 1996, DTSC identified two solid waste management units and three areas of concern that either have released or may release hazardous waste or hazardous waste constituents into the environment. As a result, DTSC initiated corrective action at the facility to further investigate and remediate the contaminants of concern at the identified release locations. Currently, the DTSC is reviewing the final revision of RCRA Facility Investigation (RFI) Workplan, which will be used to determine the nature and extend to the contamination at the facility. There is low potential for this facility to adversely affect the subject site due to the distance between the sites and cross-gradient direction of groundwater flow.

Unmapped Listings: Several properties were listed within the FirstSearch™ report as "unmapped listings". Unmapped listings are properties without a complete street address and therefore cannot be located on a map. Leighton reviewed these listings and evaluated if the properties were possibly located near the subject site. None of the listings were identified to be located near the subject site. These unmapped sites are unlikely to have the potential to adversely impact the subject site based on the information provided in the FirstSearch™ report.

4.2.3 Regulatory Agency Contacts

Leighton requested regulatory records from the following agencies for the addresses of 24200 Pacific Coast Highway and 23755 Malibu Road, as well the APNs associated with the subject site:

Department of Toxic Substances Control (DTSC)

A file review request was submitted to the Department of Toxic Substances Control (DTSC), Chatsworth Office. As of the date of this report, a response has not been received from the DTSC, Chatsworth Office. Leighton will forward received responses altering the conclusions and recommendations of this report in the form of an addendum letter.

A file review request was submitted to the DTSC, Cypress Office via facsimile. The DTSC – Cypress office indicated that there were no records found for the subject site.

California Office of the State Fire Marshal

A file review request was submitted to the California Office of the State Fire Marshal via facsimile for information concerning pipelines on or near the subject site area. As of the date of this report, a response has not been received from the California Office of the State Fire Marshal. Leighton will forward received responses altering the conclusions and recommendations of this report in the form of an addendum letter.

Los Angeles County Public Health Investigation

A file review request was submitted to the Los Angeles County Public Health Investigation Unit via facsimile. The Los Angeles County Public Health Investigation Unit indicated that there were no records found for the subject site.

Los Angeles Regional Water Quality Control Board

A file review request was submitted to the Los Angeles Regional Water Quality Control Board (RWQCB) via email. As of the date of this report, a response has not been received from the RWQCB. Leighton will forward

received responses altering the conclusions and recommendations of this report in the form of an addendum letter.

Los Angeles County Department of Public Works, Environmental Programs

A file review request was submitted to the Los Angeles County Department of Public Works, Environmental Programs (LADPW) via a telephone call. Ms. Jenna Carrasco with the LADPW indicated that there were no records found for 24200 Pacific Coast Highway, however industrial waste records were on file for 23755 Malibu Road. According to our site reconnaissance and review of Google maps, this address appears to be associated with a retail center located 1000-feet to the southeast of the subject site.

South Coast Air Quality Management District

Leighton reviewed the South Coast Air Quality Management District (SCAQMD) FINDS database online. Records were not found for the subject site.

Radon

Radon is not regulated within the State of California. Nonetheless, the California Department of Health Services (CDPH) and the United States Environmental Protection Agency (US EPA) both recommend that 4 picocuries per liter (pCi/L) be the level at which certain precautions be taken to mitigate the buildup of indoor radon.

The California Department of Health Services maintains a database of indoor radon levels that are sorted by zip code. As of the date of this report, the database was last updated on May 4, 2010. For zip code 90265, the database shows that, out of 67 tests, 6 tests (or 0.09%) exceeded 4pCi/L. The State of California, Department of Conservation, California Geological Survey (2005) includes the site within a thin coastal strip that is in an area having a moderate potential for indoor radon levels above 4pCi/L.

The planned construction at the site will consist of basements; appropriate monitoring and mitigation measures should be considered to reduce the



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potential for radon accumulation. At a minimum, a radon monitoring system should be included in each structure. Radon monitoring and mitigation systems should be designed and implemented by appropriately licensed professionals.

Copies of the records requests and associated responses can be found in Appendix F.

4.2.4 Other Reports

Leighton prepared a Phase I and Limited Phase II ESA report in 2005 for the adjacent property to the east, 23915 Malibu Road (Leighton, 2005). This facility was occupied by Pacific Coast Animal Hospital, a single-story residence, and Malibu Towing, Inc. According to this report, one former 1,500-gallon gasoline underground storage tank (UST) was installed in 1958 and located in the northern portion of the facility. In addition a hydraulic lift was observed. During the Phase I/II ESA, ten soil borings were advanced throughout this facility. Soil samples were analyzed for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), heavy metals, organochlorine pesticides (OCPs), and polychlorinated biphenyls (PCBs). TPH, VOCs, OCPs, and PCBs were not detected in the analyzed soil samples. According to a subsequent addendum letter (Leighton, 2008a); metals were not detected at concentrations exceeding regulatory levels. Leighton recommending additional investigation to locate the former UST, removal of the hydraulic lift in accordance with regulatory guidelines, handling buried waste encountered during development in accordance with regulatory guidelines, and environmental observation and monitoring in the areas of the garage and dumping during any excavation or grading activities.

In 2006, Leighton conducted a geophysical survey at the facility to attempt to locate the former identified UST and hydraulic lift (Leighton, 2006). The geophysical survey identified two buried metal objects suspected to be the 1,500-gallon UST and the former underground hydraulic lift. Leighton then conducted exploratory trenching in these areas. The hydraulic lift was located and Leighton recommended that the lift be removed in accordance with regulatory guidelines. The area of the suspected UST was determined to be buried metal debris including an engine block, a metal water heater, metal piping, and other assorted trash. Leighton

recommended the removal of storage containers south of the garage building and additional geophysical survey to rule out the potential presence of a UST.

In 2008, Leighton conducted another geophysical survey at the facility to attempt to locate the former identified UST (Leighton, 2008b) after the storage containers were removed. The results of this investigation indicated that a possible septic tank, or similar structure, was located within the area of the investigation. No evidence of a steel underground fuel storage tank was identified by this geophysical survey.

Also in 2008, Leighton collected and analyzed one groundwater sample from a monitoring well located at this facility (Leighton, 2008c). The groundwater sample was analyzed for TPH, VOCs, heavy metals, and perchlorate. The results of the laboratory analysis indicated that there were no TPH, VOCs, or perchlorate in the groundwater collected from the subject well. Heavy metals were detected, and all but nickel were detected below the current California Maximum Concentration Limits (MCLs). Nickel exceeded the MCL slightly, but was not anticipated to represent a significant issue or be a result of a contaminant source.

In 2009, Leighton responded to a series of comments provided by the City of Malibu related to this adjacent facility (Leighton, 2009a). One comment was in response to the possibility of a UST located onsite. Leighton responded, *"It is the opinion of Leighton that a reasonable effort has been expended in searching for the UST and no evidence, other than a permit for a UST obtained in 1958, exists. The effort has included scientific methods as well as a focused site reconnaissance and no evidence of a UST could be found. Leighton does not recommend additional geophysical studies at this time. If the UST is encountered during grading, a work-around plan will be developed. A tank removal permit will be obtained from the County of Los Angeles, and the UST will be removed in accordance with the governing regulations."* Leighton also collected additional soil samples and groundwater samples to be analyzed for OCPs to investigate the potential for impacts as a result of the former agricultural use of the site. Based on the results of the laboratory analyses that were performed on soil and groundwater samples that were collected from the site, it was Leighton's opinion that the soil and groundwater had not been impacted by historical pesticide use on the adjacent property.

4.3 Historical Use Information on the Property

Leighton reviewed selected historical information on the subject site. These references were reviewed for evidence of activities, which would suggest the presence of hazardous substances at the subject site and to evaluate the potential for the subject site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.3.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past subject site uses. Aerial photographs dated 1928, 1947, 1956, 1968, 1976, 1982, 1994, and 2002 were reviewed. References are provided in Appendix A and copies of the aerial photographs are included in Appendix G.

In the **1928** aerial photograph, the subject site and adjacent properties to the north and west are observed to be vacant undeveloped land. Vacant land and small residential structures are observed to the west of the subject site. Vacant land and a road are observed to the south of the subject site. Pacific Coast Highway has not been developed to north of the subject site.

In the **1947** aerial photograph, the subject site and adjacent properties to the north and west are observed to be vacant undeveloped land. The northern portion of the site is observed to have been cleared of vegetation. Pacific Coast Highway is observed in development to the north of the subject site. Remnants of an orchard are observed to the east of the subject site. Residential structures and a road are observed to the south of the subject site.

In the **1956** aerial photograph, the subject site and adjacent properties to the north and west are observed to be vacant undeveloped land. Pacific Coast Highway is observed to the north of the subject site. Remnants of an orchard and small residential structures are observed to the east of the subject site. Residential structures and a road are observed to the south of the subject site.

In the **1968** aerial photograph, two significant changes are observed. The adjacent property to the north (north of Pacific Coast Highway) was observed to be parceled into square parcels by dirt roads and Winter Mesa Drive has been constructed to the west of the subject site.

In the **1976** aerial photograph, two significant changes are observed on the subject site. The orchards are no longer observed to the east of the subject site and Malibu Canyon Road has now been constructed to the northeast of the subject site.

In the **1982** aerial photograph, no significant changes were observed the subject site or adjacent properties.

In the **1994** aerial photograph, a baseball diamond is observed on the northwest portion of the subject site. The reminder of the subject site is observed to be vacant land. Additional baseball diamonds and vacant land are observed to the west of the subject site. The adjacent property to the north (north of Pacific Coast Highway) was observed to be parceled into square parcels (as observed in the 1968 aerial photograph) by dirt roads; however was still vacant land. Adjacent to the south are residential structures and Malibu Road. Residential structures and vacant land were observed to the east of the subject site.

In the **2002** aerial photograph, two significant changes were observed. The baseball diamond was no longer visible on the subject site and additional structures have been constructed to the east of the subject site.

4.3.2 Historical Topographic Maps

Historical topographic maps were reviewed to obtain information regarding past site uses. Topographic map coverage of the site vicinity is provided by FirstSearch™ and included United States Geological Survey (USGS) Calabasas and Malibu Beach Topographic Maps dated 1903, 1944, 1951, 1967, 1981, and 1999. References are provided in Appendix A and copies of the maps have been provided in Appendix G.

1914: Structures, tanks, or wells were not depicted on the subject site. A dirt road was depicted south of the subject site.

1944: No significant changes observed.



1951: Structures were not depicted on the subject property or adjacent properties to the north or west. The southern portion of the subject site is green shaded, which according to the USGS legend indicates 'scrub'. Small square structures and a road are depicted to the south. A small structure is depicted to the east of the subject site. Pacific Coast Highway is depicted to the north.

1967: One significant change was observed, the presence of Winter Mesa Drive to the west of the subject site.

1981: One significant change was observed, additional structures were depicted east of the subject site.

1999: No significant changes were depicted on the subject site or adjacent properties.

4.3.3 Fire Insurance Maps

Fire insurance maps, or Sanborn® maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

According to the report by FirstSearch™, there is no Sanborn Fire Insurance Map coverage for the subject site. A copy of this report has been provided in Appendix G.

4.3.4 Historical City Directories

Historical city directories coverage of the site vicinity is provided by FirstSearch™ and included years: 1958, 1961, 1968, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, and 2010.

Businesses were not listed at 24200 Pacific Coast Highway. Businesses such as Malibu Yogurt, Becker Surf & Sport, and Firstbank Malibu were listed at 23755 Malibu Road. However, according to our site reconnaissance and review of Google Maps, these businesses are

actually located approximately 1,000 feet southeast of the subject site. A copy of the city directory summary is provided in Appendix F.

4.3.5 Building Department, Zoning and/or Land Use Records

Leighton did not review records at the Malibu Building Department as there are no known structures associated with the subject site.

4.3.7 Other Historical Sources

Additional resources were not researched as a part of this assessment.

4.3.8 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1914	Unknown	Topographic Maps
Approximately 1914 to approximately 1947	Vacant Land	Aerial Photographs Topographic Maps
Approximately 1947 to approximately 1994	Vacant Land with the presence of Pacific Coast Highway to the north	Aerial Photographs Topographic Maps
Approximately 1994 to approximately 2002	Vacant land with a baseball diamond in the northwest portion	Aerial Photographs Topographic Maps
Approximately 2002 to present	Vacant Land	Aerial Photographs Topographic Maps Site Reconnaissance

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On October 25, 2011, a representative of Leighton conducted a reconnaissance-level assessment of the subject site. The property reconnaissance consisted of the observation and documentation of existing subject site conditions and nature of the neighboring development within 0.25-miles of the subject site. Photographs of the subject site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the property reconnaissance are also depicted on Figure 2.

5.2 General Property Setting

The subject site is currently 24.31 acres of vacant, undeveloped land (Photos 1 through 4, Appendix B). There are currently no structures or roads on the subject site. A small dirt path follows the perimeter of the subject site. The subject site has been cleared of most vegetation, although the slopes to the north, east, and south remain heavily vegetated with thick brush (Photos 5 and 6, Appendix B). A low lying area extends from the center of the site to the southern boundary (Photo 7, Appendix B) and is also heavily vegetated with low-lying brush and trees.

Minor trash and debris were noted throughout the site, which did not contain construction debris, chemical containers, staining, or other indications of recognized environmental conditions.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Hazardous or regulated substance containers were not observed on the subject site.

5.3.2 Storage Tanks

Evidence of underground storage tanks (USTs) (such as vent lines, fill or overfill ports) or aboveground storage tanks (ASTs) was not observed on the subject site.

5.3.3 Polychlorinated Biphenyls (PCBs)

Visual evidence of PCBs or transformers was not observed on the subject site.

5.3.4 Waste Disposal

As the subject site is unoccupied, there is currently no waste disposal.

5.3.5 Dumping

Minor trash and debris were noted throughout the site. The debris did not contain construction debris, chemical containers, staining, or other indications of recognized environmental conditions.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, septic systems, wastewater, drains, sumps, and cisterns was not observed at the subject site.

5.3.7 Pesticide Use

Pesticides were not observed on the subject site.

5.3.8 Staining, Discolored Soils, Corrosion

Staining, discolored soils, or corrosion were not observed on the subject site.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject site.

5.3.10 Unusual Odors

Unusual odors were not detected on the subject site.

5.3.11 Onsite Wells

Several monitoring wells were observed on the subject site (Photos 9 and 10, Appendix B). These monitoring wells were installed to assist in the geotechnical evaluation of the proposed onsite wastewater treatment system (Leighton, 2009a).

5.3.12 Other Observations

No other items of environmental significance were identified on the subject site.

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject site usage. Interviews were conducted either orally or in the form of a written questionnaire. Written responses are included as Appendix C.

6.1 Interview with Owner

Mr. Robert Gold, the owner's representative, completed the Phase I owner questionnaire on October 17, 2011. Mr. Gold indicated that the subject site is owned by AZ Winter Mesa, LLC. Mr. Gold did not list any previous uses and answered 'unknown' to many of the questions posed to him. Mr. Gold was not aware of any environmental concerns associated with the subject site or adjacent properties.

6.2 Interview with Property/Property Manager

A property or property manager was not available to interview.

6.3 Interviews with Occupants

There are no occupants associated with the subject site.

6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject site with the exception of those noted in Section 4.3.1.

6.5 Interviews with Others

Leighton did not conduct additional interviews for this Phase I ESA with the exception of the User interview discussed in Section 3.

7.0 FINDINGS

Leighton performed a Phase I ESA of the property located at 24200 Pacific Coast Highway, City of Malibu, Los Angeles County, California (subject site – Figure 1) in accordance with AZ Winter Mesa, LLC's authorization.

7.1 Onsite

Historically, the subject site has been vacant, undeveloped land. In a 1994 aerial photograph, a baseball diamond was observed in the northwestern portion of the subject site. Currently, the subject site is currently 24.31 acres of vacant, undeveloped land (Photos 1 through 4, Appendix B). There are currently no structures or roads on the subject site. A small dirt path follows the perimeter of the subject site. The subject site has been cleared of most vegetation, although the slopes to the north, east, and south remain heavily vegetated with thick brush (Photos 5 and 6, Appendix B). A low lying area extends from the center of the site to the southern boundary (Photo 7, Appendix B) and is also heavily vegetated with low-lying brush and trees.

Minor trash and debris were noted throughout the site, which did not contain construction debris, chemical containers, staining, or other indications of recognized environmental conditions.

Several monitoring wells were observed on the subject site (Photos 9 and 10, Appendix B). These monitoring wells were installed to assist in the geotechnical evaluation of the proposed onsite wastewater treatment system (Leighton, 2009a).

A search of selected government databases was conducted by Leighton using the FirstSearch™ Radius Report environmental database report system. Details of the database search along with descriptions of each database researched are provided in the FirstSearch™ report. The report meets the government records search requirements of ASTM E1527-05 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-05. The subject site was not listed in the database report.

The State of California, Department of Conservation, California Geological Survey (2005) includes the site within a thin coastal strip that is in an area having a moderate potential for indoor radon levels above 4pCi/L.

7.2 Offsite

Historically, the adjacent properties were vacant, undeveloped land, agricultural use, and residences. Currently, residential single-family use properties were observed to the south of the subject site along Malibu Road. An abandoned residence was observed to the east of the subject site (Photo 6, Appendix B). Malibu Bluffs Park borders the subject site to the west (Photo 8, Appendix B). The Pacific Coast Highway is located to the north, followed by Pepperdine University.

Surrounding properties of environmental concern were not identified on the FirstSearch™ report.

Leighton has conducted several studies on the adjacent property to the east. Additional investigations in regards to environmental issues related to this adjacent property have not been recommended by Leighton.

7.3 Data Gaps

Data gaps were identified by Leighton:

- Historical records prior to 1914 were not available.
- Responses from the DTSC, Chatsworth Office, State Fire Marshall, and the RWQCB have not been received as of the date of this report.
- A knowledgeable owner was not available to interview.

It is Leighton's opinion that these data gaps do not impact the conclusions and recommendations regarding the subject site.

8.0 OPINION

8.1 Onsite

Evidence of RECs was not identified on the subject site or on surrounding properties.

While not a REC, Leighton recommends the following:

- Prior to development activities; all trash and debris should be removed from the subject site and properly disposed of according to current regulatory guidelines.
- Prior to development, the monitoring wells located onsite should be abandoned in accordance with regulatory guidelines.
- The planned construction at the site will consist of planned basements, appropriate monitoring and mitigation measures should be considered to reduce the potential for radon accumulation. At a minimum, a radon monitoring system should be included in each structure. Radon monitoring and mitigation systems should be designed and implemented by appropriately licensed professionals.

8.2 Offsite

No offsite recognized environmental conditions were identified that would negatively impact the subject site.

9.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-05 of 24200 Pacific Coast Highway, Malibu, California, the property. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

In general, observations should be made during future property development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report. Significant data gaps were not identified that affect the ability of Leighton to identify recognized environmental conditions at the subject site.

11.0 ADDITIONAL SERVICES

Leighton did not perform work outside the scope of work as defined in Section 1.3 of this report.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

12.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our nine offices in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Property Assessments are a part of this practice area and have been conducted by us.

12.2 Individual

The qualifications of the Project Scientist and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM E1527-05. In addition, Ms. Kristin Stout is a Registered Environmental Assessor I.

12.3 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined by §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Kristin Stout, REA I
Senior Project Scientist



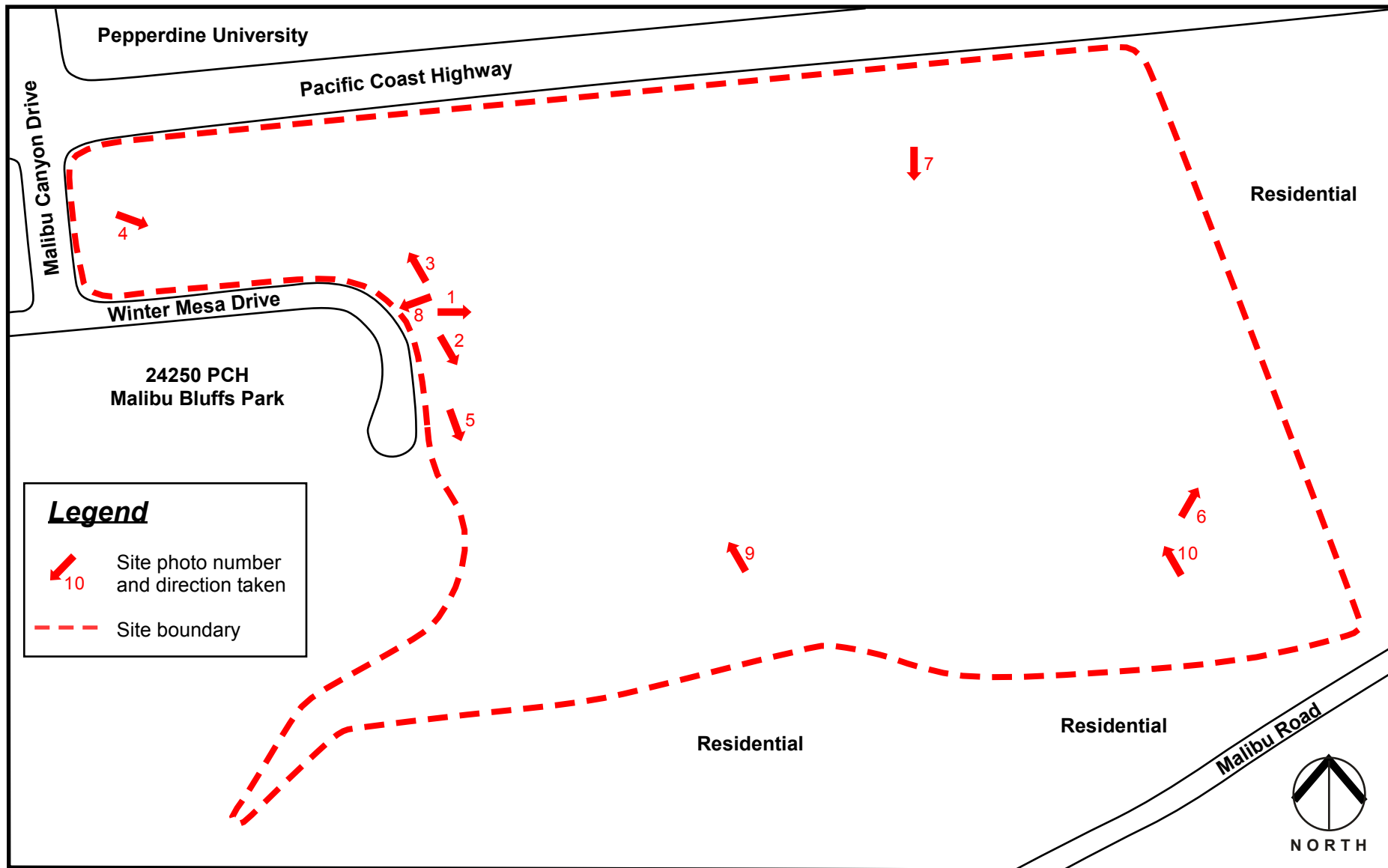
Project: 031793-017	Eng/Geol: KS
Scale: 1" = 400'	Date: October, 2011
Base Map: ESRI Resource Center, 2010 Thematic Info: Leighton Author: (kmanchikanti)	

SITE LOCATION MAP
 Crummer Site
 24200 Pacific Coast Highway
 Malibu, California 90067

Figure 1



Leighton



Crummer Site
24200 Pacific Coast Highway
 Malibu, California

SITE PLAN

Project No.
031793-017

Date
October 2011



Figure 2

APPENDIX A

References

- American Society for Testing and Materials, ASTM, 2005, Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process, Designation E1527-05, dated November 1, 2005.
- Banks Environmental Data, Inc., Environmental Lien Search, October 25, 2011.
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Online Mapping System, Accessed June 16, 2011, Updated August 5, 2011.
- California Department of Health Services, California Indoor Radon Sorted by Zip Code, updated May 4, 2010.
- California Department of Water Resources, Bulletin 118, Groundwater Basins and Descriptions, South Coast Hydrologic Region, Los Angeles Coastal Plain Groundwater Basin, Hollywood Subbasin, dated October 2003.
- Leighton and Associates, Inc., Phase I and Limited Phase II Environmental Site Assessment Report, 23915 Malibu Road, City of Malibu, California, Project No. 031793-001, October 24, 2005.
- Leighton and Associates, Inc., Additional Work Related to Phase II Site Assessment of the former Underground Storage Tank (UST) and Hydraulic Lift, Tentative Tract 52487, City of Malibu, California, Project No. 031793-005, February 15, 2006.
- Leighton and Associates, Inc., 2008a, Revised Addendum to Phase I and Limited Phase II Environmental Site Assessment Report, 23915 Malibu Road, City of Malibu, Los Angeles County, California, Project No. 031793-001, November 13, 2008.
- Leighton and Associates, Inc., 2008b, Result of Limited Geophysical Survey Malibu Road "Towing Site", City of Malibu, California, Project No. 031793-013, November 26, 2008.
- Leighton and Associates, Inc., 2008c, Results of Groundwater Sampling and Analysis, Well MW-1, Malibu Road "Towing Site", City of Malibu, California, Project No. 031793-013, December 15, 2008.
- Leighton and Associates, Inc., 2009a, Responses to City of Malibu Review Comments Dated February 17, 2009: "Towing Site", 23915 Malibu Road, Malibu, California, Project No. 031793-011, April 7, 2009.
- Leighton and Associates, Inc., 2009b, Geotechnical Evaluation of Proposed Onsite Wastewater Treatment System, Proposed Residential Development, "Crummer Site", 24200 Pacific Coast Highway, APN 4458-018-019, City of Malibu, California, Project No. 031793-015, September 21, 2009.

Shlemon, R. J., and Associates, Inc., 1985, Letter Report - Soil-Geomorphic Reconnaissance of the Argonaut Site, Malibu, California, dated May 25, 1985.

Track Info Services, LLC, Environmental FirstSearch™ Network, Environmental FirstSearch™ Report. (FirstSearch™), dated October 17, 2011.

Track Info Services, LLC, The FirstSearch™ Historical Aerial Photo Report.

Track Info Services, LLC, The FirstSearch™ Historical City Directory Report, October 25, 2011.

Track Info Services, LLC, The FirstSearch™ Historical Sanborn Map Report, October 17, 2011.

APPENDIX B

SITE PHOTOS

PHOTO NO. 1:

East facing view from subject site entrance.



PHOTO NO. 2:

South facing view from subject site entrance.



SITE PHOTOS

PHOTO NO. 3:

North facing view from subject site entrance.



PHOTO NO. 4:

South facing view from north corner of subject site.



SITE PHOTOS

PHOTO NO. 5:

South facing view down slope from southern boundary



PHOTO NO. 6:

North-east facing view of eastern site boundary and abandoned adjoining property (23913 ½ Malibu Road).



SITE PHOTOS

PHOTO NO. 7:

South facing view of overgrown depression in center of subject site.



PHOTO NO. 8:

North facing view of Malibu Bluffs Park from subject site entrance.



SITE PHOTOS

PHOTO NO. 9:

Unmarked monitoring well near southern boundary of subject site.



PHOTO NO. 10:

Unmarked monitoring well near southeastern boundary of subject site.



APPENDIX C



Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: Robert Gold	Title: Vice President
Address: 315 S. Beverly Drive, Beverly Hills, CA 90212	Phone: 310-734-2353
Relationship to Property: Project manager since July, 2006	
Name of Property Owner: AZ Winter Mesa, LLC	
Address of Property Owner: c/o BRP Management LLC, 315 S. Beverly Drive, Suite 211, Beverly Hills, CA 90212	
Site Name: Crummer Site	
Property Address: 24200 Pacific Coast Highway, Malibu, CA	
Previous Street Names/Numbers:	
General Business Type/Present Property Use: Vacant Land	
Assessor Parcel #: 4458-018-019;4458-018-018;4458-018-002 Grant Total Square Footage: 1,039,772 undeveloped	
Total # of Buildings: None	Date Built: None
Past Property Uses (include dates): Unkown	
Source of Potable Water Supply (municipal/groundwater wells): Municipal	
Sewage Disposal (municipal/septic) (provide name of utility): None	
Means of Heating/Cooling (gas, electric, heating oil, etc.): None	
Fuel Source for Heating/Air Conditioning (provide name of utility): None (Cal Edison)	
Neighboring Property Types (commercial/industrial/residential): Park, residential, commercial	
Current Uses of Adjoining Properties:	
North: Undeveloped land	
South: Residential	
East: Commercial and residential	
West: Park	

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK	ADJACENT PROPERTY
• Hazardous Materials	☐	☐	☒	☐
• Hazardous Waste	☐	☐	☒	☐
• MSDS Sheets	☐	☐	☒	☐
• Underground Storage Tanks	☐	☐	☒	☐
• Aboveground Storage Tanks	☐	☐	☒	☐
• Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area	☐	☐	☒	☐
• Odors	☐	☐	☒	☐
• Drums	☐	☐	☒	☐
• Electrical or hydraulic equipment known to contain PCBs	☐	☐	☒	☐
• Stained soil or surfaces	☐	☐	☒	☐
• Drains	☐	☐	☒	☐
• Sumps	☐	☐	☒	☐
• Clarifier	☐	☐	☒	☐
• Pits, ponds, or lagoons	☐	☒	☐	☐
• Stressed vegetation	☐	☐	☒	☐
• Areas for dumping solid waste (landfill)	☐	☐	☒	☐
• Wastewater	☐	☐	☒	☐
• Wells (oil or gas)	☐	☐	☒	☐
• Septic Systems	☐	☒	☐	☐
• Fill Material (if fill material is on site, please state source of fill)	☐	☐	☒	☐



ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.	☐	☒	☐	
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?	☐	☒	☐	
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?	☐	☒	☐	
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?	☐	☒	☐	
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	☐	☒	☐	
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.	☐	☒	☐	
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.	☐	☒	☐	

Property Utilization During Ownership: Vacant land

Name and Address of Past Owners: City National Bank, as Ancillary Trustee for Dawn Geoffrey Crummer Trust, the Roy Edwin Crummer III Trust, the Keith Richard Crummer Trust and the Kevin Jackson Crummer Trust 

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature

Date





Phase I ESA Users Questionnaire

Project Name: Crummer Site

Project Address and/or APN:

4458-018-019; 4458-018-018; 4458-018-002

Client (or user of the Phase I Environmental Site Assessment)

AZ Winter Mesa, LLC

Contact Name/Title:

Robert Gold, VP

Client Phone: 310-734-2353

Site Owner: AZ Winter Mesa, LLC

Reason Phase I is required: Informational purpose in connection with restructuring and sale of ownership

Type of property:

Vacant Land

Type of property transaction (e.g., Sale, purchase, exchange):

Sale

Complete and Correct Address of the property and APN(s):

24200 Pacific Coast Highway, Malibu, CA 90265 4458-018-019; 4458-018-018; 4458-018-002

Any scope of services beyond the ASTM Practice E 1527:

No

All Parties that will rely on the Phase I report:

Coast Estates Project Owner, LLC, PCH Project Owner, LLC, Malibu Grand Avenue Partners, LLC and US Bank

Name and Contact Information for Site Contact:

Robert Gold, 310-734-2353 rgold@bigrockpartners.com

Any special terms or conditions:

No

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

None

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or 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

If Yes, Describe: AZ Winter Mesa, LLC owns adjacent property at 23915 Malibu Road, Malibu, CA

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

☒ Yes | ☐ No

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

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? ☐ Yes | ☒ No

(b.) Do you know of specific chemicals that are present or once were present at the property? ☐ Yes | ☒ No

(c.) Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes | ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the property? ☐ Yes | ☒ No

If Yes, Describe:

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user of this ESA*, 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

If Yes, Describe:

Signature

Date



APPENDIX D



Environmental Lien Search

October 25, 2011

CLIENT

LEIGHTON
Attn: Kristin Stout
41715 Enterprise Circle Road, Suite 103
Temecula, California 92590

SITE

23755 Malibu Rd.
Malibu, CA 90265
Los Angeles County
Client #: 061793017

Banks Project #: ES86339

LIEN SEARCH REPORT

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: See Attached
SUBJECT PARCEL 4458-018-019, 4458-018-002, 4458-018-018
NUMBER:
CURRENT OWNER (S): AZ Winter Mesa, LLC

Lien Search Result

No environmental liens or activity/use limitations (AUL's) found for subject property from 1985 to current. California does not appear to be a Superlien State.
--

LIEN SEARCH REPORT

RESEARCH NOTES

Notes:

ASTM Notes: ASTM E 1527-05, on Historical Use Information requires a review of “*Reasonably Ascertainable standard historical sources.*”

“Reasonably Ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.”

This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.

Banks Environmental Data, Inc. has determined that the ASTM E 1527-05, Section 8.3.4.4 requirements (as it pertains to methods and locations of research) have been met for the subject property searched in this report.

Environmental Liens: No environmental liens or activity/use limitations (AUL’s) identified.

RESOURCES & LIMITATIONS

Banks Environmental Data, Inc. (Banks) has completed your request for an Environmental Lien Search for the above site. The information in this report has been produced from a limited search of the public land records and/or real property records of the county back to at least the mid 1980’s up through the indicated date as shown on this report. This limited search includes only environmental liens and restrictions. This report is being provided for use only as a limited part of an overall Phase I Environmental Site Assessment as performed by a qualified Environmental Engineer/Consultant as specified in the ASTM Standard E 1527-05 and as specified in the Comprehensive Environmental Response, Compensation and Liabilities Act of 1980, as amended, and may not be relied upon for any other purpose.

This report is not to be considered an Abstract, a Title Commitment, Title Opinion, Title Guaranty, or a representation of the legal status of the property. The information presented is simply a report of instruments filed of record pertaining to the above property and was obtained from the county public records. No guaranty as to the integrity or correctness of said records is implied.

LIEN SEARCH REPORT

GLOSSARY

There are certain terms used in Chain of Title searches, which may require clarification. This glossary is designed to provide definitions for some of the most common terms.

1. ENVIRONMENTAL LIEN:	The Environmental Lien is a record of a document/instrument filed by the City, County, State or Federal Government that prevents the conveyance of a property because of severe environmental problems existing on the premises.
2. BREAK IN CHAIN:	There may appear to be a break in the chain of title as indicated when the sequential tracing of ownership fails. An example of a break would be: <i>Smith to Jones. . . Jones to Wilson. . . White to Black</i>. The missing link is from Wilson to White. There are several possible reasons for this occurrence. • Due to the size or other physical characteristics of the property, there could be multiple owners at any time when tracing the history of the ownership of the property. • There could be an “easement title” over some portion of the property, allowing for use of that portion for a specific purpose. • There could be a “multi-percentage interest” in the property, with concurrent multiple owners making up 100% of the fee title. Then, a percentage owner deeds out his particular interest or a percentage of this interest to one or more parties. This causes a perceived break in the chain.
3. EASEMENT:	An easement is the right to enter and use another person’s property: a non-possessor right to use another person’s real property. Traditionally easements are granted to utility companies and other service organizations or as a right of access to another property.
4. MULTIPLE OWNERS:	When “others” or “et al” appears on the report in the owner category, it indicates multiple ownership of a single parcel, with too many names to record in summary. It is frequently used to denote more than a single owner. If the owners are a married couple, both names may appear on the report or may be denoted by “et ux”. The term “owners” is usually used to indicate owners of multiple parcels, all recorded under a document that covers the multiple parcels.
5. MULTIPLE PARCELS:	Some properties are created by combining several adjoining parcels into one large parcel. When this occurs; there might be several different owners until the time of unification of the property. Sometimes the ownership appears to be cloudy until each owner conveys his/her interest to the single owner of the new larger parcel.

DISCLAIMER

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Banks Environmental Data, Inc (Banks). Although great care has been taken by Banks in compiling and checking the information contained in this report to insure that it is current and accurate, Banks disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Banks makes no representations or warranties of any kind. Including, but not limited to, the warranties of fitness for a particular purpose of merchantability, nor any such representations or warranties to be implied with respect to the data furnished, and banks assumes no responsibility with respect to our customer’s, its employees’, clients’, or customers’ use thereof. Banks shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customer’s use of the data. Liability on the part of Banks Environmental Data, Inc (Banks) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

09/21/05

RECORDING REQUESTED BY AND

05 2275866

WHEN RECORDED MAIL TO:

Bryan Cave LLP
120 Broadway, Suite 300
Santa Monica, California 90401-2386
Attention: Linda S. Koffman, Esq.

MAIL TAX STATEMENTS TO:

A Z Winter Mesa, LLC
10250 Constellation Blvd., Suite 2900
Los Angeles, California 90067
Attention: Richard Ackerman

GRANT DEED

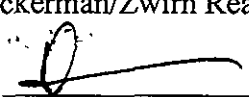
Assessor's Parcel Numbers: 4458-018-002; 4458-018-018; 4458-018-019

The Grantors and the Grantees in this Conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property, R&T 11923(d)

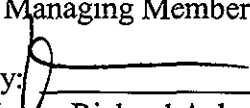
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, ACKERMAN/ZWIRN REAL ESTATE PARTNERS, LLC, a Delaware limited liability company hereby grants to A Z WINTER MESA, LLC, a Delaware limited liability company, that certain real property in the City of Malibu, County of Los Angeles, State of California described in Exhibit A attached hereto and incorporated herein.

Dated: September 9, 2005

By: Ackerman/Zwirn Real Estate Partners, LLC


By: Big Rock Partners, LLC, a Delaware
limited liability company
Its: Manager

By: S.K.R.1 Management Group,
LLC
Its: Managing Member


By: _____
Name: Richard Ackerman
Title: Managing Member

MAIL TAX STATEMENTS AS SET FORTH ABOVE.

09/21/05

EXHIBIT "A"

TO

GRANT DEED

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 IN THE WESTERLY BOUNDARY OF PARCEL 1 AS DESCRIBED IN DEED FROM MARBLEHEAD LAND COMPANY, TO STATHAM INSTRUMENTS, INC., RECORDED DECEMBER 30, 1957, AS INSTRUMENT NO. 1542 IN BOOK 56325 PAGE 391, OF OFFICIAL RECORDS OF COUNTY OF LOS ANGELES, CALIFORNIA, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, NORTHWESTERLY ALONG A TANGENT CURVE (A TANGENT AT SAID CORNER BEARING SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 130 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES AN ARC DISTANCE OF 204.20 FEET; THENCE TANGENT TO SAID CURVE SOUTH 84 DEGREES 35 MINUTES 30 SECONDS WEST 303.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 05 DEGREES 24 MINUTES 30 SECONDS WEST 75.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES AN ARC DISTANCE OF 39.27 FEET; THENCE TANGENT TO SAID CURVE NORTH 84 DEGREES 35 MINUTES 30 SECONDS EAST 303.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 130 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES AN ARC DISTANCE OF 204.20 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL 1; THENCE SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY BOUNDARY 75.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND WITHOUT RIGHT OF ENTRY ON THE SURFACE OF SAID LAND, AS CONVEYED TO R.R. ADAMSON, BY DEED RECORDED OCTOBER 5, 1953 IN BOOK 42846 PAGE 432, OFFICIAL RECORDS.

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PARCEL NO. 2:

BEGINNING AT A POINT IN THE CENTER LINE OF THE STRIP OF LAND 100 FEET WIDE, KNOWN AS PACIFIC COAST HIGHWAY DESCRIBED IN PARCEL 1 OF THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON MARCH 22, 1944 AS INSTRUMENT NO. 1279 IN BOOK 20743 PAGE 271, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING IN THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS HAVING A BEARING AND LENGTH OF NORTH 85 DEGREES 35 MINUTES 30 SECONDS EAST 5221.78 FEET AND BEING MARKED BY A BRASS CAP MONUMENT "SOLSTICE CANON L-B", AS SHOWN IN THE COUNTY OF LOS ANGELES SURVEYOR'S FIELD BOOK 1652 PAGES 67 AND 68 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE ALONG SAID CENTER LINE NORTH 84 DEGREES 35 MINUTES 30 SECONDS East 370.32 FEET; THENCE SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING IN THE SOUTHERLY LINE OF SAID 100 FOOT STRIP OF LAND; THENCE CONTINUING SOUTH 5 DEGREES 24 MINUTES 30 SECONDS EAST 437.77 FEET; THENCE SOUTH 31 DEGREES 48 MINUTES 00 SECONDS EAST 119.06 FEET; THENCE SOUTH 38 DEGREES 14 MINUTES 53 SECONDS EAST 249.12 FEET; THENCE SOUTH 18 DEGREES 51 MINUTES 46 SECONDS EAST 71.80 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO CECILE A. TREBAOL, ET AL., RECORDED AUGUST 27, 1943 AS INSTRUMENT NO. 705 IN BOOK 20185 PAGE 361, OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARK R. MILLER AND WIFE, RECORDED NOVEMBER 12, 1943 AS INSTRUMENT NO. 883 IN BOOK 20375 PAGE 377 OF SAID OFFICIAL RECORDS , NORTH 73 DEGREES 42 MINUTES 05 SECONDS EAST 305.76 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO CARL R. HENDERSON AND WIFE RECORDED ON MAY 21, 1943 AS INSTRUMENT NO. 184 IN BOOK 20004 PAGE 197 OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED AS FOLLOWS: SOUTH 78 DEGREES 21 MINUTES 55 SECONDS East 210.16 FEET; NORTH 86 DEGREES 45 MINUTES 34 SECONDS EAST 315.61 FEET AND NORTH 77 DEGREES 35 MINUTES 06 SECONDS EAST 214.39 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO CLICERIO MINORINI AND WIFE, RECORDED ON FEBRUARY 11, 1942 AS INSTRUMENT NO. 576, IN BOOK 19075 PAGE 301, OFFICIAL RECORDS, SAID SOUTHWEST CORNER BEING A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 2, 1939 AS INSTRUMENT NO. 668, IN BOOK 16845 PAGE 253, OF SAID OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN THE ABOVE MENTIONED DEED TO MINORINI, NORTH 20 DEGREES 00 MINUTES 23 SECONDS WEST 719.46 FEET AND NORTH 14 DEGREES 39 MINUTES 24 SECONDS WEST 118.48 FEET TO THE SOUTHERLY LINE OF SAID STRIP OF LAND 100 FEET WIDE, KNOWN AS PACIFIC COAST HIGHWAY; THENCE ALONG SAID PACIFIC COAST HIGHWAY SOUTH 84 DEGREES 35 MINUTES 30 SECONDS WEST 1033.71 FEET TO THE TRUE POINT OF BEGINNING.

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EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT RIGHT OF ENTRY ON THE SURFACE OF SAID LAND, AS CONVEYED TO R.R. ADAMSON BY DEED RECORDED OCTOBER 5, 1953 IN BOOK 42846 PAGE 432, OFFICIAL RECORDS.

PARCEL NO. 3:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 ABOVE DESCRIBED, SAID CORNER BEING IN THE SOUTHERLY LINE OF SAID 100 FOOT STRIP OF LAND, KNOWN AS PACIFIC COAST HIGHWAY; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 84 DEGREES 35 MINUTES 30 SECONDS WEST 433.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES AN ARC DISTANCE OF 39.27 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST 75.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES AN ARC DISTANCE OF 39.27 FEET; THENCE TANGENT TO SAID CURVE, NORTH 84 DEGREES 35 MINUTES 30 SECONDS EAST 303.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES ARC DISTANCE OF 204.20 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL 2, DISTANT THEREON SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST 255.00 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 05 DEGREES 24 MINUTES 30 SECONDS WEST 255.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT RIGHT OF ENTRY ON THE SURFACE OF SAID LAND, AS CONVEYED TO R.R. ADAMSON BY DEED RECORDED OCTOBER 5, 1953, IN BOOK 42846 PAGE 432, OFFICIAL RECORDS.

PARCEL NO. 4:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 ABOVE DESCRIBED, SAID CORNER BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO CECILE A. TREBAOL, ET AL., RECORDED AUGUST 27, 1943 AS INSTRUMENT NO. 705 IN BOOK 20185 PAGE 361, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2, NORTH 18 DEGREES 51 MINUTES 46 SECONDS WEST 71.80 FEET; NORTH 38 DEGREES 14 MINUTES 53 SECONDS WEST 249.12 FEET, AND NORTH 31 DEGREES 48 MINUTES 00 SECONDS WEST 119.60 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY, SAID

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POINT BEING ALSO IN THE EASTERLY LINE OF THE STRIP OF LAND 60 FEET IN WIDTH, HEREINAFTER DESCRIBED AS PARCEL 4; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: SOUTHEASTERLY ALONG A CURVE, (A TANGENT AT SAID POINT BEARING NORTH 05 DEGREES 24 MINUTES 30 SECONDS WEST) CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 70 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 30 MINUTES 00 SECONDS AN ARC DISTANCE OF 17.72 FEET, TANGENT TO SAID CURVE SOUTH 19 DEGREES 54 MINUTES 30 SECONDS EAST 87.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 160 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79 DEGREES 50 MINUTES 35 SECONDS AN ARC DISTANCE OF 222.96 FEET; TANGENT TO SAID CURVE SOUTH 59 DEGREES 56 MINUTES 05 SECONDS WEST 113.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120 FEET; SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 30 MINUTES 00 SECONDS AN ARC DISTANCE OF 63.88 FEET TANGENT TO SAID CURVE SOUTH 29 DEGREES 26 MINUTES 05 SECONDS WEST 163.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 28 MINUTES 27 SECONDS AN ARC DISTANCE OF 19.84 FEET; THENCE RADIAL TO SAID CURVE, South 70 DEGREES 02 MINUTES 22 SECONDS EAST 13.61 FEET TO THE MOST WESTERLY CORNER OF SAID LAND DESCRIBED IN DEED TO CECILE A. TREBAOL, ET AL., THENCE NORTH 44 DEGREES 41 MINUTES 05 SECONDS EAST ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED 204.39 FEET; THENCE NORTH 82 DEGREES 01 MINUTES 05 SECONDS EAST 355.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT RIGHT OF ENTRY ON THE SURFACE OF SAID LAND, AS CONVEYED TO R.R. ADAMSON BY DEED RECORDED OCTOBER 5, 1953 IN BOOK 42846 PAGE 432, OF OFFICIAL RECORDS.

SAID FOUR PARCELS ABOVE MENTIONED OF LAND IS SHOWN ON CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 31, 1985 AS INSTRUMENT NO. 85-1293123.

PARCEL 5:

AN EASEMENT FOR ROADWAY PURPOSES AND PURPOSES OF INGRESS AND EGRESS OVER A STRIP OF LAND 60 FEET IN WIDTH LYING 30 FEET ON EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTER LINE, TO WIT:

COMMENCING AT A POINT IN THE CENTER LINE OF THE STRIP OF LAND 100 FEET WIDE, KNOWN AS PACIFIC COAST HIGHWAY AS DESCRIBED IN PARCEL 1 OF THIS DESCRIPTION, SAID POINT BEING MARKED BY A BRASS CAP MONUMENT "SOLSTICE CANON L-B"; THENCE ALONG SAID CENTER LINE SOUTH 84 DEGREES 35 MINUTES 30 SECONDS WEST 117.98 FEET; THENCE SOUTH 05 DEGREES 24

09/21/05

MINUTES 30 SECONDS EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING IN THE SOUTHERLY LINE OF SAID 100 FOOT STRIP OF LAND THENCE CONTINUING SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST 230.00 FEET; THENCE NORTH 84 DEGREES 35 MINUTES 30 SECONDS EAST 358.30 FEET; THENCE SOUTHEASTERLY 157.08 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100 FEET; THENCE TANGENT SOUTH 05 DEGREES 24 MINUTES 30 SECONDS EAST 107.77 FEET; THENCE SOUTHEASTERLY 25.31 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100 FEET; THENCE TANGENT SOUTH 19 DEGREES 54 MINUTES 30 SECONDS EAST 87.68 FEET; THENCE SOUTHERLY 181.16 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130 FEET; THENCE TANGENT SOUTH 59 DEGREES 56 MINUTES 05 SECONDS WEST 113.92 FEET; THENCE SOUTHWESTERLY 79.85

FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150 FEET; THENCE TANGENT SOUTH 29 DEGREES 26 MINUTES 05 SECONDS WEST 163.25; THENCE SOUTHWESTERLY 41.45 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150 FEET THENCE TANGENT SOUTH 13 DEGREES 36 MINUTES 05 SECONDS WEST 122.70 FEET; THENCE SOUTHWESTERLY 129.81 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 125 FEET; THENCE TANGENT SOUTH 73 DEGREES 06 MINUTES 05 SECONDS WEST 154.35 FEET; THENCE SOUTHWESTERLY 27.26 FEET ALONG THE ARC OF TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150 FEET; THENCE TANGENT South 62 DEGREES 41 MINUTES 19 SECONDS WEST 112.34 FEET; THENCE SOUTHERLY 138.32 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100 FEET; THENCE TANGENT SOUTH 16 DEGREES 33 MINUTES 55 SECONDS EAST 18.67 FEET TO A POINT IN THE NORTHERLY LINE OF THE 60 FOOT STRIP OF LAND KNOWN AS MALIBU ROAD, SAID POINT BEING

SOUTH 73 DEGREES 26 MINUTES 05 SECONDS WEST 1431.32 FEET AND NORTH 16 DEGREES 33 MINUTES 55 SECONDS WEST 30.00 FEET, FROM ENGINEER'S CENTER LINE STATION 903 71.78 B.C. LINE 1, AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE SHOWN ON LOS ANGELES COUNTY SURVEYOR'S MAP F.M. NO. 11698, SHEET 3, AS NORTH 73 DEGREES 29 MINUTES 00 SECONDS EAST.

END OF LEGAL DESCRIPTION

09/21/05

STATE OF CALIFORNIA)

COUNTY OF Los Angeles) SS:

On September 9, 2005, before me, the undersigned Notary Public, personally appeared RICHARD ACKERMAN ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that HE executed the same in his/~~her~~ authorized capacity, and that by his/~~her~~ signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public Joy Teopaco

09/21/05

SCHEDULE I

to

Preliminary Change of Ownership Report

AZ Winter Mesa, LLC, a Delaware limited liability company

By: Ackerman/Zwirn Real Estate Partners, LLC,
a Delaware limited liability company

Its: Sole Member

By: Big Rock Partners, LLC
a Delaware limited liability company

Its: Manager

By: S.K.R.1 Management Group, LLC,
a Delaware limited liability company

Its: Managing Member

By:



Richard Ackerman

Its:

Managing Member

05 2275866

APPENDIX E

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

Target Property:

23755 MALIBU RD

MALIBU CA 90265

Job Number: 061793017

PREPARED FOR:

Leighton

41715 Enterprise Circle N, Suite 103

Temecula, CA 92590

10-17-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: 23755 MALIBU RD
MALIBU CA 90265

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-26-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	0	1	0	1
RCRA TSD	Y	07-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-11-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-11-11	0.25	0	0	0	-	-	0	0
Federal Brownfield	Y	07-05-11	0.25	0	0	0	-	-	0	0
ERNS	Y	07-18-11	0.15	0	0	-	-	-	2	2
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	1	0	1
State Spills 90	Y	09-28-11	0.25	0	0	0	-	-	1	1
State/Tribal SWL	Y	10-05-11	0.50	0	0	1	0	-	0	1
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	3	-	0	3
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.50	0	0	0	0	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	08-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	3	3
-TOTALS-				0	0	1	3	2	7	13

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 10-17-11
Requestor Name: KRISTIN STOUT
Standard: ASTM-05

Search Type: COORD
Job Number: 061793017
Filtered Report

Target Site: 23755 MALIBU RD
MALIBU CA 90265

Demographics

Sites:	13	Non-Geocoded:	7	Population:	NA
Radon:	NA				
Fire Insurance Map Coverage:	No				

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-118.699200	-118:41:57	Easting:	343130.548
Latitude:	34.033606	34:2:1	Northing:	3766989.683
Elevation:	171		Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	No	
					Aerial Photographs	Yes	10-17-11
					Historical Topos	Yes	10-17-11
					City Directories	Yes	10-17-11
					Title Search	No	
					Municipal Reports	No	
					Liens	Yes	10-17-11
					Historic Map Works	No	
					Online Topos	No	

***Environmental FirstSearch
Target Site Summary Report***

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

TOTAL: 13 **GEOCODED:** 6 **NON GEOCODED:** 7 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
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No sites found for target address

Environmental FirstSearch

Sites Summary Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

TOTAL: 13 **GEOCODED:** 6 **NON GEOCODED:** 7 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SWL	LA COUNTY DEPT PUBLIC WRKS #436TS SWIS19-AA-0306/ACTIVE	3637 WINTER CANYON ROADD. MALIBU CA 91803	0.23 NW	N/A	1
2	LUST	LA CO DPW ROAD RD 336 T0603703652/OPEN - SITE ASSESSMENT	3637 WINTER CANYON RD MALIBU CA 90265	0.31 NW	- 26	2
3	LUST	WEBSTER ELEMENTARY SCHOOL T0603704052/COMPLETED - CASE CLOSED	3602 WINTER CANYON RD MALIBU CA 90026	0.35 NE	- 31	3
4	LUST	PEPPERDINE UNIVERSITY T0603761773/OPEN - SITE ASSESSMENT	24255 PACIFIC COAST HWY MALIBU CA 90263	0.47 NW	+ 59	4
5	RCRACOR	HRL LABORATORIES, LLC CAD041156969/CA	3011 MALIBU CANYON RD MALIBU CA 90265	0.70 NE	+ 360	5
5	STATE	HRL LABORATORIES LLC CAL80001365/ACTIVE	3011 MALIBU CANYON RD MALIBU CA 90265	0.70 NE	+ 360	8

Environmental FirstSearch

Sites Summary Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

TOTAL: 13 **GEOCODED:** 6 **NON GEOCODED:** 7 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	ERNS	PACIFIC COAST HWY AND DECKER ROAD NRC-751962/MOBILE	PACIFIC COAST HWY AND DECK MALIBU CA	NON GC	N/A	10
	ERNS	UNKNOWN 377711/UNKNOWN (EPA REGIONS)	PACIFIC COAST HWY MALIBU CA 90265	NON GC	N/A	13
	SPILLS	MALIBU COLONY PLAZA G_SL204AY2349/COMPLETED - CASE CLOSED	23705 W MALIBU RD MALIBU CA	NON GC	N/A	14
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-90265/	UNKNOWN CA 90265	NON GC	N/A	15
	HWMANIFE	DPR PARK SERVICES-PT MUGU ST PARK CAL000020968/ACTIVE	9000 W PACIFIC COAST HWY MALIBU CA 90265	NON GC	N/A	16
	HWMANIFE	LOS ANGELES COUNTY FIRE DEPARTMENT CAL931055227/ACTIVE	23720 W MALIBU RD-STATION 8 MALIBU CA 90265	NON GC	N/A	17
	HWMANIFE	LOS ANGELES COUNTY FIRE DEPARTMENT CAL931115122/ACTIVE	28722 W PACIFIC COAST HWY MALIBU CA 90265	NON GC	N/A	18

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

SWL

SEARCH ID: 3	DIST/DIR: 0.23 NW	ELEVATION:	MAP ID: 1
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NAME: LA COUNTY DEPT PUBLIC WRKS #436TS ADDRESS: 3637 WINTER CANYON ROAD. MALIBU CA 91803 LOS ANGELES CONTACT: SOURCE: CA IWMB	REV: 10/05/11 ID1: SWIS19-AA-0306 ID2: STATUS: ACTIVE PHONE:
---	---

SITE OPERATOR INFORMATION:

Operator: County of Los Angeles Dept. Public Works
Operator Address: 900 South Fremont Avenue Alhambra CA 91803
Permit Date: 1/6/2003
Permit Status: Notification
Land Use Name:
GIS Source for LAT and LONG: Map

SITE ACTIVITY INFORMATION:

Activity: Limited Volume Transfer Operation
Accepted Waste: Construction/demolition,Inert,Other designated
Operational Status: Active
Regulatory Status Notification
Program Type
Closure Date:
Closure Type:
Permitted Throughput with Units: 200 Cu Yards/month
Permitted Capacity with Units: 2600 Cu Yards/year
Remaining Capacity with Units (landfills only):
Permitted Total Acreage:
Permitted Disposal Acreage:
Last Tire Inspection Count:
Last Tire Inspection Count Date:
Inspection Frequency: Quarterly

SITE OWNER INFORMATION:

Owner: County of Los Angeles Dept. Public Works
Owner Phone: 6264583981
Owner Address: 900 Souht Fremont Avenue

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

LUST

SEARCH ID: 4 **DIST/DIR:** 0.31 NW **ELEVATION:** 145 **MAP ID:** 2

NAME: LA CO DPW ROAD RD 336
ADDRESS: 3637 WINTER CANYON RD
MALIBU CA 90265
LOS ANGELES

CONTACT:

SOURCE: CA SWRCB

REV: 09/28/11
ID1: T0603703652
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES COUNTY
REGIONAL BOARD CASE NUMBER: I-10714
LOCAL AGENCY: LOS ANGELES COUNTY
LOCAL CASE NUMBER: 010756-010714

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Diesel
POTENTIAL MEDIA AFFECTED: Soil
STATUS: Open - Site Assessment
STATUS DATE: 2001-06-18 00:00:00
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

LUST

SEARCH ID: 6 **DIST/DIR:** 0.35 NE **ELEVATION:** 140 **MAP ID:** 3

NAME: WEBSTER ELEMENTARY SCHOOL
ADDRESS: 3602 WINTER CANYON RD
MALIBU CA 90026
LOS ANGELES

REV: 09/28/11
ID1: T0603704052
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

CONTACT:

SOURCE: CA SWRCB

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES COUNTY
REGIONAL BOARD CASE NUMBER: I-13217
LOCAL AGENCY: LOS ANGELES COUNTY
LOCAL CASE NUMBER:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Other Solvent or Non-Petroleum Hydrocarbon
POTENTIAL MEDIA AFFECTED: Soil
STATUS: Completed - Case Closed
STATUS DATE: 1994-07-12 00:00:00
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

LUST

SEARCH ID: 5 **DIST/DIR:** 0.47 NW **ELEVATION:** 230 **MAP ID:** 4

NAME: PEPPERDINE UNIVERSITY
ADDRESS: 24255 PACIFIC COAST HWY
MALIBU CA 90263
LOS ANGELES

CONTACT:
SOURCE: CA SWRCB

REV: 09/28/11
ID1: T0603761773
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES COUNTY
REGIONAL BOARD CASE NUMBER: R-01443
LOCAL AGENCY: LOS ANGELES COUNTY
LOCAL CASE NUMBER: 001376-001443

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Other Solvent or Non-Petroleum Hydrocarbon
POTENTIAL MEDIA AFFECTED: Under Investigation
STATUS: Open - Site Assessment
STATUS DATE: 2003-04-22 00:00:00
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Other (Refer to Description)

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

RCRACOR

SEARCH ID: 1 **DIST/DIR:** 0.70 NE **ELEVATION:** 531 **MAP ID:** 5

NAME: HRL LABORATORIES, LLC	REV: 7/11/11
ADDRESS: 3011 MALIBU CANYON RD	ID1: CAD041156969
MALIBU CA 90265	ID2:
LOS ANGELES	STATUS: CA
CONTACT:	PHONE:
SOURCE: EPA	

SITE INFORMATION

CONTACT INFORMATION: SUSAN HARMON
3011 MALIBU CANYON RD
MALIBU CA 902654797

PHONE: 3103175252

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
3011 MALIBU CANYON RD
MALIBU CA 902654797

PHONE:

UNIVERSE INFORMATION:

NAIC INFORMATION

54171 - RESEARCH AND DEVELOPMENT IN THE PHYSICAL, ENGINEERING, AND LIFE SCIENCES

ENFORCEMENT INFORMATION:

AGENCY: S - STATE DATE: 12/14/1993
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE DATE: 9/9/1988
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 4/18/1990
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 10/10/1990
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE DATE: 1/9/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 12/14/1993
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE DATE: 9/9/1988
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 4/18/1990
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 1/9/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 10/10/1990
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

RCRACOR

SEARCH ID: 1 **DIST/DIR:** 0.70 NE **ELEVATION:** 531 **MAP ID:** 5

NAME: HRL LABORATORIES, LLC
ADDRESS: 3011 MALIBU CANYON RD
MALIBU CA 90265
LOS ANGELES

REV: 7/11/11
ID1: CAD041156969
ID2:
STATUS: CA
PHONE:

CONTACT:
SOURCE: EPA

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 RESPONSIBLE: S - STATE
DETERMINED: 12/14/1993 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 1/18/1994
TYPE: TSD-GENERAL STANDARDS

VIOLATION NUMBER: 0002 RESPONSIBLE: S - STATE
DETERMINED: 12/14/1993 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 1/18/1994
TYPE: GENERATOR-PRE-TRANSPORT REQUIREMENTS

VIOLATION NUMBER: 0003 RESPONSIBLE: S - STATE
DETERMINED: 12/14/1993 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 1/18/1994
TYPE: TSD-CONTINGENCY PLAN REQUIREMENTS

VIOLATION NUMBER: 0004 RESPONSIBLE: S - STATE
DETERMINED: 3/20/1992 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 8/31/1992
TYPE: TSD-CLOSURE/POST-CLOSURE REQUIREMENTS

VIOLATION NUMBER: 0005 RESPONSIBLE: S - STATE
DETERMINED: 3/20/1992 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 8/31/1992
TYPE: TSD-CONTINGENCY PLAN REQUIREMENTS

VIOLATION NUMBER: 0006 RESPONSIBLE: S - STATE
DETERMINED: 3/20/1992 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 8/31/1992
TYPE: TSD-CONTAINERS REQUIREMENTS

VIOLATION NUMBER: 0007 RESPONSIBLE: S - STATE
DETERMINED: 3/10/1992 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 12/14/1993
TYPE: TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS

VIOLATION NUMBER: 0008 RESPONSIBLE: S - STATE
DETERMINED: 3/13/1990 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 12/14/1993
TYPE: TSD-OTHER REQUIREMENTS

VIOLATION NUMBER: 0009 RESPONSIBLE: S - STATE
DETERMINED: 7/28/1988 DETERMINED BY: S - STATE

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

RCRACOR

SEARCH ID: 1 **DIST/DIR:** 0.70 NE **ELEVATION:** 531 **MAP ID:** 5

NAME: HRL LABORATORIES, LLC
ADDRESS: 3011 MALIBU CANYON RD
MALIBU CA 90265
LOS ANGELES

REV: 7/11/11
ID1: CAD041156969
ID2:
STATUS: CA
PHONE:

CONTACT:
SOURCE: EPA

CITATION:
RESOLVED: 3/13/1990
TYPE: TSD-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0010 RESPONSIBLE: S - STATE
DETERMINED: 7/28/1988 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 3/13/1990
TYPE: GENERATOR-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0011 RESPONSIBLE: S - STATE
DETERMINED: 7/28/1988 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 12/14/1993
TYPE: TSD-OTHER REQUIREMENTS

CORRECTIVE ACTION INFORMATION

CA EVENT: 10/4/1991 CA075LO - CA PRIORITIZATION-LOW CA PRIORITY

CA EVENT: 11/14/2005 CA150 - RFI WORKPLAN APPROVED

CA EVENT: 2/3/2004 CA100 - RFI IMPOSITION

HAZARDOUS WASTE INFORMATION:

Barium
2-Propanone (I) (OR) Acetone (I)
Lead
2-Propenenitrile, 2-methyl- (I,T) (OR) Methacrylonitrile (I,T)
Arsenic
Cadmium
Chromium
Corrosive waste
Ignitable waste
Mercury
Methanol (I) (OR) Methyl alcohol (I)
Reactive waste
Silver

The following spent halogenated solvents used in degreasing: Tetrachloroethylene, trichlorethylene, methylene chloride, 1,1,1-trichloroethane, carbon tetrachloride and chlorinated fluorocarbons; all spent solvent mixtures/bl
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 to
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, b

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

STATE

SEARCH ID: 2 **DIST/DIR:** 0.70 NE **ELEVATION:** 531 **MAP ID:** 5

NAME: HRL LABORATORIES LLC
ADDRESS: 3011 MALIBU CANYON RD
MALIBU CA 90265
LOS ANGELES
CONTACT:
SOURCE: CA DTSC

REV: 07/14/11
ID1: CAL80001365
ID2: CORRECTIVE ACTION
STATUS: ACTIVE
PHONE:

GENERAL SITE INFORMATION

Site Type: Corrective Action
Status: Active
Status Date: 2008-01-01 00:00:00
NPL Site: NO
Funding:
Regulatory Agencies Involved: SMBRP
Lead Agency: WM
Project Manager: VU NGUYEN
Supervisor: Philip Chandler
Branch: Cleanup Chatsworth
Acres: 0
Assessor s Parcel Number: 4458029012
Past Uses: NONE SPECIFIED
Potential Contaminants: NONE SPECIFIED
Confirmed Contaminants: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Restricted Use: NO
Site Management Required: NONE SPECIFIED
Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)

4458029012

CAD041156969

300389

80001365

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: Sites With No Operable Unit
Sub- Area Name: ENTIRE FACILITY
Document Type: RFI Workplan
Completion Date: 2005-11-14 00:00:00
Comments:

Area Name: Sites With No Operable Unit
Sub- Area Name: ENTIRE FACILITY
Document Type: Preliminary Assessment Report
Completion Date: 1990-05-21 00:00:00
Comments:

Area Name: Sites With No Operable Unit
Sub- Area Name: ENTIRE FACILITY
Document Type: Preliminary Assessment Report
Completion Date: 1991-10-04 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Technical Workplan
Completion Date: 2010-06-03 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

STATE

SEARCH ID: 2 **DIST/DIR:** 0.70 NE **ELEVATION:** 531 **MAP ID:** 5

NAME: HRL LABORATORIES LLC
ADDRESS: 3011 MALIBU CANYON RD
MALIBU CA 90265
LOS ANGELES

REV: 07/14/11
ID1: CAL80001365
ID2: CORRECTIVE ACTION
STATUS: ACTIVE
PHONE:

CONTACT:
SOURCE: CA DTSC

Completion Date: 2010-06-10 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Fieldwork
Completion Date: 2011-03-24 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Consent Order
Completion Date: 2004-02-03 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Consent Order
Completion Date: 2010-06-02 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: RCRA Facility Assessment Report
Completion Date: 1991-10-04 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: RCRA Facility Assessment Report
Completion Date: 1991-10-04 00:00:00
Comments:

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

ERNS

SEARCH ID: 7 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PACIFIC COAST HWY AND DECKER ROAD **REV:** 12/31/05
ADDRESS: PACIFIC COAST HWY AND DECKER RD **ID1:** NRC-751962
MALIBU CA **ID2:**
LOS ANGELES **STATUS:** MOBILE
CONTACT: UNKNOWN **PHONE:**
SOURCE: NRC

SITE INFORMATION

THIS INFORMATION WAS OBTAINED FROM THE NATIONAL RESPONSE CENTER

DATE RECEIVED: 3/7/2005 12:02:45 PM DATE COMPLETE: 3/7/2005 12:07:46 PM
CALL TAKER: NXR7436 CALL TYPE: INC

RESPONSIBLE PARTY: UNKNOWN
PHONE #1:
PHONE #2:
PHONE #3:

RESPONSIBLE COMPANY:
ORGANIZATION TYPE: UNKNOWN

ADDRESS:
XX

SOURCE: TELEPHONE

INCIDENT INFORMATION

INCIDENT DESCRIPTION: A DUMP TRUCK ROLLED INTO A CREEK AND RUPTURED IT S TANK AND RELEASED DIESEL INTO THE WATER.

INCIDENT TYPE: MOBILE INCIDENT CAUSE: TRANSPORT ACCIDENT
INCIDENT DATE: 3/7/2005 8:43:00 AM INCIDENT DATE DESC: OCCURRED
DISTANCE FROM CITY: DISTANCE UNITS:
DIRECTION FROM CITY: LOCATION SECTION:
LOCATION TOWNSHIP: LOCATION RANGE:

AIRCRAFT TYPE: AIRCRAFT MODEL:
AIRCRAFT ID: AIRCRAFT FUEL CAPACITY:
AIRCRAFT FUEL CAPACITY UNITS: AIRCRAFT FUEL ON BOARD:
AIRCRAFT FUEL ON BOARD UNITS: AIRCRAFT SPOT NUMBER:
AIRCRAFT HANGER: AIRCRAFT RUNWAY NUM:
ROAD MILE MARKER: BUILDING ID:
TYPE OF FIXED OBJECT: POWER GEN FACILITY: UNKNOWN
GENERATING CAPACITY: TYPE OF FUEL:
NPDES: NPDES COMPLIANCE: UNKNOWN
PIPELINE TYPE: DOT REGULATED: UNKNOWN
PIPELINE ABOVE GROUND: ABOVE EXPOSED UNDERWATER: NO
PIPELINE COVERED: UNKNOWN GRADE CROSSING: NO
LOCATION SUBDIVISION: RAILROAD MILEPOST:
TYPE VEHICLE INVOLVED: CROSSING DEVICE TYPE:
DEVICE OPERATIONAL: YES

DOT CROSSING NUMBER: BRAKE FAILURE: NO
TANK ABOVE GROUND: ABOVE TRANSPORTABLE CONTAINER: UNKNOWN
TANK REGULATED: UNKNOWN TANK REGULATED BY:
TANK ID: CAPACITY OF TANK:
CAPACITY OF TANK UNITS: ACTUAL AMOUNT:
ACTUAL AMOUNT UNITS: PLATFORM RIG NAME:
PLATFORM LETTER: LOCATION AREA ID:
LOCATION BLOCK ID:

DESCRIPTION OF TANK:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

ERNS

SEARCH ID: 7	DIST/DIR: NON GC	ELEVATION:	MAP ID:
---------------------	-------------------------	-------------------	----------------

NAME: PACIFIC COAST HWY AND DECKER ROAD ADDRESS: PACIFIC COAST HWY AND DECKER RD MALIBU CA LOS ANGELES CONTACT: UNKNOWN SOURCE: NRC	REV: 12/31/05 ID1: NRC-751962 ID2: STATUS: MOBILE PHONE:
--	---

OCSG NUMBER: OCSF NUMBER:
STATE LEASE NUMBER: PIER DOCK NUMBER:
BERTH SLIP NUMBER: CONTIN RELEASE TYPE:
INITIAL CONT RELEASE NUM: CONT RELEASE PERMIT:
ALLISION: NO TYPE OF STRUCTURE:
STRUCTURE NAME: STRUCT OPERATIONAL: UNKNOWN
AIRBAG DEPLOYED: DATE NORMAL SERVICE:
SERVICE DISRUPT TIME: SERVICE DISRUPT UNITS:
TRANSIT BUS FLAG: CR BEGIN DATE:
CR END DATE: CR CHANGE DATE:

FIRE INVOLVED: NO FIRE EXTINGUISHED: UNKNOWN
ANY EVACUATIONS: NO NUMBER EVACUATED:
WHO EVACUATED: RADIUS OF EVACUATION:
ANY INJURIES: YES NUMBER INJURED: 1
NUMBER HOSPITALIZED: 1 ANY FATALITIES: NO
NUMBER FATALITIES: ANY DAMAGES: NO
DAMAGE AMOUNT: AIR CORRIDOR CLOSED: NO
AIR CORRIDOR DESC: AIR CLOSURE TIME:
WATERWAY CLOSED: NO WATERWAY DESC:
WATERWAY CLOSURE TIME: ROAD CLOSED: NO
ROAD DESC: ROAD CLOSURE TIME:
CLOSURE DIRECTION: MAJOR ARTERY: NO

TRACK CLOSED: NO TRACK DESC:
TRACK CLOSURE TIME: MEDIA INTEREST: NONE
MEDIUM DESC: WATER ADDTL MEDIUM INFO: LATUSA CREEK
BODY OF WATER: LATUSA CREEK TRIBUTARY OF: PACIFIC OCEAN
NEAREST RIVER MILE MARK: RELEASE SECURED: NO
EST DUR OF RELEASE: RELEASE RATE:
TRACK CLOSE DIR: ST AGENCY ON SCENE:
ST AGENCY RPT NUM: NO REPORT # OTHER AGENCY NOTIFIED:
WEATHER CONDITIONS: SUNNY AIR TEMPERATURE:
WIND SPEED: WIND DIRECTION:
WATER SUPPLY CONTAM: UNKNOWN SHEEN SIZE:
SHEEN COLOR: DIR OF SHEEN TRAVEL:
SHEEN ODOR DESCRIPTION: WAVE CONDITION:
CURRENT SPEED: CURRENT DIRECTION:
WATER TEMPERATURE:

DESC OF REMEDIAL ACTION: CLEAN UP UNDERWAY

EMPL FATALITY: PASS FATALITY:
COMMUNITY IMPACT: NO WIND SPEED UNITS:
EMPLOYEE INJURIES: PASSENGER INJURIES:
OCCUPANT FATALITY: CURRENT SPEED UNITS:
ROAD CLOSURE UNITS: TRACK CLOSURE UNITS:
SHEEN SIZE UNITS: STATE AGENCY NOTIFIED: CHP
FED AGENCY NOTIFIED: NEAREST RIVER MILE MARK:
SHEEN SIZE LENGTH: SHEEN SIZE LENGTH UNITS:
SHEEN SIZE WIDTH: SHEEN SIZE WIDTH UNITS:
OFFSHORE: N DURATION UNIT:
RELEASE RATE UNIT: RELEASE RATE RATE:

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

ERNS

SEARCH ID: 7	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: PACIFIC COAST HWY AND DECKER ROAD ADDRESS: PACIFIC COAST HWY AND DECKER RD MALIBU CA LOS ANGELES CONTACT: UNKNOWN SOURCE: NRC	REV: 12/31/05 ID1: NRC-751962 ID2: STATUS: MOBILE PHONE:
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ADDITIONAL INFO: NONE

MATERIAL INFORMATION

CHRIS CODE: OTD CASE NUMBER: 000000-00-0
UN NUMBER: REACHED WATER: YES

NAME OF MATERIAL: OIL, FUEL: NO. 2-D
AMOUNT OF MATERIAL: 50 GALLON(S)
AMOUNT IN WATER: 50 GALLON(S)

OTHER MATERIAL INFORMATION

MOBILE DETAILS INFORMATION

TRAIN INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

ERNS

SEARCH ID: 8	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: UNKNOWN ADDRESS: PACIFIC COAST HWY MALIBU CA 90265 Los Angeles CONTACT: SOURCE: EPA	REV: 5/16/94 ID1: 377711 ID2: STATUS: UNKNOWN (EPA REGIONS) PHONE:
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SPILL INFORMATION
DATE OF SPILL: 5/16/1994 TIME OF SPILL: 1630

PRODUCT RELEASED (1): UNKNOWN OIL
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED
AIR: NO GROUNDWATER: NO
LAND: YES FIXED FACILITY: NO
WATER: NO OTHER: NO
WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE
DUMPING: NO EQUIPMENT FAILURE: NO
NATURAL PHENOMENON: NO OPERATOR ERROR: NO
OTHER CAUSE: NO TRANSP. ACCIDENT: NO
UNKNOWN: YES

ACTIONS TAKEN: NONE
RELEASE DETECTION: THE CALLER DISCOVERED 3 LEAKING BARRELS ON THE PROPERTY NEAR HER HOME
MISC. NOTES:

DISCHARGER INFORMATION
DISCHARGER ID: 377711 DUN & BRADSTREET #:
TYPE OF DISCHARGER: UNKNOWN
NAME OF DISCHARGER: UNKNOWN
ADDRESS:

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

SPILLS

SEARCH ID:	9	DIST/DIR:	NON GC	ELEVATION:		MAP ID:	
NAME:	MALIBU COLONY PLAZA			REV:	09/28/11		
ADDRESS:	23705 W MALIBU RD MALIBU CA			ID1:	G_SL204AY2349		
				ID2:			
CONTACT:				STATUS:	COMPLETED - CASE CLOSED		
SOURCE:	CA SWRCB			PHONE:			

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER SLIC DATABASE
Please note that some SLIC data previously provided by the State Water Resources Control Board via the Regional Boards is not currently provided by the agency in the new GEOTRACKER format. To ensure that our data is as complete as possible we have retained the original Regional Boards SLIC records as well as loaded all GEOTRACKER SLIC listings. GEOTRACKER records are distinguished by an initial G at the start of the ID.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 0935
LOCAL AGENCY:
LOCAL CASE NUMBER:
CASE TYPE: Cleanup Program Site
STATUS: Completed - Case Closed
STATUS DATE: 2004-06-10 00:00:00
POTENTIAL CONTAMINANTS OF CONCERN:
POTENTIAL MEDIA AFFECTED:
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

Environmental FirstSearch
Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

TRIBALLAND

SEARCH ID: 10	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION ADDRESS: UNKNOWN CA 90265 LOS ANGELES CONTACT: SOURCE: BIA	REV: 01/15/08 ID1: BIA-90265 ID2: STATUS: PHONE:
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BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY, REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

HWMANIFEST

SEARCH ID: 11 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: DPR PARK SERVICES-PT MUGU ST PARK **REV:** 02/19/10
ADDRESS: 9000 W PACIFIC COAST HWY **ID1:** CAL000020968
MALIBU CA 90265 **ID2:**
LOS ANGELES **STATUS:** ACTIVE
CONTACT: **PHONE:**
SOURCE: CA DTSC

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWM I) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created: 11/14/1989

Inactivity Date:

Facility Mail Name:

Facility Mailing Address: PO BOX 942896, SACRAMENTO, CA 94296-0001

Owner Name: DEPT OF PKS & RECREATION FIELD

Owner Address: PO BOX 942896, SACRAMENTO, CA 94296-0001

Contact Name: HAZMAT COORDINATOR

Contact Address: PO BOX 942896, SACRAMENTO, CA 94296-0001

Contact Phone: 9166534272

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2005-2009:

2009 Method Type:

2009 Waste Type:

2009 Total Tonnage:

2008 Waste Type:

2008 Total Tonnage:

2007 Waste Type: Liquids with pH <= 2

2007 Total Tonnage: 0.02085

2006 Waste Type:

2006 Total Tonnage:

2005 Waste Type:

2005 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2004:

2004 Waste Type:

2004 Total Tonnage:

2003 Waste Type:

2003 Total Tonnage:

2002 Waste Type: Liquids with halogenated organic compounds >= 1,000 Mg./L

2002 Total Tonnage: 0.29

2001 Waste Type: Unspecified solvent mixture

2001 Total Tonnage: 0.22

2000 Waste Type:

2000 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:

1999 Waste Type:

1999 Total Tonnage:

1998 Waste Type:

1998 Total Tonnage:

1997 Waste Type:

1997 Total Tonnage:

1996 Waste Type:

1996 Total Tonnage:

1995 Waste Type: Unspecified oil-containing waste

1995 Total Tonnage: 1.251

1994 Waste Type:

1994 Total Tonnage:

1993 Waste Type:

1993 Total Tonnage:

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

HWMANIFEST

SEARCH ID: 12 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: LOS ANGELES COUNTY FIRE DEPARTMENT
ADDRESS: 23720 W MALIBU RD-STATION 88
MALIBU CA 90265
LOS ANGELES
CONTACT:
SOURCE: CA DTSC

REV: 02/19/10
ID1: CAL931055227
ID2:
STATUS: ACTIVE
PHONE:

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWM I) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created: 4/15/1993

Inactivity Date:

Facility Mail Name:

Facility Mailing Address: PO BOX 32220, LOS ANGELES, CA 90032-0000

Owner Name: LOS ANGELES COUNTY FIRE DEPT

Owner Address: 1320 N EASTERN AVE, LOS ANGELES, CA 90032-0000

Contact Name: DIVISION MANAGER

Contact Address: PO BOX 32220, LOS ANGELES, CA 90032-0000

Contact Phone: 3238816122

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2005-2009:

2009 Method Type: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

2009 Waste Type: Waste oil and mixed oil

2009 Total Tonnage: 0.418

2008 Waste Type:

2008 Total Tonnage:

2007 Waste Type: Waste oil and mixed oil

2007 Total Tonnage: 0.417

2006 Waste Type: Waste oil and mixed oil

2006 Total Tonnage: 0.33

2005 Waste Type: Waste oil and mixed oil

2005 Total Tonnage: 0.45

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2004:

2004 Waste Type:

2004 Total Tonnage:

2003 Waste Type: Unspecified oil-containing waste

2003 Total Tonnage: 0.2

2002 Waste Type: Waste oil and mixed oil

2002 Total Tonnage: 0.41

2001 Waste Type: Waste oil and mixed oil

2001 Total Tonnage: 0.33

2000 Waste Type: Waste oil and mixed oil

2000 Total Tonnage: 0.41

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:

1999 Waste Type:

1999 Total Tonnage:

1998 Waste Type:

1998 Total Tonnage:

1997 Waste Type:

1997 Total Tonnage:

1996 Waste Type: Tank bottom waste

1996 Total Tonnage: 0.2085

1995 Waste Type:

1995 Total Tonnage:

1994 Waste Type:

1994 Total Tonnage:

1993 Waste Type:

1993 Total Tonnage:

Environmental FirstSearch

Site Detail Report

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

HWMANIFEST

SEARCH ID: 13 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: LOS ANGELES COUNTY FIRE DEPARTMENT **REV:** 02/19/10
ADDRESS: 28722 W PACIFIC COAST HWY **ID1:** CAL931115122
MALIBU CA 90265 **ID2:**
LOS ANGELES **STATUS:** ACTIVE
CONTACT: **PHONE:**
SOURCE: CA DTSC

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWM I) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created: 4/21/1993

Inactivity Date:

Facility Mail Name:

Facility Mailing Address: PO BOX 32220, LOS ANGELES, CA 90032-0000

Owner Name: LOS ANGELES COUNTY FIRE DEPT

Owner Address: 1320 N EASTERN AVE, LOS ANGELES, CA 90032-0000

Contact Name: DIVISION MANAGER

Contact Address: PO BOX 32220, LOS ANGELES, CA 90032-0000

Contact Phone: 3238816122

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2005-2009:

2009 Method Type:

2009 Waste Type:

2009 Total Tonnage:

2008 Waste Type: Waste oil and mixed oil

2008 Total Tonnage: 0.209

2007 Waste Type: Waste oil and mixed oil

2007 Total Tonnage: 0.43785

2006 Waste Type: Waste oil and mixed oil

2006 Total Tonnage: 0.2

2005 Waste Type:

2005 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2004:

2004 Waste Type: Waste oil and mixed oil

2004 Total Tonnage: 0.22

2003 Waste Type: Unspecified oil-containing waste

2003 Total Tonnage: 0.2

2002 Waste Type:

2002 Total Tonnage:

2001 Waste Type: Waste oil and mixed oil

2001 Total Tonnage: 0.22

2000 Waste Type:

2000 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:

1999 Waste Type:

1999 Total Tonnage:

1998 Waste Type:

1998 Total Tonnage:

1997 Waste Type:

1997 Total Tonnage:

1996 Waste Type: Tank bottom waste

1996 Total Tonnage: 0.1668

1995 Waste Type:

1995 Total Tonnage:

1994 Waste Type: Tank bottom waste

1994 Total Tonnage: 0.417

1993 Waste Type:

1993 Total Tonnage:

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). 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.**NFRAP – No Further Remedial Action Plan****P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST** - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR** - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. **CLEANUPS IN MY COMMUNITY (subset)** - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.**BUREAU OF INDIAN AFFAIRS CONTACT** - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. **CORTESE LIST-**Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. **WMUDS-**The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. **ORANGE COUNTY LANDFILLS LIST-** A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program. Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. **SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS-** Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC. **LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG-** The County of Los Angeles Public Health Investigation Compliant Control Log. **ORANGE COUNTY INDUSTRIAL SITE CLEANUPS-** List maintained by the Orange County Environmental Health Agency. **RIVERSIDE COUNTY WASTE GENERATORS-**A list of facilities in Riverside County which generate hazardous waste. **SACRAMENTO COUNTY MASTER HAZMAT LIST-**Master list of facilities within Sacramento County with potentially hazardous materials. **SACRAMENTO COUNTY TOXIC SITE CLEANUPS-**A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. **RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) –** RCRA site that have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416

San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* County of Alameda Department of Environmental Health

* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

* County of Kern Environmental Health Department

* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

* Environmental Health Services

LAKE COUNTY CUPA:

* Division of Environmental Health

LASSEN COUNTY CUPA:

* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

* County of Los Angeles Environmental Programs Division

* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

* Environmental Health Department

MARIN COUNTY CUPA:

* County of Marin Office of Waste Management

* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

* Health Department

MENDOCINO COUNTY CUPA:

* Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

* County of Santa Clara Hazardous Materials Compliance Division

* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)

* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

* Environmental Health Department

SHASTA COUNTY CUPA:

* Environmental Health Department

SIERRA COUNTY CUPA:

* Health Department

SISKIYOU COUNTY CUPA:

* Environmental Health Department

SONOMA COUNTY CUPAS:

* County of Sonoma Department Of Environmental Health

* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

* Department of Agriculture

TEHAMA COUNTY CUPA:

* Department of Environmental Health

TRINITY COUNTY CUPA:

* Department of Health

TULARE COUNTY CUPA:

* Environmental Health Department

TUOLUMNE COUNTY CUPA:

* Environmental Health

VENTURA COUNTY CUPAS:

* County of Ventura Environmental Health Division

* Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

* Environmental Health Department

YUBA COUNTY CUPA:

* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 23755 MALIBU RD
MALIBU CA 90265

JOB: 061793017

Street Name	Dist/Dir	Street Name	Dist/Dir
Civic Center Way	0.19 NE		
County Hwy N1	0.25 NW		
De Ville Way	0.23 NE		
Malibu Bluffs State Rec Area	0.15 SW		
Malibu Canyon Rd	0.25 NW		
MALIBU RD	0.00--		
Pacific Coast Hwy	0.1 NW		
Ramp	0.13 NE		
State Hwy 1	0.1 NW		
Vista Pacifica	0.21 NE		
Vista Pacifica St	0.21 NE		
Winter Canyon Rd	0.23 NE		
Winter Mesa Dr	0.23 NW		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

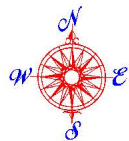
**10-17-11
061793017
23755 MALIBU RD
MALIBU CA 90265**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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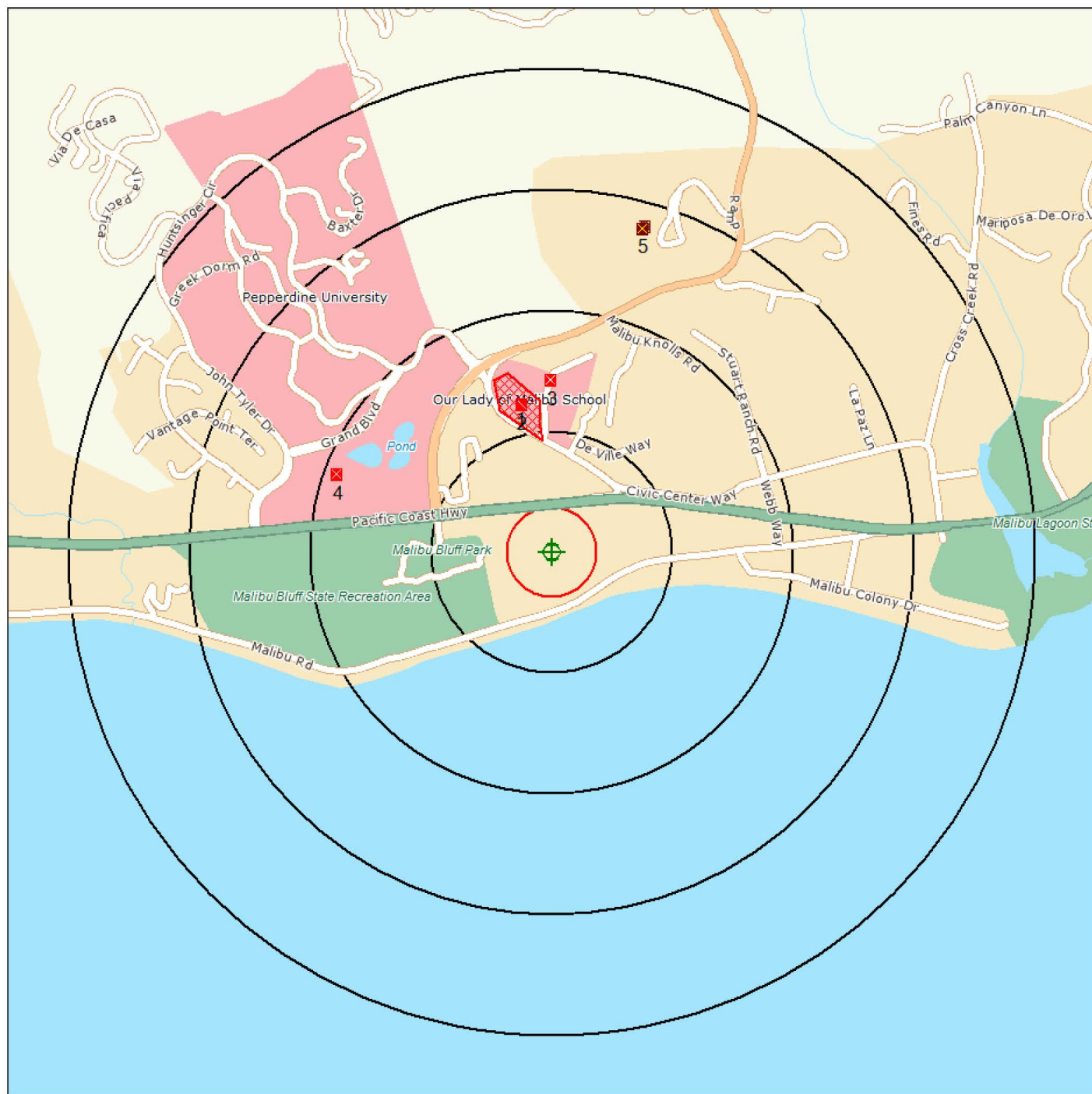
Environmental FirstSearch

1 Mile Radius

Single Map:



23755 MALIBU RD, MALIBU CA 90265



Source: Tele Atlas

Target Site (Latitude: 34.033606 Longitude: -118.699200)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

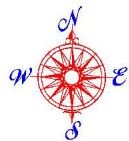
Triballand

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Oil Gas Wells





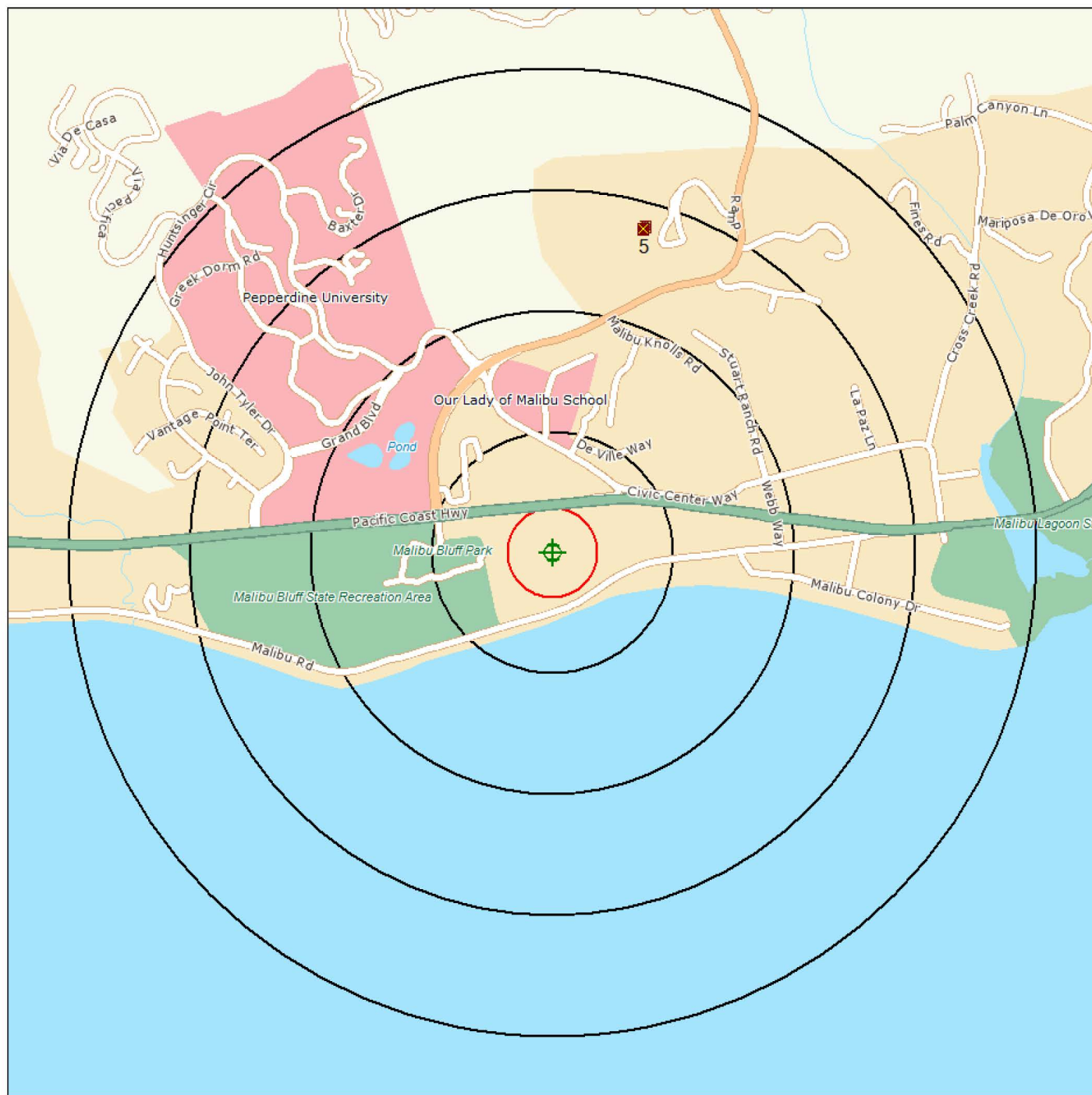
Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRA COR, STATE



23755 MALIBU RD, MALIBU CA 90265



Source: Tele Atlas

Target Site (Latitude: 34.033606 Longitude: -118.699200)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

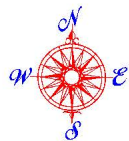
Triballand

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Oil Gas Wells





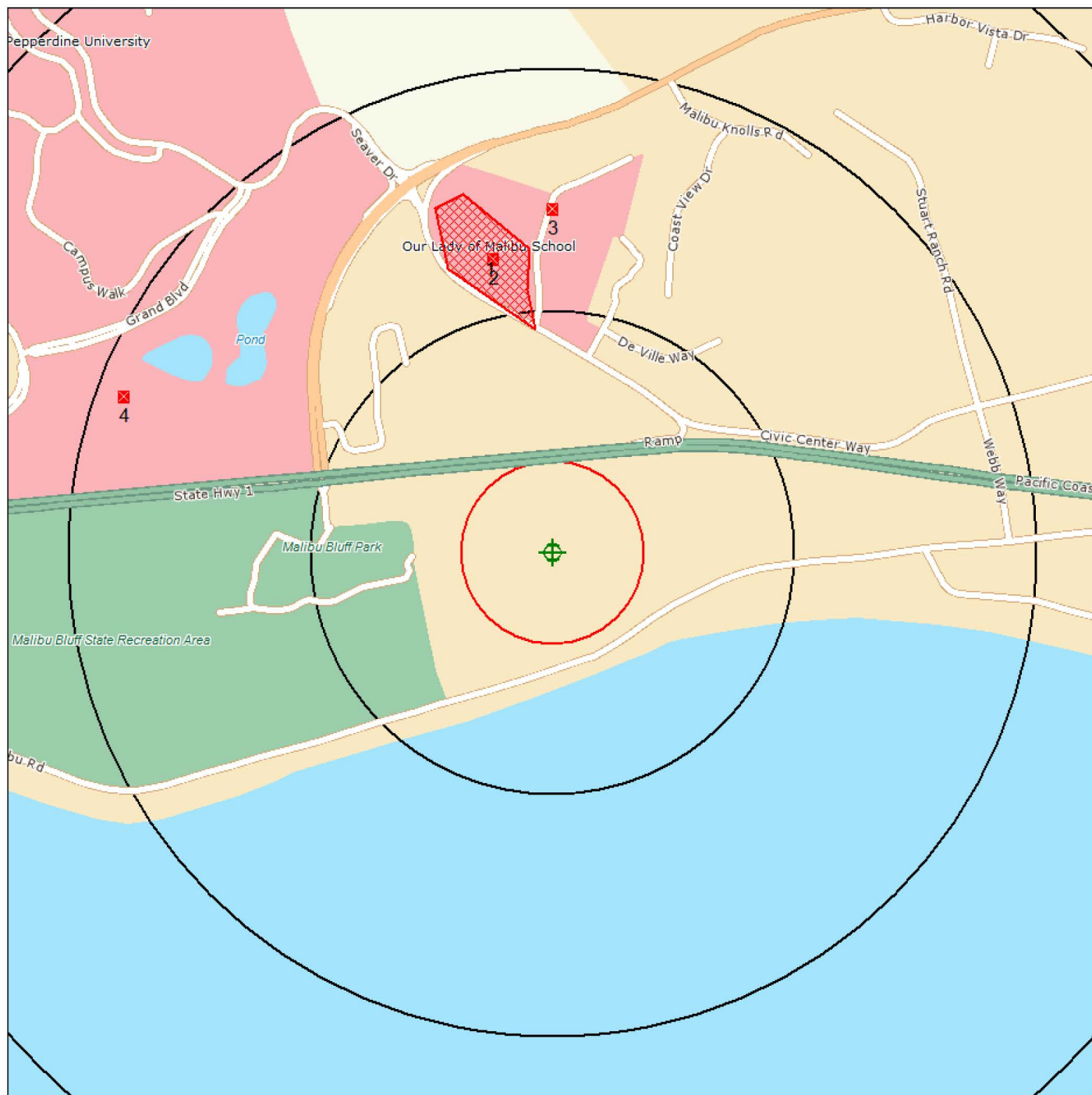
Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases



23755 MALIBU RD, MALIBU CA 90265



Source: Tele Atlas

Target Site (Latitude: 34.033606 Longitude: -118.699200)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

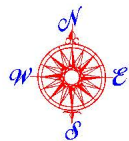
Triballand

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Oil Gas Wells





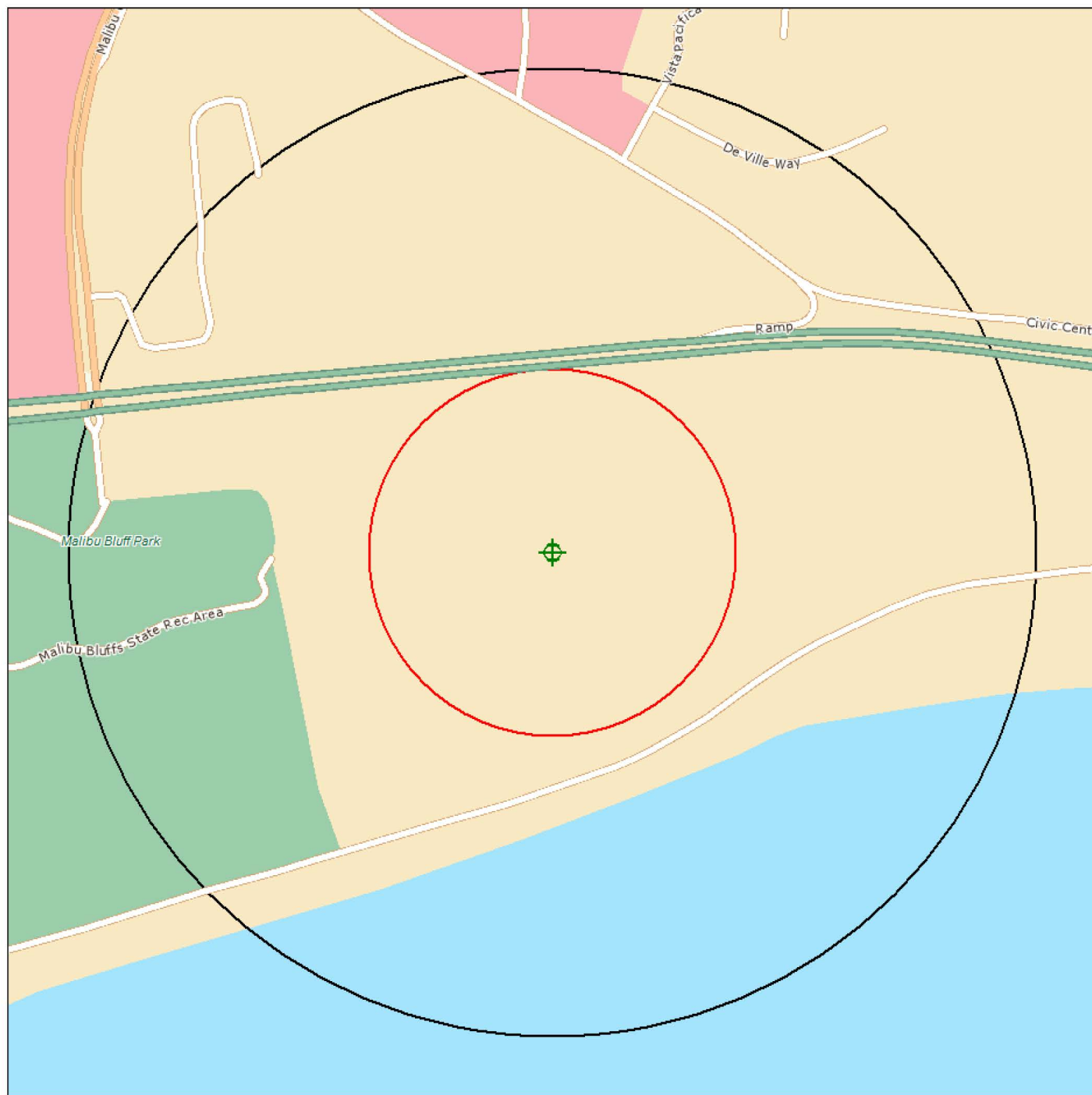
Environmental FirstSearch

.25 Mile Radius

ASTM-05: Multiple Databases



23755 MALIBU RD, MALIBU CA 90265



Source: Tele Atlas

Target Site (Latitude: 34.033606 Longitude: -118.699200)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

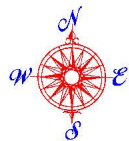
Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Oil Gas Wells





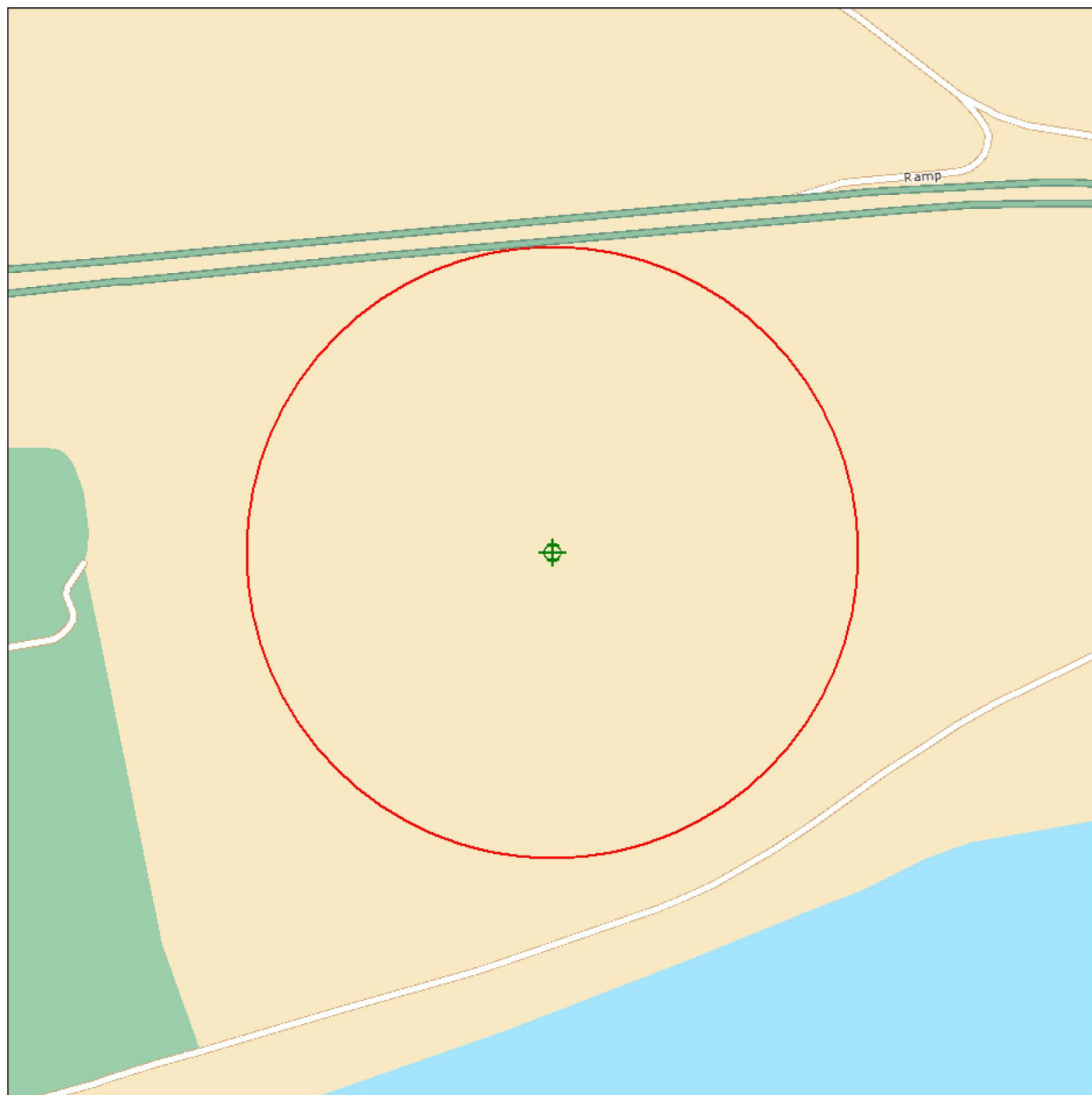
Environmental FirstSearch

.15 Mile Radius

ASTM-05: ERNS



23755 MALIBU RD, MALIBU CA 90265



Source: Tele Atlas

Target Site (Latitude: 34.033606 Longitude: -118.699200)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

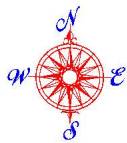
Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Oil Gas Wells





Environmental FirstSearch

.12 Mile Radius

ASTM-05: PERMITS, HWMANIFEST



23755 MALIBU RD, MALIBU CA 90265



Source: Tele Atlas

Target Site (Latitude: 34.033606 Longitude: -118.699200)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Oil Gas Wells



APPENDIX F

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3299
RECIPIENT ADDRESS	918187176526
DESTINATION ID	
ST. TIME	10/17 16:16
TIME USE	00'25
PAGES SENT	1
RESULT	OK

October 17, 2011

Ms. Vivien Tutaan
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6505
818-717-6521 (Phone)
VIA FACSIMILE: (818)-717-6526

Subject: File Review

Dear Ms. Tutaan:

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the City of Malibu 90265:

- APN: 4458-018-019 24200 Pacific Coast Highway
- APN: 4458-018-002 23755 Malibu Road
- APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely

LEIGHTON AND ASSOCIATES, INC.

October 17, 2011

Ms. Vivien Tutaan
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6505
818-717-6521 (Phone)
VIA FACSIMILE: (818)-717-6526

Subject: **File Review**

Dear Ms. Tutaan:

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the **City of Malibu 90265**:

- APN: 4458-018-019 24200 Pacific Coast Highway
- APN: 4458-018-002 23755 Malibu Road
- APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely

LEIGHTON AND ASSOCIATES, INC.

Kristin Stout, REA I
Sr. Project Scientist
41715 Enterprise Circle N, Suite 103
Temecula, CA 92590
(951) 252-8927 (phone)
(951) 296-0534 (fax)
kstout@leightongroup.com



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
5793 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

October 20, 2011

Ms. Kristine Stout
Sr. Project Scientist
Leighton and Associates, Inc.
41715 Enterprise Circle N. Suite 103
Temecula, California 92590

APN:4458-018-019, 24200 PACIFIC COAST HIGHWAY; APN:4458-018-002,
23755 MALIBU ROAD; AND APN:4458-018-018, N/A
PR41019115

Dear Ms. Stout:

The Department of Toxic Substances Control has received your request to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced above.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available at each DTSC Regional File Room for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your requests, please contact our Regional Records Coordinators at (714) 484-5337.

Sincerely,

Julie Johnson
Regional Records Coordinator

brm

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3300
RECIPIENT ADDRESS	917144845318
DESTINATION ID	
ST. TIME	10/17 16:17
TIME USE	00'14
PAGES SENT	1
RESULT	OK

October 17, 2011

Ms. Jone Barrio
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5300 (Phone)
VIA FACSIMILE: (714) 484-5318 OR (714) 484-5302

Subject: File Review

Dear Ms. Barrio:

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the City of Malibu 90265:

- APN: 4458-018-019 24200 Pacific Coast Highway
- APN: 4458-018-002 23755 Malibu Road
- APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely

LEIGHTON AND ASSOCATES, INC.

October 17, 2011

Ms. Jone Barrio
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5300 (Phone)
VIA FACSIMILE: (714) 484-5318 OR (714) 484-5302

Subject: **File Review**

Dear Ms. Barrio:

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the **City of Malibu 90265**:

- APN: 4458-018-019 24200 Pacific Coast Highway
- APN: 4458-018-002 23755 Malibu Road
- APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely

LEIGHTON AND ASSOCATES, INC.

Kristin Stout, REA I
Sr. Project Scientist
41715 Enterprise Circle N, Suite 103
Temecula, CA 92590
(951) 252-8927 (phone)
(951) 296-0534 (fax)
kstout@leightongroup.com

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3306
RECIPIENT ADDRESS 919164458526
DESTINATION ID
ST. TIME 10/17 16:40
TIME USE 00'27
PAGES SENT 1
RESULT OK

October 17, 2011

Mrs. Lisa Dowdy
Office of the State Fire Marshall
Fax No. 916.445.8526

Subject: **Pipeline Location Certification Form. Project Number**

Dear Lisa,

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the City of Malibu 90265:

- APN: 4458-018-019 24200 Pacific Coast Highway (Grid H7)
- APN: 4458-018-002 23755 Malibu Road (Grid J7)
- APN: 4458-018-018 N/A(Grid J7)

I am requesting the completion of a Pipeline Certification by an engineer for the subject property. A map is included to indicate the subject property location.

I am interested in the presence of pipelines jurisdiction to the State Fire Marshall's office within approximately 500 feet of the subject site.

Included is a Thomas Guide Map with the Site Location noted. The subject site is located on Thomas Guide Page Number 682, Grid H7 and J7.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.

KENNY S. S. S. S.

October 17, 2011

Mrs. Lisa Dowdy
Office of the State Fire Marshall
Fax No. 916.445.8526

Subject: **Pipeline Location Certification Form. Project Number**

Dear Lisa,

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the **City of Malibu 90265**:

- APN: 4458-018-019 24200 Pacific Coast Highway (Grid H7)
- APN: 4458-018-002 23755 Malibu Road (Grid J7)
- APN: 4458-018-018 N/A(Grid J7)

I am requesting the completion of a Pipeline Certification by an engineer for the subject property. A map is included to indicate the subject property location.

I am interested in the presence of pipelines jurisdiction to the State Fire Marshall's office within approximately 500 feet of the subject site.

Included is a Thomas Guide Map with the Site Location noted. The subject site is located on Thomas Guide Page Number 682, Grid H7 and J7.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.

Kristin Stout, REA I
Sr. Project Scientist
41715 Enterprise Circle N, Suite 103
Temecula, CA 92590
(951) 252-8927 (phone)
(951) 296-0534 (fax)
kstout@leightongroup.com



Public Health Investigations

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

LEOLA MERCADEL
Chief, Public Health Investigation

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
TEL (323) 890-7801 • FAX (323) 728-0217

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 25, 2011

LEIGHTON AND ASSOCIATES
41715 ENTERPRISE CIRCLE N SUITE 103
TEMECULA CA 92590

Attention: KRISTIN STOUT

RE: 23755 MALIBU RD, MALIBU CA 90265

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Flora".

ROBERT FLORA, Deputy Health Officer
Public Health Investigation

yc
H-3788.11



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

LEOLA MERCADEL
Chief, Public Health Investigation

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
TEL (323) 890-7801 • FAX (323) 728-0217

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 25, 2011

LEIGHTON AND ASSOCIATES
41715 ENTERPRISE CIRCLE N SUITE 103
TEMECULA CA 92590

Attention: KRISTIN STOUT

RE: 24200 PACIFIC COAST HWY, MALIBU CA 90265

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.

Very truly yours,

A handwritten signature in black ink that reads "R. Flora".

ROBERT FLORA, Deputy Health Officer
Public Health Investigation

yc
H-3789.11

14B1 - NO Records Form
Revised 6/29/09

October 17, 2011

Custodian of Records
Los Angeles County Public Health Investigations
5555 Ferguson Drive, Suite 120-04
Commerce, CA 90022
FACSIMILE: (323) 728-0217

Subject: **File Review**

Dear File Review:

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the **City of Malibu 90265**:

- APN: 4458-018-019 24200 Pacific Coast Highway
- APN: 4458-018-002 23755 Malibu Road
- APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely

LEIGHTON AND ASSOCIATES, INC.

Kristin Stout, REA I
Sr. Project Scientist
41715 Enterprise Circle N, Suite 103
Temecula, CA 92590
(951) 252-8927 (phone)
(951) 296-0534 (fax)
kstout@leightongroup.com

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3304
RECIPIENT ADDRESS 913237280217
DESTINATION ID
ST. TIME 10/17 16:21
TIME USE 00'13
PAGES SENT 1
RESULT OK

October 17, 2011

Custodian of Records
Los Angeles County Public Health Investigations
5555 Ferguson Drive, Suite 120-04
Commerce, CA 90022
FACSIMILE: (323) 728-0217

Subject: File Review

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Sincerely

LEIGHTON AND ASSOCIATES, INC.

Kristin Stout RFA I

Metro

October 17, 2011

Custodian of Records
Los Angeles County Public Health Investigations
5555 Ferguson Drive, Suite 120-04
Commerce, CA 90022
FACSIMILE: (323) 728-0217

Subject: File Review

Dear File Review:

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the City of Malibu 90265:

OK *OK*
can't process APN: 4458-018-019 ~~24200 Pacific Coast Highway~~ NOS/M
APN: 4458-018-002 23755 Malibu Road NOS/M
APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely

LEIGHTON AND ASSOCIATES, INC.

*we don't
process w/ APN.*

Kristin Stout, REA I
Sr. Project Scientist
41715 Enterprise Circle N, Suite 103
Temecula, CA 92590
(951) 252-8927 (phone)
(951) 296-0534 (fax)
kstout@leightongroup.com



RESPONSE TO PUBLIC RECORDS REQUEST

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE, ALHAMBRA, CA 91803

October 19, 2011

SENT BY E-MAIL TO: kstout@leightongroup.com

Ms Kristin Stout

RESPONSE MEMO PROVIDING INFORMATION IN CONNECTION WITH YOUR PUBLIC RECORDS REQUEST

We have reviewed your public records request received on October 18, 2011, but dated October 17, 2011 and we offer the following:

- ☐ Enclosed are the records you have requested.
- ☐ We are collecting the record(s) you requested. The record(s) you requested will be available for pick up from the County of Los Angeles Department of Public Works, at the address shown above, on _____.
- ☒ **We failed to find any records that satisfy your request.**

Remarks: Pertaining to environmental records, haz waste, permits, inspections, or tanks

- APN 4458-018-019 24200 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
- APN 4458-018-002 23755 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
- APN 4458-018-018 N/A MALIBU, CA, 90265

Customer Service is very important to us. Please take a minute to complete the customer survey through the following link: <http://ladpw.org/general/survey/index.cfm?pid=liJBMCAK>

For more information regarding this response, please contact:

MARY-ELIZABETH OHDE, Supervising Title Officer III
Claims & Litigation Section, Mapping & Property Management Division
Office Hours: Monday through Thursday, 7 a.m. – 5:45 p.m.
Phone: (626) 458-7091 - Fax: (626) 979-5408
Email Address: mohde@dpw.lacounty.gov

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3305
 RECIPIENT ADDRESS 916269795408
 DESTINATION ID
 ST. TIME 10/17 16:26
 TIME USE 00'18
 PAGES SENT 1
 RESULT OK



Los Angeles County Department of Public Works *Att'n: Mary Elizabeth Ohde*

YOU ARE NOT REQUIRED TO FILL OUT THIS FORM IN ORDER TO RECEIVE PUBLIC RECORDS UNDER THE CALIFORNIA PUBLIC RECORDS ACT. COMPLETING THIS FORM IS OPTIONAL. THE INFORMATION REQUESTED BELOW, HOWEVER, SERVES TO ASSIST OUR EMPLOYEES IN PROCESSING YOUR PUBLIC RECORDS REQUEST.

PUBLIC RECORDS INSPECTION/COPYING REQUEST

In accordance with the California Public Records Act, California Government Code §250, et al., the Los Angeles County Department of Public Works (DPW) will respond to requests for DPW records and documents, and provide access to records and documents that have been designated public information. Every person has a right to inspect public records as provided in the Act during the Department's office hours.

("Public records" consist of any information relating to the public's business prepared, owned, used, or retained by any public agency. Included are handwritten, typewritten, printed or photocopied documents; photographic films and prints; maps; magnetic or paper tapes; magnetic or punched cards; discs; and other forms of data.)

Pursuant to the Act, certain records are not subject to disclosure. DPW, upon request for a copy of records, shall determine within 10 days from the request whether to comply with the request and shall immediately notify the person making the request of such determination. In unusual circumstances, the 10-day period specified above may be extended an additional 14 days upon written notice to the requestor, stating the reasons for the extension and the date a determination is expected.

Requested By: Kristin Stout (Please Print)

Date: 10-17-11

I prefer to be contacted by: ☐ Telephone

☐ U.S. Mail

☒ E-mail

Telephone: 949-253-9836

U.S. Mail: 41715 Enterprise Circle N, Suite 103 Tamarac, CA 92590

E-Mail: kstout@leightongroup.com

DOCUMENTS REQUESTED: Pertaining to environmental records, haz waste, permits, inspections or tanks

• APN: 4458-018-019 24200 Pacific Coast Highway, Malibu, CA 90265

• APN: 4458-018-002 23755 Malibu Road, Malibu, CA 90265

• APN: 4458-018-018 N/A Malibu, CA 90265

(OPTIONAL) Are the documents requested being sought for the purpose of a claim or litigation?

Yes ☐ No ☒

If yes, please indicate: Firm Name: Leighton and Associates



Los Angeles County Department of Public Works

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Requested By: Kristin Stout (Please Print)

Date: 10-17-11

I prefer to be contacted by: ☐ Telephone ☐ U.S. Mail ☒ E-mail

Telephone: 949-253-9836

U.S. Mail: 41715 Enterprise Circle N, Suite 103 Temecula, CA 92590

E-Mail: kstout@leightongroup.com

DOCUMENTS REQUESTED: Pertaining to environmental records, haz waste, permits, inspections or tanks

• APN: 4458-018-019 24200 Pacific Coast Highway, Malibu, CA 90265

• APN: 4458-018-002 23755 Malibu Road, Malibu, CA 90265

• APN: 4458-018-018 N/A Malibu, CA 90265

(OPTIONAL) Are the documents requested being sought for the purpose of a claim or litigation?

Yes ☐ No ☒

If yes, please indicate: Firm Name: Leighton and Associates

Case Name:

Case Number:

Court Location:

I understand that I may be charged for this service.

Estimated cost (if over \$50) \$

Documents delivered by

Signature

Date

Total cost \$

Cost detail

Kristin Stout

From: Desiree Jimenez <DJimenez@malibucity.org>
Sent: Tuesday, October 18, 2011 3:28 PM
To: Kristin Stout
Subject: Request for Information
Attachments: RFI_Kristin Stout.pdf

Good Afternoon Ms. Stout,

I write in response to your Request for Public Information dated October 17, 2011, received by the City on October 18, 2011. The City of Malibu does not have a hazardous materials team or records. The County of Los Angeles may be able to provide you with the requested documents. See below for their contact information:

The County of Los Angeles
Department of Public Works
Environmental Programs Division
900 S. Fremont Ave, 3rd Floor Annex
Alhambra, CA 91803-1331
Call toll free at 1(888)CLEAN LA

*Desiree Jimenez
Deputy City Clerk
City Clerk's Office
City of Malibu*

*City Hall Has Moved!
23825 Stuart Ranch Road
Malibu, CA 90265-4861
Phone (310) 456-2489 ext. 246*

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3303
RECIPIENT ADDRESS 919104562760
DESTINATION ID
ST. TIME 10/17 16:20
TIME USE 00'32
PAGES SENT 1
RESULT OK



City of Malibu

23825 Stuart Ranch Road, Malibu, California 90265-4804
(310) 456-2489 fax (310) 456-2760

REQUEST FOR PUBLIC INFORMATION

Government Code § 6250 et seq. provides for the opportunity for any person to receive a copy of a disclosable public record. Please complete the following information in order to request records. The City will inform you, within 10 days of receipt of this request, whether it is able to comply with the request and will notify you of the estimated cost for the records requested. You will be called at the number indicated on this form once the information requested is available. Please use one form per request.

Date of request: 10-17/11 Name: Kristin Stout-Leighton and Associates
Phone #: 949-253-9836 Fax #: 951-296-0534 Email: kstout@leightongroup.com
Address: 41715 Enterprise Circle N, Suite 103 • Temecula, CA 92590

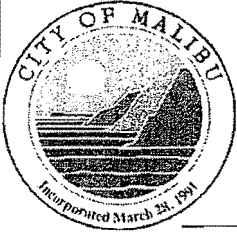
Specify documents requested: Property Address (if applicable): I would like see permits or records
for haz waste handling/storage, inspections, tanks..etc for the sites listed below:
APN: 4458-018-019 24200 Pacific Coast Highway
APN: 4458-018-002 23755 Malibu Road
APN: 4458-018-018 No address.

☐ NO COPIES REQUESTED, REVIEW ONLY

Offsite files requested will be held for one week following notification of availability.

Please do not write below this line – for office use only

Request received by: _____ Date received: _____
Number of black and white pages: _____ @ 25¢ per page \$ _____
Number of color pages: _____ @ \$1.00 per color page \$ _____
Number of Certified copies: _____ @ \$16.00 per document \$ _____



City of Malibu

23825 Stuart Ranch Road, Malibu, California 90265-4804
(310) 456-2489 fax (310) 456-2760

REQUEST FOR PUBLIC INFORMATION

Government Code § 6250 *et seq.* provides for the opportunity for any person to receive a copy of a disclosable public record. Please complete the following information in order to request records. The City will inform you, **within 10 days of receipt of this request**, whether it is able to comply with the request and will notify you of the estimated cost for the records requested. **You will be called at the number indicated on this form once the information requested is available. Please use one form per request.**

Date of request: 10-17/11 Name: Kristin Stout-Leighton and Associates
Phone #: 949-253-9836 Fax #: 951-296-0534 Email: kstout@leightongroup.com
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APN: 4458-018-002 23755 Malibu Road

APN: 4458-018-018 No address.



NO COPIES REQUESTED, REVIEW ONLY

Offsite files requested will be held for one week following notification of availability.

Please do not write below this line – for office use only

Request received by: _____	Date received: _____
Number of black and white pages: _____	@ 25¢ per page \$ _____
Number of color pages: _____	@ \$1.00 per color page \$ _____
Number of Certified copies: _____	@ \$16.00 per document \$ _____
Number of oversized pages: _____	@ \$5.00 per page \$ _____
Documents provided on CD: _____	@ \$2.00 per disc \$ _____
Documents provided on DVD: _____	@ \$5.00 per disc \$ _____
Video DVD of City Council / Planning Commission meetings @ \$20.00 each	\$ _____
DEPOSIT: \$ _____	TOTAL DUE \$ _____
	BALANCE: \$ _____
Date completed: _____	Date Requestor Notified: _____
	Date picked up: _____



Kristin Stout

From: Kevin Hall
Sent: Monday, October 17, 2011 5:44 PM
To: RB4-PublicRecords@waterboards.ca.gov
Cc: Kristin Stout
Subject: Records Request for Leighton and Associates- Malibu Sites

RWQCB,

Leighton and Associates, Inc. (Leighton) is requesting information for the following addresses in the **City of Malibu 90265**:

- APN: 4458-018-019 24200 Pacific Coast Highway
- APN: 4458-018-002 23755 Malibu Road
- APN: 4458-018-018 N/A

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance. **Please respond and CC kstout@leightongroup.com.**

Thank you,

Kevin C. Hall
Senior Staff Environmental Scientist
17781 Cowan
Irvine, CA 92614
949-302-8491 Mobile
949-681-4204 Office

LEIGHTON
Solutions You Can Build On



Please consider the environment before printing this e-mail.

The information accompanying this email transmission may contain confidential or legally privileged information that is intended only for the use of the individual or entity named in this message. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or reliance upon the contents of this email is strictly prohibited. If you receive this email in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments

APPENDIX G

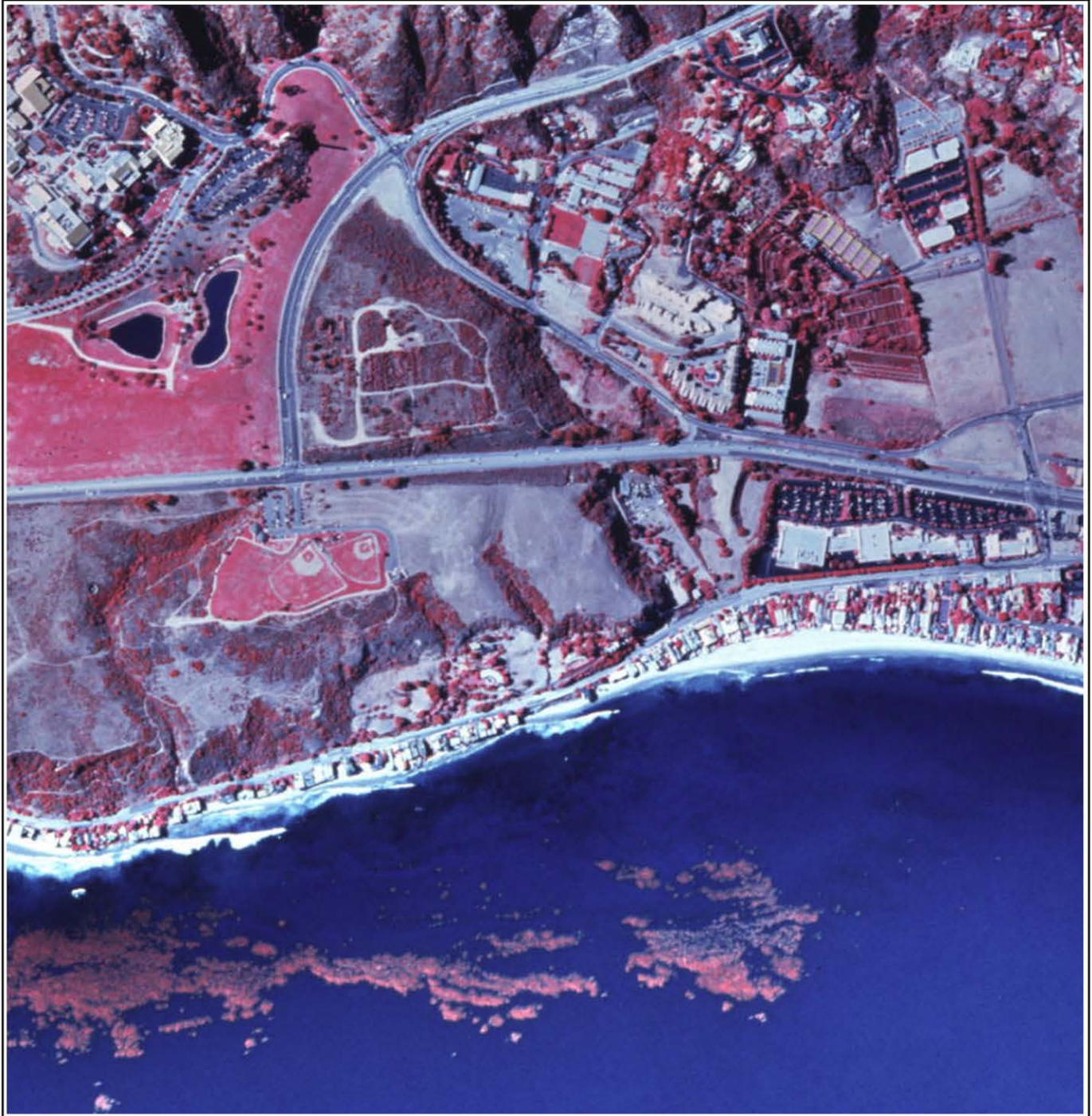


Environmental FirstSearch

Historical Aerial Photo

2002

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1994

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1982

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1976

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1968

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1956

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1947

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1928

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Topographic Map

Quad Name: Malibu Beach, CA
Year: 1999 Original Map Scale: 1:24,000

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

0 miles 0.5 1

Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



Environmental FirstSearch

Historical Topographic Map

Quad Name: Malibu Beach, CA
Year: 1981 Original Map Scale: 1:24,000

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

0 miles 0.5 1

Building	---■---■---	Railroad	—+—+—+—
Topo Contour	—6000—	Tanks	●●●●●
Depression	—()—	Primary Highway	—+—+—
Quarry or Open Pit Mine	×	Trail	---+---



Environmental FirstSearch

Historical Topographic Map

Quad Name: Malibu Beach, CA
Year: 1967 Original Map Scale: 1:24,000

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

0 miles 0.5 1

Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



Environmental FirstSearch

Historical Topographic Map

Quad Name: Malibu Beach, CA
Year: 1951 Original Map Scale: 1:24,000

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

0 miles 0.5 1

Building	■ ■ ■ ■ ■	Railroad	—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ●
Depression	○ ○ ○ ○ ○	Primary Highway	—+—+—+—
Quarry or Open Pit Mine	×	Trail	- - - - -



Environmental FirstSearch

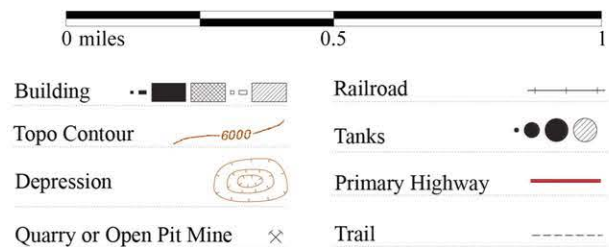
Historical Topographic Map

Quad Name: Calabasas, CA
Year: 1944 Original Map Scale: 1:62,500

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200



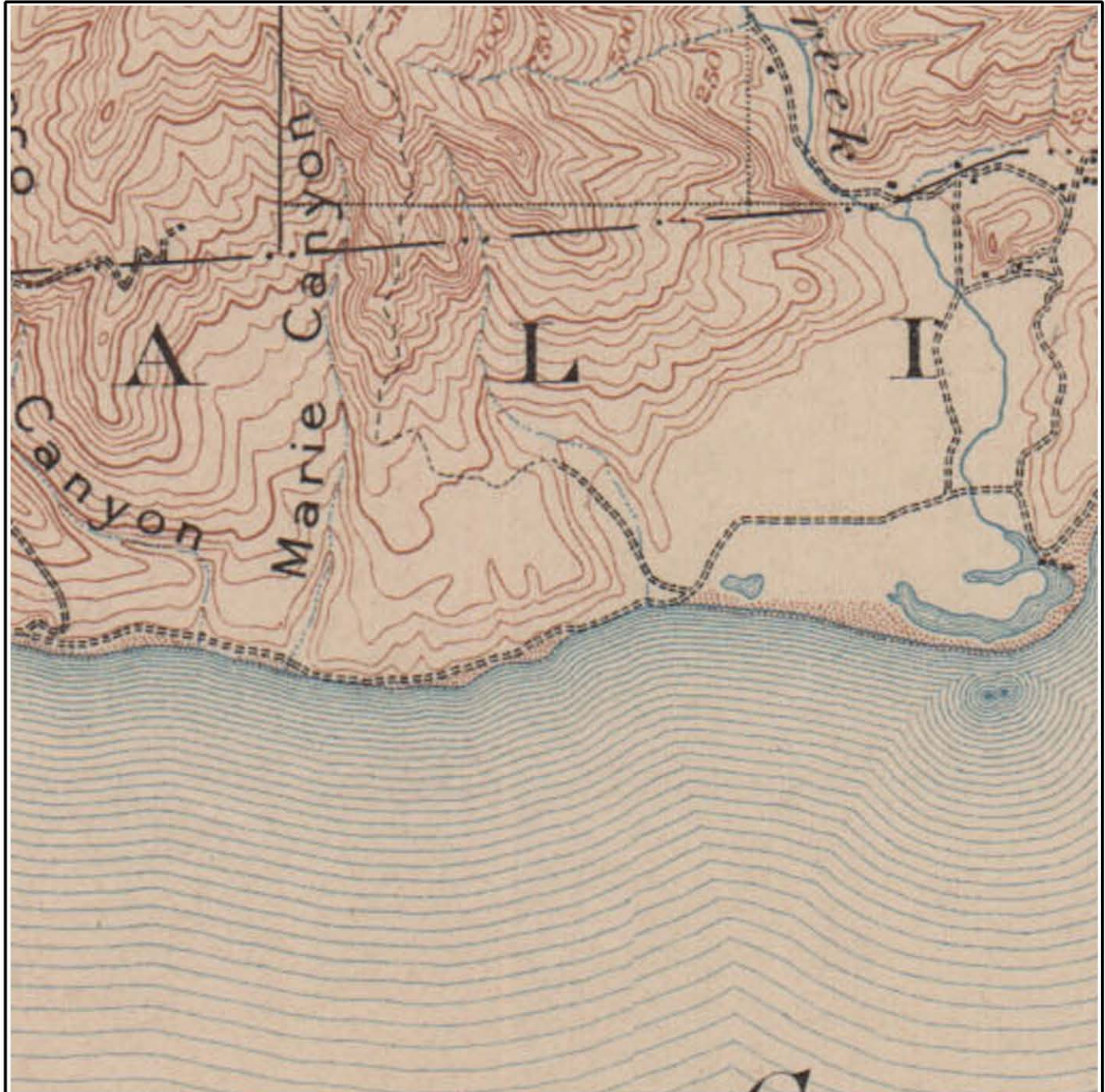


Environmental FirstSearch

Historical Topographic Map

Quad Name: Calabasas, CA
Year: 1903 Original Map Scale: 1:62,500

23755 Malibu Rd, Malibu, CA 90265



Job Number: 061793017
Target Site: 34.033606, -118.699200

0 miles 0.5 1

Building	■ ■ ■ ■ ■	Railroad	—+—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ●
Depression	⊖	Primary Highway	—
Quarry or Open Pit Mine	⊗	Trail	- - - - -



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

**10-17-11
061793017
23755 MALIBU RD
MALIBU CA 90265**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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Prepared for: Kristin Stout – Leighton

Client Job No/Name: 061793017

TIS Log No: 66661

Subject Property:

23755 Malibu Rd; 24200 Pacific Coast Highway
Malibu, CA 90265

October 25, 2011

DISCLAIMER

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
2010	23680 Malibu Rd 23823 Malibu Rd	Spic N Span Cleaners Ogend's One Hour Cleaners
2005	23823 Malibu Rd	Ogden's One Hour Cleaners
2000	23823 Malibu Rd (W)	Ogden's One Hour Cleaners
1995	23823 Malibu Rd (W)	Ogdens One Hr Clnrs
1990	23823 Malibu Rd (W)	Ogdens Cleaners
<i>No additional Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.</i>		

Track Info Services City Directory Report

2010 Haines: Los Angeles West Suburban p. 187		
23733 Malibu Rd La Chaussure Footwear Etc; Theodore Beach Addresses of Potential Concern: 23680 Malibu Rd Spic N Span Cleaners	23755 Malibu Rd Malibu Yogurt; Coogies Beach Café; Becker Surf & Sport; Firstbank Mlbu	23805 Malibu Rd CVS Pharmacy Addresses of Potential Concern: 23823 Malibu Rd Ogend's One Hour Cleaners
2005 Haines: Los Angeles West Suburban p. 202		
23733 Malibu Rd La Chaussure Footwear Etc; Theodore Beach	23755 Malibu Rd Malibu Yogurt; Coogies Beach Café; Becker Surf & Sport; Diedrich Coffee	23805 Malibu Rd Sav-On Drugs Phrmcy-Gnrl Mdse Addresses of Potential Concern: 23823 Malibu Rd Ogden's One Hour Cleaners
2000 Haines: Los Angeles West Suburban p. 215		
23745 Malibu Rd (W) No Response	23755 Malibu Rd (W) Malibu Yogurt; Coogies Beach Café; Becker Surf & Sport; Diedrich Coffee	23765 Malibu Rd (W) No Response Addresses of Potential Concern: 23823 Malibu Rd (W) Ogdens One Hour Cleaners
1995 Haines: Los Angeles West Suburban p. 171		
23745 Malibu Rd (W) No Response	23755 Malibu Rd (W) Malibu Ygrt & Ice Crm; Coogies Beach Café; Becker Surf & Sport	23765 Malibu Rd (W) Hughes Mrkt Inc Addresses of Potential Concern: 23823 Malibu Rd (W) Ogdens One Hr Clnrs

Track Info Services City Directory Report

1990 Haines: Los Angeles West Suburban p. 171		
23745 Malibu Rd (W) No Response	23755 Malibu Rd (W) Malibu Yogurt; Becker Surf & Sport; Barry White	23765 Malibu Rd (W) Hughes Market Inc Addresses of Potential Concern: 23823 Malibu Rd (W) Ogdens Cleaners
1985 Haines: Los Angeles West Suburban p. 157		
23745 Malibu Rd (W) No Response	23755 Malibu Rd (W) Address not listed	23765 Malibu Rd (W) Rosebrocks Market
1980 Haines: Los Angeles West Suburban p. 213		
23745 Malibu Rd (W) No Response	23755 Malibu Rd (W) Address not listed	23765 Malibu Rd (W) Colony Mkt
1975 Haines: Los Angeles West Suburban p. 299		
23717 Malibu Rd (W) No Response	23755 Malibu Rd (W) Address not listed	23765 Malibu Rd (W) Colony Market The
1970 General Telephone: Santa Monica....Malibu p. 19		
23717 Malibu Rd (W) Security Pac Natl Bk	23755 Malibu Rd (W) Address not listed	23765 Malibu Rd (W) Mayfair Markets
1968 General Telephone: Santa Monica....Malibu p. 73		
23717 Malibu Rd (W) Security Frst Natl Bk	23755 Malibu Rd (W) Address not listed	23765 Malibu Rd (W) Mayfair Markets
1961 Address By Street Directory: Ocean Park....Malibu p. pnp		
23561 Malibu Rd (W) W Hanson	23755 Malibu Rd (W) Address not listed	23765 Malibu Rd (W) Mayfair Mkt
1958 Address By Street Directory: Ocean Park....Malibu p. pnp		

Track Info Services City Directory Report

23561 Malibu Rd (W) W Hanson	23755 Malibu Rd (W) Address not listed	23805 Malibu Rd (W) Mal Cabinet
End Of Search due to: A) earlier directory or street listing not found; <i>B) listing out of range, listings re-numbered, or no numeric listings</i>		

2010 Haines: Los Angeles West Suburban p. 231		
23850 Pacific Coast Highway Sirius Property Management; Cruise Trek	24200 Pacific Coast Highway Address not listed	24250 Pacific Coast Highway City Of Mlbu The Blffs Pk & Mchl
2005 Haines: Los Angeles West Suburban p. 251		
23852 Pacific Coast Highway Mailboxes Etc; Young Life Malibu	24200 Pacific Coast Highway Address not listed	24750 Pacific Coast Highway Campbell R; Campbell S
2000 Haines: Los Angeles West Suburban p. 277		
23950 Pacific Coast Highway (W) No Response	24200 Pacific Coast Highway (W) Address not listed	24250 Pacific Coast Highway (W) Malibu Cty Pks & Rec The Bluffs
1995 Haines: Los Angeles West Suburban p. 216		
24000 Pacific Coast Highway (W) No Response	24200 Pacific Coast Highway (W) Address not listed	24250 Pacific Coast Highway (W) Malibu Cty Pks Cntr
1990 Haines: Los Angeles West Suburban p. 220		
23730 Pacific Coast Highway (W) No Response	24200 Pacific Coast Highway (W) Address not listed	24256 Pacific Coast Highway (W) No Response
1985 Haines: Los Angeles West Suburban p. 196		
23900 Pacific Coast Highway (W) Malibu Emrgncy	24200 Pacific Coast Highway (W) Address not listed	24256 Pacific Coast Highway (W) No Response

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1980 Haines: Los Angeles West Suburban p. 263		
24000 Pacific Coast Highway (W) No Response	24200 Pacific Coast Highway (W) Address not listed	24600 Pacific Coast Highway (W) No Response
1975 Haines: Los Angeles West Suburban p. 370		
24154 Pacific Coast Highway (W) No Response	24200 Pacific Coast Highway (W) Address not listed	24600 Pacific Coast Highway (W) No Response
1970 General Telephone: Santa Monica....Malibu p. 21		
23706 Pacific Coast Highway (W) Malibu Pharmacy	24200 Pacific Coast Highway (W) Address not listed	24800 Pacific Coast Highway (W) Koltvet B
1968 General Telephone: Santa Monica....Malibu p. 74		
23736 Pacific Coast Highway (W) Fitz Otis R	24200 Pacific Coast Highway (W) Address not listed	24800 Pacific Coast Highway (W) Koltvet B
1961 Address By Street Directory: Ocean Park....Malibu p. pnp		
23706 Pacific Coast Highway (W) Malibu Phrmcy	24200 Pacific Coast Highway (W) Address not listed	24818 Pacific Coast Highway (W) David C Shaw
1958 Address By Street Directory: Ocean Park....Malibu p. pnp		
23706 Pacific Coast Highway (W) Malibu Drugs	24200 Pacific Coast Highway (W) Address not listed	24816 Pacific Coast Highway (W) Jan Rubini
End Of Search due to: A) earlier directory or street listing not found; <i>B) listing out of range, listings re-numbered, or no numeric listings</i>		

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Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.
- Entries in *italics* are research notes.

APPENDIX H

Important Information About Your Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change,* sometimes suddenly, due to any number of events, not the least of which include occurrences at

adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered*, because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care.

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The

equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.



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