

Recording Requested by: DPS  
RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE COMPANY  
RECORDING REQUESTED BY:  
Texaco Downstream Properties Inc.  
Attn: Leslie Klinchuch  
P.O. Box 1392  
Bakersfield, California 93302

WHEN RECORDED, MAIL TO:

ADDRESS ABOVE, and,

State of California  
Department of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, California 91311-6505  
Attention: Sayareh Amirebrahimi  
Cleanup Program



20160819-00118188-0 1/43  
Ventura County Clerk and Recorder  
MARK A. LUNN  
08/19/2016 08:00:00 AM  
1099481 \$150.00 CO

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

916043-M

**COVENANT TO RESTRICT GROUNDWATER USE OF PROPERTY  
ENVIRONMENTAL RESTRICTION**

RE: Parcel Numbers 041-0-250-080, 041-0-250-120, 041-0-250-230, 041-0-250-250, 041-0-250-300, 041-0-250-310, 041-0-250-320, 053-0-160-205

DTSC Site Code: 300156

DTSC Site Name: Pacific Coast Pipeline Site

This Covenant and Agreement ("Covenant" or "Groundwater Covenant") is made by and between Texaco Downstream Properties Inc., a Delaware corporation (the "Covenantor"), the current owner of properties situated in Fillmore, County of Ventura, State of California, described in Exhibit A and depicted in Exhibit A-1 (the "Controlled Properties"), and the California Department of Toxic Substances Control (the "Department"). Covenantor is an indirect subsidiary of Texaco Inc. ("Texaco"), which formerly operated a petroleum refinery at the location described in Exhibit B and depicted in Exhibit B-1 ("Former Refinery Property").

Pursuant to Civil Code section 1471, the Department has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence in the groundwater of hazardous materials as defined in Health and Safety Code section 25260. If Covenantor follows the protective measures identified by the Department

COVENANT TO RESTRICT GROUNDWATER USE OF  
PROPERTY ENVIRONMENTAL RESTRICTION

Page 1

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency and to its effect upon the title to any real property that may be described therein

and the United States Environmental Protection Agency (“U.S. EPA”), Covenantor may develop the Restricted Properties (as defined in Section 1.03) for use consistent with the requirements of this Covenant.

The Covenantor and the Department, collectively referred to as the “Parties,” hereby agree, pursuant to Civil Code section 1471, and Health and Safety Code section 25355.5, that the use of the Restricted Properties be restricted as set forth in this Covenant. The Parties further agree that the Covenant shall conform with the requirements of California Code of Regulations, title 22, section 67391.1. The provisions of this Covenant shall be for the benefit of, and shall be enforceable by, the U.S. EPA as a third party beneficiary pursuant to general contract law, including, but not limited to, Civil Code section 1559.

## ARTICLE I STATEMENT OF FACTS

1.01. Former Refinery Property. Exhibit B sets forth the legal property description for the Former Refinery Property. Exhibit B-1 is a map depicting the Former Refinery Property. The petroleum refinery formerly operated at this location was closed in 1952. The Former Refinery Property is located at 67 Telegraph Road in Fillmore, Ventura County, California and consists of the area now generally bounded by Pole Creek to the west and the railroad tracks to the south. The Former Refinery Property boundaries to the north and east are depicted in Exhibit B-1.

1.02. The Controlled Properties. The Controlled Properties include all of the Former Refinery Property as well as several nearby parcels. The Controlled Properties are properties “owned or controlled” by Texaco as defined in Paragraph 27 of the Consent Decree. The Controlled Properties, which collectively total approximately 60 acres, are more particularly described in Exhibit A, and are depicted in the map attached as Exhibit A-1. As of the recording date of this Covenant, the Controlled Properties are also identified using the following Ventura County Assessor’s Parcel Numbers (“APN(s)”: 041-0-250-120, 041-0-250-210, 041-0-250-230, 041-0-250-250, 041-0-250-290, 041-0-250-300, 041-0-250-310, 050-0-202-200, 053-0-160-205.

1.03. Controlled Properties Subject to this Covenant. Certain of the Controlled Properties are subject to this Covenant, which are referred to collectively as the “Restricted Properties.” Exhibit C sets forth the legal property descriptions for all of the Restricted Properties. Exhibit C-1 is a map depicting the Restricted Properties. As of the recording date of this Covenant, the Restricted Properties are also identified using the following Ventura County APNs: 041-0-250-080, 041-0-250-120, 041-0-250-230, 041-0-250-250, 041-0-250-300, 041-0-250-310, 041-0-250-320, 053-0-160-205.

1.04. Controlled Properties NOT Subject to this Covenant. Certain of the Controlled Properties are not subject to this Covenant, which are referred to collectively as the “Non-Restricted Properties.” Exhibit D sets forth the legal property descriptions for all of the Non-Restricted Properties. Exhibit D-1 is a map depicting the Non-Restricted Properties. As of the recording date of this Covenant, the Non-Restricted Properties are also identified using the following Ventura County APNs: 041-0-250-210, 041-0-250-240, 041-0-250-260, 041-0-250-290, 050-0-202-200.

1.05. Hazardous Substances. As defined in section 25316 of the California Health and Safety Code, (within Chapter 6.8, Division 20 of the Health and Safety Code), and in section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (“CERCLA”) (42 USC § 9601 (14)); and also Title 40 Code of Federal Regulations (“CFR”) parts 261.3 and 302.4, hazardous substances remain on portions of the Restricted Properties. These substances are also hazardous materials as defined in Health and Safety Code section 25260(d). The contaminants of concern include benzene and toluene in the groundwater.

1.06. Remediation of the Restricted Properties. The Restricted Properties are being remediated pursuant to an amended Record of Decision (“2011 ROD Amendment”) for the Pacific Coast Pipeline Superfund Site (the “Site”) issued by the U.S. EPA, dated September 29, 2011. Under the 2011 ROD Amendment, the U.S. EPA Region IX Superfund Division Director selected remedial actions to address groundwater and soil contamination and to achieve remedial action objectives at the Site pursuant to CERCLA. The Department concurred with the selected remedial actions. This Covenant applies to the Restricted Properties, which are subject to the groundwater remedial action. A separate land use covenant to be recorded concurrent with this Covenant applies to those Controlled Properties that are subject to the soil remedial action (“Soil

Covenant”). The groundwater remedial action includes monitored natural attenuation (“MNA”) for the northern plume and the sequential application of multiple technologies for the southern plume, as follows: Air sparging, enhanced bioremediation via natural sulfate circulation, and MNA. The Non-Restricted Properties are not subject to groundwater remedial action. Exhibit E depicts: (i) the parcels that are subject only to this Groundwater Covenant, (ii) the parcels that are subject only to the Soil Covenant, (iii) the parcels that are subject to both this Groundwater Covenant and the Soil Covenant, and (iv) the parcels that do not require restriction under either this Groundwater Covenant or the Soil Covenant.

1.07. Land Use Covenant. A land use covenant is necessary to preclude use of the groundwater during the implementation of the groundwater remedial action that is in any manner inconsistent with the selected groundwater remedial action. As noted above, the 2011 ROD Amendment provides for a land use covenant to limit future groundwater uses at the Restricted Properties. U.S. EPA, with the concurrence of the Department, has concluded that the groundwater underlying the Restricted Properties, when remedied to the goals presented in the 2011 ROD Amendment, and when used in compliance with the terms of this Covenant, will not present an unacceptable threat to human health and safety or the environment. The groundwater restrictions set forth in this Covenant are necessary to fully implement the remedial actions for groundwater described in the 2011 ROD Amendment and to protect human health by preventing disruption of the Remedial Systems. A human health risk for the groundwater will continue to be present until state and federal maximum contaminant levels for drinking water are attained, as described in Section 7.1 of the 2011 ROD Amendment. Copies of the 2011 ROD Amendment are on file at Fillmore City Hall and at the U.S. EPA, Superfund Records Center, 75 Hawthorne Street, San Francisco, California 94105.

## **ARTICLE II**

### **DEFINITIONS**

2.01. 2011 ROD Amendment. The “2011 ROD Amendment” shall mean the amended Record of Decision for the Site issued by the U.S. EPA, dated September 29, 2011.

2.02. Consent Decree. “Consent Decree” shall mean the First Amended Consent Decree in *UNITED STATES OF AMERICA, ET AL. V. TEXACO INC.*, CV 93-2990-JSL (SHx), previously  
COVENANT TO RESTRICT GROUNDWATER USE OF  
PROPERTY ENVIRONMENTAL RESTRICTION

entered by the United States District Court for the Central District of California, Western Division, which was recorded in the Ventura County Recorder's Office on August 27, 2013 as Document 20130827-00149607-0 1/280. The Consent Decree requires, among other things, that Texaco establish restrictive covenants and provide access to federal and state regulatory authorities, along with their respective contractors, subcontractors and representatives, to the Restricted Properties.

2.03. Department. "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.04. Environmental Restrictions. "Environmental Restrictions" means all protective provisions, covenants, restrictions, prohibitions, and terms and conditions as set forth in any section of this Covenant.

2.05. Five-Year Reviews. "Five-Year Reviews" shall mean those reviews required by 42 U.S.C. Section 9621(c). Five-Year Reviews are a matter of public record and can be obtained from U.S. EPA.

2.06. Improvements. "Improvements" include, but are not limited to: buildings, structures, roads, driveways, improved parking areas, wells, pipelines, or other utilities.

2.07. Lease. "Lease" means lease, rental agreement, or any other document that creates a right to use or occupy any portion of the Restricted Properties.

2.08. Occupant. "Occupant" means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Restricted Properties.

2.09. Owner. "Owner" means the Covenantor, its successors in interest, and their successors in interest, including heirs and assigns, which at any time hold title or an ownership interest to all or any portion of the Restricted Properties.

2.10. Remedial Systems. “Remedial Systems” shall mean the groundwater remedial action described in the 2011 ROD Amendment, which includes: (i) MNA for the northern plume, and (ii) the sequential application of multiple technologies for the southern plume, as follows: Air sparging, enhanced bioremediation via natural sulfate circulation, and MNA.

2.11. U.S. EPA. “U.S. EPA” means the United States Environmental Protection Agency and includes its successor agencies, if any.

### **ARTICLE III**

#### **GENERAL PROVISIONS**

3.01. Restrictions to Run with the Land. This Covenant sets forth Environmental Restrictions that apply to and encumber the Restricted Properties. Where a Restricted Property is designated as being covered by a specific Environmental Restriction, then except as otherwise set forth in this Covenant, that Environmental Restriction shall apply to every portion of that particular Restricted Property no matter how it is improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. This Covenant: (a) runs with the land pursuant to Health and Safety Code section 25355.5(a) and Civil Code section 1471; (b) inures to the benefit of and passes with each and every portion of the Restricted Properties; (c) is for the benefit of, and is enforceable by the Department; and (d) is imposed upon the entirety of the Restricted Properties unless expressly stated as applicable only to a specific portion thereof.

3.02. Binding upon Owners/Occupants. Pursuant to the Health and Safety Code, this Covenant binds all Owners and Occupants of any portion of the Restricted Properties. Pursuant to Civil Code section 1471, all successive owners of any portion of the Restricted Properties are expressly bound hereby for the benefit of the Department.

3.03. Incorporation into Deeds and Leases. The Covenant and its Environmental Restrictions shall be incorporated by reference in each and every deed and lease for any portion of the Restricted Properties.

3.04. Conveyance of a Restricted Property. The Owner shall provide written notice to the Department not later than thirty (30) days after any conveyance of any ownership interest in the

Restricted Properties (excluding mortgages, liens, and other non-possessory encumbrances). The written notice shall include the name and mailing address of the new Owner of the Restricted Properties and shall reference the DTSC site name and DTSC site code as listed on page one of this Covenant. The notice shall also include the legal description of the Restricted Properties that have been conveyed including the APN(s) assigned to the property at the time this Covenant was recorded and any other applicable APNs. The Department shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect a proposed conveyance, except as otherwise provided by law or by administrative order.

3.05. Costs of Administering the Covenant. The Department has already incurred and will in the future incur costs associated with the administration of this Covenant. The Covenantor hereby covenants for itself and any subsequent Owners that pursuant to California Code of Regulations, title 22, section 67391.1(h), it will pay or arrange for payment of the Department's costs associated with enforcement of this Covenant in accordance with Section 5.01. Covenantor has entered into a funding agreement with Texaco. Under the terms of that agreement and the terms of the Consent Decree, Texaco will be responsible for all of the Department's costs associated with implementation, administration, and enforcement of this Covenant against any future Owner or Occupant.

#### **ARTICLE IV** **RESTRICTIONS**

4.01. Prohibited Uses. The Restricted Properties, having the legal property descriptions set forth in Exhibit C (which at the time this Covenant was recorded had the APN's listed in Section 1.03), and depicted in the map attached as Exhibit C-1 shall not be used for purposes of installing or operating new groundwater extraction or monitoring wells or as a source of drinking water except as approved by the U.S. EPA pursuant to the Consent Decree. There is a second land use covenant that has been separately recorded related to the Controlled Properties that applies to soil contamination associated with the former refinery operations and prohibits certain uses based on the 2011 ROD Amendment. Exhibit E depicts: (i) the parcels that are subject only to this Groundwater Covenant, (ii) the parcels that are subject only to the Soil Covenant, (iii) the parcels

that are subject to both this Groundwater Covenant and the Soil Covenant, and (iv) the parcels that do not require restriction under either this Groundwater Covenant or the Soil Covenant.

4.02. Prohibited Activities. Unless a change is authorized pursuant to Article VI of this Covenant, the following activities are specifically prohibited on the Restricted Properties without prior written approval from the U.S. EPA:

- (a) Drilling for water;
- (b) Drilling for oil and gas; and
- (c) Extraction of groundwater except as approved by the U.S. EPA in a groundwater monitoring plan. However, nothing herein prohibits the continued use of the groundwater supply well located at N: 329235.98, E: 1727773.46, ELEV: 492.84 and identified as State Well Number 04N19W30H01S where the water is used for purposes other than human consumption (e.g. agricultural, industrial, fire protection).

4.03. Non-Interference with Remedial Systems.

- (a) The Owner and Occupant of any portion of the Restricted Properties shall not participate in or allow any activity that would interfere with the operation of the Remedial Systems or other Site-wide response activities at the Site without prior written approval from the U.S. EPA.
- (b) All uses and development of any portion of the Restricted Properties shall preserve the integrity of the Remedial Systems or other Site-wide response activities.
- (c) The Owner of any portion of the Restricted Properties shall provide a copy of this Covenant to all easement holders for all or any portion of the Restricted Properties.

4.04. Access for the Department and U.S. EPA. The Department shall have reasonable right of entry and access to the Restricted Properties for inspection, monitoring, and other activities for the Remedial Systems on the Restricted Properties, consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health or safety, or the environment. Nothing in this instrument shall limit or otherwise affect U.S. EPA's right of entry and access, or U.S. EPA's authority to take response actions, under: CERCLA; the National Contingency Plan, 40 Code of Federal Regulations Part 300 (1997) and its successor provisions; or federal law. Nothing in this instrument shall limit or otherwise affect the Department's right of entry and access, or authority to take response actions, under: CERCLA; the National

Contingency Plan, 40 Code of Federal Regulations Part 300 (1997) and its successor provisions; Chapter 6.8, Division 20 of the California Health and Safety Code; California Civil Code; or other applicable state law. Texaco shall have reasonable right of entry and access to the Restricted Properties to perform its obligations under the Consent Decree.

4.05. Access for Implementing Operation and Maintenance and Five-Year Reviews. The entity, person or persons responsible for implementing the operation and maintenance activities and Five-Year Reviews related to the Remedial Systems shall have reasonable right of entry and access to the Restricted Properties for the purpose of implementing these operation and maintenance activities and Five-Year Reviews. Such right of entry and access shall continue until such time as the U.S. EPA determines that such activities are no longer required.

4.06. Inspection and Reporting Requirements. The Owner shall conduct an annual inspection of the Restricted Properties verifying compliance with Sections 3.03, 3.04, 4.01, 4.02, and 4.03 of this Covenant, and shall submit an annual inspection report to the Department for its approval by June 1 of each year. Each annual inspection report must include the dates, times, and names of those who conducted that inspection and reviewed the annual inspection report. Each annual inspection report shall also describe how the observations were performed that were the basis for the statements and conclusions in the annual inspection report (e.g., drive by, fly over, walk in, etc.). If any violation is noted that was not identified and the correction documented in a prior annual inspection report, the annual inspection report must detail the steps taken to correct the violation and return to compliance. If the Owner identifies any violations of this Covenant involving interference with the Remedial Systems during an annual inspection or at any other time, the Owner must within ten (10) business days of identifying the violation: Determine the identity of the party in violation, send a letter advising the party of the violation of the Covenant, and demand that the violation cease immediately. If the Owner identifies any violations of this Covenant other than those associated with interference with the Remedial Systems during the annual inspection or at any other time, the Owner must within twenty (20) business days of identifying the violation: determine the identity of the party in violation, send a letter advising the party of the violation of the Covenant, and demand that the violation cease immediately. Additionally, a copy of any correspondence related to any violation noted in an annual inspection report of this Covenant shall be sent to the Department within ten (10) business days of its

original transmission. Information protected by the Attorney-Client privilege or the Attorney Work Product doctrine is not subject to this Section.

**ARTICLE V**  
**ENFORCEMENT**

5.01. **Enforcement.** Failure of the Covenantor, Owner, or Occupant to comply with this Covenant shall be grounds for the Department to require modification or removal of any improvements constructed or placed upon any portion of the Restricted Properties in violation of this Covenant. Violation of this Covenant, including but not limited to, failure to submit, or the submission of any false statement, record or report to the Department shall be grounds for the Department to pursue administrative, civil or criminal actions. Texaco reserves all rights to enforce this Covenant.

5.02. **Enforcement Rights of U.S. EPA as a Third Party Beneficiary.** U.S. EPA, as a third party beneficiary, has the right to enforce the Environmental Restrictions contained herein.

**ARTICLE VI**  
**VARIANCE, TERMINATION, AND TERM**

6.01. **Variance.** Any person may apply to the Department for a written variance from the provisions of this Covenant. Such application shall be made in accordance with Health and Safety Code section 25223 and a copy of the application shall be submitted to U.S. EPA simultaneously with the application submitted to the Department. No variance may be granted under this paragraph without prior notice to and an opportunity to comment by U.S. EPA.

6.02. **Termination.** Any person may apply to the Department for a termination or modification of one or more terms of this Covenant as they apply to all or any portion of the Restricted Properties. Such application shall be made in accordance with Health and Safety Code section 25224 and a copy of the application shall be submitted to U.S. EPA simultaneously with the application submitted to the Department. No termination may be granted under this paragraph without prior notice to and opportunity to comment by U.S. EPA.

6.03. Term. Unless ended in accordance with Section 6.02, by law, or by the Department in the exercise of its discretion, after providing notice to and an opportunity to comment by U.S. EPA, this Covenant shall continue in effect in perpetuity.

**ARTICLE VII**  
**MISCELLANEOUS**

7.01. No Dedication or Taking Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Restricted Properties, or any portion thereof to the general public or anyone else for any purpose whatsoever. Further, nothing in this Covenant shall be construed to effect a taking under state or federal law.

7.02. Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (a) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served, or (b) three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Owner:                   Project Manager  
                                  Chevron Environmental Management Company  
                                  P.O.Box 1392  
                                  Bakersfield, CA 93302

To Department:           Project Manager  
                                  Hazardous Substances Scientist  
                                  California Department of Toxic Substances Control  
                                  Brownfields and Environmental Reuse Program  
                                  Department of Toxic Substances Control  
                                  9211 Oakdale Avenue  
                                  Chatsworth, California 91311

To the U.S. EPA:         EPA Remedial Project Manager  
                                  Pacific Coast Pipeline Superfund Site  
                                  United States Environmental Protection Agency Region IX  
                                  75 Hawthorne Street  
                                  San Francisco, California 94105

Any party may change its address or the individual to whose attention a Notice is to be sent by giving written Notice in compliance with this Section.

7.03. Partial Invalidity. If this Covenant or any of its terms are determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant, or the application of it to any person or circumstance, shall remain in full force and effect as if such portion found invalid had not been included herein.

7.04. Statutory and Regulatory References. All statutory and regulatory references include successor provisions.

7.05. Incorporation of Attachments. All attachments and Exhibits to this Covenant are incorporated herein by reference.

7.06. California Law. This Covenant shall be governed, performed and interpreted under the laws of the State of California.

7.07. No Delegation. Nothing set forth in this Covenant shall be construed to be a delegation of any authorities of the Department under any statute or regulation.

7.08. Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Ventura within forty-five (45) days of the Covenantor's receipt of a fully executed original. The Covenantor shall also provide copies of this Covenant to the Department and U.S. EPA showing the County Recorder's tracking information for the recording of this Covenant (i.e., document number or book and page number information). Such copies shall be sent to the Department and U.S. EPA within forty-five (45) days of Covenantor's receipt of such from the County Recorder's Office.

IN WITNESS WHEREOF, the Parties execute this Groundwater Covenant:

Covenantor:

**TEXACO DOWNSTREAM PROPERTIES INC.**

By: Michael W. Woody

Name: Michael W. Woody

Title: Assistant Secretary

Date: 2 August 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

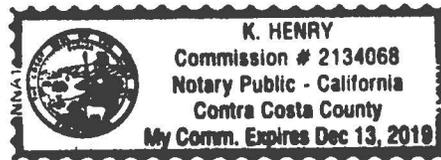
State of California )  
County of Contra Costa )

On August 2, 2016 before me K. Henry, Notary Public, personally appeared Michael W. Woody, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. Henry



Department:

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL

By: Sayarch Amirebrahimi

Name: SAYARCH AMIREBRAHIMI

Title: Branch Chief

Date: August 11, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On August 11, 2016 before me, M. BOSE, NOTARY PUBLIC,  
*Here Insert Name and Title of the Officer*

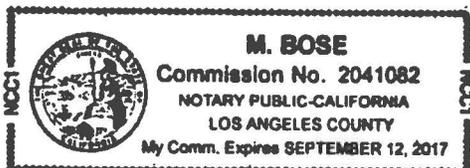
personally appeared SAYARCH AMIREBRAHIMI  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Bose  
*Signature of Notary Public*



**EXHIBITS TO GROUNDWATER COVENANT**

A – LEGAL PROPERTY DESCRIPTION OF CONTROLLED PROPERTIES\*

A-1 – MAP OF CONTROLLED PROPERTIES

B – LEGAL PROPERTY DESCRIPTION OF FORMER REFINERY PROPERTY

B-1 - MAP OF FORMER REFINERY PROPERTY

C – LEGAL PROPERTY DESCRIPTION OF RESTRICTED PROPERTIES (i.e. CONTROLLED PROPERTIES SUBJECT TO THIS COVENANT)\*

C-1 – MAP OF RESTRICTED PROPERTIES (i.e. CONTROLLED PROPERTIES SUBJECT TO THIS COVENANT)

D – LEGAL PROPERTY DESCRIPTION OF NON-RESTRICTED PROPERTIES (i.e. CONTROLLED PROPERTIES NOT SUBJECT TO THIS COVENANT)\*

D-1 – MAP OF NON-RESTRICTED PROPERTIES (i.e. CONTROLLED PROPERTIES NOT SUBJECT TO THIS COVENANT)

E – RELATIONSHIP MAP FOR SOIL AND GROUNDWATER COVENANTS

\*Legal descriptions (Exhibits A, C, and D) are in preparation.

## EXHIBIT A

### CONTROLLED PROPERTIES

#### Legal Description

THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF FILLMORE AND IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS, TO-WITT:

FIRST:

A PORTION OF THE LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277; THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN LOT, PIECE OR PARCEL OF LAND COMMENCING AT CORNER NO. 1 OF A CERTAIN TRACT IN SESPE RANCHO PARTICULARLY DESCRIBED IN A CERTAIN JUDGEMENT OR DECREE OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF VENTURA, IN AN ACTION ENTITLED "VENTURA OIL LANDS COMPANY, A CORPORATION, PLAINTIFF, VS MATTIE MORE LAW AND OTHERS, DEFENDANTS", A CERTIFIED COPY OF WHICH JUDGEMENT OR DECREE WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 139 OF DEEDS AT PAGE 64, SAID CORNER BEING MARKED BY A WHITE 4 X 4 POST FOUR (4) FEET LONG, MARKED "1" ON TOP, SET TWO (2) FEET IN THE GROUND ON LINE NO. 61 OF THE OFFICIAL SURVEY OF THE SESPE RANCHO, MADE IN JANUARY 1868, BY CHARLES P. HOFFMAN, DEPUTY UNITED STATES SURVEYOR, FROM WHICH A BURIED ROCK MARKED "X" BEARS NORTH 59° 36' 30" EAST THREE HUNDRED AND EIGHTY-SIX AND THIRTY-FOUR HUNDREDTHS (386.34) FEET, AND STATION 40 OF TRACT 4 RANCHO SESPE, PARTITION SURVEY MADE AUGUST 1880, BY JOHN T. STOW, SURVEYOR, BEARS NORTH 40° 41' 10" WEST IN NINETY-THREE AND EIGHTEEN HUNDREDTHS (93.18) FEET;

THENCE, SOUTH 59°36'30"WEST ONE HUNDRED AND FORTY-SEVEN AND THIRTY-THREE HUNDREDTHS (147.33) FEET TO CORNER NO. 2 OF SAID TRACT DESCRIBED IN SAID DECREE AT A WHITE 4 X 4 POST FOUR (4) FEET LONG SET TWO (2) FEET IN THE GROUND AND MARKED "2" ON TOP, FROM WHICH THE STUMP OF A SYCAMORE TREE BEARS NORTH 22° 57' WEST TWO HUNDRED AND EIGHTY-SIX AND FORTY-FOUR HUNDREDTHS (286.44) FEET;

THENCE, SOUTH 22° 57' EAST ONE THOUSAND SEVEN HUNDRED AND FIFTY-EIGHT AND TWENTY-ONE HUNDREDTHS (1758.21) FEET TO CORNER NO. 3 OF SAID LAST MENTIONED TRACT AT A SYCAMORE TREE THIRTY-SIX (36) INCHES IN DIAMETER SOUTH OF THE SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY;

THENCE, SOUTH 38° 12' 20" EAST TWO HUNDRED AND SIXTY-ONE AND FIFTY-TWO HUNDREDTHS (261.52) FEET TO CORNER NO. 4 OF SAID LAST MENTIONED TRACT, BEING THE DECAYED STUMP OF A BALM OF GILEAD TREE BELOW THE SURFACE OF MIDDLE OF THE COUNTY ROAD, FROM WHICH SAID STUMP AN IRON PIPE TWO (2) INCHES IN DIAMETER BEARS SOUTH 09° 49' WEST TWO (2) FEET;

THENCE, NORTH 75° 40' 40" EAST THREE HUNDRED AND SIXTY-TWO AND SIXTY-FOUR HUNDREDTHS (362.64) FEET TO CORNER NO.5 OF SAID LAST MENTIONED TRACT, THE LEANING STUMP OF AN ELDER TREE FOURTEEN (14) INCHES IN DIAMETER;

THENCE, NORTH 17° 17' 20" EAST THREE HUNDRED AND EIGHT AND THIRTY-ONE HUNDREDTHS (308.31) FEET TO CORNER NO. 6 OF SAID LAST MENTIONED TRACT, THE SAME BEING MARKED BY A WHITE 4 X 4 POST ON THE NORTH LINE OF THE SAID SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY, FOUR (4) FEET LONG SET (2) FEET IN THE GROUND AND MARKED "6" ON TOP;

THENCE, NORTH 89° 42' 40" EAST ONE HUNDRED AND SIXTY-SIX AND THIRTY-FIVE HUNDREDTHS (166.35) FEET TO CORNER NO. 7 OF SAID LAST MENTIONED TRACT, MARKED BY A ONE (1) INCH IRON PIPE IN THE NORTH LINE OF THE SAID SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY;

THENCE, NORTH 00° 01' WEST ONE HUNDRED AND THIRTY-SIX AND NINE HUNDREDTHS (136.09) FEET TO CORNER NO. 8 OF SAID LAST MENTIONED TRACT, MARKED BY ONE (1) INCH IRON ROD ON LINE NO. 60 OF THE SAID OFFICIAL SURVEY OF THE SESPE RANCHO;

THENCE, NORTH 14° 24' WEST ONE THOUSAND FOUR HUNDRED NINETY-FOUR AND FIFTY-SIX HUNDREDTHS (1494.56) FEET TO A POINT IN SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 WEST S.B.B. & M.,

THENCE, NORTH, 55° 46' 30" WEST FOUR HUNDRED SEVENTY (470) FEET TO A POINT IN SECTION 30 IN SAID TOWNSHIP AND RANGE,

THENCE, SOUTH 59° 36' 30" WEST SIX HUNDRED SIXTY (660) FEET MORE OR LESS, TO THE POINT OF COMMENCEMENT;

CONTAINING FORTY-THREE AND ONE-TENTH (43.1) ACRES, MORE OR LESS, AND BEING A PORTION OF SECTION 29 AND A PORTION OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 19 WEST, S.B.B. & M., AND A PORTION OF TRACT NO. 4 OF THE PARTITION SURVEY OF THE SESPE RANCHO, MADE IN AUGUST, 1880 BY JOHN T. STOW:

EXCEPTING, HOWEVER, THAT PORTION LYING WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION BY GRANT DEED FILED AS DOCUMENT NO. 95-131252 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

SECOND:

A PORTION OF THE LAND CONVEYED BY GEORGE W. TIGHE AND JEANETTE E. TIGHE TO VENTURA REFINING COMPANY BY DEED DATED MARCH 13, 1916, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 149 OF DEEDS AT PAGE 252, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 2 INCH IRON PIPE SET AS THE POINT OF INTERSECTION OF THE BOUNDARY LINE BETWEEN SECTION NINETEEN (19) AND SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN, AND LINE NO. 62 OF THE FINAL SURVEY OF TRACT NO. 2 OF THE RANCHO SESPE, AT THE SOUTH-WEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED BY SQUIRE V. TIETSORT, ET UX. TO ELIJAH B. FAIRBANKS BY DEED DATED FEBRUARY 10, 1908, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 110 OF DEEDS AT PAGE 315, AT SEQ.; FROM SAID POINT OF BEGINNING A SYCAMORE TREE MARKED "S.13" STANDING AT STATION NO. 63 OF THE FINAL SURVEY OF SAID RANCHO SESPE, BEARS NORTH 21° 15' WEST 8.181 CHAINS DISTANT;

THENCE, FROM SAID POINT OF BEGINNING,

- 1ST – SOUTH 21° 15' EAST 4.005 CHAINS ALONG SAID LINE NO. 62 OF THE FINAL SURVEY OF TRACT NO. 2 OF THE RANCHO SESPE; AT 3.54 CHAINS THE SOUTH-EAST CORNER OF LOT THIRTEEN (13), AS THE SAME IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITION NO. 2 TO THE ELKINS TRACT, FILLMORE SUBDIVISION, RANCHO SESPE, VENTURA COUNTY, CAL.", AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 8 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 16; AT 4.005 CHAINS A ¾ INCH IRON PIPE SET AT THE POINT OF INTERSECTION OF THE CENTER OF THIRD STREET; AS DELINEATED UPON THE MAP LAST ABOVE DESCRIBED AND SAID LINE NO. 62 OF THE FINAL SURVEY OF THE RANCHO SESPE; THENCE,
- 2ND – SOUTH 12° 56' 20" EAST 13.041 CHAINS; AT 10.407 CHAINS A POINT IN THE CENTER LINE OF SECOND STREET, AS THE SAME IS DELINEATED UPON THE MAP FIRST ABOVE DESCRIBED; AT 13.041 CHAINS A SYCAMORE TREE MARKED "+" SET AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DELINEATED AS N.A.M. KELLOGG, UPON THE MAP FIRST ABOVE DESCRIBED, FROM WHICH A 2" IRON PIPE SET ON LEFT BANK OF THAT CERTAIN CREEK LOCALLY KNOWN AS AND CALLED "POLE CREEK" BEARS NORTH 66° 30' EAST 1.88 CHAINS DISTANT; THENCE,
- 3RD – SOUTH 23° 30' EAST 4.34 CHAINS ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG" TO A 4" X 4" POST PAINTED WHITE, MARKED "2" ON TOP SET 48 INCHES IN THE GROUND AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277 ET SEQ.; THENCE,
- 4TH – NORTH 59° 30' EAST 8.04 CHAINS, AT 2.231 CHAINS A 4" X 4" POST PAINTED WHITE MARKED "1" ON TOP AND SET 24 INCHES IN THE GROUND AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG"; FROM WHICH STATION NO. 62 OF THE FINAL SURVEY OF SAID RANCHO SESPE BEARS NORTH 40° 41' 10" WEST 1.412 CHAINS DISTANT; AT 8.04 CHAINS A ROCK MARKED "+" AND BURIED IN THE GROUND AT THE BASE OF THE HILLS; THENCE,
- 5TH – NORTH 30° 35' WEST 18.98 CHAINS MORE OR LESS TO A ROCK MARKED "+" SET AT A POINT IN THE BOUNDARY LINE BETWEEN SAID SECTION NINETEEN (19) AND SAID SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE ALONG SAID BOUNDARY LINE,
- 6TH – WEST 3.36 CHAINS; AT 0.33 OF A CHAIN THE SOUTHWEST CORNER OF SAID LANDS NOW OR FORMERLY OWNED BY ELIJAH B. FAIRBANKS, AT THE CORNER COMMON TO LOT FIVE (5) AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION NINETEEN (19), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN; AT THE POINT OF BEGINNING, CONTAINING 11.23 ACRES.

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, AND RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

THIRD:

A PORTION OF THE LAND CONVEYED BY JOHN B. TAYLOR TO VENTURA REFINING COMPANY BY DEED DATED MAY 15, 1918, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 163 OF DEEDS AT PAGE 99, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF SESPE AVENUE DISTANT, NORTH 80° 45' EAST, 606.66 FEET FROM THE POINT OF INTERSECTION OF THE EAST LINE OF MARKET STREET AND THE LINE OF SAID SESPE AVENUE, AS DELINEATED UPON THE ABOVE DESCRIBED MAP, FROM SAID POINT OF BEGINNING, A 2 INCH IRON PIPE SET IN THE CENTERLINE OF SAID SESPE AVENUE, BEARS NORTH 69° 57' EAST, 81.74 FEET DISTANT AND SOUTH 80° 45' WEST, 940.00 FEET DISTANT;

THENCE, FROM SAID POINT OF BEGINNING, AND CROSSING SAID LOT FOUR (4) BY THE FOLLOWING FOUR COURSES AND DISTANCES:

1ST – SOUTH 36° 11' EAST, 227.35 FEET TO A POINT; THENCE,

2ND– SOUTH 17° 09' EAST, 193.26 FEET TO A POINT; THENCE,

3RD– SOUTH 41° 54' EAST, 124.45 FEET TO A POINT; THENCE,

4TH– SOUTH 47° 51' EAST, 181.22 FEET TO A POINT IN THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD;

THENCE, ALONG THE SAME, NORTH 80° 45' EAST, 118.06 FEET CROSSING POLE CREEK TO THE POINT OF INTERSECTION OF THE WESTERLY LINE OF THE LANDS SO CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY, WITH THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY;

THENCE, NORTH 23° 40' WEST, 661.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE SAID SESPE AVENUE WITH THE WESTERLY LINE OF THE SAID LANDS SO CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY, FROM WHICH POINT A 2 INCH IRON PIPE MARKING THE CENTERLINE OF SAID SESPE AVENUE BEARS NORTH 23° 40' WEST, 41.30 FEET;

THENCE, SOUTH 80° 45' WEST, 283.18 FEET ALONG THE SOUTH LINE OF SAID SESPE AVENUE TO THE POINT OF BEGINNING.

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, RECORDED JUNE 5<sup>TH</sup>, 1973, AND FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

FOURTH:

THE LAND CONVEYED FROM FILLMORE UNIFIED SCHOOL DISTRICT TO TEXACO DOWNSTREAM PROPERTIES, INC. BY QUITCLAIM DEED RECORDED APRIL 18<sup>TH</sup>, 2016, FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY AS DOCUMENT NUMBER 20160418-00052307-0 1/6 OF OFFICIAL RECORDS, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

A PORTION OF THE FILLMORE SUBDIVISION OF THE RANCHO SESPE, IN THE CITY OF FILLMORE, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED IN BOOK 3, AT PAGE 5 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND SHOWN ON THE MAP RECORDED NOVEMBER 15<sup>TH</sup>, 1963, FILED IN BOOK 28, AT PAGE 46 OF RECORDS OF SURVEYS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, NORTH 23° 10' 40" WEST (NORTH 23° 30' 00" WEST, PER SAID RECORD OF SURVEY), 547.88 FEET TO THE SOUTHERN MOST CORNER OF THAT PARCEL OF LAND DESIGNATED PARCEL "X" ON THE MAP OF TRACT NO. 1868, AS RECORDED OCTOBER 5<sup>TH</sup>, 1965, FILED IN BOOK 46, AT PAGES 43 AND 44 OF MAPS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "X", NORTH 67° 07' 54" EAST, 53.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "X", BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DELINEATED "N. A. M. KELLOGG" UPON SAID MAP FILED IN BOOK 3, AT PAGE 5 OF MISCELLANEOUS MAPS, AND BEING THE SOUTHERN TERMINOUS OF THE SECOND COURSE ON THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED MARCH 30<sup>TH</sup>, 1916, FILED IN BOOK 149, AT PAGE 252 OF DEEDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED MARCH 30<sup>TH</sup>, 1916, FILED IN BOOK 149, AT PAGE 252 OF DEEDS, SOUTH 22° 22' 16" EAST, 286.44 FEET TO THE NORTHWEST CORNER (CORNER NO. 2) OF THAT PARCEL OF LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED JULY 30<sup>TH</sup>, 1915, FILED IN BOOK 147, AT PAGE 277 OF DEEDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED JULY 30<sup>TH</sup>, 1915, FILED IN BOOK 147, AT PAGE 277 OF DEEDS, SOUTH 22° 22' 16" EAST, 252.55 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EAST FIRST STREET, BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO FILLMORE ELEMENTARY SCHOOL DISTRICT OF VENTURA COUNTY, BY GRANT DEED, RECORDED AUGUST 19<sup>TH</sup>, 1949, FILED IN BOOK 886, AT PAGE 597 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO FILLMORE ELEMENTARY SCHOOL DISTRICT OF VENTURA COUNTY, SOUTH 81° 04' 01" WEST, 47.12 FEET TO THE POINT OF BEGINNING;

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, AND RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

END DESCRIPTION

PREPARED BY: *Dan Hutchinson*  
DAN HUTCHINSON, LS 5139

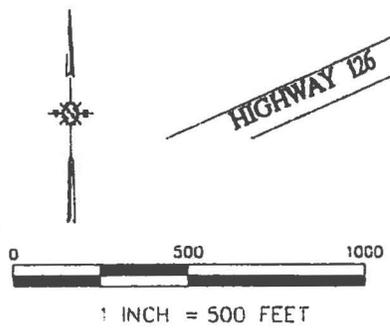
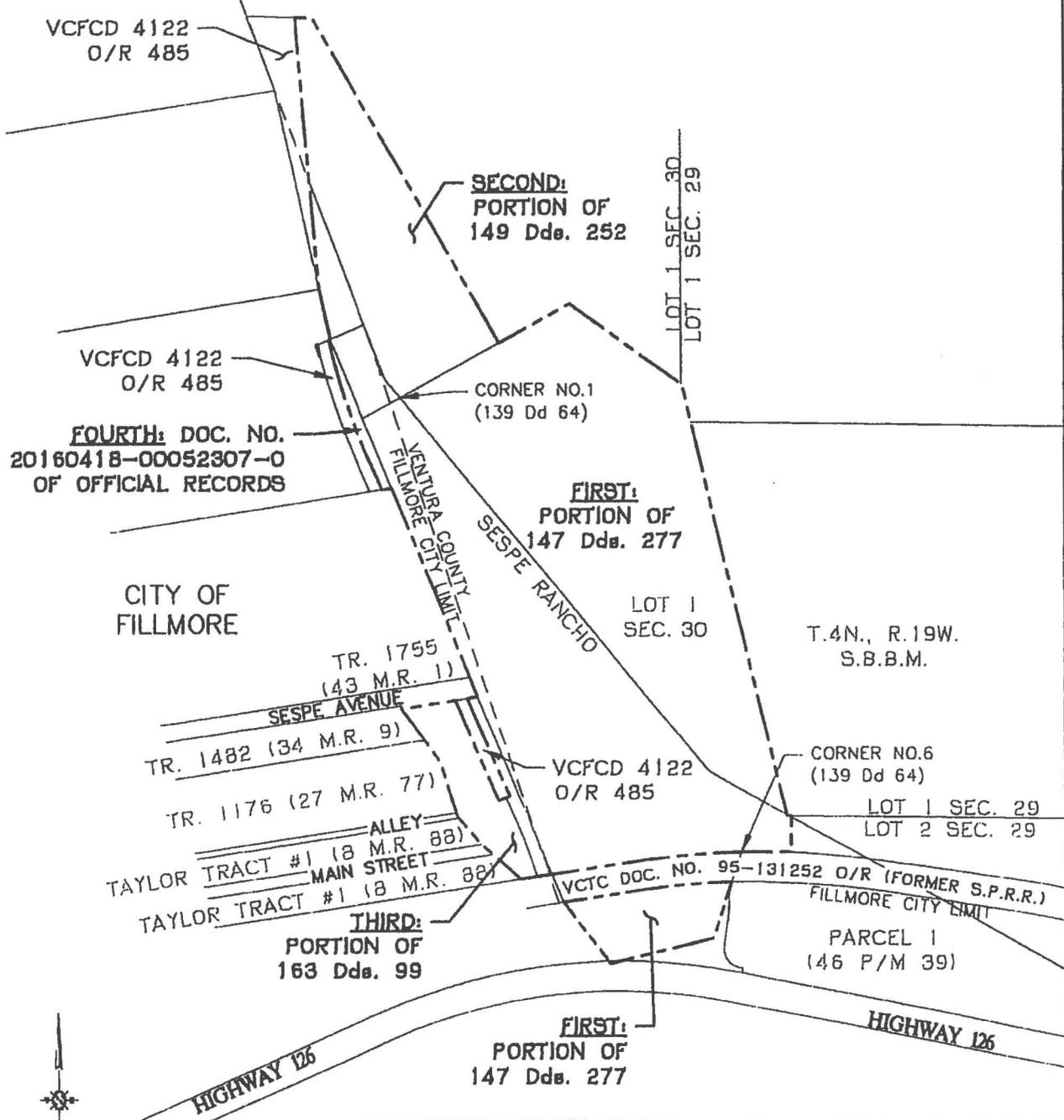
DATED: *July 20<sup>TH</sup>, 2016*



F:\proj\2008\061031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\LUC Plots and Legals\Plots\CO81031EX0007 - Groundwater A.dwg 7-25-16 09:09:11 AM wess

**LEGEND**

- CONTROLLED PROPERTIES BOUNDARY
- \_\_\_\_\_ PROPERTY LOT LINES
- CITY LIMIT

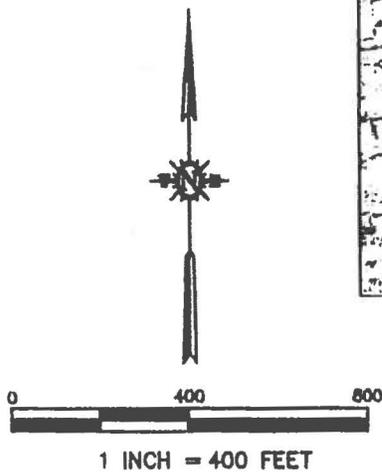
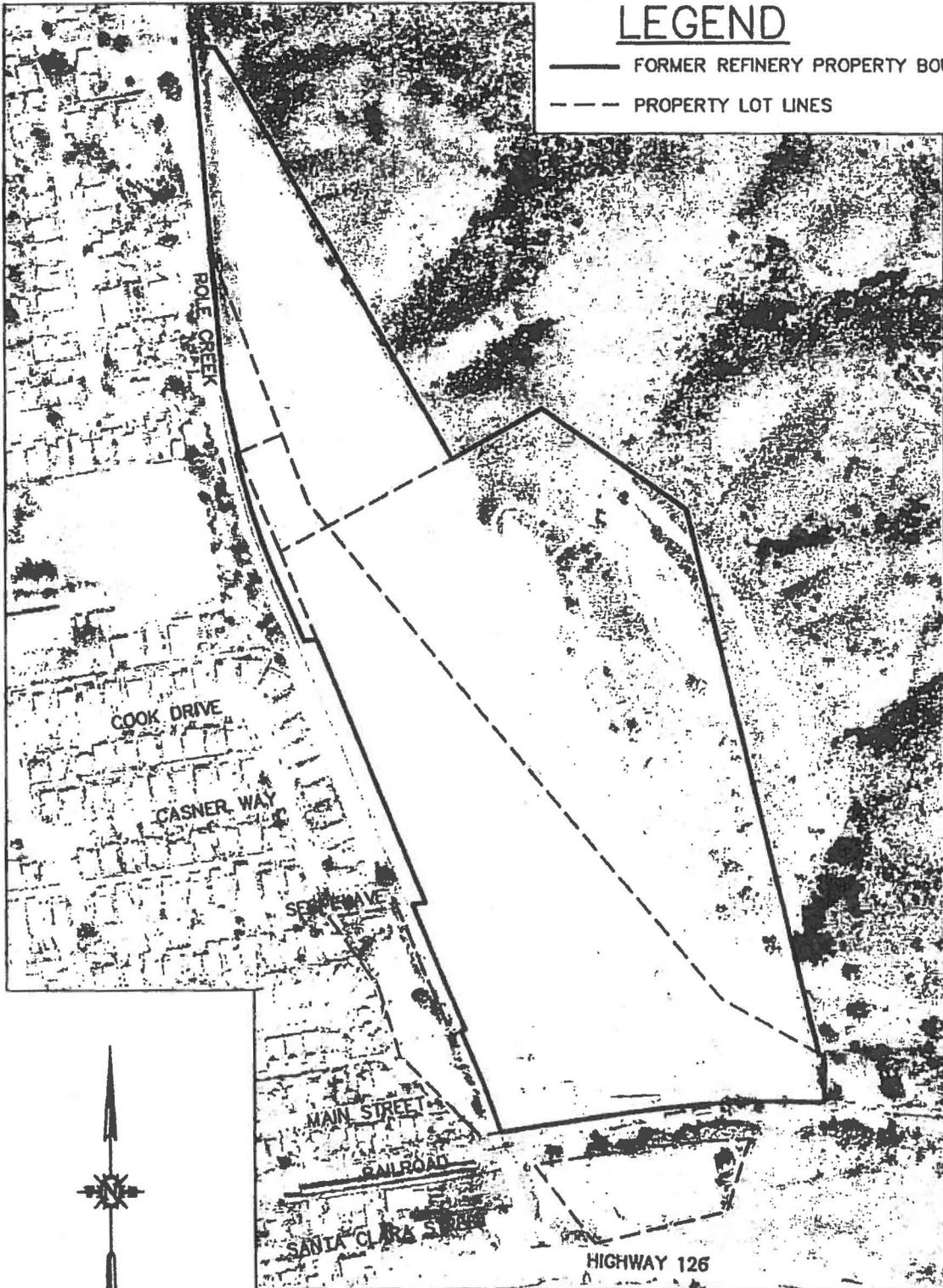


 <p>223 Southwood Circle Livermore, CA 94551 925.446.7100 F 925.446.9911</p> <p><small>THESE DRAWINGS AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF CANNON. ALL RIGHTS AND INFORMATION IN THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIC PROJECT AND SHALL NOT BE USED BY OTHERS OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CANNON.</small></p>		<p>PCPL SUPERFUND SITE EXHIBIT A MAP OF CONTROLLED PROPERTIES FILLMORE, VENTURA COUNTY, CA</p>	
		<p>DRAWN BY BRC</p>	<p>DATE 7/21/2016</p>
<p>CHECKED BY DSH</p>	<p>SCALE 1" = 500'</p>	<p>SHEET 1 of 1</p>	

F:\proj\2006\061031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\LUC Exhibits\Groundwater - A.dwg 7-21-16 10:41:52 AM BrendonC

# LEGEND

- FORMER REFINERY PROPERTY BOUNDARY
- - - PROPERTY LOT LINES




**Cannon**

123 Sherman Drive  
 San Luis Obispo, CA 93401  
 P 805 541 8777 F 805 541 5811

THIS DRAWING AND SPECIFICATIONS OF SERVICE ARE THE PROPERTY OF CANNON. ALL RIGHTS AND RESERVATIONS IN THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIC PROJECT AND SHALL NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF CANNON.

PCPL SUPERFUND SITE  
 EXHIBIT A-1  
 MAP OF CONTROLLED PROPERTIES  
 FILLMORE, CA

DRAWN BY	DATE	CA JOB NO.
BRC	07/19/2016	061031.13
CHECKED BY	SCALE	
	1" = 400'	

## EXHIBIT B

### FORMER REFINERY PROPERTY

#### Legal Description

THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF FILLMORE AND IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, LYING EASTERLY OF THE POLE CREEK CHANNEL AND NORTHERLY OF THE VENTURA COUNTY TRANSPORTATION COMMISSION RAILROAD RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WITT:

#### FIRST:

A PORTION OF THE LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277; THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

THAT CERTAIN LOT, PIECE OR PARCEL OF LAND COMMENCING AT CORNER NO. 1 OF A CERTAIN TRACT IN SESPE RANCHO PARTICULARLY DESCRIBED IN A CERTAIN JUDGEMENT OR DECREE OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF VENTURA, IN AN ACTION ENTITLED "VENTURA OIL LANDS COMPANY, A CORPORATION, PLAINTIFF, VS MATTIE MORE LAW AND OTHERS, DEFENDANTS", A CERTIFIED COPY OF WHICH JUDGEMENT OR DECREE WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 139 OF DEEDS AT PAGE 64, SAID CORNER BEING MARKED BY A WHITE 4 X 4 POST FOUR (4) FEET LONG, MARKED "1" ON TOP, SET TWO (2) FEET IN THE GROUND ON LINE NO. 61 OF THE OFFICIAL SURVEY OF THE SESPE RANCHO, MADE IN JANUARY 1868, BY CHARLES P. HOFFMAN, DEPUTY UNITED STATES SURVEYOR, FROM WHICH A BURIED ROCK MARKED "X" BEARS NORTH 59° 36' 30" EAST THREE HUNDRED AND EIGHTY-SIX AND THIRTY-FOUR HUNDREDTHS (386.34) FEET, AND STATION 40 OF TRACT 4 RANCHO SESPE, PARTITION SURVEY MADE AUGUST 1880, BY JOHN T. STOW, SURVEYOR, BEARS NORTH 40° 41' 10" WEST IN NINETY-THREE AND EIGHTEEN HUNDREDTHS (93.18) FEET;

THENCE, SOUTH 59°36'30"WEST ONE HUNDRED AND FORTY-SEVEN AND THIRTY-THREE HUNDREDTHS (147.33) FEET TO CORNER NO. 2 OF SAID TRACT DESCRIBED IN SAID DECREE AT A WHITE 4 X 4 POST FOUR (4) FEET LONG SET TWO (2) FEET IN THE GROUND AND MARKED "2" ON TOP, FROM WHICH THE STUMP OF A SYCAMORE TREE BEARS NORTH 22° 57' WEST TWO HUNDRED AND EIGHTY-SIX AND FORTY-FOUR HUNDREDTHS (286.44) FEET;

THENCE, SOUTH 22° 57' EAST ONE THOUSAND SEVEN HUNDRED AND FIFTY-EIGHT AND TWENTY-ONE HUNDREDTHS (1758.21) FEET TO CORNER NO. 3 OF SAID LAST MENTIONED TRACT AT A SYCAMORE TREE THIRTY-SIX (36) INCHES IN DIAMETER SOUTH OF THE SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY;

THENCE, SOUTH 38° 12' 20" EAST TWO HUNDRED AND SIXTY-ONE AND FIFTY-TWO HUNDREDTHS (261.52) FEET TO CORNER NO. 4 OF SAID LAST MENTIONED TRACT, BEING THE DECAYED STUMP OF A BALM OF GILEAD TREE BELOW THE SURFACE OF MIDDLE OF THE COUNTY ROAD, FROM WHICH SAID STUMP AN IRON PIPE TWO (2) INCHES IN DIAMETER BEARS SOUTH 09° 49' WEST TWO (2) FEET;

THENCE, NORTH 75° 40' 40" EAST THREE HUNDRED AND SIXTY-TWO AND SIXTY-FOUR HUNDREDTHS (362.64) FEET TO CORNER NO.5 OF SAID LAST MENTIONED TRACT, THE LEANING STUMP OF AN ELDER TREE FOURTEEN (14) INCHES IN DIAMETER;

THENCE, NORTH 17° 17' 20" EAST THREE HUNDRED AND EIGHT AND THIRTY-ONE HUNDREDTHS (308.31) FEET TO CORNER NO. 6 OF SAID LAST MENTIONED TRACT, THE SAME BEING MARKED BY A WHITE 4 X 4 POST ON THE NORTH LINE OF THE SAID SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY, FOUR (4) FEET LONG SET (2) FEET IN THE GROUND AND MARKED "6" ON TOP;

THENCE, NORTH 89° 42' 40" EAST ONE HUNDRED AND SIXTY-SIX AND THIRTY-FIVE HUNDREDTHS (166.35) FEET TO CORNER NO. 7 OF SAID LAST MENTIONED TRACT, MARKED BY A

ONE (1) INCH IRON PIPE IN THE NORTH LINE OF THE SAID SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY;

THENCE, NORTH 00° 01' WEST ONE HUNDRED AND THIRTY-SIX AND NINE HUNDREDTHS (136.09) FEET TO CORNER NO. 8 OF SAID LAST MENTIONED TRACT, MARKED BY ONE (1) INCH IRON ROD ON LINE NO. 60 OF THE SAID OFFICIAL SURVEY OF THE SESPE RANCHO;

THENCE, NORTH 14° 24' WEST ONE THOUSAND FOUR HUNDRED NINETY-FOUR AND FIFTY-SIX HUNDREDTHS (1494.56) FEET TO A POINT IN SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 WEST S.B.B. & M.,

THENCE, NORTH, 55° 46' 30" WEST FOUR HUNDRED SEVENTY (470) FEET TO A POINT IN SECTION 30 IN SAID TOWNSHIP AND RANGE,

THENCE, SOUTH 59° 36' 30" WEST SIX HUNDRED SIXTY (660) FEET MORE OR LESS, TO THE POINT OF COMMENCEMENT;

CONTAINING FORTY-THREE AND ONE-TENTH (43.1) ACRES, MORE OR LESS, AND BEING A PORTION OF SECTION 29 AND A PORTION OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 19 WEST, S.B.B. & M., AND A PORTION OF TRACT NO. 4 OF THE PARTITION SURVEY OF THE SESPE RANCHO, MADE IN AUGUST, 1880 BY JOHN T. STOW;

EXCEPTING, HOWEVER, THAT PORTION LYING WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION BY GRANT DEED FILED AS DOCUMENT NO. 95-131252 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

AND EXCEPTING, HOWEVER, THAT PORTION LYING SOUTHERLY OF SAID 100.00 FOOT WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION;

SECOND:

A PORTION OF THE LAND CONVEYED BY GEORGE W. TIGHE AND JEANETTE E. TIGHE TO VENTURA REFINING COMPANY BY DEED DATED MARCH 13, 1916, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 149 OF DEEDS AT PAGE 252, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEING A PART OF THAT CERTAIN PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG" AND PART OF LOTS SIX (6) AND SEVEN (7), ALL AS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "FILLMORE SUBDIVISION OF THE SESPE RANCHO, VENTURA COUNTY, CALIFORNIA", AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 3 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 5; AND ALSO A PART OF LOT ONE (1), SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO STATE BASE AND MERIDIAN, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE OFFICIAL PLAT OF THE SURVEY OF SAID LANDS RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR-GENERAL; SAID REAL PROPERTY PARTICULARLY DESCRIBED AS AN ENTIRETY AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE SET AS THE POINT OF INTERSECTION OF THE BOUNDARY LINE BETWEEN SECTION NINETEEN (19) AND SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN, AND LINE NO. 62 OF THE FINAL SURVEY OF TRACT NO. 2 OF THE RANCHO SESPE, AT THE SOUTH-WEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED BY SQUIRE V. TIETSORT, ET UX. TO ELIJAH B. FAIRBANKS BY DEED DATED FEBRUARY 10, 1908, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 110 OF DEEDS AT PAGE 315, AT SEQ.; FROM SAID POINT OF BEGINNING A SYCAMORE TREE MARKED "S.13" STANDING AT STATION NO. 63 OF THE FINAL SURVEY OF SAID RANCHO SESPE, BEARS NORTH 21° 15' WEST 8.181 CHAINS DISTANT;

THENCE, FROM SAID POINT OF BEGINNING,

1ST - SOUTH 21° 15' EAST 4.005 CHAINS ALONG SAID LINE NO. 62 OF THE FINAL SURVEY OF TRACT NO. 2 OF THE RANCHO SESPE; AT 3.54 CHAINS THE SOUTH-EAST CORNER OF LOT THIRTEEN (13), AS THE SAME IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITION NO. 2 TO THE ELKINS TRACT,

FILLMORE SUBDIVISION, RANCHO SESPE, VENTURA COUNTY, CAL.", AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 8 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 16; AT 4.005 CHAINS A ¾ INCH IRON PIPE SET AT THE POINT OF INTERSECTION OF THE CENTER OF THIRD STREET; AS DELINEATED UPON THE MAP LAST ABOVE DESCRIBED AND SAID LINE NO. 62 OF THE FINAL SURVEY OF THE RANCHO SESPE; THENCE,

2ND – SOUTH 12° 56' 20" EAST 13.041 CHAINS; AT 10.407 CHAINS A POINT IN THE CENTER LINE OF SECOND STREET, AS THE SAME IS DELINEATED UPON THE MAP FIRST ABOVE DESCRIBED; AT 13.041 CHAINS A SYCAMORE TREE MARKED "+" SET AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DELINEATED AS N.A.M. KELLOGG, UPON THE MAP FIRST ABOVE DESCRIBED, FROM WHICH A 2" IRON PIPE SET ON LEFT BANK OF THAT CERTAIN CREEK LOCALLY KNOWN AS AND CALLED "POLE CREEK" BEARS NORTH 66° 30' EAST 1.88 CHAINS DISTANT; THENCE,

3RD – SOUTH 23° 30' EAST 4.34 CHAINS ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG" TO A 4" X 4" POST PAINTED WHITE, MARKED "2" ON TOP SET 48 INCHES IN THE GROUND AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277 ET SEQ.; THENCE,

4TH – NORTH 59° 30' EAST 8.04 CHAINS, AT 2.231 CHAINS A 4" X 4" POST PAINTED WHITE MARKED "1" ON TOP AND SET 24 INCHES IN THE GROUND AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG"; FROM WHICH STATION NO. 62 OF THE FINAL SURVEY OF SAID RANCHO SESPE BEARS NORTH 40° 41' 10" WEST 1.412 CHAINS DISTANT; AT 8.04 CHAINS A ROCK MARKED "+" AND BURIED IN THE GROUND AT THE BASE OF THE HILLS; THENCE,

5TH – NORTH 30° 35' WEST 18.98 CHAINS MORE OR LESS TO A ROCK MARKED "+" SET AT A POINT IN THE BOUNDARY LINE BETWEEN SAID SECTION NINETEEN (19) AND SAID SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE ALONG SAID BOUNDARY LINE,

6TH – WEST 3.36 CHAINS; AT 0.33 OF A CHAIN THE SOUTHWEST CORNER OF SAID LANDS NOW OR FORMERLY OWNED BY ELIJAH B. FAIRBANKS, AT THE CORNER COMMON TO LOT FIVE (5) AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION NINETEEN (19), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN; AT THE POINT OF BEGINNING, CONTAINING 11.23 ACRES.

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, AND RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

**THIRD:**

A PORTION OF THE LAND CONVEYED BY JOHN B. TAYLOR TO VENTURA REFINING COMPANY BY DEED DATED MAY 15, 1918, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 163 OF DEEDS AT PAGE 99, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF SESPE AVENUE DISTANT, NORTH 80° 45' EAST, 606.66 FEET FROM THE POINT OF INTERSECTION OF THE EAST LINE OF MARKET STREET AND THE LINE OF SAID SESPE AVENUE, AS DELINEATED UPON THE ABOVE DESCRIBED MAP, FROM SAID POINT OF BEGINNING, A 2 INCH IRON PIPE SET IN THE CENTERLINE OF SAID SESPE AVENUE, BEARS NORTH 69° 57' EAST, 81.74 FEET DISTANT AND SOUTH 80° 45' WEST, 940.00 FEET DISTANT;

THENCE, FROM SAID POINT OF BEGINNING, AND CROSSING SAID LOT FOUR (4) BY THE FOLLOWING FOUR COURSES AND DISTANCES:

1ST – SOUTH 36° 11' EAST, 227.35 FEET TO A POINT; THENCE,

2ND- SOUTH 17° 09' EAST, 193.26 FEET TO A POINT; THENCE,  
3RD- SOUTH 41° 54' EAST, 124.45 FEET TO A POINT; THENCE,  
4TH- SOUTH 47° 51' EAST, 181.22 FEET TO A POINT IN THE NORTHLY LINE OF THE RIGHT  
OF WAY OF THE SOUTHERN PACIFIC RAILROAD;

THENCE, ALONG THE SAME, NORTH 80° 45' EAST, 118.06 FEET CROSSING POLE CREEK TO  
THE POINT OF INTERSECTION OF THE WESTERLY LINE OF THE LANDS SO CONVEYED BY  
VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY, WITH THE NORTHERLY LINE  
OF SAID RAILROAD RIGHT OF WAY;

THENCE, NORTH 23° 40' WEST, 661.32 FEET TO THE POINT OF INTERSECTION OF THE  
SOUTHERLY LINE OF THE SAID SESPE AVENUE WITH THE WESTERLY LINE OF THE SAID LANDS  
SO CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY, FROM  
WHICH POINT A 2 INCH IRON PIPE MARKING THE CENTERLINE OF SAID SESPE AVENUE BEARS  
NORTH 23° 40' WEST, 41.30 FEET;

THENCE, SOUTH 80° 45' WEST, 283.18 FEET ALONG THE SOUTH LINE OF SAID SESPE  
AVENUE TO THE POINT OF BEGINNING.

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD  
CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, RECORDED JUNE 5<sup>TH</sup>, 1973, AND FILED IN  
BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID  
COUNTY.

AND EXCEPTING, THAT PARCEL OF LAND DESIGNATED PARCEL D OF LOT LINE  
ADJUSTMENT 14-01 IN THE CITY OF FILLMORE AS CONVEYED BY GRANT DEED FILED AS  
DOCUMENT NUMBER 20160708-00096215-0 1/6 OFFICIAL RECORDS IN THE OFFICE OF THE  
RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1 INCH IRON PIPE ON THE SOUTHERN BOUNDARY OF THE SESPE  
AVENUE RIGHT OF WAY (80 FEET WIDE) MARKING THE NORTHWEST CORNER OF SAID PARCEL OF  
LAND CONVEYED TO VENTURA REFINING COMPANY, AS SHOWN ON THAT MAP FILED IN BOOK  
58, AT PAGE 89-92 INCLUSIVE OF RECORD OF SURVEYS IN THE OFFICE OF THE RECORDER FOR  
SAID COUNTY;

THENCE, ALONG THE WESTERN BOUNDARY OF SAID PARCEL OF LAND CONVEYED TO  
VENTURA REFINING COMPANY, THE FOLLOWING FOUR COURSES AS SHOWN ON SAID MAP FILED  
IN BOOK 58, AT PAGE 89-92 INCLUSIVE OF RECORD OF SURVEYS:

- 1.) SOUTH 35° 45' 53" EAST, 227.86 FEET;
- 2.) THENCE, SOUTH 17° 01' 54" EAST, 192.66 FEET;
- 3.) THENCE, SOUTH 41° 18' 44" EAST, 123.76 FEET;
- 4.) THENCE, SOUTH 47° 22' 16" EAST, 179.15 FEET TO THE NORTH LINE OF THAT 100.00 FOOT  
WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION  
BY GRANT DEED FILED AS DOCUMENT NO. 95-131252 OF OFFICIAL RECORDS IN THE  
OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, LEAVING THE WESTERN BOUNDARY OF SAID PARCEL OF LAND CONVEYED TO  
VENTURA REFINING COMPANY, ALONG THE NORTH LINE OF SAID 100.00 FOOT WIDE STRIP OF  
LAND, NORTH 81° 04' 36" EAST, 58.20 FEET TO THE OFFSET CENTERLINE OF VENTURA COUNTY  
FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY FOR THE POLE CREEK CHANNEL  
DESIGNATED "PARCEL A", AS CONVEYED BY EASEMENT DEED RECORDED MAY 10<sup>TH</sup>, 1971, FILED  
IN BOOK 3813, AT PAGE 138 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID  
COUNTY;

THENCE, ALONG THE OFFSET CENTERLINE OF SAID VENTURA COUNTY FLOOD CONTROL  
DISTRICT EASEMENT AND RIGHT OF WAY FOR THE POLE CREEK CHANNEL DESIGNATED "PARCEL  
A", ON A CURVE THAT IS CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1800.00 FEET, FROM A

RADIAL BEARING, NORTH 73° 08' 55" EAST, THROUGH A CENTRAL ANGLE OF 6° 44' 55", AN ARC LENGTH OF 212.01 FEET TO THE SOUTHERN LINE OF VENTURA COUNTY FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY FOR THE POLE CREEK CHANNEL DESIGNATED "PARCEL B", AS CONVEYED BY EASEMENT DEED RECORDED MAY 10<sup>TH</sup>, 1971, FILED IN BOOK 3813, AT PAGE 138 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE OFFSET CENTERLINE OF SAID VENTURA COUNTY FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY FOR THE POLE CREEK CHANNEL DESIGNATED "PARCEL B", NORTH 23° 36' 00" WEST, 80.00 FEET TO THE NORTH LINE THEREOF;

THENCE, ALONG THE NORTHERN LINE OF SAID VENTURA COUNTY FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY FOR THE POLE CREEK CHANNEL DESIGNATED "PARCEL B", SOUTH 66° 24' 00" WEST, 27.00 FEET TO THE SOUTHWESTERN CORNER OF THAT 40.00 FOOT WIDE STRIP OR PARCEL OF LAND CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY GRANT DEED RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE WESTERN BOUNDARY/SIDELINE (LYING 27.00 FEET SOUTHWESTERLY AS MEASURED AT A RIGHT ANGLE FROM THE OFFSET CENTERLINE) OF SAID 40.00 FOOT WIDE STRIP OR PARCEL OF LAND CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY GRANT DEED, NORTH 23° 36' 00" WEST, 145.03 FEET;

THENCE, CONTINUE ALONG THE WESTERN BOUNDARY/SIDELINE (LYING 27.00 FEET SOUTHWESTERLY AS MEASURED AT A RIGHT ANGLE FROM THE OFFSET CENTERLINE) OF SAID 40.00 FOOT WIDE STRIP OR PARCEL OF LAND CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY GRANT DEED, NORTH 22° 51' 20" WEST, 226.64 FEET TO THE SOUTHERN BOUNDARY OF THE SESPE AVENUE RIGHT OF WAY (80 FEET WIDE) AS SHOWN ON SAID MAP FILED IN BOOK 58, AT PAGE 89-92 INCLUSIVE OF RECORD OF SURVEYS;

THENCE, ALONG THE SOUTHERN BOUNDARY OF THE SESPE AVENUE RIGHT OF WAY (80 FEET WIDE) AS SHOWN ON SAID MAP FILED IN BOOK 58, AT PAGE 89-92 INCLUSIVE OF RECORD OF SURVEYS, SOUTH 81° 09' 21" WEST, 186.72 FEET TO THE POINT OF BEGINNING.

FOURTH:

THE LAND CONVEYED FROM FILLMORE UNIFIED SCHOOL DISTRICT TO TEXACO DOWNSTREAM PROPERTIES, INC. BY QUITCLAIM DEED RECORDED APRIL 18<sup>TH</sup>, 2016, FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY AS DOCUMENT NUMBER 20160418-00052307-0 1/6 OF OFFICIAL RECORDS, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND SHOWN ON THE MAP RECORDED NOVEMBER 15<sup>TH</sup>, 1963, FILED IN BOOK 28, AT PAGE 46 OF RECORDS OF SURVEYS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, NORTH 23° 10' 40" WEST (NORTH 23° 30' 00" WEST, PER SAID RECORD OF SURVEY), 547.88 FEET TO THE SOUTHERN MOST CORNER OF THAT PARCEL OF LAND DESIGNATED PARCEL "X" ON THE MAP OF TRACT NO. 1868, AS RECORDED OCTOBER 5<sup>TH</sup>, 1965, FILED IN BOOK 46, AT PAGES 43 AND 44 OF MAPS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "X", NORTH 67° 07' 54" EAST, 53.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "X", BEING THE NORTHWEST

CORNER OF THAT PARCEL OF LAND DELINEATED "N. A. M. KELLOGG" UPON SAID MAP FILED IN BOOK 3, AT PAGE 5 OF MISCELLANEOUS MAPS, AND BEING THE SOUTHERN TERMINOUS OF THE SECOND COURSE ON THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED MARCH 30<sup>TH</sup>, 1916, FILED IN BOOK 149, AT PAGE 252 OF DEEDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED MARCH 30<sup>TH</sup>, 1916, FILED IN BOOK 149, AT PAGE 252 OF DEEDS, SOUTH 22° 22' 16" EAST, 286.44 FEET TO THE NORTHWEST CORNER (CORNER NO. 2) OF THAT PARCEL OF LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED JULY 30<sup>TH</sup>, 1915, FILED IN BOOK 147, AT PAGE 277 OF DEEDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

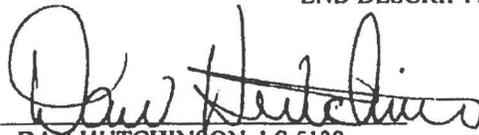
THENCE, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED JULY 30<sup>TH</sup>, 1915, FILED IN BOOK 147, AT PAGE 277 OF DEEDS, SOUTH 22° 22' 16" EAST, 252.55 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EAST FIRST STREET, BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO FILLMORE ELEMENTARY SCHOOL DISTRICT OF VENTURA COUNTY, BY GRANT DEED, RECORDED AUGUST 19<sup>TH</sup>, 1949, FILED IN BOOK 886, AT PAGE 597 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

THENCE, ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO FILLMORE ELEMENTARY SCHOOL DISTRICT OF VENTURA COUNTY, SOUTH 81° 04' 01" WEST, 47.12 FEET TO THE POINT OF BEGINNING;

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, AND RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

END DESCRIPTION

PREPARED BY:

  
DAN HUTCHINSON, LS 5139

DATED:

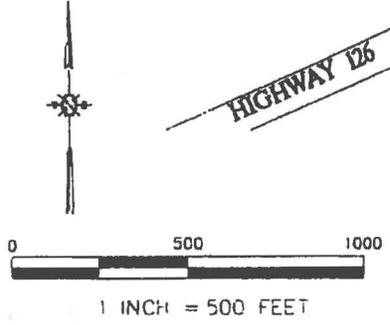
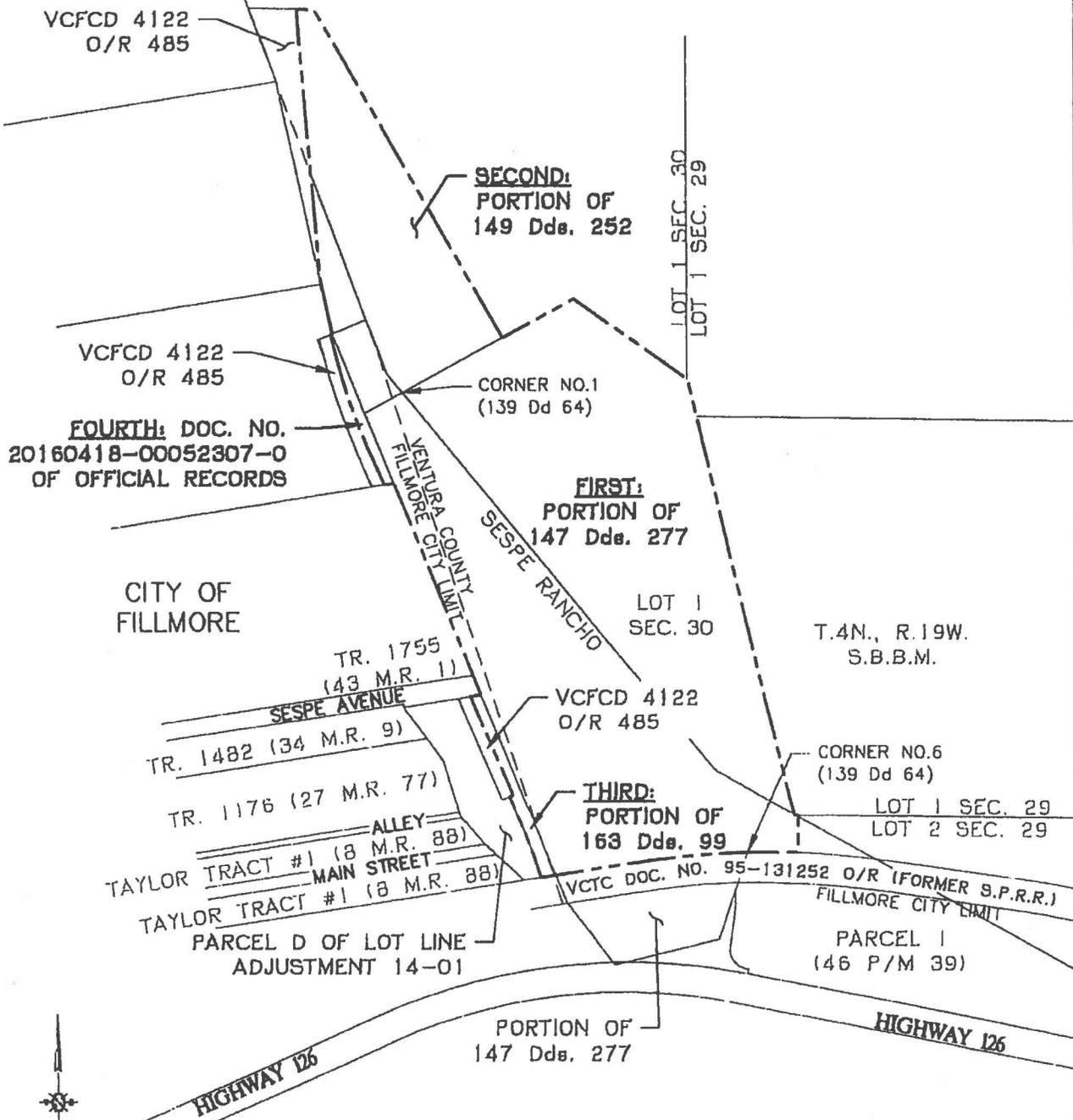
July 20<sup>TH</sup>, 2016



F:\p\08\2008\081031\3 Project Design\Civil - ELEC\Construction Drawings\Exhibits\LUC Plots and Legals\Plots\081031EX0008 - Groundwater B.dwg 7-25-16 09:09:27 AM west

**LEGEND**

- FORMER REFINERY PROPERTY BOUNDARY
- \_\_\_\_\_ PROPERTY LOT LINES
- - - - - CITY LIMIT



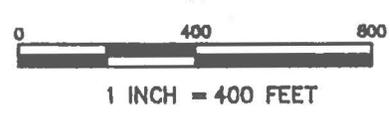
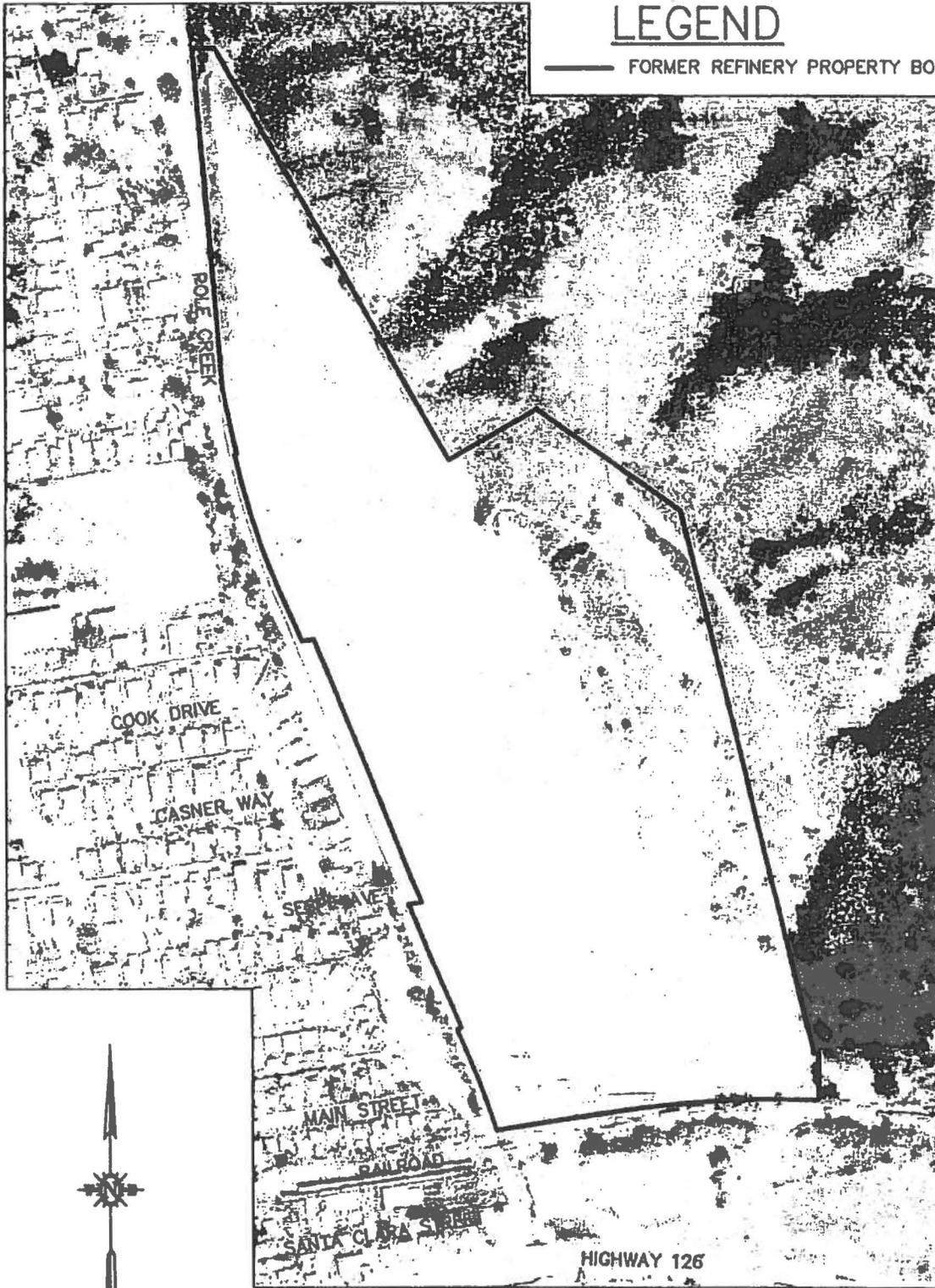
<b>PCPL SUPERFUND SITE EXHIBIT B - MAP OF FORMER REFINERY PROPERTY FILLMORE, VENTURA COUNTY, CA</b>		
DRAWN BY <b>BRC</b>	DATE <b>7/21/2016</b>	CA JOB NO. <b>081031.13</b>
CHECKED BY <b>DSH</b>	SCALE <b>1" = 500'</b>	SHEET <b>1 of 1</b>

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF CANNON. ALL RIGHTS AND INFORMATION IN THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIC PROJECT AND SHALL NOT BE USED BY OTHERS OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CANNON.

F:\proj\2008\081031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\LUC Exhibits\Groundwater - B.dwg 7-21-16 10:42:06 AM BrendonC

# LEGEND

— FORMER REFINERY PROPERTY BOUNDARY



1025 Southwood Drive  
 San Luis Obispo, CA 93401  
 P 805 944 7407 F 805 944 3863

We warrant the accuracy of the information and the property boundaries shown on this map and the information on which this map is based. We shall not be held responsible for any errors or omissions on this map or the information on which this map is based.

PCPL SUPERFUND SITE  
 EXHIBIT B-1 -- MAP OF FORMER  
 REFINERY PROPERTY  
 FILLMORE, CA

DRAWN BY BRC	DATE 07/19/2016	CA JOB NO. 081031.13
CHECKED BY	SCALE 1" = 400'	

## EXHIBIT C

### RESTRICTED PROPERTIES

#### Legal Description

THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF FILLMORE AND IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WITT:

FIRST:

THE LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277;

EXCEPTING, HOWEVER, THAT PORTION LYING WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION BY GRANT DEED FILED AS DOCUMENT NO. 95-131252 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;

AND EXCEPTING, HOWEVER, A PORTION LYING NORTHERLY OF SAID 100.00 FOOT WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION, AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING, FROM NGS STATION 102-15, PID: EW4726, NORTH: 1969150.32, EAST: 6289147.38 (SFT) NAD83, ZONE 5, EPOCH 2007 AS PUBLISHED BY NGS DATA SHEET, BEARING, NORTH 78° 55' 26" EAST FROM NATIONAL GEODETIC SURVEY STATION HPGN CA 0706, PID: EW9549, STATE PLANE COORDINATE VALUE NORTH: 1967000.97, EAST: 6278167.69 (SFT) NAD83, ZONE 5, EPOCH 2007 AS PUBLISHED BY NGS DATA SHEET;

THENCE, NORTH 56° 41' 18" EAST, 235.13 FEET TO NORTHERN BOUNDARY OF SAID VENTURA COUNTY TRANSPORTATION COMMISSION RAILROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 7° 31' 59" WEST, 16.55 FEET (L1);

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A 50.00 FOOT RADIUS, FROM A RADIAL BEARING NORTH 23° 17' 14" WEST, THROUGH A CENTRAL ANGLE OF 78° 12' 32", AN ARC LENGTH OF 68.25 FEET (C1);

THENCE, NORTH 11° 29' 46" WEST, 98.73 FEET (L2);

THENCE, NORTH 15° 18' 49" WEST, 163.64 FEET (L3);

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE EAST WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44° 41' 54", AN ARC LENGTH OF 78.01 FEET (C2);

THENCE, NORTH 29° 23' 05" EAST, 36.03 FEET (L4);

THENCE, NORTH 12° 42' 42" EAST, 201.78 FEET (L5);

THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A 1288.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 28° 43' 49", AN ARC LENGTH OF 645.85 FEET (C3);

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A 2040.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 11° 37' 16", AN ARC LENGTH OF 413.77 FEET (C4);

THENCE, NORTH 29° 49' 15" WEST, 161.00 FEET TO THE NORTHERN BOUNDARY OF SAID LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, (L6).

SECOND:

THE LAND CONVEYED BY JOHN B. TAYLOR TO VENTURA REFINING COMPANY BY DEED DATED MAY 15, 1918, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 163 OF DEEDS AT PAGE 99, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

**BEGINNING AT A POINT IN THE SOUTH LINE OF SESPE AVENUE DISTANT, NORTH 80° 45' EAST, 606.66 FEET FROM THE POINT OF INTERSECTION OF THE EAST LINE OF MARKET STREET AND THE LINE OF SAID SESPE AVENUE, AS DELINEATED UPON THE ABOVE DESCRIBED MAP, FROM SAID POINT OF BEGINNING, A 2 INCH IRON PIPE SET IN THE CENTERLINE OF SAID SESPE AVENUE, BEARS NORTH 69° 57' EAST, 81.74 FEET DISTANT AND SOUTH 80° 45' WEST, 940.00 FEET DISTANT;**

THENCE, FROM SAID POINT OF BEGINNING, AND CROSSING SAID LOT FOUR (4) BY THE FOLLOWING FOUR COURSES AND DISTANCES:

1ST- SOUTH 36° 11' EAST, 227.35 FEET TO A POINT; THENCE,

2ND- SOUTH 17° 09' EAST, 193.26 FEET TO A POINT; THENCE,

3RD- SOUTH 41° 54' EAST, 124.45 FEET TO A POINT; THENCE,

4TH- SOUTH 47° 51' EAST, 181.22 FEET TO A POINT IN THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD;

THENCE, ALONG THE SAME, NORTH 80° 45' EAST, 118.06 FEET CROSSING POLE CREEK TO THE POINT OF INTERSECTION OF THE WESTERLY LINE OF THE LANDS SO CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY, WITH THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY;

THENCE, NORTH 23° 40' WEST, 661.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE SAID SESPE AVENUE WITH THE WESTERLY LINE OF THE SAID LANDS SO CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY, FROM WHICH POINT A 2 INCH IRON PIPE MARKING THE CENTERLINE OF SAID SESPE AVENUE BEARS NORTH 23° 40' WEST, 41.30 FEET;

THENCE, SOUTH 80° 45' WEST, 283.18 FEET ALONG THE SOUTH LINE OF SAID SESPE AVENUE TO THE POINT OF BEGINNING.

**EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, RECORDED JUNE 5<sup>TH</sup>, 1973, AND FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.**

**THIRD:**

**THE LAND CONVEYED FROM FILLMORE UNIFIED SCHOOL DISTRICT TO TEXACO DOWNSTREAM PROPERTIES, INC. BY QUITCLAIM DEED RECORDED APRIL 18<sup>TH</sup>, 2016, FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY AS DOCUMENT NUMBER 20160418-00052307-0 1/6 OF OFFICIAL RECORDS, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:**

**BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND SHOWN ON THE MAP RECORDED NOVEMBER 15<sup>TH</sup>, 1963, FILED IN BOOK 28, AT PAGE 46 OF RECORDS OF SURVEYS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;**

**TENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, NORTH 23° 10' 40" WEST (NORTH 23° 30' 00" WEST, PER SAID RECORD OF SURVEY), 547.88 FEET TO THE SOUTHERN MOST CORNER OF THAT PARCEL OF LAND DESIGNATED PARCEL "X" ON THE MAP OF TRACT NO. 1868, AS RECORDED OCTOBER 5<sup>TH</sup>, 1965, FILED IN BOOK 46, AT PAGES 43 AND 44 OF MAPS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;**

**TENCE, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "X", NORTH 67° 07' 54" EAST, 53.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "X", BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DELINEATED "N. A. M. KELLOGG" UPON SAID MAP FILED IN BOOK 3, AT PAGE 5 OF MISCELLANEOUS MAPS, AND BEING THE SOUTHERN TERMINOUS OF THE SECOND COURSE ON THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED MARCH 30<sup>TH</sup>, 1916, FILED IN BOOK 149, AT PAGE 252 OF DEEDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;**

**TENCE, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED MARCH 30<sup>TH</sup>, 1916, FILED IN BOOK 149, AT PAGE 252 OF DEEDS, SOUTH 22° 22' 16" EAST, 286.44 FEET TO THE NORTHWEST CORNER (CORNER NO. 2) OF THAT PARCEL OF LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED JULY 30<sup>TH</sup>, 1915, FILED IN BOOK 147, AT PAGE 277 OF DEEDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;**

**TENCE, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO VENTURA REFINING COMPANY BY INDENTURE RECORDED JULY 30<sup>TH</sup>, 1915, FILED IN BOOK 147, AT PAGE 277 OF DEEDS, SOUTH 22° 22' 16" EAST, 252.55 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EAST FIRST STREET, BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO FILLMORE ELEMENTARY SCHOOL DISTRICT OF VENTURA COUNTY, BY GRANT DEED, RECORDED AUGUST 19<sup>TH</sup>, 1949, FILED IN BOOK 886, AT PAGE 597 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY;**

THENCE, ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO FILLMORE ELEMENTARY SCHOOL DISTRICT OF VENTURA COUNTY, SOUTH 81° 04' 01" WEST, 47.12 FEET TO THE POINT OF BEGINNING;

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, AND RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

END DESCRIPTION

PREPARED BY:   
DAN HUTCHINSON, LS 5139

DATED: July 20<sup>TH</sup>, 2016



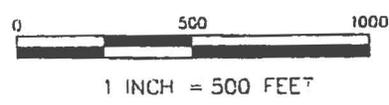
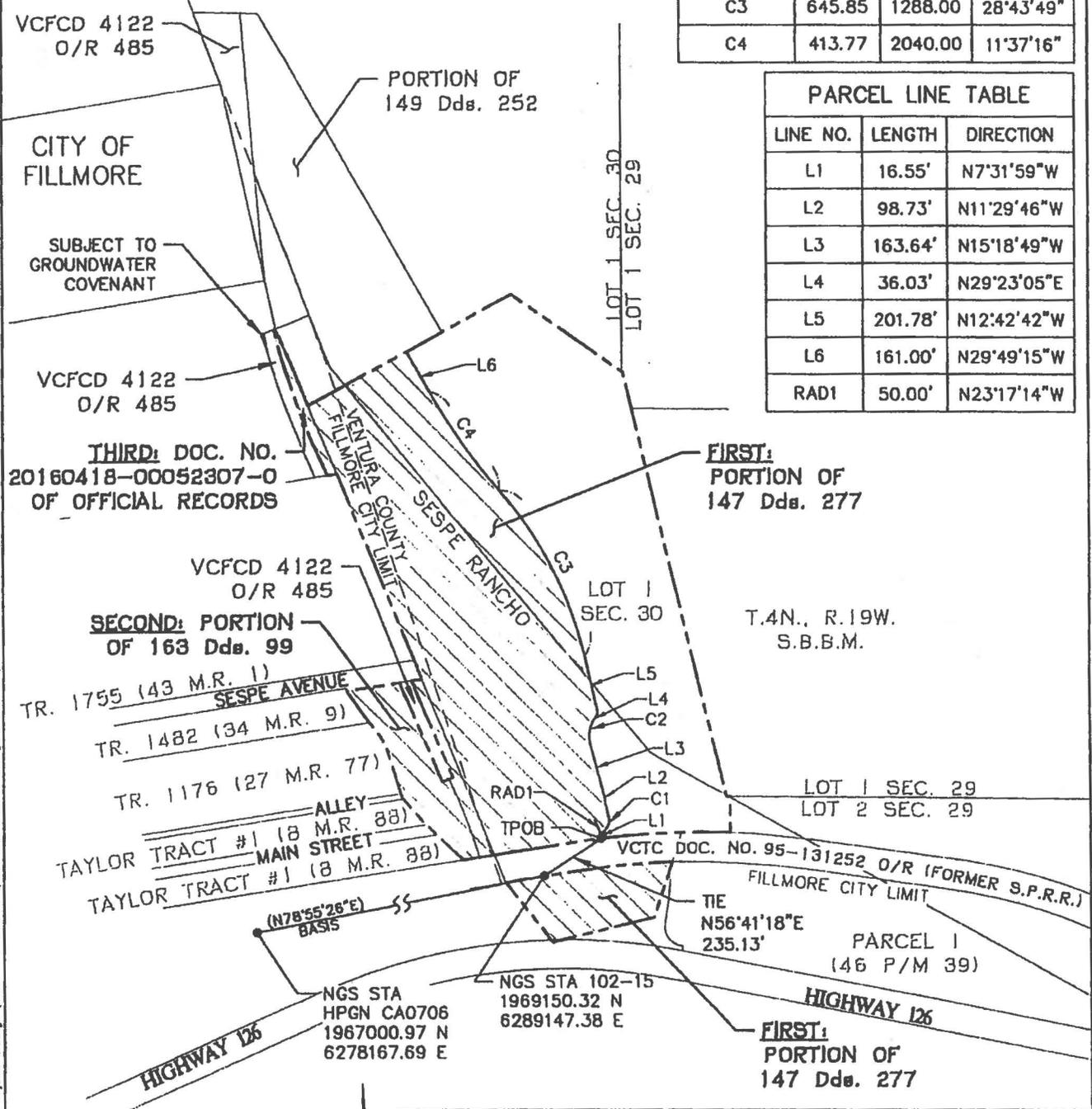
F:\proj\2008\061031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\LUC Plats and Legals\Plats\COB1031EX0009 - Groundwater C.dwg 7-25-16 09:09:44 AM wesc

**LEGEND**

- RESTRICTED PROPERTIES BOUNDARY
- PROPERTY LOT LINES
- CITY LIMIT
- AREAS SUBJECT TO GROUNDWATER COVENANT
- EXCEPTION LINE SEE LEGAL DESCRIPTION

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	68.25	50.00	78°12'32"
C2	78.01	100.00	44°41'54"
C3	645.85	1288.00	28°43'49"
C4	413.77	2040.00	11°37'16"

PARCEL LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	16.55'	N7°31'59"W
L2	98.73'	N11°29'46"W
L3	163.64'	N15°18'49"W
L4	36.03'	N29°23'05"E
L5	201.78'	N12°42'42"W
L6	161.00'	N29°49'15"W
RAD1	50.00'	N23°17'14"W



PCPL SUPERFUND SITE  
EXHIBIT C  
MAP OF RESTRICTED PROPERTIES  
FILLMORE, VENTURA COUNTY, CA

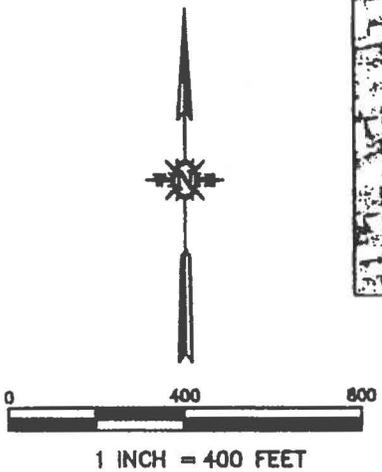
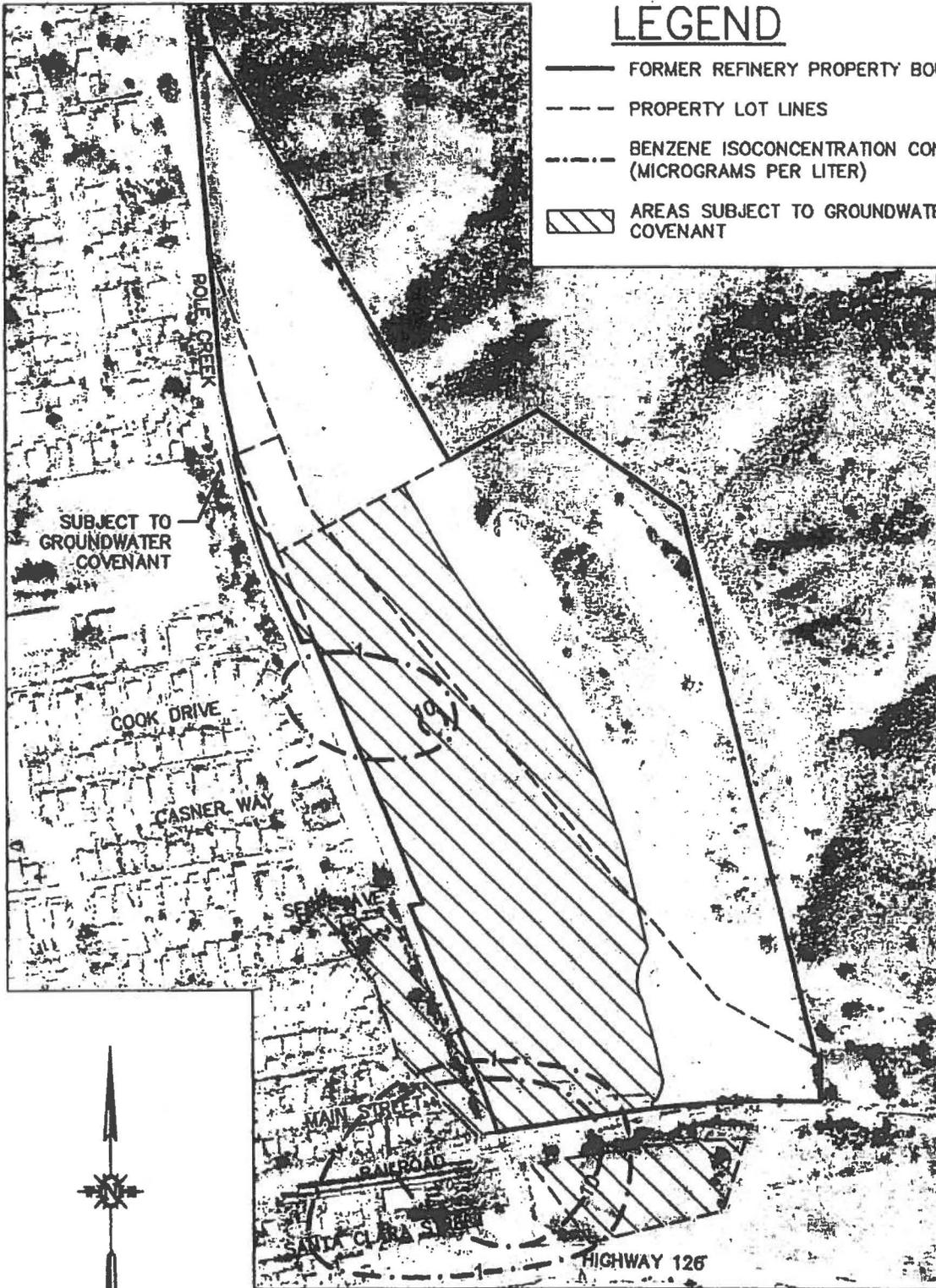
DRAWN BY BRC	DATE 7/21/2016	CA JOB NO. 081031.13
CHECKED BY DSH	SCALE 1" = 500'	SHEET 1 of 1

THESE SERVICES ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF CANNON. ALL RECORDS AND INFORMATION ON THESE DRAWINGS ARE FOR USE OF THE SPECIFIC PROJECT AND SHALL NOT BE USED FOR OTHER OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CANNON.

F:\proj\2008\081031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\JUC Exhibits\Groundwater - C.dwg 7-21-16 10:42:23 AM BrendanC

# LEGEND

- FORMER REFINERY PROPERTY BOUNDARY
- - - - PROPERTY LOT LINES
- · - · - · BENZENE ISOCONCENTRATION CONTOURS (MICROGRAMS PER LITER)
-  AREAS SUBJECT TO GROUNDWATER COVENANT




**Cannon**

303 Boulevard Dr.  
San Jose, CA 95128  
P 408 244 1407 F 408 244 1363

THIS DRAWING AND DESCRIPTION OF SERVICE ARE THE PROPERTY OF CANNON. ALL RIGHTS AND INFORMATION ON THIS DRAWING ARE THE USE OF THE SERVICE PROVIDED AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CANNON.

PCPL SUPERFUND SITE  
EXHIBIT C-1  
MAP OF RESTRICTED PROPERTIES  
FILLMORE, CA

DRAWN BY	BRC	DATE	07/19/2016	CA JOB NO.	081031.13
CHECKED BY		SCALE	1" = 400'		

## EXHIBIT D

### NON-RESTRICTED PROPERTIES

#### Legal Description

THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF FILLMORE AND IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WITT:

**FIRST:**

A PORTION OF THE LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277, LYING NORTHERLY OF THAT 100.00 FOOT WIDE STRIP OF LAND CONVEYED TO VENTURA COUNTY TRANSPORTATION COMMISSION BY GRANT DEED FILED AS DOCUMENT NO. 95-131252 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY, AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING, FROM NGS STATION 102-15, PID: EW4726, NORTH: 1969150.32, EAST: 6289147.38 (SFT) NAD83, ZONE 5, EPOCH 2007 AS PUBLISHED BY NGS DATA SHEET, BEARING, NORTH 78° 55' 26" EAST FROM NATIONAL GEODETIC SURVEY STATION HPGN CA 0706, PID: EW9549, STATE PLANE COORDINATE VALUE NORTH: 1967000.97, EAST: 6278167.69 (SFT) NAD83, ZONE 5, EPOCH 2007 AS PUBLISHED BY NGS DATA SHEET;

THENCE, NORTH 56° 41' 18" EAST, 235.13 FEET TO NORTHERN BOUNDARY OF SAID VENTURA COUNTY TRANSPORTATION COMMISSION RAILROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 7° 31' 59" WEST, 16.55 FEET (L1);

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A 50.00 FOOT RADIUS, FROM A RADIAL BEARING NORTH 23° 17' 14" WEST, THROUGH A CENTRAL ANGLE OF 78° 12' 32", AN ARC LENGTH OF 68.25 FEET (C1);

THENCE, NORTH 11° 29' 46" WEST, 98.73 FEET (L2);

THENCE, NORTH 15° 18' 49" WEST, 163.64 FEET (L3);

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE EAST WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44° 41' 54", AN ARC LENGTH OF 78.01 FEET (C2);

THENCE, NORTH 29° 23' 05" EAST, 36.03 FEET (L4);

THENCE, NORTH 12° 42' 42" EAST, 201.78 FEET (L5);

THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A 1288.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 28° 43' 49", AN ARC LENGTH OF 645.85 FEET (C3);

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A 2040.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 11° 37' 16", AN ARC LENGTH OF 413.77 FEET (C4);

THENCE, NORTH 29° 49' 15" WEST, 161.00 FEET TO THE NORTHERN BOUNDARY OF SAID LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, (L6);

SECOND:

A PORTION OF THE LAND CONVEYED BY GEORGE W. TIGHE AND JEANETTE E. TIGHE TO VENTURA REFINING COMPANY BY DEED DATED MARCH 13, 1916, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 149 OF DEEDS AT PAGE 252, THE SAME BEING PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

**BEGINNING** AT A 2 INCH IRON PIPE SET AS THE POINT OF INTERSECTION OF THE BOUNDARY LINE BETWEEN SECTION NINETEEN (19) AND SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN, AND LINE NO. 62 OF THE FINAL SURVEY OF TRACT NO. 2 OF THE RANCHO SESPE, AT THE SOUTH-WEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED BY SQUIRE V. TIETSOR, ET UX. TO ELIJAH B. FAIRBANKS BY DEED DATED FEBRUARY 10, 1908, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 110 OF DEEDS AT PAGE 315, AT SEQ.; FROM SAID POINT OF BEGINNING A SYCAMORE TREE MARKED "S.13" STANDING AT STATION NO. 63 OF THE FINAL SURVEY OF SAID RANCHO SESPE, BEARS NORTH 21° 15' WEST 8.181 CHAINS DISTANT;

THENCE, FROM SAID POINT OF BEGINNING,

1ST – SOUTH 21° 15' EAST 4.005 CHAINS ALONG SAID LINE NO. 62 OF THE FINAL SURVEY OF TRACT NO. 2 OF THE RANCHO SESPE; AT 3.54 CHAINS THE SOUTH-EAST CORNER OF LOT THIRTEEN (13), AS THE SAME IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITION NO. 2 TO THE ELKINS TRACT, FILLMORE SUBDIVISION, RANCHO SESPE, VENTURA COUNTY, CAL.", AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 8 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 16; AT 4.005 CHAINS A ¾ INCH IRON PIPE SET AT THE POINT OF INTERSECTION OF THE CENTER OF THIRD STREET; AS DELINEATED UPON THE MAP LAST ABOVE DESCRIBED AND SAID LINE NO. 62 OF THE FINAL SURVEY OF THE RANCHO SESPE; THENCE,

2ND – SOUTH 12° 56' 20" EAST 13.041 CHAINS; AT 10.407 CHAINS A POINT IN THE CENTER LINE OF SECOND STREET, AS THE SAME IS DELINEATED UPON THE MAP FIRST ABOVE DESCRIBED; AT 13.041 CHAINS A SYCAMORE TREE MARKED "+" SET AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DELINEATED AS N.A.M. KELLOGG, UPON THE MAP FIRST ABOVE DESCRIBED, FROM WHICH A 2" IRON PIPE SET ON LEFT BANK OF THAT

CERTAIN CREEK LOCALLY KNOWN AS AND CALLED "POLE CREEK" BEARS NORTH 66° 30' EAST 1.88 CHAINS DISTANT; THENCE,

3RD – SOUTH 23° 30' EAST 4.34 CHAINS ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG" TO A 4" X 4" POST PAINTED WHITE, MARKED "2" ON TOP SET 48 INCHES IN THE GROUND AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY VENTURA OIL LANDS COMPANY TO VENTURA REFINING COMPANY BY DEED DATED JULY 22, 1915, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 147 OF DEEDS AT PAGE 277 ET SEQ.; THENCE,

4TH – NORTH 59° 30' EAST 8.04 CHAINS, AT 2.231 CHAINS A 4" X 4" POST PAINTED WHITE MARKED "1" ON TOP AND SET 24 INCHES IN THE GROUND AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND DELINEATED AS "N.A.M. KELLOGG"; FROM WHICH STATION NO. 62 OF THE FINAL SURVEY OF SAID RANCHO SESPE BEARS NORTH 40° 41' 10" WEST 1.412 CHAINS DISTANT; AT 8.04 CHAINS A ROCK MARKED "+" AND BURIED IN THE GROUND AT THE BASE OF THE HILLS; THENCE,

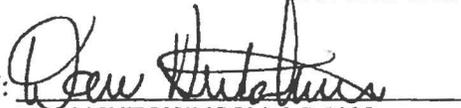
5TH – NORTH 30° 35' WEST 18.98 CHAINS MORE OR LESS TO A ROCK MARKED "+" SET AT A POINT IN THE BOUNDARY LINE BETWEEN SAID SECTION NINETEEN (19) AND SAID SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE ALONG SAID BOUNDARY LINE,

6TH – WEST 3.36 CHAINS; AT 0.33 OF A CHAIN THE SOUTHWEST CORNER OF SAID LANDS NOW OR FORMERLY OWNED BY ELIJAH B. FAIRBANKS, AT THE CORNER COMMON TO LOT FIVE (5) AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION NINETEEN (19), TOWNSHIP FOUR (4) NORTH, RANGE NINETEEN (19) WEST, SAN BERNARDINO BASE AND MERIDIAN; AT THE POINT OF BEGINNING, CONTAINING 11.23 ACRES.

EXCEPTING, HOWEVER, THAT PORTION CONVEYED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEED DATED MAY 23<sup>RD</sup>, 1973, AND RECORDED JUNE 5<sup>TH</sup>, 1973, FILED IN BOOK 4122, AT PAGE 485 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

END DESCRIPTION

PREPARED BY:

  
DAN HUTCHINSON, LS 5139



DATED: July 20<sup>TH</sup>, 2016

Page 3 of 3

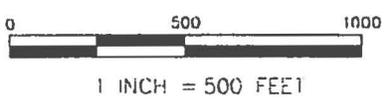
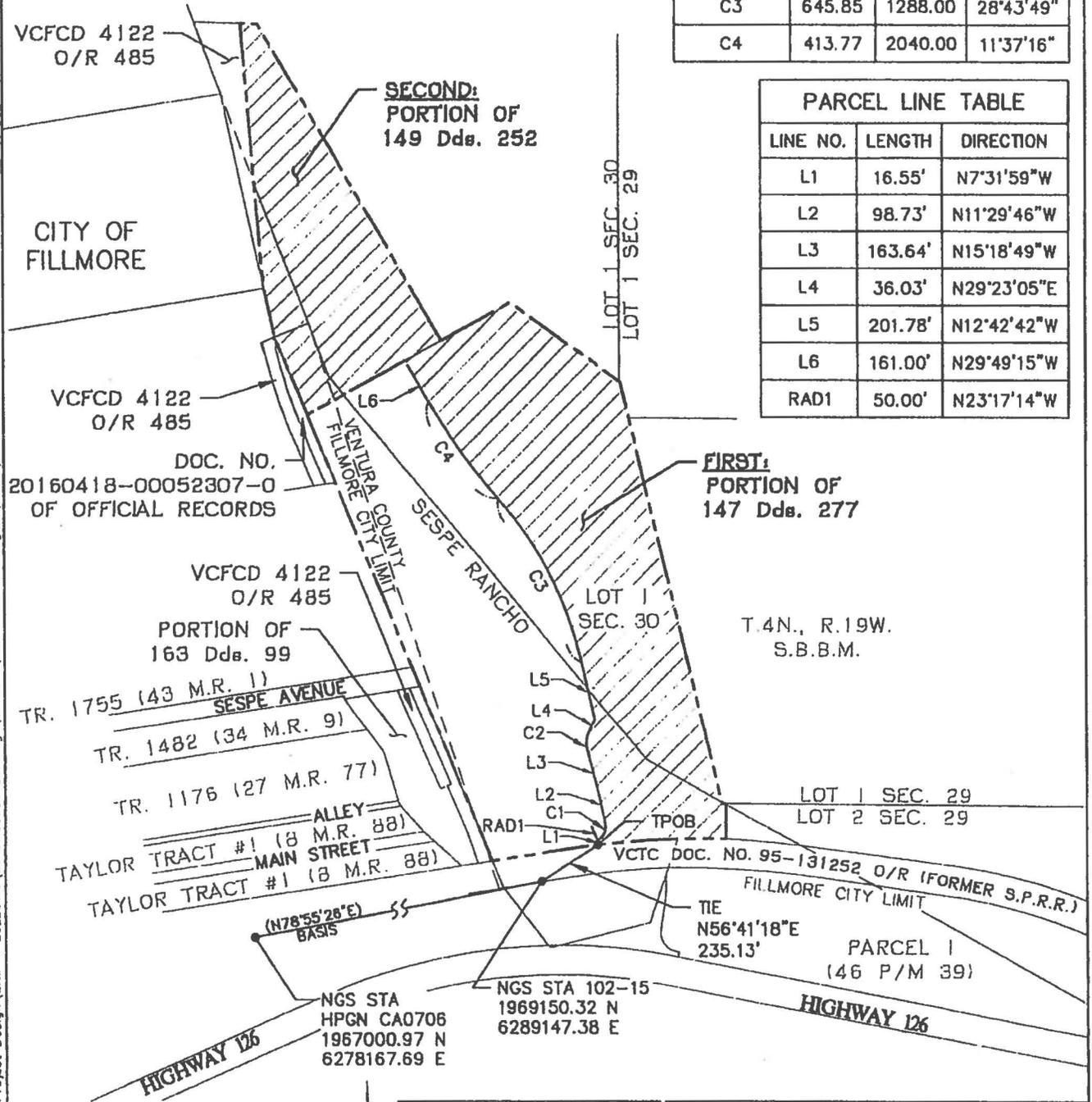
F:\pro\2008\081031\3 Project Design\Civil - ECLCTIC\Construction Drawings\Exhibits\LUC Plots and Legals\Plats\CO81031EX0010 -- Groundwater D.dwg 7-25-16 08:09:45 AM wesuc

**LEGEND**

- NON-RESTRICTED PROPERTIES BOUNDARY
- PROPERTY LOT LINES
- CITY LIMIT
- AREAS NOT SUBJECT TO GROUNDWATER COVENANT
- DESCRIBED LINE SEE LEGAL DESCRIPTION

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	68.25	50.00	78°12'32"
C2	78.01	100.00	44°41'54"
C3	645.85	1288.00	28°43'49"
C4	413.77	2040.00	11°37'16"

PARCEL LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	16.55'	N7°31'59"W
L2	98.73'	N11°29'46"W
L3	163.64'	N15°18'49"W
L4	36.03'	N29°23'05"E
L5	201.78'	N12°42'42"W
L6	161.00'	N29°49'15"W
RAD1	50.00'	N23°17'14"W



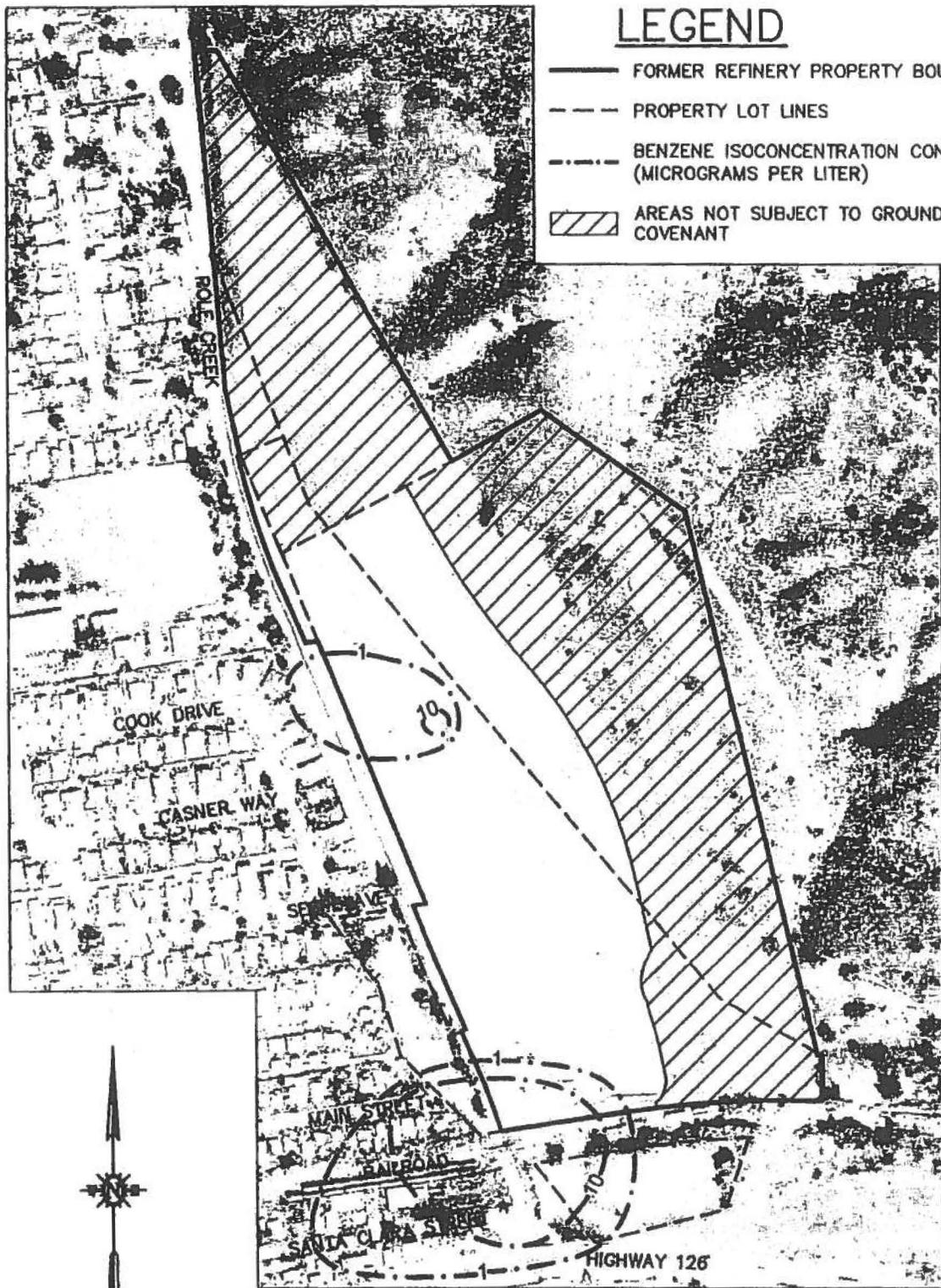
**Cannon**

201 Francisco Street  
 San Luis Obispo, CA 93401  
 P 805 544 7477 F 805 544 2424

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF CANNON. ALL DESIGN AND INFORMATION ON THESE DRAWINGS ARE FOR USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF CANNON.

<b>PCPL SUPERFUND SITE EXHIBIT D - MAP OF NON-RESTRICTED PROPERTIES FILLMORE, VENTURA COUNTY, CA</b>		
DRAWN BY	DATE	CA JOB NO.
BRC	7/21/2016	081031.13
CHECKED BY	SCALE	SHEET
DSH	1" = 500'	1 of 1

F:\proj\2008\081031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\JUC Exhibits\Groundwater - D.dwg 7-21-16 10:42:41 AM BrendanC



# LEGEND

- FORMER REFINERY PROPERTY BOUNDARY
- - - - PROPERTY LOT LINES
- ..... BENZENE ISOCONCENTRATION CONTOURS (MICROGRAMS PER LITER)
- ▨ AREAS NOT SUBJECT TO GROUNDWATER COVENANT



1 INCH = 400 FEET



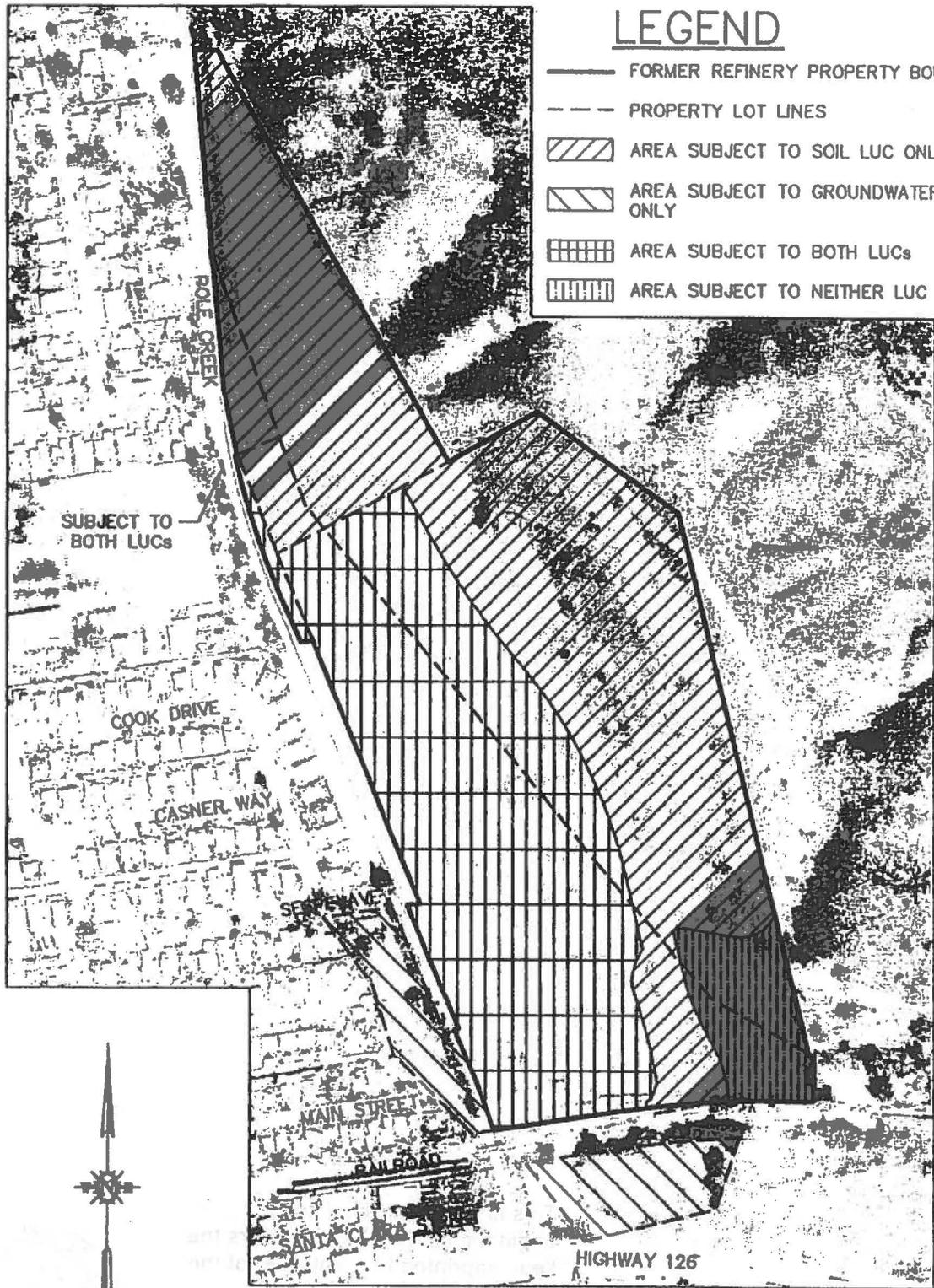
**Cannon**  
750 Southwood Circle  
 San Leandro, CA 94577  
 925.544.1200

THESE DRAWINGS ARE THE PROPERTY OF CANNON AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL RIGHTS ARE RESERVED. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PCPL SUPERFUND SITE  
 EXHIBIT D-1 - MAP OF  
 NON-RESTRICTED PROPERTIES  
 FILLMORE, CA

DRAWN BY	DATE	CA JOB NO.
BRC	07/19/2016	081031.13
CHECKED BY	SCALE	
	1" = 400'	

F:\proj\2008\081031\3 Project Design\Civil - ECLECTIC\Construction Drawings\Exhibits\LUC Exhibits\Groundwater - E.dwg 7-21-16 10:42:58 AM BrandanC



# LEGEND

- FORMER REFINERY PROPERTY BOUNDARY
- - - PROPERTY LOT LINES
-  AREA SUBJECT TO SOIL LUC ONLY
-  AREA SUBJECT TO GROUNDWATER LUC ONLY
-  AREA SUBJECT TO BOTH LUCs
-  AREA SUBJECT TO NEITHER LUC

SUBJECT TO BOTH LUCs

COOK DRIVE

CASNER WAY

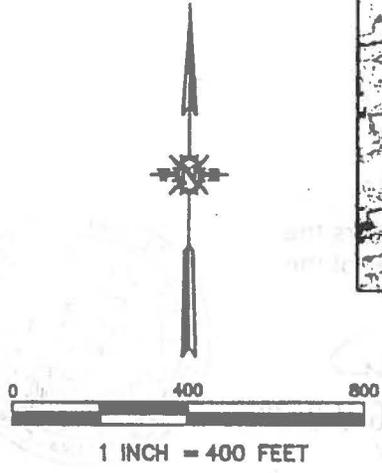
SEVEN WAY

MAIN STREET

RAILROAD

SANTA CLARA STREET

HIGHWAY 126




**Cannon**

2000 Bluewood Drive  
 San Luis Obispo, CA 93401  
 P 805.544.8100 F 805.544.2001

THE DESIGN AND DIMENSIONS OF THESE AND ALL THE PROPERTY OF CANNON ARE DRAWING AND INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE PROPERTY OWNER AND SHALL NOT BE USED WITHOUT THE APPROVAL OF THE DESIGNER'S REGISTERED PROFESSIONAL ENGINEER.

<b>PCPL SUPERFUND SITE</b>		
<b>EXHIBIT E - RELATIONSHIP MAP FOR SOIL AND GROUNDWATER COVENANTS</b>		
<b>FILLMORE, CA</b>		
<b>DRAWN BY</b>	<b>DATE</b>	<b>CA JOB NO.</b>
BRC	07/19/2016	081031.13
<b>CHECKED BY</b>	<b>SCALE</b>	
	1" = 400'	

This is a true certified copy of the original public record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

*Mark A. Lunn*

MARK A. LUNN      **AUG 30 2016**  
County Clerk and Recorder  
Ventura County, California

