



EXHIBIT 11-C

FAX 831-644-9558

3 pages

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MEMORANDUM

TO: Gabriela Ayala, Conservation Representative  
Monterey Peninsula Water Management District

FROM: Roger Fry, CDM

DATE: September 27, 2005

SUBJECT: Carmel Valley Road Storage

On September 23 we wrote a two page letter to you addressing historic water use at eight self-storage facilities. We were informed by Steve Mirabito of StoragePro that the letter and appendices were delivered to your office late in the afternoon on September 23.

After the letter and appendices were given to Steve Mirabito, I found errors on page 2 of my letter. Attached with this memorandum is the September 23 letter with corrections made on page 2. The letter has been dated September 27 to eliminate possible confusion.

Copy: Steve Mirabito, StoragePro FAX 925-938-6006  
Stephanie Pintar, MPWMD FAX 831-644-9558  
Derinda Messenger, Lombardo & Gilles FAX 831-754-2011



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MPWMD

September 27, 2005

Ms. Gabriela Ayala  
Conservation Representative  
Monterey Peninsula Water Management District  
5 Harris Court Bldg. G  
Monterey, CA 93942

Subject: Carmel Valley Road Storage

Dear Ms. Ayala:

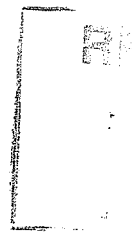
We are responding to your July 1 letter requesting historic water consumption records for an additional five self-storage facilities to support the information contained in CDM's March 17 letter to Stephen Mirabito. Based upon the subject report, we have concluded that water use for the self-storage facility to be approximately 35 percent of the existing water use. The decline in water use is the result of several factors including:

1. Reduction in water fixtures: One wash basin, toilet and sink will replace the existing 4 wash basins, 4 toilets, 2 showers, 2 tubs and 2 kitchen sinks.
2. No manager's residence is included in the project.
3. Engineered landscape irrigation system.

Water use records for eight self-storage facilities listed in Table 1 were obtained from water agencies. We have prepared Tables 2 through 6 showing calculations of actual metered water consumption, compared to our estimated water use for the eight self-storage facilities and that of the Carmel Valley self-storage facility.

The results of our evaluation indicate that the estimated water use in the March 17 letter is appropriate for evaluating the Carmel Valley Road Storage water demand.

The MPWMD suggests a water use rate of 0.00001 acre-feet per square foot of structure per year, and when applied to the 64,599 square feet Carmel Valley Road Storage structure the annual water use would be 0.646 acre feet. This high estimate of annual water use is not appropriate for the project. Possible causes for the difference in water consumption may include:



Ms. Gabriela Ayala  
September 27, 2005  
Page 2

1. Two of the MPWMD samples contain on-site manager residences, and one location contains two on-site apartments. The Carmel Valley Road facility does not contain an apartment.
2. It is our understanding that MPWMD used three years of water use data. Our enclosed tables averages five years of water use records.
3. The MPWMD samples are older and may not enjoy the benefits of more efficiently designed and engineered landscape irrigation.

The appendix to the updated letter contains documentation supporting our original calculations regarding water use, including copies of the metered water use records, site plans for the eight self-storage facilities, and information from Federal and State reports on consumptive use of water for irrigated lands.

Furthermore, the update to our March 17 letter shows an additional reduction of 0.03 acre feet per year due to the removal of all spray irrigation which will be replaced by a drip irrigation system.

In conclusion the enclosed tables and requested documentation supports our original water use estimate that the self-storage facility will:

- Consume approximately 35 percent of the existing water use.
- It is estimated only 0.024 acre feet per year will be used for indoor or self-storage related uses, and that 0.121 acre feet will be used for outdoor use.
- Total annual water demand for the proposed facility will be 0.145 acre feet and less than the MPWMD assumed average of 0.65 acre feet.

Very truly yours,

Roger G. Fry  
Associate

Camp Dresser & McKee Inc.