



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
AND SOIL SAMPLING PROGRAM**

**ASSESSORS PARCEL NUMBER 6850-130-180
VENTURA COUNTY, CALIFORNIA**

PREPARED FOR:

**GREENPARK RANCH, LLC
3030 OLD RANCH PARKWAY,
SUITE 450
SEAL BEACH, CALIFORNIA 90740-2750**

PREPARED BY:

**MILLER BROOKS ENVIRONMENTAL, INC.
18700 BEACH BOULEVARD
SUITE 205
HUNTINGTON BEACH, CALIFORNIA 92648**

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MILLER BROOKS ENVIRONMENTAL, INC.

REPORT PREPARED BY:

Joyce Spizziri
JL

Jennifer L. Canfield
Senior Staff Scientist

Elizabeth A. Robbins

Elizabeth A. Robbins, REA, RG
California Registered Geologist No. 4874
Senior Geologist



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EXECUTIVE SUMMARY

Miller Brooks Environmental, Inc. conducted a Phase I Environmental Site Assessment (ESA) and soil sampling program at the property known as Parcel No. 6850-130-180 (subject property) in Ventura County, California. The purpose of this Phase I ESA and soil sampling program was to identify recognized environmental conditions in connection with the subject property. The ESA included a site walk, soil sampling, radiation survey and historic research of the site and surrounding properties.

Results of this investigation indicated the following:

- The site consists of approximately 715 acres of undeveloped land currently being used for livestock grazing. The only historic use of the site was a sand and gravel quarry operation on the northern portion of the property.
- No evidence of hazardous substances having been stored or handled at the site was found during the site walk or records review, with the exception of the presence of three pole-mounted transformers on the subject property. However, results of soil sampling indicated no detectable concentrations of polychlorinated biphenyls (PCBs) in soil beneath the transformer support pole.
- The radiation survey indicated that no gross contamination was present at the locations surveyed.
- Analytical results of soil samples collected on the property showed low concentrations of select metals, toluene, and m,p-xylenes. Each of these compounds was detected below the respective Preliminary Remediation Goals (PRGs). No PCB or semi-volatile organic compound (SVOC) concentrations were detected. Dioxins were detected in soil samples at concentrations below comparative PRGs.
- Undeveloped land borders the property to the north, west and south. The Rocketdyne Propulsion & Power Santa Susana Field Laboratory (SSFL) Facility borders the property to the east and is the only identified source of potential environmental concern in the vicinity of the subject property.
- The subject property was not identified in any of the databases searched in the report submitted by Environmental Data Resources, Inc (EDR). The SSFL Facility was the only identified site with the potential to impact the subject property.
- Review of additional records regarding the SSFL Facility indicated that groundwater to the east of the subject property, beneath the SSFL Facility, has been degraded by chlorinated hydrocarbons. Records also indicate that the hydrogeologic setting beneath the SSFL facility and vicinity consists of shallow, discontinuous alluvial aquifers beneath drainages and valley floors, and a deeper, regional aquifer which flows through the faulted and fractured Chatsworth Formation. Records further indicate that remediation of soil and groundwater beneath the SSFL Facility has been implemented and is scheduled to continue indefinitely.

1.0 INTRODUCTION

In September 2000, Miller Brooks Environmental, Inc. (MBE) conducted a Phase I ESA and soil sampling program at Assessors Parcel No. 6850-130-180 in Ventura County, California (see Figure 1). The ESA was conducted at the request of GreenPark Ranch, LLC (GreenPark). The purpose of this Phase I ESA and soil sampling program was to identify recognized environmental conditions in connection with Parcel No. 6850-130-180. The term 'recognized environmental conditions' as defined in the American Society for Testing and Material (ASTM) Standard Practice E-1527-97, means the presence or likely presence of any hazardous substances or petroleum products on a subject property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater or surface water of the subject property. The term includes hazardous substances or petroleum products even under conditions in compliance with environmental laws. This assessment has been performed in a manner which complies with requirements of ASTM Standard Practice E-1527-97 except as to the following specific deviations: GreenPark elected to review some historical sources independent of this Phase I ESA, including property tax records, land title records, other sources of past tenant/occupant information, building department records, and zoning/land use records. These sources were not reviewed by MBE as part of this Phase I ESA.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND LEGAL DESCRIPTION

The subject property consists of approximately 715 acres of undeveloped land located south of the City of Simi Valley in Ventura County, California. The property is identified by the Ventura County's Assessors office as Parcel No. 6850-130-180. There is no known street address for the subject property. The site location is shown on Figure 1. Copies of site and vicinity photographs taken during the site reconnaissance are included in Appendix A.

2.2 SITE AND VICINITY CHARACTERISTICS

Three dominant terrains are present on the subject property. The southern portion of the property is a plateau with gentle slopes, covered with dried brush and grasses. To the northwest, the terrain is dominated by steep hillsides with dense brush and oak trees. The northeast portion of the property is occupied by a low-lying valley and man-altered terrain. Undeveloped land borders the property to the north and south (Photographs 1 through 4). The SSFL Facility is located within an alluvial valley to the east of the property (Photographs 5 through 8). The SSFL Facility is located at a higher topographic elevation than the subject property; however, a steep ridgeline separates the two properties (Photograph 6).

2.3 SITE IMPROVEMENTS

No improvements have been made to the site. All access roads are unpaved and no structures are present on the property except a corral and out buildings along the southern property boundary.

2.4 ENVIRONMENTAL LIENS

No National Priority List liens were reported for the subject property in the Environmental Site Assessment Report prepared by EDR. A copy of the EDR report is included in Appendix B.

2.5 CURRENT USES OF THE PROPERTY

The subject property is currently undeveloped and is not in use except as grazing land for livestock.

3.0 PHYSICAL SETTING

The site is located on the US Department of the Interior, Geological Survey (USGS) Topographic Maps (7.5-minute series) for the Calabajas Quadrangle dated 1952 and photorevised in 1967. The subject property is located in the Simi Hills at the south side of the Simi Valley. Site elevations range from approximately 1,700 to 2,100 feet above mean sea level.

3.1 GEOLOGY

The subject property is located on the northern flank of the Simi Hills, within the Western Transverse Ranges geomorphic province. The area is characterized by numerous east-west trending folds and reverse faults from ongoing compressional stresses (Seward, 2000). The Burro Flats Fault dissects the southern portion of the property in an east-west direction, but has not been designated as an active fault by the State of California (California Division of Mines and Geology, 1984).

The dominant geologic formations underlying the subject property are the Santa Susana, Llajas and Chatsworth Formations. These are composed mainly of marine shales and sandstones. The geologic units in the area range from Upper Cretaceous to Lower Tertiary in age. The valley floors and stream channels are blanketed by Quaternary alluvium.

3.2 HYDROGEOLOGY

The subject property is located approximately 3 miles south of the Simi Valley Groundwater Basin within the Calleguas Creek Watershed. The major drainages in the area are the Los Angeles River to the southeast and Los Virgenes Creek to the south. The Chatsworth Reservoir is located approximately 10 miles east of the site (RWQCB, 1994). Runkle Reservoir is located less than one-half mile to the north of the subject property, and was observed to be dry during the site reconnaissance.

Review of records for the adjacent SSFL Facility indicates that two main groundwater systems have been identified in the vicinity of the subject property. The Shallow Zone groundwater is laterally discontinuous, and is found within the alluvial deposits along drainages and valley floors. Depth to water in the Shallow Zone has ranged from land surface (artesian conditions) to greater than 30 feet below ground surface (bgs). A deeper, regional groundwater zone is present within the fractures of the Chatsworth Formation bedrock, which is the principal water-bearing system in the area. In the deeper regional groundwater zone within the Chatsworth Formation, groundwater has been measured at depths ranging from ground surface (artesian conditions) to approximately 567 feet bgs (Groundwater Resources Consultants, Inc. [GRC], 1999).

The groundwater flow direction in the Chatsworth Formation at the western boundary of the SSFL Facility (eastern boundary of the Subject property) is to the north-northwest (GRC, 1999). Due to the complex nature of the hydrogeologic setting, the groundwater flow direction and gradient is highly variable on different portions of the SSFL Facility, so no general regional gradient could be determined. The Subject property is located adjacent to the western boundary of the SSFL Facility.

The groundwater extracted from production wells at the SSFL Facility is not used for potable supply. There are no known municipal supply wells within two miles of the facility or the Subject property.

3.3 GROUNDWATER QUALITY

According to records of previous environmental investigations at the SSFL Facility, rocket testing operations and waste disposal activities at the SSFL have resulted in the contamination of groundwater and surface water underlying and immediately adjacent to the SSFL Facility. According to records reviewed, regular monitoring of groundwater conditions at the SSFL facility began in 1984, following the detection of trichloroethylene (TCE) in facility water supply wells (GRC, 1999). Groundwater investigations from 1984 to the present have indicated the presence of volatile organic compounds (VOCs) in the groundwater underlying portions of the facility at concentrations greater than the California Department of Health Services Maximum Contaminant Levels (MCLs). The primary contaminants of concern at the SSFL Facility are TCE and cis-1,2-dichloroethylene (1,2-DCE). However, other contaminants detected in groundwater beneath the SSFL facility during 1999 and 2000 include trans-1,2-DCE, acetone, 1,4-dioxane, methylene chloride, nitrosodimethylamine, tetrachloroethylene (PCE), toluene, benzene, carbon disulfide, Freon 11, Freon 113, chloroform, perchlorate, total petroleum hydrocarbons (TPH) as gasoline, radiochemicals, vinyl chloride, nickel, and selenium (Haley & Aldrich, Inc., 2000).

In December 1999, the Agency for Toxic Substances and Disease Registry (ATSDR) conducted a preliminary site evaluation of the potential exposure pathways and associated health studies for the SSFL Facility. This study included a compilation of all historic groundwater data. The data indicated elevated concentrations of chemicals in offsite and perimeter wells at the western boundary of the SSFL Facility. The maximum historic concentrations of various chemicals were summarized in the report. The concentrations detected in groundwater wells closest to the subject property (on the western portion of the SSFL Facility) are as follows (ATSDR, 1999):

Chemical of Concern	Maximum Concentration in micrograms per Liter	Well ID	Date Detected
Carbon Tetrachloride	3.8	RD-59A	02/95
Chloroform	10	OS-2	10/89
Perchlorate	5	RD-59A	08/98

Historic pumping depressions at the facility, present since the 1950s, have limited the movement of degraded groundwater beneath much of the SSFL Facility and have essentially confined the extent of known groundwater contamination to the area beneath the facility. Offsite migration of degraded groundwater has been identified in isolated areas along the north-northwest property boundary and to the east near the main SSFL Facility entrance. Areas where contaminant plumes migrated offsite are now part of the SSFL Facility (GRC, 1999).

Groundwater remediation activities commenced at the SSFL Facility in 1987, when a Groundwater Reclamation System (GRS) was implemented. The GRS consists of 30 extraction wells, one french drain, one sump and eight permitted treatment systems. During the period from 1987 through 1999, a total of 1,550.2 million gallons of groundwater were extracted and treated at the SSFL facility. During

the second quarter of 2000, approximately 28.6 million gallons of groundwater were extracted and treated (Haley & Aldrich, 2000).

4.0 SITE INSPECTION

4.1 FIELD OBSERVATIONS

On September 7, 2000, Ms. Elizabeth Robbins of MBE and Ms. Marina Robertson of GreenPark arrived at the property to conduct a site walk. Copies of photographs taken during the site walk are included in Appendix A.

4.2 HAZARDOUS SUBSTANCES

No hazardous substances or evidence of the handling or storage of hazardous substances were observed on the subject property.

4.3 STRUCTURES

A small corral constructed of wood and associated one-story outbuildings were the only structures observed on the site (Photograph 9).

4.4 STORAGE TANKS

No storage tanks were present on the subject property. One storage tank was observed to the east of the subject property, most likely associated with the SSFL Facility. The tank was not accessible, but appeared to be a typical water tank (Photograph 10).

4.5 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

One pole with three transformers was located on the subject property (11). The transformers appeared to be intact, but minor staining was observed on the bottom of the transformers (Photograph 12). No staining was observed on the soil directly below the transformers. The three transformers were not in service and were most likely used during the former mining operation on the subject property. The pole with the transformers was the southern-most end of a line of power poles which traversed the site.

During the site reconnaissance, soil removal activities were observed on the western portion of the SSFL Facility. In a phone conversation with Mr. Art Lenox of Boeing Environmental Group, it was discovered that removal of soil impacted by PCBs, mercury and dioxin was being conducted. The soil was being removed by a vacuum truck (Photograph 13).

4.6 INDICATIONS OF SOLID WASTE

No evidence of solid waste disposal was observed at the subject property.

4.7 UNDERGROUND PIPELINES

One underground pipeline was identified on the property. The pipeline is an oil line owned and operated by Tosco Refining Company (Photograph 14). The pipeline runs north-south and passes through the eastern portion of the subject property. A total of approximately 1,500 linear feet of the pipe is present on the site. A map of the pipeline is included in Appendix C.

4.8 WETLANDS

No wetlands were identified on the site. However, a small wetlands area was identified in the EDR report as part of the National Wetlands Inventory approximately 1 mile to the northwest of the subject property in Runkle Canyon.

4.9 OTHER FEATURES

The northeast portion of the property is a low-lying valley where a former sand and gravel quarry was located (Figure 2). The terrain in the valley was observed to have been altered during these operations. The valley was excavated and the removed material was placed along the northern property boundary (Photograph 15). There were also a series of concrete blocks present on the property (Photograph 2) that may have been related to the quarry operations.

A high voltage power line was observed on the eastern property boundary (Photograph 16).

5.0 RECORDS REVIEW

5.1 REGULATORY AGENCY DATABASE SEARCH

A search of environmental records was performed by EDR, and the data was submitted to MBE on August 30, 2000. A copy of the EDR report is included in Appendix B. In accordance with the ASTM Standard E1527-97, the following state, federal and local records were searched:

- National Priority List (NPL)
- Delisted National Priority List (Delisted NPL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP)
- Corrective Action Report (CORRACTS)
- Resource Conservation and Recovery Information System (RCRIS)
- Emergency Response Notification System (ERNS)
- Biennial Reporting System (BRS)
- Superfund Consent Decrees (CONSENT)
- Records of Decision (ROD)
- Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)
- Hazardous Materials Information Reporting System (HMIRS)
- Material Licensing Tracking System (MLTS)
- Mines Master Index File (MINES)
- Federal Superfund Liens (NPL LIENS)
- PCB Activity Database System (PADS)
- RCRA Administrative Action Tracking System (RAATS)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)

Annual Workplan (CAL-SITES AWP)
 Calsites (CAL-SITES ASPIS)
 California Hazardous Material Incident Reporting System (CHMIRS)
 California Cortese List (CORTS)
 NOTIFY 65
 TOXIC PITS
 Solid Waste Information System (SWIS or SWF/LF)
 Waste Management Unit Database (WMUDS)
 Leaking Underground Storage Tank Information System (LUST)
 Hazardous Substance Storage Container Database (CA UST)
 Bond Expenditure Plan (BEP)
 Facility Inventory Database (FID)
 Aboveground Petroleum Storage Tank Facilities (AST)
 Waste Discharge System (WDS)
 Hazardous Waste Information System (HAZNET)

The subject property was not identified in the databases searched by EDR. There are no records of the property having had hazardous material stored or generated on site. A list of sites potentially within the search radius was included in the EDR report. However, as the address information was inadequate or poor, no sites were shown on the map supplied by EDR to be within one mile of the subject property and no information was included regarding these sites. The sites identified on the databases searched include:

<u>Site Name/Address</u>	<u>Database(s)</u>
185 Easy Street	CHMIRS, HAZNET
Marr Ranch 1, LLC/North end Yosemite	UST
Wood Ranch Cleaners/1252 Madera Rd. A-2	Ca. BWT
Madera Ranch Dental Office/1424 Madera Rd. Ste 210	HAZNET
Simi Valley Royal Ave. 1962/North of Courier Ave.	SWF/LF
Tierra Rejada Landfill/1 mile west of Madera Rd. on Tierra Rejada Rd.	SWF/LF

The SSFL Facility was identified on several of the lists searched by EDR. The facility is located less than one-half mile east of the subject property. The SSFL Facility has historically been used for testing and development of rocket engines, nuclear reactors, missiles, and other energy-related research. The following areas associated with the SSFL Facility were included in the EDR search summary:

<u>Site Name/Address</u>	<u>Database(s)</u>
Boeing Co. SSFL Etec Area IV/Top of Woolsey Canyon Rd. and USDOE Boeing SSFL Etec Area IV/Woolsey Canyon Rd.	CERCLIS, RCRIS-SQG, FINDS, RCRIS-TSD, CORRACTS
Rockwell Santa Susana-Field Labs/Woolsey Canyon Rd.	Cal-Sites
Rockwell Intl Corp-SSFL I/ Woolsey Canyon Rd.	CERC-NFRAP
Rockwell Intl Corp-SSFL II/ Woolsey Canyon Rd.	FINDS, CERC-NFRAP
Santa Susana Field Lab (SSFL)/ Woolsey Canyon Rd.	Cal-Sites
Rockwell International-Old Area I Landfill/Woolsey Canyon Rd.	SWF/LF

All databases reviewed as part of this site assessment were determined in MBE's professional judgement to be sufficiently complete and current to serve as the basis for the opinions MBE has expressed regarding the subject property.

5.2 OTHER RECORDS

No previous site assessments have been conducted on the subject property. However, previous environmental work has been conducted around the Runkle Ranch property (Assessors Parcel Number 6850-040-025) and the SSFL Facility.

In August 1998, RAMCO Environmental, LLC (RAMCO) conducted a preliminary environmental site assessment of a portion of the Runkle Ranch property to determine if any significant environmental liabilities existed on the property. The Runkle Ranch property borders the subject property to the north. Based on the records search and site investigation, RAMCO concluded that there was a low risk of environmental liabilities under the California regulatory codes governing hazardous material in place at the time of assessment (RAMCO, 1998)

A limited surface soil survey was conducted at the Runkle Ranch property in December 1998 by QST Environmental, Inc. (QST). The purpose of the survey was to determine if operations at the SSFL Facility had impacted soil at the Runkle Ranch property through surface water run-off. QST collected samples and had them analyzed for Cesium-137, Strontium-90 and Tritium. The results indicated that the surface soil at the Runkle Ranch property contained concentrations of Cesium-137 and Strontium-90 exceeding background levels as reported by the Environmental Protection Agency (EPA; QST, 1999).

Numerous environmental and groundwater investigations have been conducted at the SSFL Facility. In December 1999, the Agency for Toxic Substances and Disease Registry (ATSDR) conducted a preliminary site evaluation of the potential exposure pathways and associated health studies for the SSFL Facility. The ATSDR concluded there is no apparent public health hazard to the surrounding communities because people are not being exposed to chemicals and radionuclides from the site at levels that are likely to result in adverse health effects (ATSDR, 1999).

During the site visit on the Subject property on September 7, 2000, soil removal activities were being conducted on the western portion of the SSFL Facility. The soil in the removal area was reportedly impacted with PCBs, mercury and dioxin (Figure 2). In a phone conversation with Mr. Art Lenox from Boeing Environmental Group, it was stated that approximately 10,000 tons of soil had been removed from the site over the past two to three months. Concentrations of PCBs, mercury and dioxin in the soil exceeded the Preliminary Remediation Goals (PRGs) for residential soil. This information was the basis for the soil sampling plan conducted by MBE. A photograph of the soil removal process is included in Appendix A (Photograph 13).

6.0 HISTORIC USE ANALYSIS

6.1 AERIAL PHOTOGRAPHS

Aerial photographs dating from 1945 through 1994 were reviewed by MBE. Copies of the aerial photographs are included in Appendix D. The following is a summary of the observations from each aerial photograph:

Date of Aerial Photograph

Notes

1945

No structures present at the subject property.
One unpaved road present on the site.
Adjacent properties are undeveloped.
Evidence of agricultural activity to the north.

1953	No structures present at the subject property. One unpaved road present on the site. Adjacent properties are undeveloped. Evidence of agricultural activity to the north.
1961	No structures present at the subject property. One unpaved road present on the site. Appearance of additional unpaved roads on adjacent properties. Adjacent properties are undeveloped. Evidence of agricultural activity to the north.
1977	Quarry/mining operations observed on northern portion of the subject property No structures present on the remaining portion of the subject property. Numerous unpaved roads dissect the property. Appearance of SSFL Facility to the east. Properties to the south and west remain undeveloped.
1994	No structures present on the subject property. Numerous unpaved roads dissect the property. SSFL Facility present to the east. Quarry/mining operations no longer evident. Properties to the south and west remain undeveloped.

6.2 HISTORIC TOPOGRAPHIC MAPS

The subject property is located on the USGS 7.5-Minute Series, Calabasas Topographic Quadrangle (1952, photorevised 1967). Copies of the Calabasas and Thousand Oaks Quadrangles provided by EDR for the dates 1903 through 1981 are included in Appendix E. Review of the topographic maps indicated the following:

<u>Date of Map</u>	<u>Notes</u>
1903	The subject property and adjacent properties are undeveloped.
1921	The subject property is not shown on this map.
1943	The subject property is not shown on this map.
1944	Burro Flats is now located on the map. The subject property and adjacent properties remain undeveloped.
1950	The subject property is not shown on this map.

1952	The subject property and adjacent properties remain undeveloped. Runkle Reservoir is now located on the map.
1967	Burro Flats area (SSFL Facility) is now developed to the east of the subject property. The quarry is shown on the map on the north portion of the subject property.
1981	The subject property is not shown on this map.

6.3 ADDITIONAL SITE RECORDS

No Sanborn Fire Insurance maps or other additional records were available for the subject property.

6.4 PAST USES OF SUBJECT PROPERTY

The only prior development on the subject property was a sand and gravel quarry on the northern portion of the site (Figure 2). The quarry was operated by the Southern Pacific Milling Company. The County of Ventura approved closure of the mine in 1985. A letter documenting approval of the mine closure is included in Appendix F. Past uses of the property include the grazing of livestock.

7.0 SITE ASSESSMENT ACTIVITIES

7.1 RADIATION SURVEY

On September 13, 2000, a radiation survey of the subject property was conducted by Ms. Robbins of MBE and was accompanied by Ms. Robertson of GreenPark. The purpose of the survey was to determine whether radionuclide emissions were present on the property in excess of background levels of naturally occurring radionuclides. The survey was conducted at nine locations on and two locations adjacent the subject site in conjunction with a survey on the property immediately adjacent to this site to the north. The survey locations were designated by the numbers 2 through 12 (see Figure 2 for survey locations). Survey traverses 4, 5 and 8 were located in areas in close proximity to the boundary of the SSFL Facility. The data were submitted for review and comment to Mr. Joseph M. Takahashi, a Certified Health Physicist and currently the Acting Radiation Safety Officer at the University of California Los Angeles Radiation Safety Division. Mr. Takahashi considered the readings measured at the survey locations to be within normal background levels. Photographs of the survey locations (Photographs 17 through 26) are included in Appendix A. A summary of the results of the radiation survey is included in Appendix G.

7.2 SOIL SAMPLING

A total of five soil samples were collected by MBE on September 13 and 21, 2000. The samples were collected at the base of the pole-mounted transformers and in close proximity to the SSFL Facility where removal of PCB, mercury and dioxin impacted soil was taking place. Soil sample CZ-SS#1 was collected in the loose soil at the base of the transformer support pole. The soil was not visibly stained and there was no evidence of distressed vegetation in the vicinity. Samples CZ-SS#2 through CZ-SS#5 were collected at the eastern boundary of the subject property and near the northern entrance to the SSFL Facility. The samples were collected in the loose soil at the ground surface. None of the soil was visibly stained and there was no distressed vegetation in close proximity to the sample locations. The sample locations are shown on Figure 2.

The samples were collected in glass jars with screw lids and Teflon liners. All five samples were analyzed for PCBs using EPA Method 8082. Samples CZ-SS#2 through CZ-SS#5 were also analyzed for VOCs using EPA Method 5030B/8260B, mercury using EPA Method 7471A and dioxins using EPA Method 8280. In addition, sample CZ-SS#3 was analyzed for semi-volatile organic compounds (SVOCs) using EPA Method 8270C and California Code of Regulations (CCR) metals using EPA Methods 6010B and 7471A. The samples were transported under proper chain-of-custody protocol to a state-certified laboratory.

PCBs were not detected in any of the samples. Toluene and m,p-xylenes were detected in sample CZ-SS#3 at concentrations of 4.0 micrograms per kilogram (ug/kg) and 4.3 ug/kg, respectively. These concentrations are well below the respective Residential Preliminary Remediation Goals (PRGs; see Table 1). No VOCs were detected in the remaining samples analyzed. Mercury was detected in one sample (CZ-SS#5) at a concentration of 0.081 milligrams per kilogram (mg/kg). Mercury was not detected in any of the remaining samples. No concentrations of metals exceeding the respective PRGs, total threshold limit concentration (TTLIC) or ten times the soluble threshold limit concentration (STLC) were detected in sample CZ-SS#3. No SVOCs were detected in this sample. These sample results are summarized in Table 1. Samples CZ-SS#2, 3 and 5 contained concentrations of octachlorodibenzo-p-dioxin (OCDD) at concentrations of 0.04, 0.13 and 0.03 parts per billion (ppb). These sample results are summarized in Table 2 along with a comparison to the PRG for tetrachlorodibenzo-p-dioxin (TCDD). In the comparison, the sample results were converted to parts per trillion and then a toxicity equivalence quotient (TEQ) is calculated by using a toxicity equivalency factor. The calculated TEQs for the concentrations in of OCDD in the samples are below the PRG for TCDD. It should also be noted that the reported concentrations were below the calibration curve ("J" Flag) and are therefore estimates. Additionally, the sample runs contained OCDD at a concentration of 0.05 ppb in the sample blanks ("B" Flag). The laboratory reports and chain-of-custody documents are included in Appendix H.

8.0 FINDINGS AND CONCLUSIONS

In September 2000, MBE conducted a Phase I ESA and soil sampling program at Parcel No. 6850-130-180 in Ventura County, California. The purpose of the Phase I ESA and soil sampling program was to identify recognized environmental conditions on the subject property. The ESA included a site walk, soil sampling, radiation survey and historic research of the site and surrounding properties.

Results of this investigation indicated the following:

- The site consists of approximately 715 acres of undeveloped land currently being used as grazing land for livestock. The only historic use of the site was a sand and gravel quarry operation on the northern portion of the property.
- No evidence of hazardous substances having been stored or handled at the site was found during the site walk or records review, with the exception of the presence of three pole-mounted transformers on the subject property. However, results of soil sampling indicated no detectable concentrations of PCBs in soil beneath the transformer support pole.
- The radiation survey indicated that no gross contamination was present at the locations surveyed.

- Analytical results of soil samples collected on the property showed low concentrations of select metals, toluene, and m,p-xylenes. Each of these compounds was detected below the respective PRGs. No PCB or semi-volatile organic compound (SVOC) concentrations were detected. Dioxins were detected in soil samples at concentrations below comparative PRGs.
- Undeveloped land borders the property to the north, west and south. The SSFL Facility borders the property to the east and is the only identified source of potential environmental concern in the vicinity of the subject property.
- The subject property was not identified in any of the databases searched in the report submitted by EDR. The SSFL Facility was the only identified site with the potential to impact the subject property.
- Review of additional records regarding the SSFL Facility indicated that groundwater to the east of the subject property, beneath the SSFL Facility, has been degraded by chlorinated hydrocarbons. Records also indicate that the hydrogeologic setting beneath the SSFL facility and vicinity consists of shallow, discontinuous alluvial aquifers beneath drainages and valley floors, and a deeper, regional aquifer which flows through the faulted and fractured Chatsworth Formation. Records further indicate that remediation of soil and groundwater beneath the SSFL Facility has been implemented and is scheduled to continue indefinitely.

MBE has performed this Phase I ESA and soil sampling in conformance with ASTM Standard Practice E 1527 and the requirements of our contract with GreenPark concerning Parcel No. 6850-130-180. Any exceptions to, or omissions from, this practice are described in Section 1.0 of this report.

REFERENCES

- California Division of Mines and Geology, 1984, Geology of the Calabasas-Agoura-Eastern Thousand Oaks Area, Los Angeles and Ventura Counties, California, Open File Report 84-1.
- California Regional Water Quality Control Board, 1994, Water Quality Control Plan, Los Angeles Region, June 1994.
- RAMCO Environmental, LLC, 1998, Preliminary Environmental Site Assessment Report for Property Title Transfer, Portion of Runkle Ranch, Simi Valley, California, August 1998.
- QST Environmental, Inc., 1999, Results of Preliminary Soil Sampling at Runkle Ranch in Simi Valley, California, February, 1999.
- Agency for Toxic Substances and Disease Registry, 1999, Preliminary Site Evaluation for Santa Susana Field Laboratory Site, December 1999.
- Groundwater Resources Consultants, Inc., 2000, Annual Groundwater Monitoring Report Santa Susana Field Laboratory, 1999, February 2000.
- EDR, 2000, The EDR-Radius Map with Geocheck, GreenPark Ranch, Simi Valley, California, August 2000.
- EDR, 2000, The EDR-Aerial Photography Print Service, GreenPark Ranch, Simi Valley, California, August 2000.
- EDR, 2000, The EDR-Historical Topographic Map Report, GreenPark Ranch, Simi Valley, California, August 2000.
- Haley & Aldrich, Inc., 2000, Groundwater Monitoring Quarterly Report Second Quarter 2000, April Through June 2000, Santa Susana Field Laboratory, Ventura County, California, August 2000.

**QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS
PARTICIPATING IN PHASE I ESA**

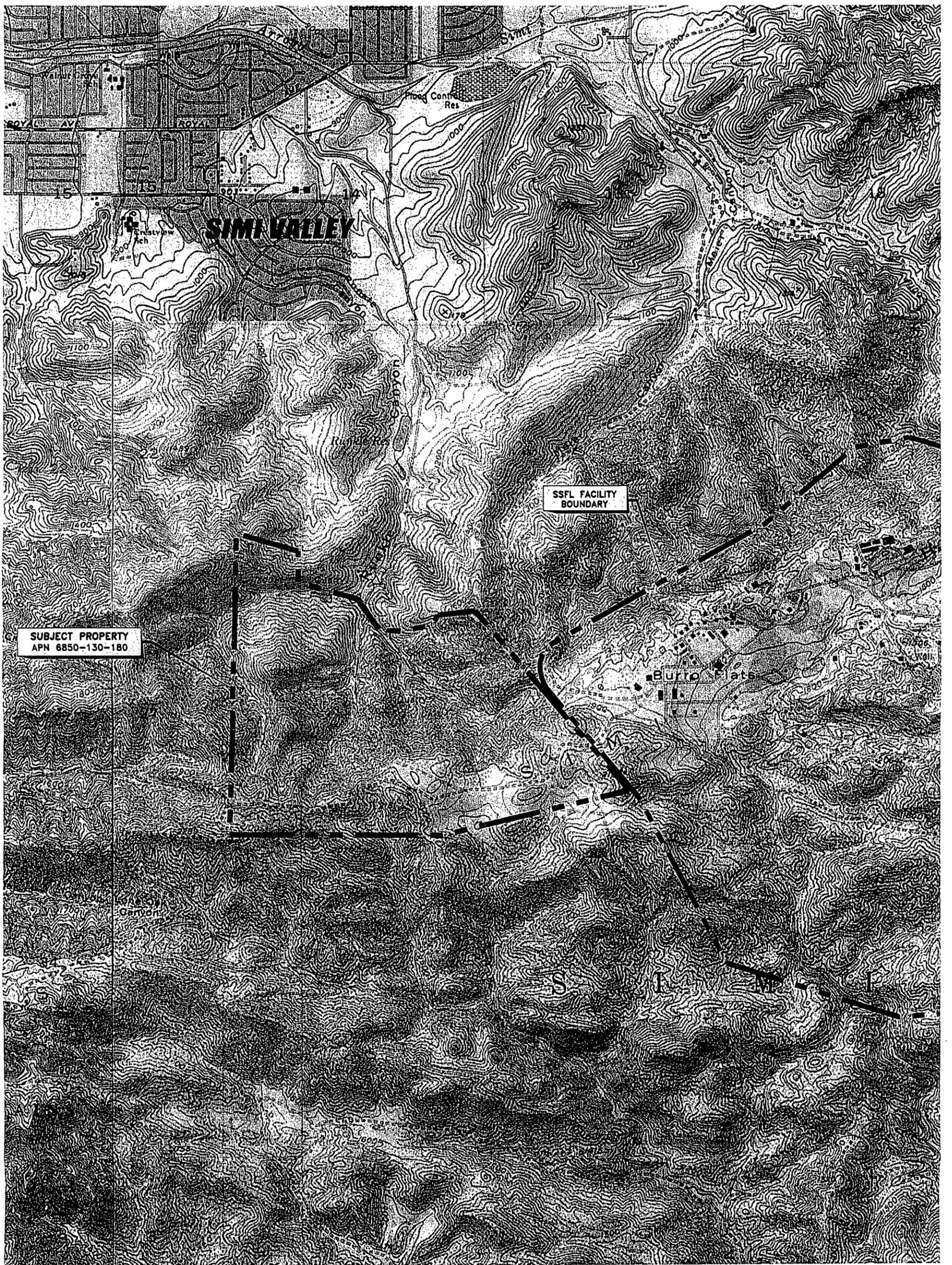
ELIZABETH A. ROBBINS, SENIOR GEOLOGIST; M.S., R.G., R.E.A.

Ms. Robbins has 19 years of experience as a geologist, which includes more than 12 years of experience conducting assessment and remediation projects, and managing projects that entailed feasibility studies, risk assessments, soil and groundwater investigations, and remediation. Industrial uses of project sites managed by Ms. Robbins have included oil production, oil refining, gasoline/diesel storage and refining, natural gas processing, hazardous waste dumpsites, waste disposal facilities, foundries, precious metal refining, aerospace manufacturing, circuit board manufacturing, and agricultural uses. Ms. Robbins has vast experience supervising environmental investigation and remediation projects for the City of Long Beach, City of Signal Hill, County of Riverside, Unocal Corporation, Exxon, Chevron, Texaco, Shell, Tidelands, Culligan, and multiple legal firms. Ms. Robbins has experience interfacing with applicable regulatory agencies (California and US Environmental Protection Agency, Regional Water Quality Control Boards, Department of Toxic Substance Control and City Planning and Inspection Departments).

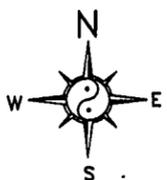
JENNIFER CANFIELD, SENIOR STAFF GEOLOGIST

Ms. Canfield has over two years experience in the field of environmental science. Her areas of expertise include environmental data acquisition and analysis, historic research, and environmental site assessment.

Ms. Canfield began her work in environmental science in 1998. Her responsibilities included soil and groundwater investigations, interpretation of environmental data, site remediation involving petroleum hydrocarbon-and lead-impacted soil, Phase I and Phase II site assessments and report preparation, drilling, sampling and logging of soil borings, and installation of groundwater monitoring wells.

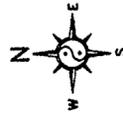


REFERENCE: NATIONAL GEOGRAPHIC/U.S.G.S. TOPOGRAPHIC MAPS CD-ROM, 2000



0 2,000 Feet
SCALE

	DRAWN BY: PEL	LOCATION MAP APN 6850-130-180	FIGURE 1
	DATE: 10/19/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY:	GREENPARK RANCH L.L.C. SIMI VALLEY VENTURA, CA.	
	APPROVED BY:		
PROJECT NO. 01-402-0002-01	DATE:	FILE: K:\DWGS\GREENPARK\GREENPARK RANCH\LM	DATE PLOTTED: 10/20/00



EXPLANATION

① — RADIATION SURVEY TRAVERSE

GZ-SS #3 * — SOIL SAMPLE LOCATION

— — — — — PROPERTY BOUNDARY

	DRAWN BY: PEL	RADIATION SURVEY AND SOIL SAMPLING LOCATIONS	FIGURE 2
	DATE: 10/11/00	GREENPARK RANCH L.L.C. APN 6850-130-180 SIMI VALLEY VENTURA COUNTY, CA.	
REVISION: 10/11/00	APPROVED BY: EAR	FILE: K:\DRG\GREENPARK\GREENPARK_RANCH\SITE MAP	DATE PLOTTED: 10/19/00
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	PROJECT NO. 01-402-0002-01		



GREENPARK RUNKLE CANYON, LLC
 Formerly "GreenPark Ranch, LLC"
 1400 Quail Street, Suite 200, Newport Beach, CA 92660
 Telephone (949) 271-1480 Fax (949) 271-1497

LETTER OF TRANSMITTAL

DATE: July 28, 2005

TO: Scott Ouellette
 KB Home
 27240 Turnberry Lane, Suite 100
 Valencia, CA 91355

*CINDY
 PLEASE SEND A
 COPY OF THESE
 TO STAJ.
 ORIGINALS
 TO POW.
 THY
 SCOTT*

We are forwarding herewith:

- | | | |
|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Original | <input type="checkbox"/> Copies | <input checked="" type="checkbox"/> Report |
| <input type="checkbox"/> Letter | <input type="checkbox"/> Proposal | <input type="checkbox"/> Plan |
| <input type="checkbox"/> Other: _____ | | |

Description: Groundwater Sampling Activities, June 2005 and Oversight of 3rd Party Pesticide Soil Sampling Activities - July 2005 prepared by Miller Brooks Environmental

VIA:

- | | | |
|---------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Regular Mail | <input type="checkbox"/> Registered Mail | <input type="checkbox"/> UPS |
| <input type="checkbox"/> Courier | <input checked="" type="checkbox"/> Federal Express | <input type="checkbox"/> Other: _____ |

For your:

- | | | |
|--|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> Approval | <input type="checkbox"/> Signature | <input type="checkbox"/> Files |
| <input checked="" type="checkbox"/> Review | <input type="checkbox"/> Information | <input type="checkbox"/> Other: _____ |

Remarks: _____

Sincerely,

GREENPARK RUNKLE CANYON, LLC

Randy Wheeler

Randy Wheeler
 Senior Vice President

Enclosures



GREENPARK RUNKLE CANYON, LLC
Formerly "GreenPark Ranch, LLC"
1400 Quail Street, Suite 200, Newport Beach, CA 92660
Telephone (949) 271-1480 Fax (949) 271-1497

COPY TO STAN
ORIGINAL TO RON

LETTER OF TRANSMITTAL

DATE: August 22, 2005

TO: Scott Ouellette
KB HOME
27240 Turnberry Lane
Valencia, CA 91355

We are forwarding herewith:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Original | <input checked="" type="checkbox"/> Copies | <input checked="" type="checkbox"/> Report |
| <input type="checkbox"/> Letter | <input type="checkbox"/> Proposal | <input type="checkbox"/> Plan |
| <input type="checkbox"/> Other: _____ | | |

Description: Technical Report: Supplemental Soil Sampling for Strontium-90 in Runkle Canyon, August 2005

VIA:

- | | | |
|---------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Regular Mail | <input type="checkbox"/> Registered Mail | <input type="checkbox"/> UPS |
| <input type="checkbox"/> Courier | <input checked="" type="checkbox"/> Federal Express | <input type="checkbox"/> Other: _____ |

For your:

- | | | |
|--|---|---|
| <input type="checkbox"/> Approval | <input type="checkbox"/> Signature | <input checked="" type="checkbox"/> Files |
| <input checked="" type="checkbox"/> Review | <input checked="" type="checkbox"/> Information | <input type="checkbox"/> Other: _____ |

Remarks: _____

Sincerely,

GREENPARK RUNKLE CANYON, LLC

Randy Wheeler/cs.

Randy Wheeler
President

Enclosures

TABLES

TABLE 1. SELECT ANALYTICAL RESULTS OF SOIL SAMPLES

Sample ID	Sample Location	Date Sampled	ANALYTE AND EPA METHOD					Mercury mg/kg
			PCBs ug/kg	VOCs 5030B/8260B ug/kg	SVOCs 8270C ug/kg	METALS 6010B/7471A mg/kg	Mercury 7471A mg/kg	
CZ-SS#1	Beneath Pole-mounted transformers	9/13/00	ND	NA	NA	NA	NA	NA
CZ-SS#2	Southeast entrance to SSFL Facility	9/21/00	ND	ND	NA	NA	NA	ND
CZ-SS#3	East property boundary	9/21/00	ND	Toluene-4.0 m,p-Xylenes-4.3	ND	Arsenic-4.2 Barium-78 Beryllium-0.63 Cadmium-0.66 Chromium-30 Cobalt-8.7 Copper-16 Lead-7.9 Nickel-16 Vanadium-63 Zinc-77	NA	NA
CZ-SS#4	Northeast entrance to SSFL Facility	9/21/00	ND	ND	NA	NA	NA	0.028
CZ-SS#5	Northeast entrance to SSFL Facility	9/21/00	ND	ND	NA	NA	NA	0.081
Preliminary Remediation Goals: (Residential P.C.s - October 1999)			ug/kg Toluene-52,000 m,p-Xylenes-210,000 mg/kg Arsenic-22 Barium-5,400 Beryllium-150 Cadmium-37 Chromium-210 Cobalt-4,700 Copper-29,900 Lead-400 Nickel-1,600 Vanadium-550 Zinc-23,000					

Notes:

- EPA-Environmental Protection Agency
- PCBs-polychlorinated biphenyls
- VOCs-volatile organic compounds
- SVOCs-semi-volatile organic compounds
- ug/kg-micrograms per kilogram
- mg/kg-milligrams per kilogram
- ND-not detected
- NA-not analyzed

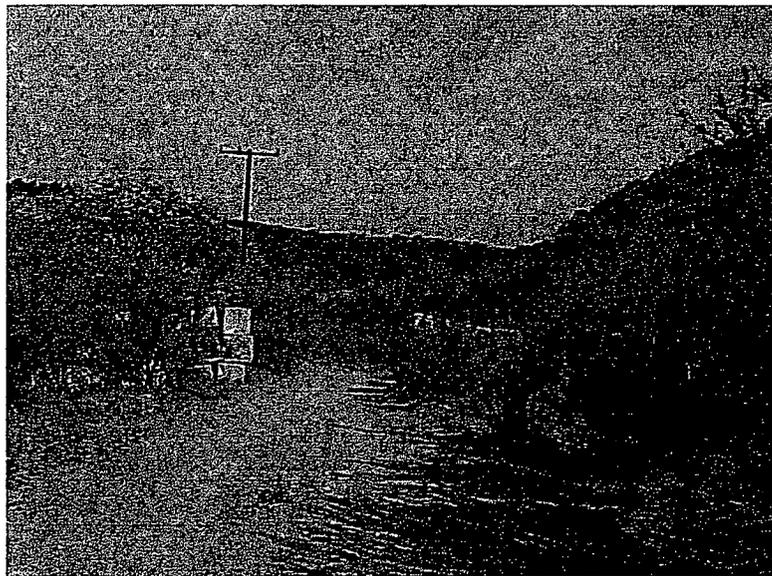
TABLE 2. LABORATORY RESULTS FOR SAMPLES ANALYZED FOR DIOXINS INCLUDING TOXICITY EQUIVALENCY QUOTIENT CALCULATION

Sample Number	Date	Dioxins											TEQ (ng/kg)	
		TCDD (ng/kg)	PCDD (ng/kg)	HxCDD (ng/kg)	HpCDD (ng/kg)	OCDD (ng/kg)	TCDF (ng/kg)	PeCDF (ng/kg)	HxCDF (ng/kg)	HpCDF (ng/kg)	OCDF (ng/kg)			
	Residential PRG	3.8	--	--	--	--	2,500,000	--	--	--	--	--	--	--
	TTLC	10,000	--	--	--	--	--	--	--	--	--	--	--	--
	STLC	1,000	--	--	--	--	--	--	--	--	--	--	--	--
Soil Samples														
CZ-SS#2	9/21/00	ND	ND	ND	ND	40	ND	ND	ND	ND	ND	ND	ND	0.04
CZ-SS#3	9/21/00	ND	ND	ND	ND	130	ND	ND	ND	ND	ND	ND	ND	0.13
CZ-SS#4	9/21/00	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
CZ-SS#5	9/21/00	ND	ND	ND	ND	30	ND	ND	ND	ND	ND	ND	ND	0.03
Toxicity Equivalency Factor		1	0.5	0.1	0.01	0.001	0.1	0.5	0.1	0.01	0.1	0.1	0.01	0.001
Notes: PRG = Preliminary Remediation Goal, United States Environmental Protection Agency, October 1999 TTLC = Total Threshold Limit Concentration, California Code of Regulations, Title 22, Section 66261.24 STLC = Soluble Threshold Limit Concentration, California Code of Regulations, Title 22, Section 66261.24 TEQ = toxicity equivalency quotient Samples analyzed for Dioxins EPA Method 8280; refer to official laboratory report for complete list of congeners ND = not detected at the detection limit indicated on the official laboratory report NA = not apply ng/kg = nanograms per kilogram (parts per trillion [ppt]) originally reported in parts per billion TCDD = tetrachlorodibenzo-p-dioxin; HxCDD = hexachlorodibenzo-p-dioxin; HpCDD = heptachlorodibenzo-p-dioxin; OCDD = octachlorodibenzo-p-dioxin; TCDF = tetrachlorodibenzofuran; HxCDF = hexachlorodibenzofuran; HpCDF = heptachlorodibenzofuran; PeCDF = pentachlorodibenzofuran.														

APPENDIX A
SITE PHOTOGRAPHS



PHOTOGRAPH 1 - View of property looking north

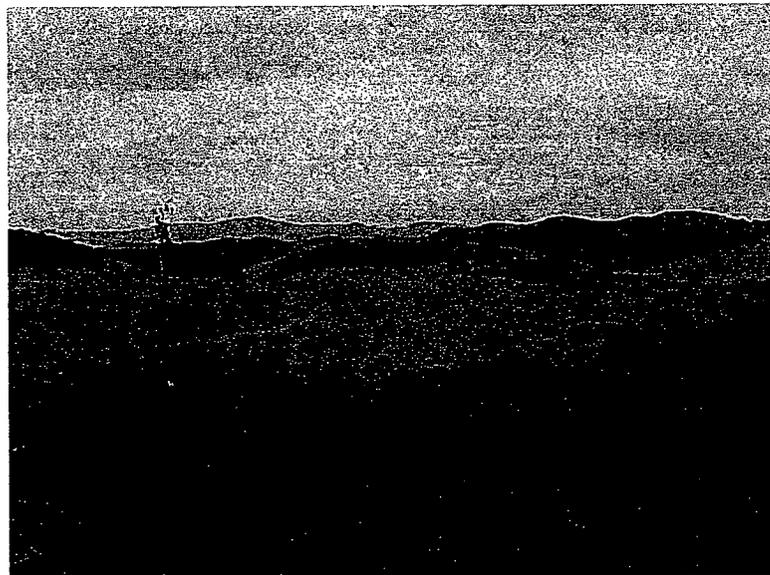


PHOTOGRAPH 2 - Northern Property Boundary.
Note: Concrete blocks and inactive power pole

	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-1
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG	
	DATE: 10/17/00	DATE PLOTTED: 10/17/00	



PHOTOGRAPH 3 - Location of quarry excavation (looking north)
 Note: Steep, rocky slopes and brush cover



PHOTOGRAPH 4 - Southern portion of property with open, grassy fields (looking to southwest)

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-2
	DATE: 10/16/00		
REVISED BY: PEL	REVISED: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
PROJECT NO. 01-402-0002-02	DATE: 10/17/00		

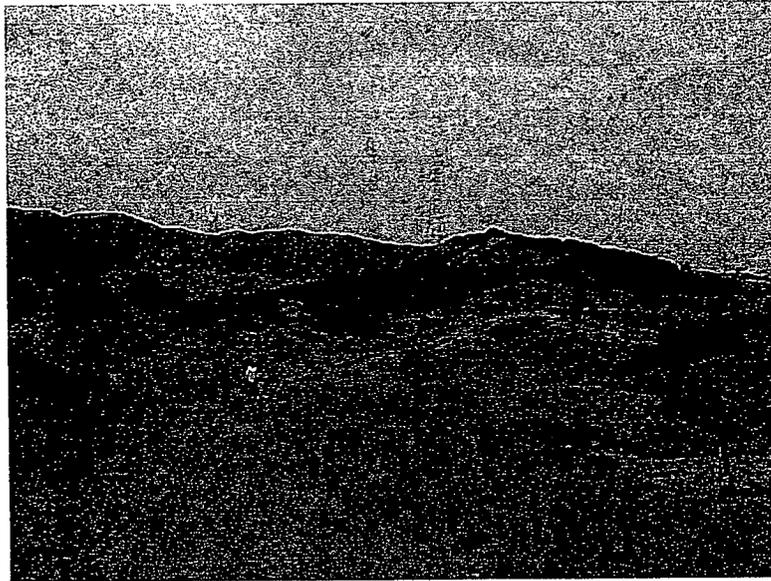


PHOTOGRAPH 5 - Overview of SSFL Facility and Burro Flats
(view looking to southeast)

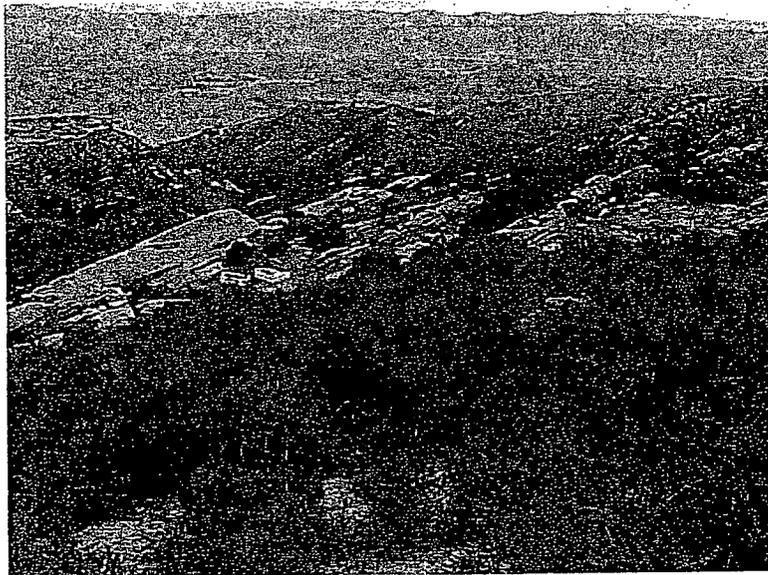


PHOTOGRAPH 6 - Eastern property boundary and location of
northern entrance to the SSFL Facility (view looking south/southeast,
topography slopes to the north).

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-3
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
	DATE: 10/17/00		

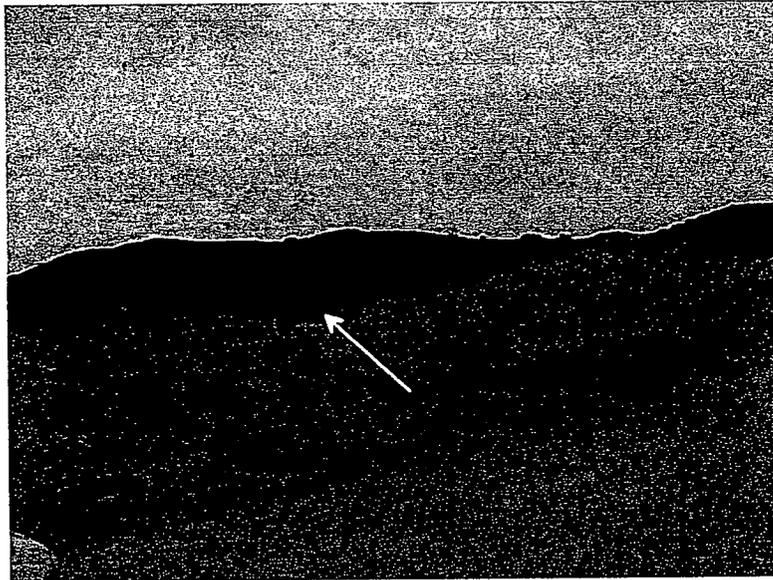


PHOTOGRAPH 7 - View looking to northeast of topographic rise between SSFL Facility and eastern property boundary

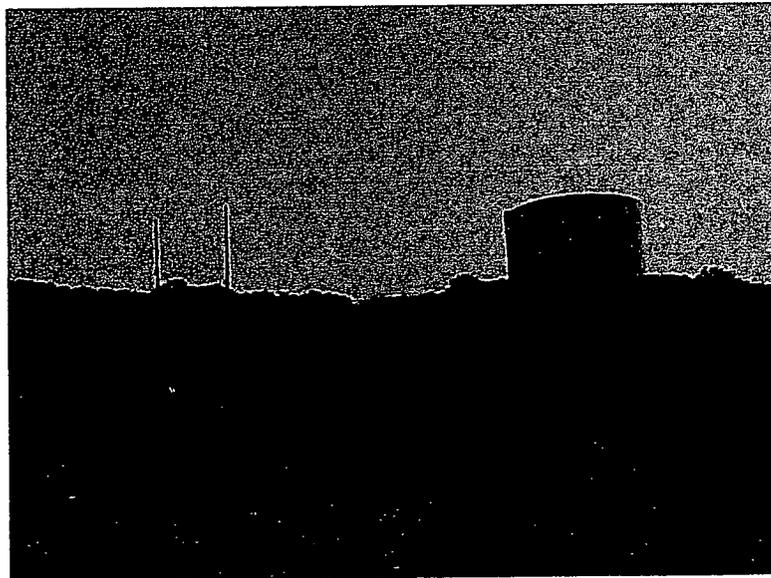


PHOTOGRAPH 9 - Soil transport bins on northern boundary of SSFL Facility

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-4
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
	DATE: 10/17/00		

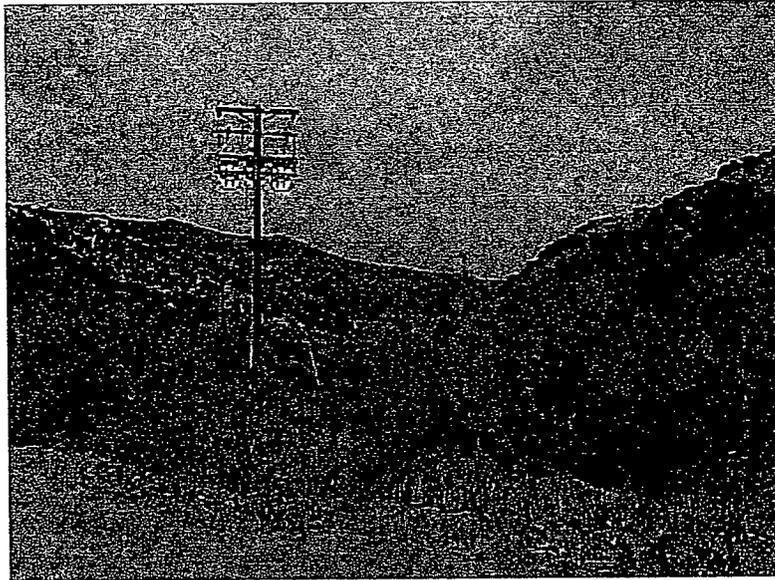


PHOTOGRAPH 9 - A corral and outbuildings located along the southern property boundary

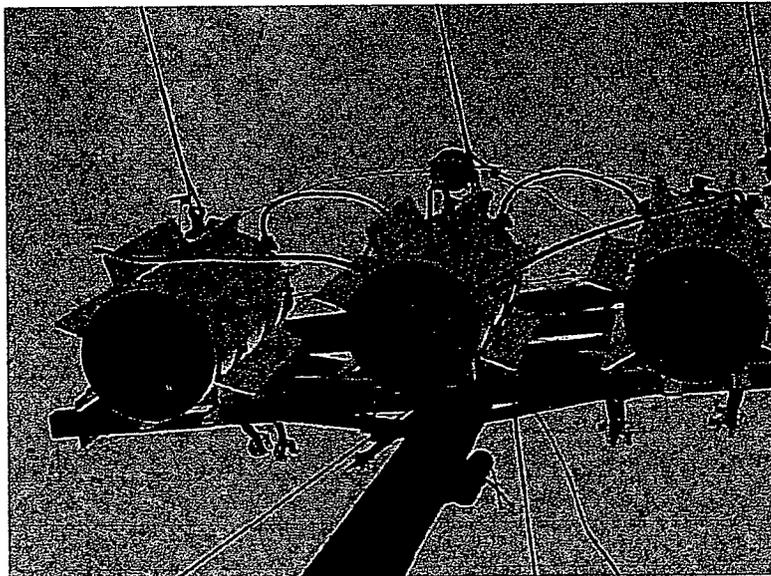


PHOTOGRAPH 10 - Water tank and communication towers located off the property, to the east.

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-5
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
	DATE: 10/17/00		



PHOTOGRAPH 11 -Inactive power pole with three transformers.
Power pole at location of soil sample CZSS#4.



PHOTOGRAPH 12 - Staining on base of transformer. Power pole
at location of soil sample CZSS#4.

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-6
	DATE: 10/16/00		
REVISED BY: PEL	REVISED: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
PROJECT NO. 01-402-0002-02	DATE: 10/17/00		

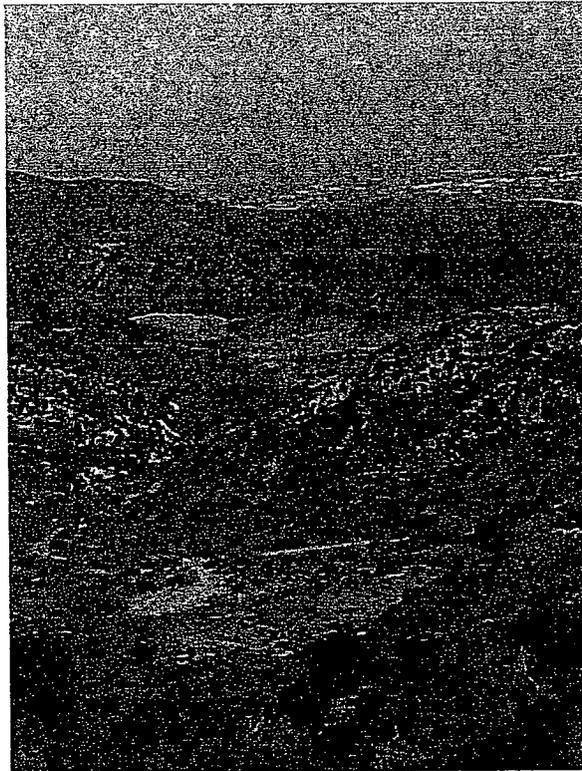


PHOTOGRAPH 13 - Soil cleanup operations on northern portion of SSFL facility, as viewed on September 7, 2000.

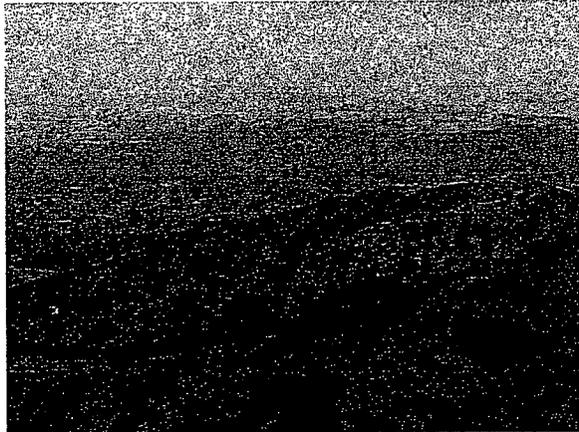


PHOTOGRAPH 14 - Surface delineation notices for pipeline traversing property.

	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-7
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
	DATE: 10/17/00		

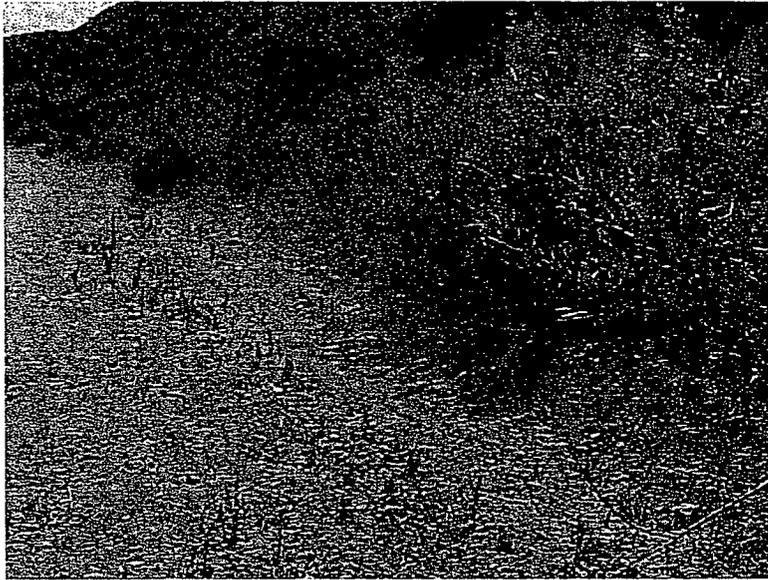


PHOTOGRAPH 15 - Overview of low-lying stream channel and man-altered terrain of former quarry.

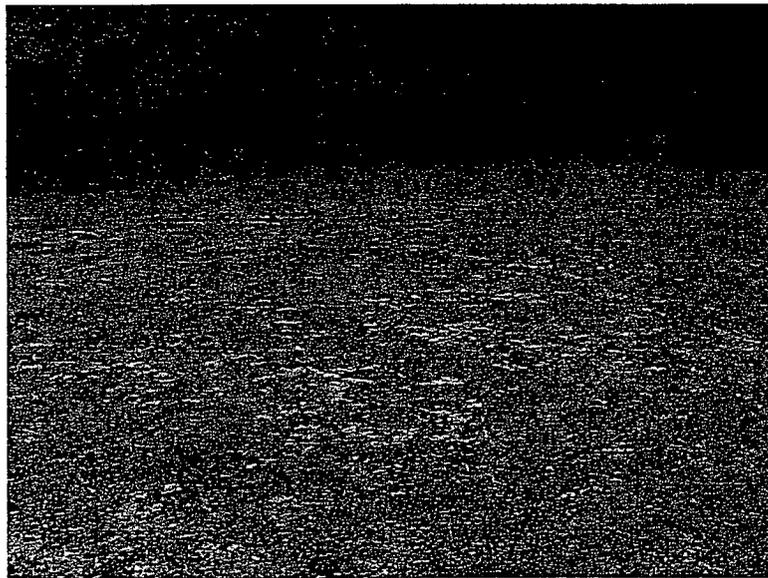


PHOTOGRAPH 16 - High power line located on the eastern property line (view looking northeast).

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-8
	DATE: 10/16/00		
REVISED BY: PEL	REVISED: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
PROJECT NO. 01-402-0002-02	DATE: 10/17/00		



PHOTOGRAPH 17 - Radiation Survey #2



PHOTOGRAPH 18 - Radiation Survey #3

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-9
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED: 10/16/00	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
	DATE: 10/17/00		

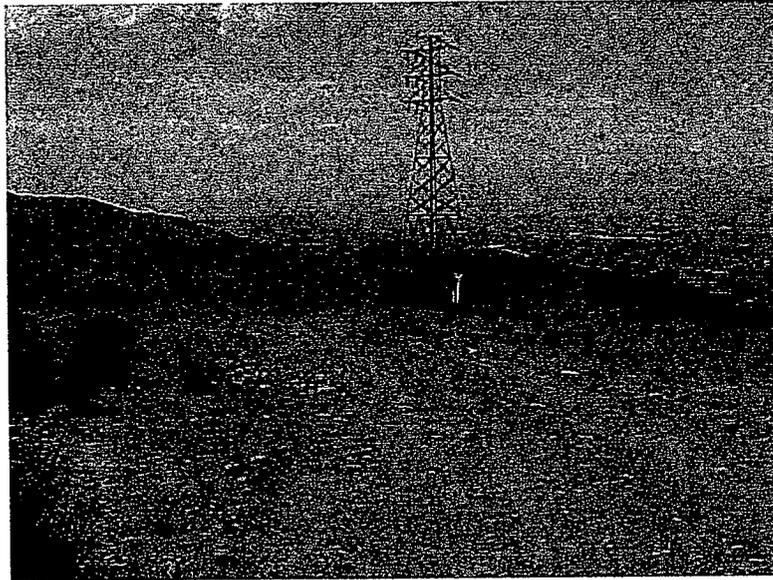


PHOTOGRAPH 19 - Radiation Survey #4

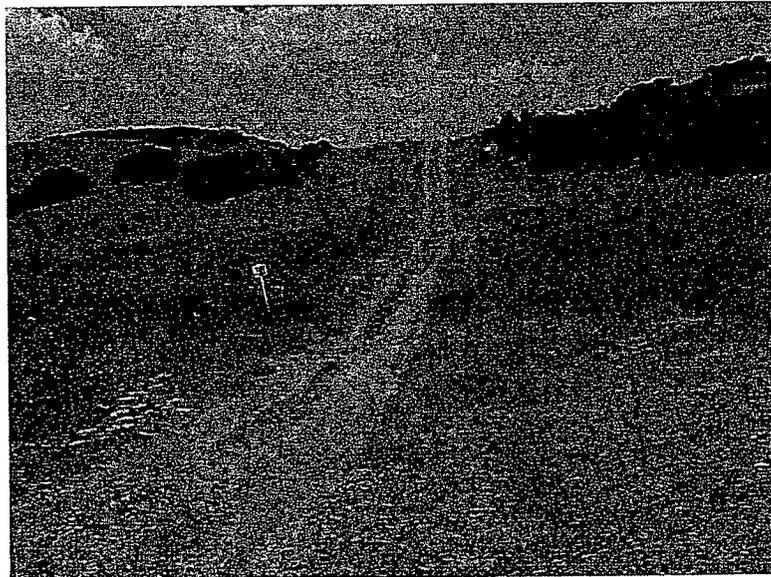


PHOTOGRAPH 20 - Radiation Survey #5

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-10
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
	APPROVED BY: EAR		
PROJECT NO. 01-402-0002-02	DATE: 10/17/00	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	



PHOTOGRAPH 21 - Radiation Survey #6

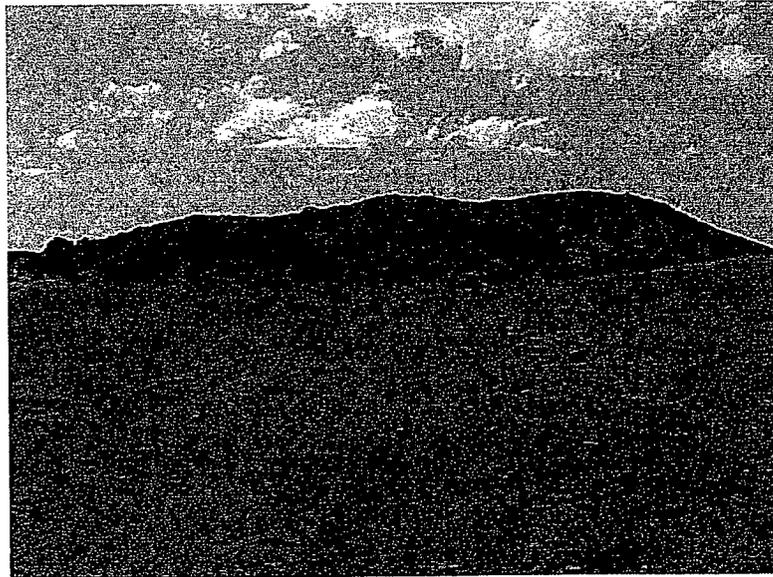


PHOTOGRAPH 22 - Radiation Survey #7

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-11
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG	
	DATE: 10/17/00	DATE PLOTTED: 10/17/00	



PHOTOGRAPH 23 - Radiation Survey #8



PHOTOGRAPH 23 - Radiation Survey #9

 MILLER BROOKS <i>Environmental, Inc.</i>	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-12
	DATE: 10/16/00		
REVISED BY: PEL	REVISED: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
PROJECT NO. 01-402-0002-02	DATE: 10/17/00		



PHOTOGRAPH 25 - Radiation Survey #10



PHOTOGRAPH 26 - Radiation Survey #12

	DRAWN BY: PEL	SITE PHOTOGRAPHS	FIGURE A-13
	DATE: 10/16/00		
18700 BEACH BLVD., SUITE 205 HUNTINGTON BEACH, CA. 92648 (714) 965-9161	REVISED BY: PEL	GREENPARK RANCH, L.L.C. APN 6850-130-180 VENTURA COUNTY, CA.	
	REVISED: 10/16/00		
PROJECT NO. 01-402-0002-02	APPROVED BY: EAR	FILE: K:\DWGS\GREENPARK\APN 6850-130\PHOTO LOG DATE PLOTTED: 10/17/00	
	DATE: 10/17/00		

APPENDIX B
EDR REPORT



**The EDR-Radius Map
with GeoCheck[®]**

**GreenPark Ranch
GreenPark Ranch
Simi Valley, CA 93063**

Inquiry Number: 535129.3s

August 30, 2000

***The Source*
For Environmental
Risk Management
Data**

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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

Disclaimer and Other Information

This Report contains information obtained from a variety of public and other sources and Environmental Data Resources, Inc. (EDR) makes no representation or warranty regarding the accuracy, reliability, quality, suitability, or completeness of said information or the information contained in this report. The customer shall assume full responsibility for the use of this report.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

GREENPARK RANCH
SIMI VALLEY, CA 93063

COORDINATES

Latitude (North): 34.226430 - 34° 13' 35.1"
Longitude (West): 118.739270 - 118° 44' 21.4"
Universal Tranverse Mercator: Zone 11
UTM X (Meters): 339796.9
UTM Y (Meters): 3788435.2

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2434118-B6 CALABASAS, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Delisted NPL..... NPL Deletions
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... AWP
Cal-Sites..... Cal-Sites
CHMIRS..... California Hazardous Material Incident Report System

EXECUTIVE SUMMARY

Cortese..... Cortese
Notify 65..... Notify 65
Toxic Pits..... Toxic Pits
SWF/LF..... State Landfill
WMUDS..... WMUDS/SWAT
LUST..... Leaking Underground Storage Tank Information System
UST..... Hazardous Substance Storage Container Database
Ca. BEP..... CA Bond Exp. Plan
Ca. FID..... CA FID

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... CONSENT
ROD..... ROD
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Lien..... NPL Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Petroleum Storage Tank Facilities
Ca. WDS..... CA WDS
CA SLIC..... CA SLIC regions.
Ca. BWT..... BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
HAZNET..... HAZNET

EDR PROPRIETARY DATABASES

Coal Gas..... Former Manufactured gas (Coal Gas) Sites.

SURROUNDING SITES: SEARCH RESULTS

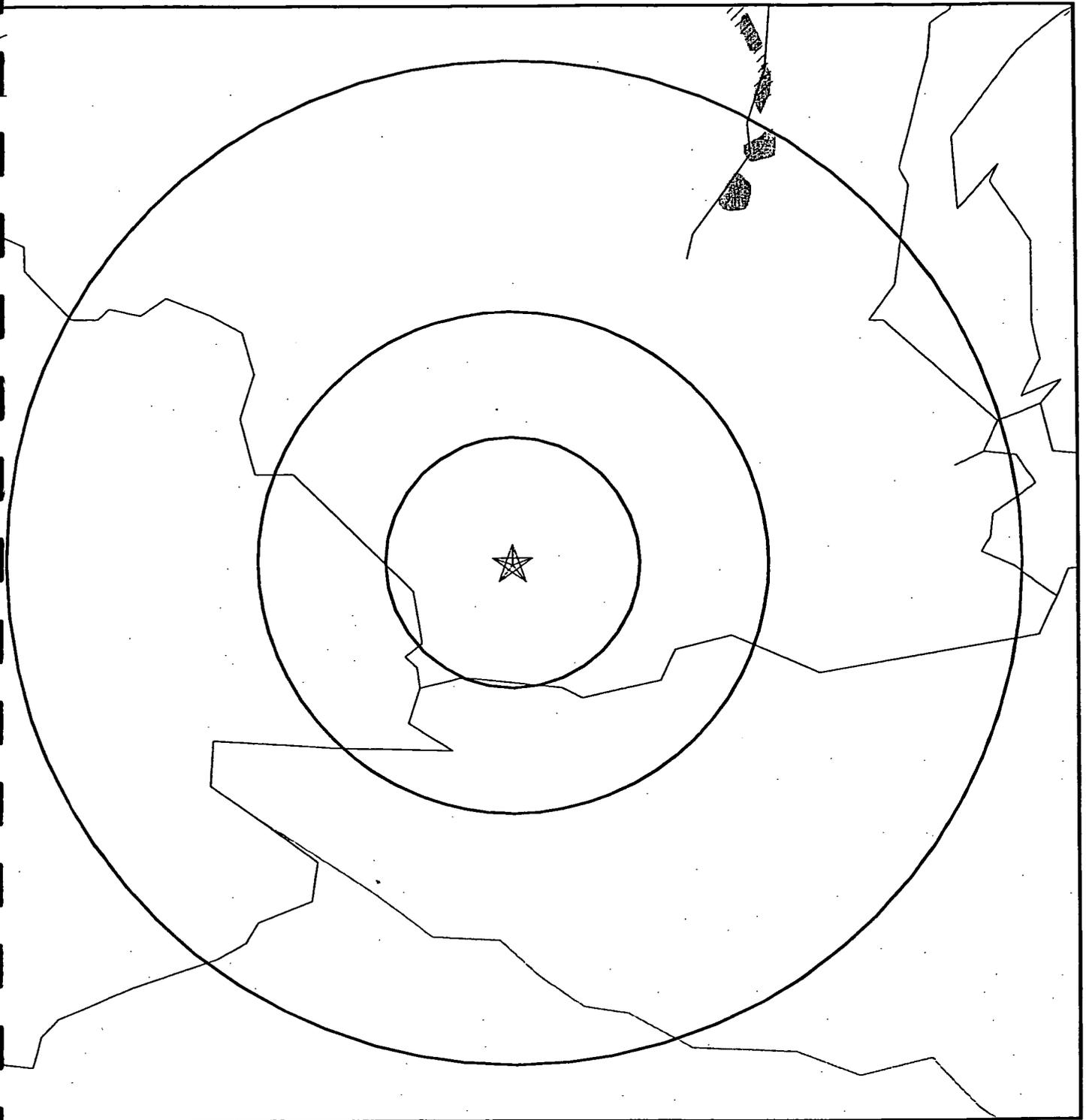
Surrounding sites were identified.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
BOEING CO SSFL ETEC AREA I V	CERCLIS,RCRIS-SQG,FINDS RCRIS-TSD,CORRACTS
USDOE BOEING SSFL ETEC AREA I V	CERCLIS,RCRIS-SQG,FINDS TRIS,RCRIS-TSD,CORRACTS
ROCKWELL SANTA SUSANA - FIELD LABS SANTA SUSANA FIELD LAB (SSFL) 185 EASY ST.	Cal-Sites Cal-Sites
ROCKWELL INTL CORP - SSFL I	CHMIRS,HAZNET
ROCKWELL INTL CORP - SSFL II	CERC-NFRAP
ROCKWELL INTERNATIONAL - OLD AREA I LF	FINDS,CERC-NFRAP
SIMI VALLEY ROYAL AVE. 1962	SWF/LF
TIERRA REJADA LANDFILL	SWF/LF
TIERRA REJADA LANDFILL	SWF/LF
MARR RANCH 1, LLC	UST
MADERA RANCH DENTAL OFFICE	HAZNET
WOOD RANCH CLEANERS	Ca. BWT

OVERVIEW MAP - 535129.3s - Miller Brooks Environmental



Target Property

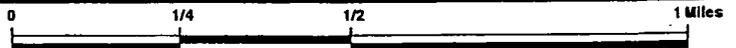
Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Coal Gasification Sites (if requested)

National Priority List Sites

Landfill Sites



Power transmission lines

Oil & Gas pipelines

100-year flood zone

500-year flood zone

Wetlands per National Wetlands Inventory (1994)

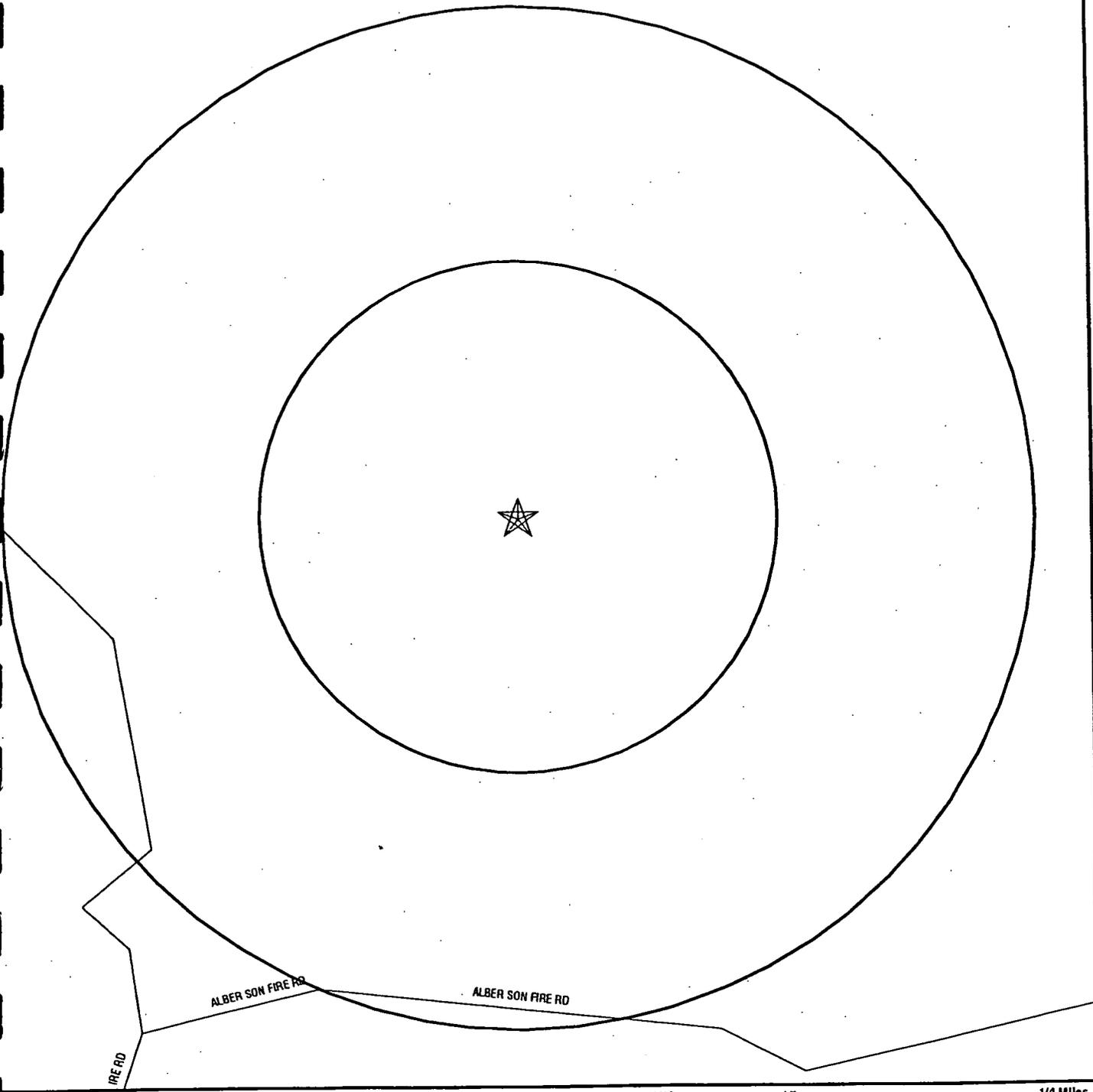
Areas of Concern



TARGET PROPERTY: GreenPark Ranch
 ADDRESS: GreenPark Ranch
 CITY/STATE/ZIP: Simi Valley CA 93063
 LAT/LONG: 34.2264 / 118.7393

CUSTOMER: Miller Brooks Environmental
 CONTACT: Elizabeth Robbins
 INQUIRY #: 535129.3s
 DATE: August 30, 2000 7:33 pm

DETAIL MAP - 535129.3s - Miller Brooks Environmental



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

Areas of Concern



TARGET PROPERTY: GreenPark Ranch
ADDRESS: GreenPark Ranch
CITY/STATE/ZIP: Simi Valley CA 93063
LAT/LONG: 34.2264 / 118.7393

CUSTOMER: Miller Brooks Environmental
CONTACT: Elizabeth Robbins
INQUIRY #: 535129.3s
DATE: August 30, 2000 7:34 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
CA FID		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
CA BWT		TP	NR	NR	NR	NR	NR	0
HAZNET		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>EDR PROPRIETARY DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
SIMI HILLS	1000273242	BOEING CO SSFL ETEC AREA I V	TOP OF WOOLSEY CANYON RD HWMF	93063	CERCLIS, RCRIS-SQG, FINDS, RCRIS-TSD, CORRACTS	
SIMI HILLS	1000840902	USDOE BOEING SSFL ETEC AREA I V	TOP OF WOOLSEY CANYON RD RMHF	93063	CERCLIS, RCRIS-SQG, FINDS, TRIS, RCRIS-TSD, CORRACTS	56370021
SIMI HILLS	S100186665	ROCKWELL SANTA SUSANA - FIELD LABS	WOOLSEY CANYON ROAD	93065	Cal-Sites	
SIMI HILLS	1000273248	ROCKWELL INTL CORP - SSFL I	WOOLSEY CANYON RD	93063	CERC-NFRAP	
SIMI HILLS	1000273249	ROCKWELL INTL CORP - SSFL II	WOOLSEY CANYON RD	93063	FINDS, CERC-NFRAP	56370022
SIMI HILLS	S101482900	SANTA SUSANA FIELD LAB (SSFL)	WOOLSEY CANYON ROAD	93063	Cal-Sites	56-CR-0051
SIMI VALLEY	S102363136	ROCKWELL INTERNATIONAL - OLD AREA I LF	BLACK CANYON ROAD		SWF/LF	9991376
SIMI VALLEY	S100280873		185 EASY ST.		CHMIRS, HAZNET	D1367
SIMI VALLEY	U003697686	MARR RANCH 1, LLC	NORTH END YOSEMITE		UST	
SIMI VALLEY	S104493167	WOOD RANCH CLEANERS	1252 MADERA RD A-2		Ca. BWT	0-004953
SIMI VALLEY	S103630417	MADERA RANCH DENTAL OFFICE	1424 MADERA RD STE 201	93065	HAZNET	CAL000044787
SIMI VALLEY	S101611295	SIMI VALLEY ROYAL AVE. 1962	NORTH OF COURIER AVE		SWF/LF	#30
SIMI VALLEY	S100779154	TIERRA REJADA LANDFILL	PART OF THE SOUTHWEST QUARTER OF SEC		SWF/LF	#27
SIMI VALLEY	S102363113	TIERRA REJADA LANDFILL	1 M W OF MADERA RD ON TIERRA REJADA RD		SWF/LF	56-AA-0125

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 06/13/00

Date Made Active at EDR: 07/06/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/27/00

Elapsed ASTM days: 9

Date of Last EDR Contact: 08/07/00

DELISTED NPL: NPL Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 06/13/00

Date Made Active at EDR: 07/06/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/27/00

Elapsed ASTM days: 9

Date of Last EDR Contact: 05/09/00

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/16/00

Date Made Active at EDR: 08/16/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/05/00

Elapsed ASTM days: 72

Date of Last EDR Contact: 05/31/00

CERCLIS-NFRAP: No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 04/16/00

Date Made Active at EDR: 08/16/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/05/00

Elapsed ASTM days: 72

Date of Last EDR Contact: 05/31/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/20/00

Date Made Active at EDR: 08/01/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/12/00

Elapsed ASTM days: 50

Date of Last EDR Contact: 06/12/00

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/18/00

Date Made Active at EDR: 08/01/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/01/00

Elapsed ASTM days: 61

Date of Last EDR Contact: 06/19/00

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 05/30/00

Date Made Active at EDR: 07/06/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/02/00

Elapsed ASTM days: 34

Date of Last EDR Contact: 08/02/00

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97

Database Release Frequency: Biennially

Date of Last EDR Contact: 06/19/00

Date of Next Scheduled EDR Contact: 09/18/00

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A

Database Release Frequency: Varies

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 07/12/00

Date of Next Scheduled EDR Contact: 10/09/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/13/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/13/00
Date of Next Scheduled EDR Contact: 10/09/00

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 07/25/00
Date of Next Scheduled EDR Contact: 10/23/00

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/23/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/00
Date of Next Scheduled EDR Contact: 10/09/00

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/06/00
Date of Next Scheduled EDR Contact: 10/02/00

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/22/00
Date of Next Scheduled EDR Contact: 08/21/00

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3936

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/01/00
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/15/00
Date of Next Scheduled EDR Contact: 08/14/00

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/97

Database Release Frequency: Annually

Date of Last EDR Contact: 07/21/00

Date of Next Scheduled EDR Contact: 09/25/00

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 07/25/00

Date of Next Scheduled EDR Contact: 10/23/00

STATE OF CALIFORNIA ASTM STANDARD RECORDS

CAL-SITES (AWP): Annual Workplan

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 03/10/00

Date Made Active at EDR: 05/10/00

Database Release Frequency: Annually

Date of Data Arrival at EDR: 04/10/00

Elapsed ASTM days: 30

Date of Last EDR Contact: 07/31/00

CAL-SITES (ASPIS): Calsites

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 04/01/00

Date Made Active at EDR: 05/26/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/24/00

Elapsed ASTM days: 32

Date of Last EDR Contact: 06/15/00

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-464-3283

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94

Date Made Active at EDR: 04/24/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/13/95

Elapsed ASTM days: 42

Date of Last EDR Contact: 06/07/00

CORTESE: Cortese

Source: CAL EPA/Office of Emergency Information

Telephone: 916-327-1848

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/98

Date Made Active at EDR: 09/23/98

Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/26/98

Elapsed ASTM days: 28

Date of Last EDR Contact: 07/31/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NOTIFY 65: Proposition 65

Source: State Water Resources Control Board

Telephone: 916-657-0696

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93

Date Made Active at EDR: 11/19/93

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/25/00

TOXIC PITS: Toxic Pits

Source: State Water Resources Control Board

Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95

Date Made Active at EDR: 09/26/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95

Elapsed ASTM days: 27

Date of Last EDR Contact: 08/07/00

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board

Telephone: 916-255-4035

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/13/00

Date Made Active at EDR: 07/14/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/19/00

Elapsed ASTM days: 25

Date of Last EDR Contact: 06/19/00

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board

Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00

Date Made Active at EDR: 05/10/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00

Elapsed ASTM days: 30

Date of Last EDR Contact: 06/12/00

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board

Telephone: 916-445-6532

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/05/00

Date Made Active at EDR: 08/25/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/10/00

Elapsed ASTM days: 46

Date of Last EDR Contact: 07/10/00

CA UST:

UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-227-4408

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/19/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BEP: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

FID: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board
Telephone: 916-227-4382
Registered Aboveground Storage Tanks.

Date of Government Version: 06/08/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/07/00
Date of Next Scheduled EDR Contact: 11/06/00

WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571
Sites which have been issued waste discharge requirements.

Date of Government Version: 03/22/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/26/00
Date of Next Scheduled EDR Contact: 09/25/00

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-324-1781

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/98
Database Release Frequency: Annually

Date of Last EDR Contact: 05/26/00
Date of Next Scheduled EDR Contact: 08/14/00

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 01/03/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/01/00
Date of Next Scheduled EDR Contact: 10/30/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 01/03/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/01/00
Date of Next Scheduled EDR Contact: 10/30/00

CONTRA COSTA COUNTY:

SL: Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/08/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/05/00
Date of Next Scheduled EDR Contact: 09/04/00

KERN COUNTY:

UST: Sites & Tanks Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 06/09/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/09/00
Date of Next Scheduled EDR Contact: 09/04/00

LOS ANGELES COUNTY:

SWF/LF: List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 09/16/98
Database Release Frequency: Annually

Date of Last EDR Contact: 05/25/00
Date of Next Scheduled EDR Contact: 08/21/00

CA City of El Segundo UST

Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 02/01/00
Database Release Frequency: N/A

Date of Last EDR Contact: 05/22/00
Date of Next Scheduled EDR Contact: 08/21/00

CA City of Long Beach UST

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 10/01/99
Database Release Frequency: N/A

Date of Last EDR Contact: 05/31/00
Date of Next Scheduled EDR Contact: 08/28/00

CA City of Torrance UST

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 02/01/00
Database Release Frequency: N/A

Date of Last EDR Contact: 05/22/00
Date of Next Scheduled EDR Contact: 08/21/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 08/31/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/21/00
Date of Next Scheduled EDR Contact: 09/18/00

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/27/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/28/00
Date of Next Scheduled EDR Contact: 10/09/00

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 06/02/00
Database Release Frequency: Annually

Date of Last EDR Contact: 05/22/00
Date of Next Scheduled EDR Contact: 08/21/00

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-744-2407
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: N/A

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

UST Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 03/01/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/08/00
Date of Next Scheduled EDR Contact: 11/06/00

NAPA COUNTY:

LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 08/27/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/00
Date of Next Scheduled EDR Contact: 10/02/00

UST: Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 08/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 07/05/00
Date of Next Scheduled EDR Contact: 09/18/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ORANGE COUNTY:

LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/04/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

UST: List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/04/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 01/19/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

PLACER COUNTY:

MS: Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7335
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 04/11/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/26/00
Date of Next Scheduled EDR Contact: 09/25/00

RIVERSIDE COUNTY:

LUST: Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/03/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/25/00
Date of Next Scheduled EDR Contact: 10/23/00

UST: Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 01/04/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/25/00
Date of Next Scheduled EDR Contact: 10/23/00

SACRAMENTO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Toxsite List

Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Date of Government Version: 12/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/09/00
Date of Next Scheduled EDR Contact: 11/06/00

ML: Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 04/01/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/09/00
Date of Next Scheduled EDR Contact: 11/06/00

SAN BERNARDINO COUNTY:

DEHS Permit System Print-Out By Location

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 07/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

SAN DIEGO COUNTY:

SWF/LF: Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 07/01/98
Database Release Frequency: Annually

Date of Last EDR Contact: 06/01/00
Date of Next Scheduled EDR Contact: 08/28/00

HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 07/09/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/00
Date of Next Scheduled EDR Contact: 10/09/00

SAN FRANCISCO COUNTY:

LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 06/13/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 06/13/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

SAN MATEO COUNTY:

LUST: Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 04/05/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/31/00
Date of Next Scheduled EDR Contact: 10/30/00

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/24/99
Database Release Frequency: Annually

Date of Last EDR Contact: 07/25/00
Date of Next Scheduled EDR Contact: 10/16/00

SANTA CLARA COUNTY:

LUST: Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-927-0710

Date of Government Version: 07/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/07/00
Date of Next Scheduled EDR Contact: 10/02/00

Hazmat Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 03/20/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/00
Date of Next Scheduled EDR Contact: 09/11/00

SOLANO COUNTY:

LUST: Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 06/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/00
Date of Next Scheduled EDR Contact: 09/18/00

UST: Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 06/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/00
Date of Next Scheduled EDR Contact: 09/18/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SONOMA COUNTY:

LUST Sites

Source: Department of Health Services
Telephone: 707-525-6565

Date of Government Version: 05/16/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/31/00
Date of Next Scheduled EDR Contact: 10/30/00

SUTTER COUNTY:

UST: Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-741-7504

Date of Government Version: 07/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/11/00
Date of Next Scheduled EDR Contact: 10/09/00

VENTURA COUNTY:

SWF/LF: Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 06/01/99
Database Release Frequency: Annually

Date of Last EDR Contact: 05/31/00
Date of Next Scheduled EDR Contact: 08/28/00

LUST: Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/24/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/00
Date of Next Scheduled EDR Contact: 09/18/00

UST: Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/24/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/19/00
Date of Next Scheduled EDR Contact: 10/16/00

BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/09/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/99
Date of Next Scheduled EDR Contact: 09/18/00

YOLO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 02/16/00
Database Release Frequency: Annually

Date of Last EDR Contact: 07/25/00
Date of Next Scheduled EDR Contact: 10/23/00

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/30/00
Date of Next Scheduled EDR Contact: 08/28/00

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 06/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/17/00
Date of Next Scheduled EDR Contact: 10/16/00

LUST REG 3: LUSTIS Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/26/00
Date of Next Scheduled EDR Contact: 08/21/00

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Date of Government Version: 05/16/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/07/00
Date of Next Scheduled EDR Contact: 10/02/00

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 05/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/00
Date of Next Scheduled EDR Contact: 10/09/00

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

Date of Government Version: 07/12/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/12/00
Date of Next Scheduled EDR Contact: 10/09/00

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 04/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/00
Date of Next Scheduled EDR Contact: 10/09/00

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 04/27/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/00
Date of Next Scheduled EDR Contact: 10/02/00

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

GREENPARK RANCH
GREENPARK RANCH
SIMI VALLEY, CA 93063

TARGET PROPERTY COORDINATES

Latitude (North):	34.226429 - 34° 13' 35.1"
Longitude (West):	118.739273 - 118° 44' 21.4"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	339796.9
UTM Y (Meters):	3788435.2

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2434118-B6 CALABASAS, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General NE

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
VENTURA, CA

FEMA Q3 Flood
Data Electronic Coverage
YES

Flood Plain Panel at Target Property:
Additional Panels in search area:

0604130980B / CBPP
0604210008A / CBPP
0604210016A / CBNP
0604130975B / CBPP

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
CALABASAS

NWI Electronic
Coverage
YES

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING/SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Geologic Code: uK
Era: Mesozoic
System: Cretaceous
Series: Upper Cretaceous

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: BADLAND

Soil Surface Texture: unweathered bedrock

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 3 inches

Soil Layer Information						
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)
	Upper	Lower		AASHTO Group	Unified Soil	
1	0 inches	60 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: shaly - loam
sandy loam
sand
clay loam
silty clay loam
gravelly - loam

Surficial Soil Types: shaly - loam
sandy loam
sand
clay loam
silty clay loam
gravelly - loam

Shallow Soil Types: No Other Soil Types.

Deeper Soil Types: weathered bedrock
stratified

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

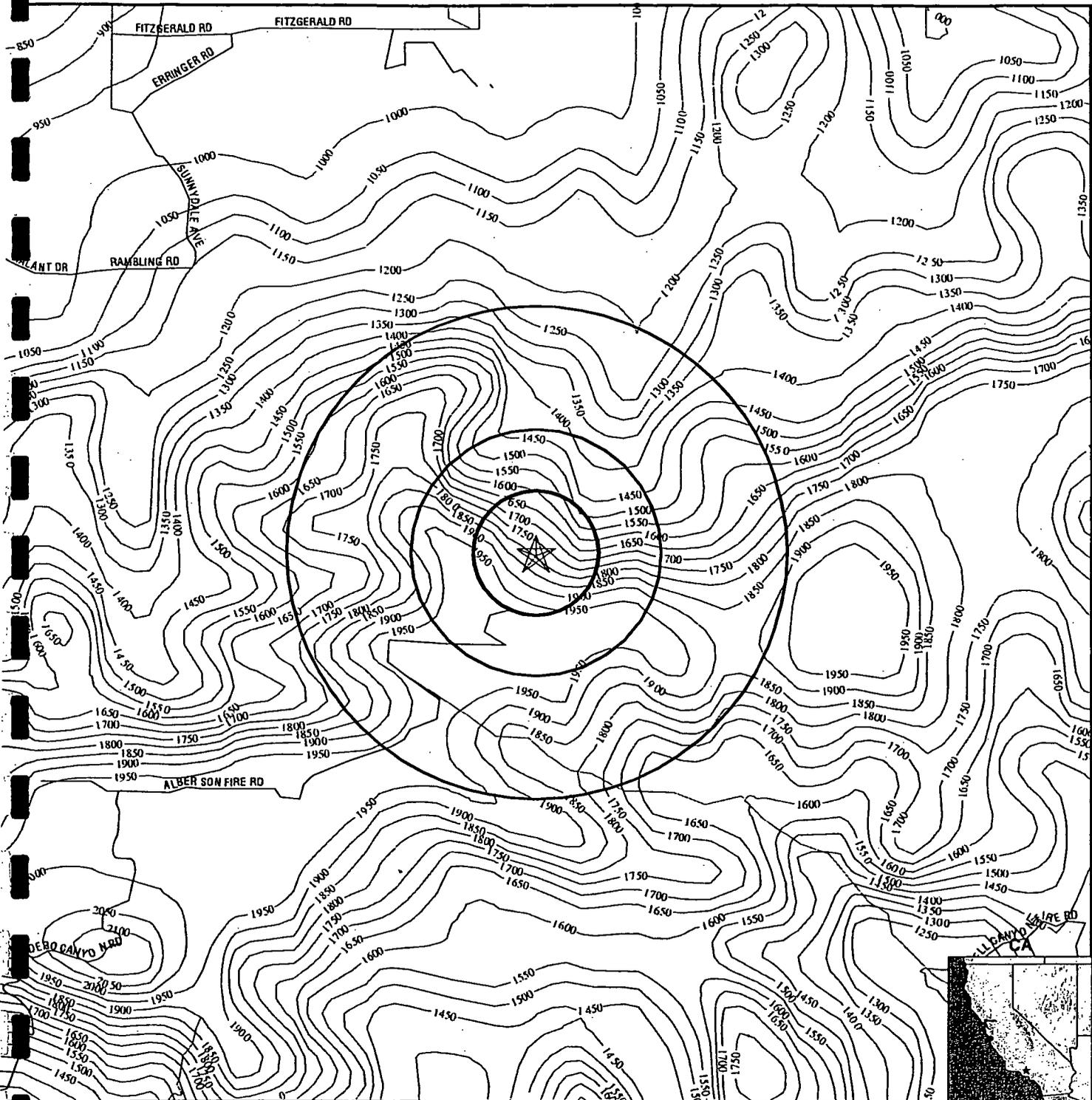
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 535129.3s



Major Roads
 Contour Lines
 Earthquake Fault Lines
 Water Wells
 Public Water Supply Wells
 Groundwater Flow Direction
 Indeterminate Groundwater Flow at Location
 Groundwater Flow Varies at Location
 Cluster of Multiple Icons

0 1/2 1 2 Miles

⊙ Earthquake epicenter, Richter 5 or greater
 (HD) Closest Hydrogeological Data
 ● Oil, gas or related wells

TARGET PROPERTY:	GreenPark Ranch	CUSTOMER:	Miller Brooks Environmental
ADDRESS:	GreenPark Ranch	CONTACT:	Elizabeth Robbins
CITY/STATE/ZIP:	Simi Valley CA 93063	INQUIRY #:	535129.3s
LAT/LONG:	34.2264 / 118.7393	DATE:	August 30, 2000 7:34 pm

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON**

AREA RADON INFORMATION

Zip Code: 93063

Number of sites tested: 16

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.444 pCi/L	94%	6%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Amdt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.



"Linking Technology with Tradition"

Preliminary Sanborn® Map Report

Ship to: Elizabeth Robbins

Miller Brooks Environmental

18700 Beach Boulevard

Huntington Beach, CA 92648

1024478DAS

714-965-9161

Order Date: 8/30/2000

Completion Date: 08/31/2000

Inquiry #: 535129.4S

P.O. #: na

Site Name: GreenPark Ranch

Address: GreenPark Ranch

City/State: Simi Valley, CA 93062

Cross Streets:

This document reports that EDR's collection of Sanborn® fire insurance maps has been reviewed, and based on client-supplied information, Sanborn® fire insurance maps depicting the target property at the specified location were not identified.

NO COVERAGE

A final Sanborn® Map Report is provided when the Sanborn® Map Search/Print Report is ordered.

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This is a preliminary report. When the Sanborn® Map Search/Print Report is ordered, the Preliminary Sanborn® Map Report will be replaced by a final-report after quality review. The final report may contain materially different information from the information contained in this preliminary report. Only a final report should be used in connection with a final site assessment.

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**APPENDIX C
TOSCO PIPELINE MAP**



Tosco Refining Company
Distribution West
9645 Santa Fe Springs Road
P.O. Box 2628
Santa Fe Springs, CA 90670-0628
Telephone: 562-906-7500
Facsimile: 562-906-7555

Right-of-Way Administration

7684

September 26, 2000

Attn.: Ms. Elizabeth A. Robbins
Miller Brooks Environmental, Inc.
18700 Beach Boulevard, Suite 205
Huntington Beach, CA 92648

Ms. Robbins:

Map Request
Area South of Simi Valley, CA

In response to your letter dated September 25, 2000 concerning the above subject, we have enclosed Tosco's map nos. D3A214 and D3A215 for your use.

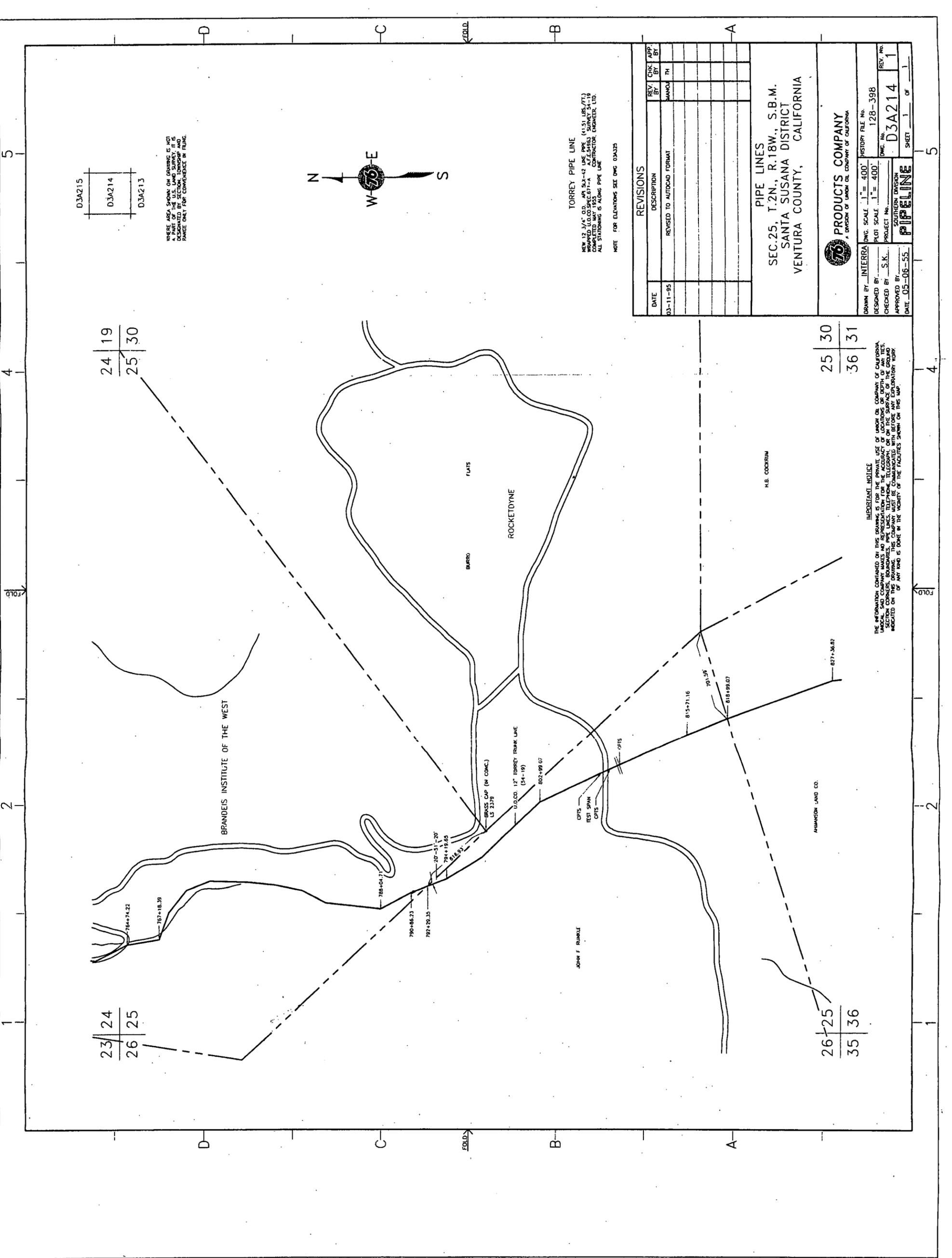
If you have questions or need more information regarding Tosco's response to your inquiry, please contact Mr. Dennis Muhlbach at (562) 906-7591.

Yours truly,

A handwritten signature in black ink that reads 'Mona D. Hebert'.

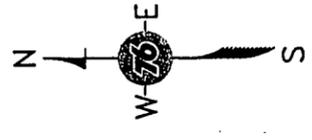
Mona D. Hebert
Coordinator, Right of Way Administration

MH



D3A215
D3A214
D3A213

WHERE USED, SHOWN ON COURSES IS NOT A PART OF THE U.S. LAND SURVEY. IT IS DESIGNATED BY SECTION, TOWNSHIP AND RANGE ONLY FOR CONVENIENCE OF PLACING.



TORREY PIPE LINE
NEW 12 3/4" O.D. API 5L X 42 LBK PIPE (41.51 LBS./FT.)
WRAPPED U.O.C.D. SPEC. 811-A A.F.E.#563 SURVEY 24-19
COMPLETED MAY 1985
ALL STATIONING IS ALONG PIPE LINE
NOTE FOR ELEVATIONS SEE DWG. D3A215

DATE	DESCRIPTION	REV. BY	CHK. BY	APP. BY
03-11-95	REVISED TO AUTOCAD FORMAT	MANOJ TH		

PIPE LINES
SEC. 25, T. 2N., R. 18W., S. B.M.
SANTA SUSANA DISTRICT
VENTURA COUNTY, CALIFORNIA

70 PRODUCTS COMPANY
A DIVISION OF UNION OIL COMPANY OF CALIFORNIA

DRAWN BY: INTERRA
DESIGNED BY: S.K.
CHECKED BY: S.K.
APPROVED BY: S.K.
DATE: 05-06-95

HISTORY FILE NO. 128-398
DWG. NO. D3A214
PROJECT NO. 1
SHEET 1 OF 1

PIPELINE

24 | 19
25 | 30

25 | 30
36 | 31

23 | 24
26 | 25

26 | 25
35 | 36

IMPORTANT NOTICE
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APPENDIX D
AERIAL PHOTOGRAPHS



**The EDR-Aerial Photography
Print Service**

**GreenPark Ranch
GreenPark Ranch
Simi Valley, CA 93062**

September 5, 2000

Inquiry Number: 535129-6

***The Source
For Environmental
Risk Management
Data***

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service:

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

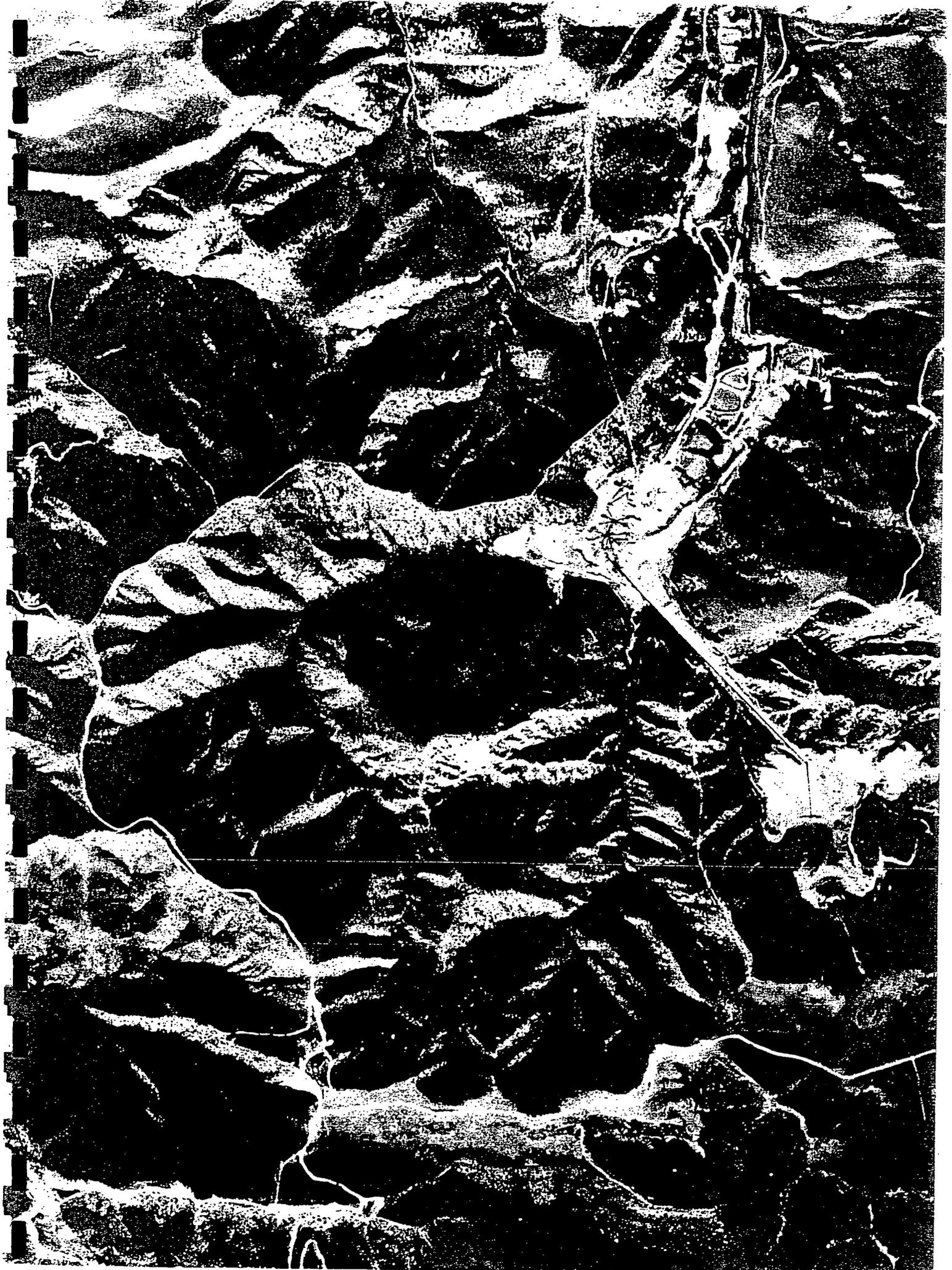








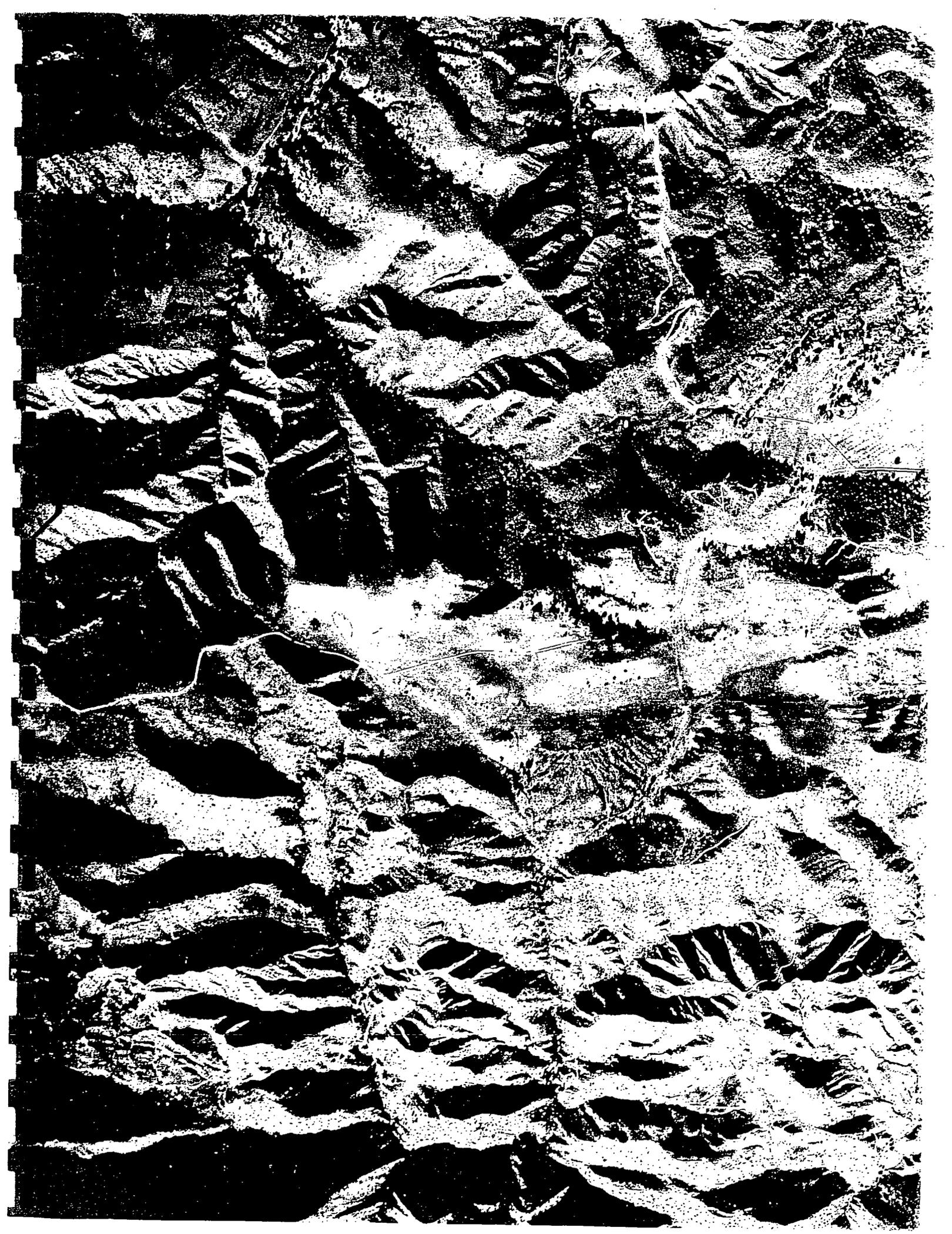








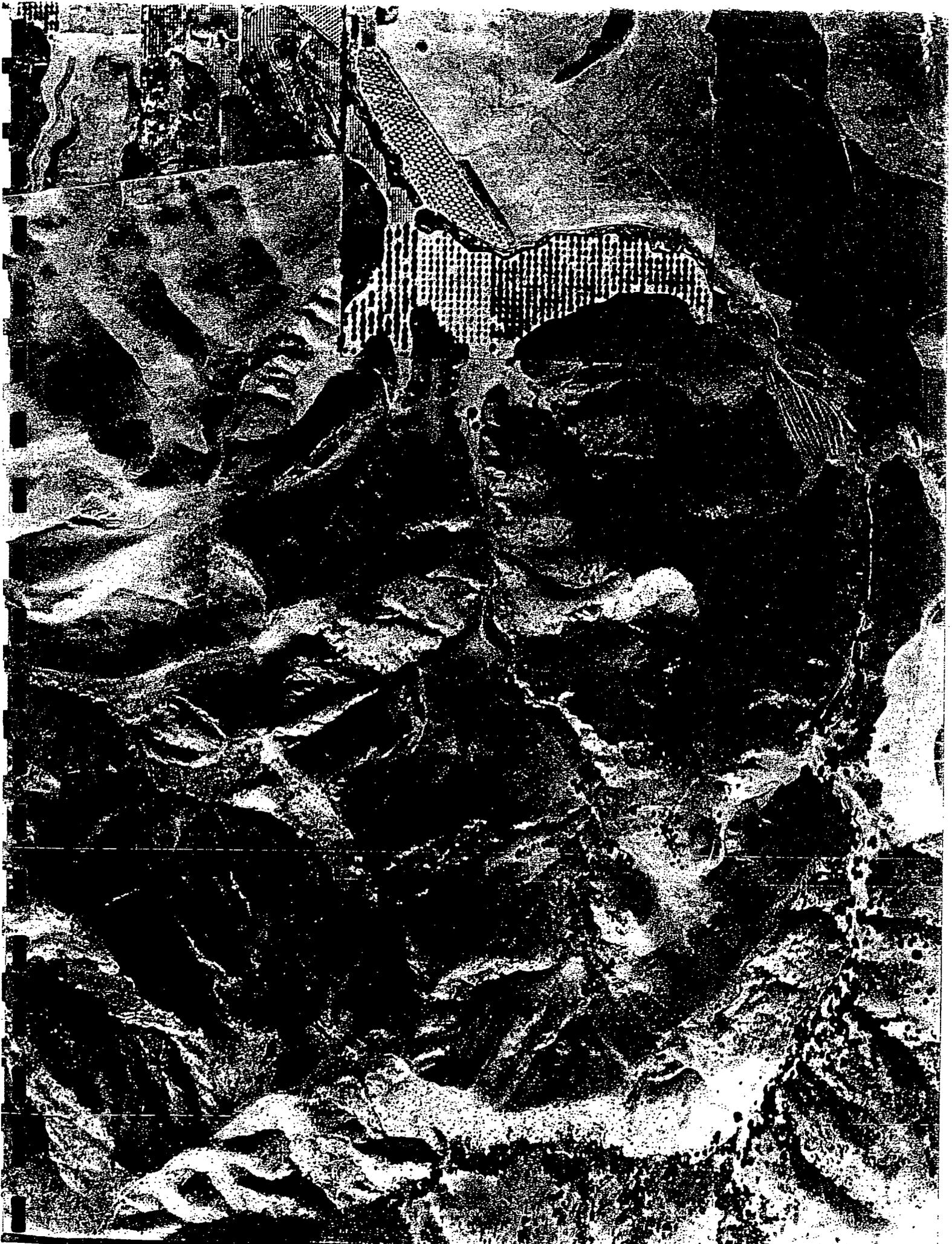


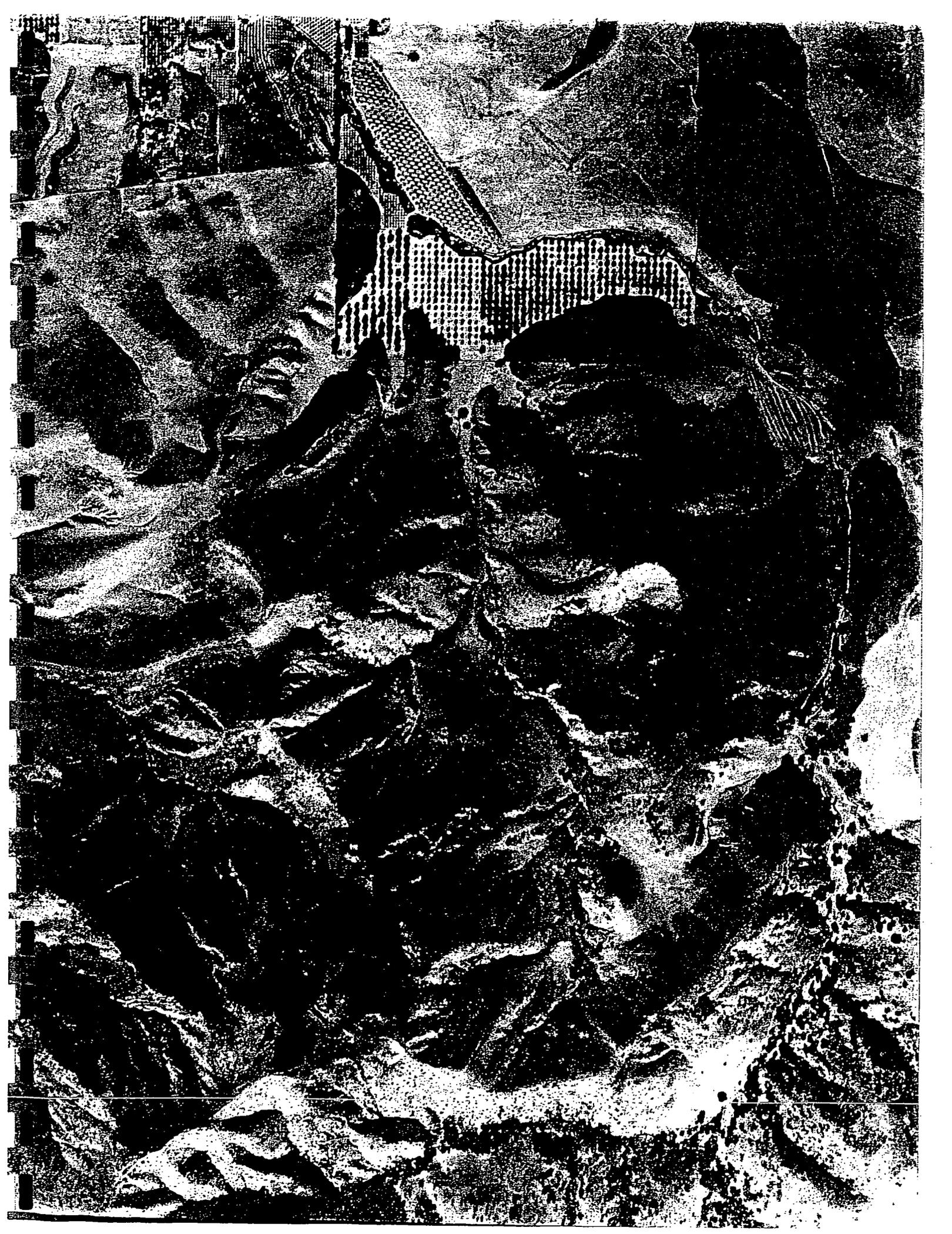












Environmental Data Resources, Inc. Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard 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.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. 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.*" (ASTM E 1527-00, Section 7.3.2, page 11).

Aerial Photographs

Aerial photographs are a valuable historical resource for documenting past land use and can be particularly helpful when other historical sources (such as city directories or fire insurance maps) are not reasonably ascertainable. The EDR Aerial Photograph Print Service includes a search of aerial photograph collections flown by public and private agencies for the state of California. EDR's professional field-based researchers provide digitally reproduced historical aerial photographs at approximately ten year intervals.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8a.m-8pm EST)
with questions or comments about your report.
Thank you for your business!

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APPENDIX E
HISTORIC TOPOGRAPHIC MAPS