Limited Phase II Environmental Site Assessment

260 Acre Property bordered by Central Avenue, Beardsley Road, and Santa Clara Avenue Camarillo, California

Prepared for:

California State University

Prepared by:

Rincon Consultants, Inc.
October 26, 2006

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

805 641 1000
FAX 641 1072

info@rinconconsultants.com
www.rinconconsultants.com

October 26, 2006
Project 05-20550

Valerie J. Patscheck, C.P.M.
Procurement & Support Services
CSUCI Admin Bldg East Tower
Camarillo, California 93012

Limited Phase II Environmental Site Assessment
260 Acre Property bordered by
Central Avenue, Beardsley Road, and Santa Clara Avenue
Camarillo, California

Dear Ms. Patscheck:

This report presents the findings of a Limited Phase II Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the 260 acre property bordered by Central Avenue, Beardsley Road, and Santa Clara Avenue in Camarillo, California. The Limited Phase II ESA was performed in accordance with our proposal dated August 4, 2006 and our service agreement with CSUCI dated September 20, 2006.

Thank you for selecting Rincon for this project. If you have any questions or if we can be of any future assistance, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Shawn Decker, MESM
Associate Environmental Scientist

Walter Hamann, PG, CEG, REA II
Vice President, Environmental Services

REGISTERED GEOLOGIST
WALTER E. HAMANN
No. EG 1635
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

EXECUTIVE SUMMARY

This report presents the results of a Limited Phase II Environmental Site Assessment (ESA) conducted by Rincon Consultants, Inc. for a 260 acre property located northeast of Central Avenue, southeast of Santa Clara Avenue, and northwest of Beardsley Road in Camarillo, California (Figure 1, Vicinity Map). The property is currently used for agriculture.

A December 7, 2005 Phase I ESA prepared by Rincon for the subject property identified the following suspect environmental conditions: the historical and current agricultural use of the subject property, the location of the subject property within the Santa Clara Oilfield, the location of two exploratory oil wells on the subject property, and the former presence of leaking underground storage tanks (LUSTs) on the subject property. Rincon recommended that soil and groundwater samples be collected from areas on the site identified by the Phase I ESA and be analyzed for total petroleum hydrocarbons as gasoline (TPHg), fuel oxygenates, volatile organic compounds (VOCs), metals, and pesticides.

Tank Team installed groundwater monitoring wells on the site after the LUSTs were discovered. Conversations with Tank Team indicate that the groundwater monitoring wells were probably decommissioned after the site received closure from the County of Ventura, Resource Management Agency. Additionally, Rincon found no evidence of the groundwater monitoring wells during multiple site visits and a visual inspection of the site.

On September 21, 2006, a Geoprobe direct push drill rig was utilized to collect soil and groundwater samples from 6 borings drilled in the areas of former leaking underground storage tanks (LUSTs) and exploratory oil wells located on the site. The borings were drilled to groundwater (8 to 24 feet below grade) with a soil sample collected from 2.5 to 6.5 feet below grade and a groundwater sample collected from where groundwater was first encountered. In addition, a hand auger was utilized to collect soil samples from 8 borings drilled in agricultural areas, storage areas, and drainages on the site. The hand auger borings were drilled to 3 feet below grade with soil samples collected from zero to 6 inches and from 2.5 to 3 feet below grade. Boring locations and depths of sample collection were chosen based on suspect environmental conditions identified by the December 7, 2005 Phase I ESA prepared by Rincon for the subject property. Select soil samples collected from the Geoprobe borings were analyzed for TPHg, VOCs, fuel oxygenates, and metals; select groundwater samples collected from the Geoprobe borings were analyzed for TPHg, VOCs, and fuel oxygenates; and select soil samples collected from the hand auger borings were analyzed for organochlorine pesticides and metals.

Soil samples collected from the Geoprobe borings drilled on the site in the vicinity of the exploratory oil wells and the former LUSTs did not have detected concentrations of TPHg, VOCs, or fuel oxygenates. In addition, the December 7, 2005 Phase I ESA indicates that when the LUSTs were removed in 1989 the petroleum hydrocarbon contaminated soil was excavated from the areas of the LUSTs and was bio-remediated onsite.

Varying concentrations of metals were detected in select soil samples collected from the Geoprobe borings and from the hand auger borings. The metals concentrations were compared to United States Environmental Protection Agency (USEPA) Preliminary Remediation Goals (PRGs). PRGs for soil have been developed for both industrial sites and residential sites. Metal

concentrations were detected below PRGs in the soil samples analyzed for metals, with the exception of arsenic. However the detected concentrations of arsenic are within the range of naturally occurring background concentrations of arsenic in California's soils. The USEPA states that they generally do not require cleanup below natural background levels. In light of this fact and in our experience, regulatory agencies typically consider the use of local or regional background concentrations as the threshold concentration for requiring further investigation or remediation.

In addition, the levels of metals detected were compared to total threshold limit concentration (TTLC) levels adopted by the State of California Department of Toxic Substances Control (DTSC). The TTLC levels are used to determine whether soil would be classified as a hazardous or non-hazardous waste for disposal purposes. Metal concentrations detected for all of the samples analyzed for metals did not exceed their respective TTLC levels and were not high enough to warrant soluble threshold limit concentrations (STLC) analysis.

The shallow soil samples collected from zero to six inches below grade in the hand auger borings drilled on the site had Toxaphene concentrations ranging from 480 μg/kg to 963 μg/kg, DDD concentrations ranging from 70.3 μg/kg to 194 μg/kg, DDE concentrations ranging from 273 μg/kg to 885 μg/kg, DDT concentrations ranging from 37.7 μg/kg to 188 μg/kg, and Dieldrin concentrations ranging from 5.76 μg/kg to 16 μg/kg (Table 1). To better delineate the vertical extent of the pesticides, the deeper soil samples (2.5 to 3 feet below grade) collected from the hand auger borings were analyzed for pesticides. There were no detected Toxaphene concentrations in the deeper soil samples, DDD concentrations ranged from non-detect to 21.3 μg/kg, DDE concentrations ranged from non-detect to 2,460 μg/kg, DDT concentrations ranged from non-detect to 31.2 μg/kg, Dieldrin concentrations ranged from non-detect to 31.2, and low levels of alpha-Chlordane and gamma-Chlordane were detected.

The organochlorine pesticide concentrations were compared to the USEPA PRGs for residential and industrial sites. All of the shallow (0.5 feet below grade) soil samples had Toxaphene concentrations exceeding the PRG for residential sites and the DDE concentration and the Dieldrin concentration in the soil sample collected from hand auger boring HA3 from 2.5 to 3 feet below grade (HA3-3) exceed the PRG for residential sites. In addition, the DDE concentration in HA3-3 exceeds the TTLC for DDE and would be classified as hazardous waste by the State of California if the material is to be disposed of as a waste. None of the other organochlorine pesticide levels exceeded their respective PRGs or TTLC levels. However, it should be noted that DDE concentrations in the shallower soil samples are approaching the TTLC for DDE (1,000 μg/kg).

No further assessment is recommended for the former LUSTs located on the site. If construction is proposed in the vicinity of the exploratory oil wells the Department of Oil and Gas should be consulted for relevant requirements. The PRG for residential sites threshold has been exceeded for Toxaphene, DDE, and Dieldrin in soil samples collected at the site. We recommend that Toxaphene, DDE, and Dieldrin concentrations be reduced to levels below the PRG for residential sites if the site is sold for residential development. In addition, pesticide concentrations in the vicinity of hand auger boring HA3 should be better delineated by additional soil assessment.

INTRODUCTION

This report presents the results of a Limited Phase II ESA conducted by Rincon Consultants, Inc. for the 260 acre property located northeast of Central Avenue, southeast of Santa Clara Avenue, and northwest of Beardsley Road in Camarillo, California (Figure 1). The Limited Phase II ESA was performed by Rincon for CSUCI in general conformance with our proposal dated August 4, 2006 and our service agreement with CSUCI dated September 20, 2006. The following sections present our findings and provide our opinion as to the potential presence and impact of environmental site conditions.

PROJECT HISTORY

A Phase I Environmental Site Assessment (ESA), dated December 7, 2005, was prepared by Rincon for CSUCI. The Phase I ESA identified the following suspect environmental conditions: the historical and current agricultural use of the site, the location of the site within the Santa Clara Oilfield, the location of two exploratory oil wells on the site, and the former presence of gasoline underground storage tanks (USTs) on the site.

Photos and maps reviewed as part of the Phase I ESA indicate that the subject property has been developed as agricultural land since at least 1938.

Maps reviewed as part of the Phase I ESA indicate that the site is located within the Santa Clara Oilfield and there are two abandoned exploratory oil wells located on the site. The oil wells were drilled in 1946 and in 1983. Records indicate that the wells were dry holes and were abandoned and plugged.

An environmental database records search and files maintained by the Ventura County Environmental Health Division (VCEHD) reviewed as part of the Phase I ESA indicate that in 1998 17 gasoline USTs were abandoned and removed from the site. A gasoline release was discovered from four of the USTs. All four of the leaking USTs (LUSTs) affected the soil and one LUST affected the groundwater. The excavated soil (300 yards) from the LUST locations was bio-remediated on-site. A letter from the Ventura County Resource Management Agency, dated January 18, 1990, confirms completion of the site investigation and remedial action for the LUSTs at the site.

Topography

The current USGS topographic map (Camarillo Quadrangle, 1990) indicates that the Site is situated at an elevation of about 80 feet above mean sea level with topography sloping to the south. Topography increases to the east and northeast of the Site. The slope gently decreases to the south of the Site.

Geology and Hydrogeology

Site Geology

The Site is located on the eastern portion of the Oxnard Plain in the western part of the Transverse Ranges geologic province of California (Geology of California, Second Edition; Norris and Webb, 1990). East-west trending mountains and faults characterize this area. The Oxnard Plain is part of the larger portion of the Transverse Range known as the Ventura and Soledad Basins. Mountain ranges within this province include the Santa Ynez, Santa Susana, Topatopa, San Gabriel, Sierra Pelona, and San Bernadino Mountains. Sedimentary basins include the Santa Clara River, Big Tujunga Canyon, San Gabriel River, and Los Angeles River.

Mountain ranges in the Transverse Ranges are comprised of rocks that are progressively older from the west to east. East-west trending folds and faults are predominating in this area. Valleys, faults, and downwarps separate the mountain ranges in this area. Mid to late Pleistocene faulting uplifted the area, resulting in the present-day landforms.

Geologic environments represented in the rocks found in the Transverse Ranges includes periods of non-marine deposits (Saugus, Mint Canyon, Sespe foundations), marine deposits (Pico, Repetto, Monterey, San Fransisquito), volcanics (Conejo Volcanic series), and metamorphic or igneous rocks (Lowe Grandiorite, Pelona Schist, Mendenhall Gneiss). Deposition in the Soledad Basin has been mainly non-marine, while deposition in the Ventura Basin has been mainly marine.

Important faults within this province include the San Andreas, San Gabriel, Red Mountain, Cucamonga, Raymond Hill, San Fernando, and Ventura faults. Many historical earthquakes have been documented along these and other faults.

The Site is located in the Ventura Basin. The Santa Clara River is located approximately two and one half miles to the north of the Site. The Site is mapped by Dibblee (Camarillo Quadrangle, 1990 and Santa Paula Quadrangle, 1992) as being located on Quaternary alluvium described as gravel, sand, and clay of flatlands.

Regional Groundwater Occurrence and Quality

The Site is located within the Ventura Basin. Recent sediments in the basin include a semiperched water bearing zone that is up to 80 feet thick, followed in depth by a confining cap of 180 feet maximum thickness and the Oxnard Aquifer which reaches a maximum thickness of about 160 feet. The semiperched zone consists of fine to medium grained sand with gravel, interbedded with silt and clay lenses. The confining cap is a silt and clay zone with some interbedded fine to medium sand lenses, this acts as an aquitard for the underlying Oxnard Aquifer. The Oxnard Aquifer consists of fine-to-coarse grained sand with gravel that ranges from fine to cobble size.

Groundwater monitoring wells GW-1, GW-2, and GW-3 installed on the Site to monitor groundwater beneath wind machine #24 showed a depth to water of 4 feet, 3.5 feet, and 4.5 feet and an elevation of 79.37 feet, 78.66 feet, and 79.30 feet, respectively. The nearest active water

well is located at #19L1 located on the Site and approximately 0.2 miles northeast of Central Avenue and 100 feet southeast of Santa Clara Avenue. The well is used for agricultural purposes. The direction of groundwater flow is to the south in accordance with the regional topographic gradient.

PURPOSE AND SCOPE

The purpose of the Limited Phase II ESA was to determine if the suspect environmental conditions identified by the December 7, 2005, Phase I ESA have impacted the soil and groundwater on the site.

Our scope of work included the following:

- Determine if the groundwater monitoring wells installed on the site still exist.
- Prepare a Health and Safety Plan outlining the measures to be followed to minimize exposure to onsite workers and the public.
- Pre-mark boring locations and notify Underground Service Alert utility marking service.
- Drill and sample six borings with a Direct Push (Geoprobe) drill rig in the vicinity of the former LUSTs and abandoned oil wells.
- Drill and sample eight borings with a hand auger in agricultural areas, storage areas, and within drainages on the site.
- Analyze select groundwater samples and select soil samples for TPHg by EPA method 8015M, BTEX and fuel oxygenates by EPA method 8260B, Title 22 metals, VOCs by EPA method 8260B, and pesticides by EPA method 8081A.
- Prepare this report documenting our findings.

SAMPLING METHODOLOGY

GROUNDWATER MONITORING WELLS

Per our conversations with Tank Team and site visits it was determined that the groundwater monitoring wells previously installed on the site are no longer in existence. Tank Team indicated that the site has been graded for the site's current agricultural use and they expect that the groundwater monitoring wells were decommissioned. Rincon did not observe evidence of the groundwater monitoring wells during a visual inspection of the site.

GEOPROBE SAMPLING

On September 21, 2006, a Geoprobe sampling rig was used to drill 6 borings on the subject property: 4 borings (GP1, GP2, GP3, and GP6) to groundwater in the area of the LUSTs and one boring (GP4 and GP5) to groundwater at the general location of each abandoned exploratory oil well for a total of 6 borings. One soil sample and one groundwater sample were collected from each boring. The locations of the borings are shown in Figure 2. The borings were drilled by Global Probe, Inc. of Ventura, California, under the direction of Rincon. All sampling was performed under the oversight of a California Professional Geologist.

Upon completion of the sampling program, all borings were backfilled with bentonite chips. The ground surface was replaced to match the surrounding ground surface. Sampling equipment was decontaminated between use by washing with a non-phosphate detergent solution followed by a potable water rinse.

Soil Sampling

The soil borings were advanced by hydraulically driving a two-inch diameter rod equipped with a soil sampling tool. When the target soil sampling depth was reached, a soil sampler was attached to the end of the rod. The soil sampler consisted of a one inch diameter tube containing a four-foot acetate sleeve liner. By advancing this sampler into the soil, soil was forced into the opening of the sampling tube and a sample was obtained. Once the sampler was filled, it was retrieved and the acetate liner was removed. The bottom of the sampler was used to collect a soil sample by 5035 methodology. The designated sampling section (6-inch length) was cut and retained for laboratory analysis. The sampling section was sealed with Teflon, capped, labeled and stored in a cooler with blue ice pending delivery to the analytical laboratory. Soil within the rest of the acetate liner was used for soil classification using the Unified Soil Classification System and to screen for volatile organic compounds (VOCs) using a photoionization detector (PID). The acetate sampling sleeve containing the soil was capped and allowed time for any VOCs to volatilize. The cap was then removed and the PID probe tip was placed within one-eighth inch of the soil. Prior to testing, the PID was calibrated to an isobutylene standard. The PID data were recorded on the soil boring logs (Appendix 1).

Soil samples were collected from six boring locations depicted in Figure 2.

Groundwater Sampling

Groundwater samples were collected by advancing a probe equipped with a groundwater sampling device at the base of the rod to the target sampling depth (where groundwater was first encountered). Retracting the probe about 4 feet allowed a screened retractable tip to be exposed to the aquifer. A one-quarter-inch diameter polyethylene tube was then inserted into the rod and attempted to extract a groundwater sample. Based on groundwater levels measured in the former groundwater monitoring wells installed on the subject property groundwater was anticipated to be at approximately 5 feet below grade. However, possibly due to the clayey soil conditions we were unable to collect a groundwater sample from the anticipated depth of groundwater. The boring was drilled progressively deeper (8 to 24 feet below grade) until we were able to collect a

groundwater sample using the described technique. Samples were collected in 40-milliliter VOA vials provided by the analytical laboratory. Care was taken to ensure no headspace or bubbles were created within the vials. The samples were labeled, placed in a sealable plastic bag, and stored in a cooler with blue ice pending delivery to the analytical laboratory.

HAND AUGER SOIL SAMPLING

On September 21, 2006, eight hand auger borings (HA1 to HA8) were advanced at the subject property. The locations of the borings were chosen based on areas identified in the December 7, 2005 Phase I ESA prepared by Rincon for the subject property: equipment and chemical storage areas and mixing areas (HA1, HA3, and HA4), areas of existing crops (HA2, HA5, HA7, and HA8), and areas in close proximity to drainages where pesticides may have accumulated in sediments transported by surface runoff (HA6). The locations of the hand auger borings are shown in Figure 2. Soil samples were collected from the borings from zero to 6 inches below grade and from 2.5 to 3 feet below grade. All sampling was performed under the oversight of a California Professional Geologist.

The borings were advanced using a 4-inch diameter, stainless-steel hand auger. At the designated sampling depth, samples were collected in 6-inch brass liners. Samples were sealed with Teflon, capped, labeled, and stored in a cooler with blue ice, pending delivery to the analytical laboratory. Excess soil in the hand auger was used to screen for VOCs using a PID and to classify the soil using the Unified Soil Classification System.

Upon completion, the borings were backfilled with the cuttings. The sampling equipment was decontaminated between uses by washing with a non-phosphate solution followed by a potable water rinse.

LABORATORY ANALYSIS

The soil and groundwater samples collected from the borings were transported to American Scientific Laboratories of Los Angeles, California under chain-of-custody documentation. Six groundwater samples collected form the Geoprobe borings were analyzed for TPHg; 5 groundwater samples were analyzed for BTEX and fuel oxygenates; and 2 groundwater samples were analyzed for VOCs. Three soil samples collected from the Geoprobe borings were analyzed for TPHg; 2 soil samples were analyzed for BTEX and fuel oxygenates; 2 soil samples were analyzed for VOCs; and two soil samples were analyzed for metals.

Sixteen soil samples collected from the hand auger borings were analyzed for pesticides and ten soil samples were analyzed for metals.

RESULTS

Geoprobe

There was no obvious soil discoloration or odors noted and non-detect PID readings were measured for the soil samples collected. Soil was comprised of poorly graded brown to dark brown silty sand to silty clay. Groundwater was encountered between 8 and 24 feet below grade.

A summary of the analytical program is included in Tables 2, 3, and 4. A copy of the laboratory analytical report is included in Appendix 2. None of the samples analyzed for TPHg, BTEX, fuel oxygenates, or VOCs had detectable levels of these constituents. Metals were detected at varying concentrations (Table 2).

Hand Auger Soil Samples

There was no obvious soil discoloration or odors noted and non-detect PID readings were measured for the soil samples collected. Soil was comprised of poorly graded dark brown sandy clay. Groundwater was not encountered in the hand auger borings.

A summary of the analytical testing program is included in Tables 1 and 2. A copy of the laboratory analytical report is included in Appendix 2. Metals and pesticides were detected at varying concentrations.

DISCUSSION

TPHg

TPHg was not detected in soil and groundwater samples analyzed for TPHg.

Metals

Varying concentrations of metals were detected in the soil samples collected and analyzed for metals. The metals concentrations were compared to USEPA Preliminary Remediation Goals (PRGs). The USEPA has developed risk-based PRGs for various pollutants in soil, air, and tap water (USEPA, 2004). PRGs for soil have been developed for both industrial sites and residential sites. All of the soil samples tested for metals detected metals below the PRGs for residential and industrial sites with the exception of arsenic. The PRGs for arsenic are 0.062 mg/kg for residential settings and 0.25 mg/kg for industrial settings. The PRG-residential value is for "direct contact exposure". The residential and industrial PRGs for metals are listed in Table 2. Background concentrations of arsenic found in California soils (non-contaminated sites) range from 0.6 to 11 mg/kg, with an average concentration of 3.5 mg/kg (Kearney, Background Concentrations of Trace and Major Elements in California Soils, University of California, 1996). The USEPA generally does not require cleanup below natural background levels. In light of this fact and in our experience, regulatory agencies typically consider the use of local or regional background concentrations as the threshold concentration for requiring further investigation or remediation. The soil samples collected from hand auger borings HA4

and HA8 from zero to 6 inches below grade had detected arsenic concentrations of 0.92 to 1.50 mg/kg, respectively. The two soil samples had concentrations of arsenic exceeding the residential and industrial PRGs. The deeper soil samples collected from hand auger borings HA4 and HA8 from 2.5 to 3 feet below grade had no detectable concentrations of arsenic. All of the detected concentrations of arsenic in the soil samples are within the range of naturally occurring background concentrations for arsenic in California soils.

In addition, the levels of metals were compared to total threshold limit concentration (TTLC) levels adopted by the State of California Department of Toxic Substances Control (DTSC). The TTLC levels are used to determine whether soil would be classified as a hazardous or non-hazardous waste for disposal purposes. TTLC levels for metals are listed in Table 2. Metal concentrations detected for all of the samples analyzed for metals did not exceed their respective TTLC levels.

VOCs

VOCs were not detected in soil and groundwater samples analyzed for VOCs.

Pesticides

0 to 6 Inches Below Grade

Varying concentrations of pesticides were detected in the hand auger soil samples obtained from the site and collected at a depth of zero to 6 inches below grade. Table 1 provides a comparison of the concentrations of pesticides detected at the site with their respective TTLC levels and PRGs for residential and industrial sites. Based on the USEPA criteria, the hand auger soil samples collected from zero to six inches below grade had detected levels of pesticides that did not exceed the PRGs for residential and industrial sites with the exception of Toxaphene. All of the soil samples collected from zero to six inches below grade had Toxaphene concentrations that exceed the PRG for residential sites (440 mg/kg) but do not exceed the PRG for industrial sites (1,600 mg/kg). Additionally, it should be noted that DDE concentrations (292 µg/kg to 885 µg/kg) were near the PRG for residential sites (1,000 µg/kg) but do not exceed the threshold. None of the detected concentrations of pesticides exceeded their respective TTLCs nor were high enough to warrant soluble (STLC) analysis.

2.5 to 3 Feet Below Grade

To determine the vertical extent of the pesticides, the deeper soil samples collected from the hand auger borings at 2.5 to 3 feet below grade were analyzed (Table 1). All of the soil samples collected from 2.5 to 3 feet below grade were non-detect for Toxaphene and below the PRGs for residential and industrial sites for pesticides with the exception of DDE and Dieldrin. The PRGs for DDE and Dieldrin are 1,700 µg/kg and 30 µg/kg, respectively, for residential sites and 7,000 µg/kg and 110 µg/kg, respectively, for industrial sites. DDE and Dieldrin were detected in the soil sample collected from hand auger boring HA3 from 2.5 to 3 feet below grade at a concentration of 2,460 µg/kg and 31.2 µg/kg, respectively. Hand auger boring HA3 was located adjacent to a chemical fertilizer storage tank (Figure 2).

CONCLUSIONS AND RECOMMENDATIONS

TPHg, BTEX, fuel oxygenates, and VOCs were not detected in the analyzed soil and groundwater samples collected from the Geoprobe borings located in the vicinity of the former LUSTs and exploratory oil wells. Metal concentrations detected in the soil samples collected from the locations of the exploratory oil wells were below their respective PRGs and TTLC levels. Additionally, the site received closure in a letter from the County of Ventura, Resource Management Agency, dated January 18, 1990, which confirms completion of the site investigation and remedial action for the USTs formerly located on the subject property. Based on the results of this assessment no further soil or groundwater assessment is recommended in regards to the former LUSTs and exploratory oil wells located on the site. However, if construction is proposed in the vicinity of the exploratory oil wells the Division of Oil and Gas should be consulted for requirements pertaining to capping, re-abandonment, and setbacks from the wells.

Other than for arsenic, metal concentrations detected in the hand auger soil samples were below their respective PRGs and TTLC levels. The arsenic values exceeded PRG values, however, we believe that the arsenic is at naturally occurring concentrations.

Based on the USEPA criteria, the hand auger soil samples collected from zero to 6 inches below grade had detected levels of pesticides that did not exceed the PRGs for residential and industrial sites with the exception of Toxaphene. All of the hand auger soil samples collected from zero to 6 inches below grade had Toxaphene concentrations that exceed the PRG for residential sites but do not exceed the PRG for industrial sites. To determine the vertical extent of Toxaphene concentrations, the deeper hand auger soil samples collected from 2.5 to 3 feet below grade were analyzed for pesticides. All of the deeper hand auger soil samples were non-detect for Toxaphene and below their respective PRGs and TTLC levels for pesticides with the exception of DDE and Dieldrin. DDE was detected in hand auger boring HA3-3 at a concentration above the PRG for residential sites and above the TTLC for DDE; Dieldrin was detected in hand auger boring HA3-3 at a concentration above the PRG for residential sites but below the TTLC for Dieldrin.

We recommend that the Toxaphene concentrations throughout the site be reduced to levels below the PRG for residential sites if the site is to be sold for residential development. Additionally, we recommend additional characterization of pesticides beneath and around the chemical fertilizer storage tanks in the vicinity of hand auger boring HA3. Soil samples should be collected from beneath the chemical fertilizer storage tanks and from the area adjacent to the location of the chemical fertilizer storage tanks and analyzed for pesticides.

LIMITATIONS

The following limitations apply to the transferability of the Limited Phase II ESA report:

- The Limited Phase II ESA report will be prepared under contract with CSU and any use by any third party is to be done at the third party's risk.

- Rincon has no contractual relationship with any third parties and as such has no duty to indemnify any users of the report for errors or omissions.

- Contamination could exist onsite that was not identified in the Limited Phase II ESA report.

Table 1 - Soil Analytical Results - Hand Auger Assessment
260 Acre Property, Camarillo, California

Sample Designation	Depth (feet)	Chlorinated Pesticides						
		4,4'-DDD (DDD) (µg/kg)	4,4'-DDE (DDE) (µg/kg)	4,4'-DDT (DDT) (µg/kg)	Toxaphene (µg/kg)	Dieldrin (µg/kg)	alpha-Chlodane (µg/kg)	Gamma-Chlordane (µg/kg)
HA1	0.5	83.2	273	90.4	536	5.76	ND	ND
	3	ND	ND	ND	ND	ND	ND	ND
HA2	0.5	109	528	188	683	8.36	ND	ND
	3	4.21	19.4	ND	ND	ND	ND	ND
HA3	0.5	70.3	447	168	544	10.9	ND	ND
	3	ND	2,460	31.2	ND	31.2	ND	ND
HA4	0.5	106	649	171	723	10.8	ND	ND
	3	ND	14.6	ND	ND	ND	ND	ND
HA5	0.5	86.1	885	122	963	14.6	ND	ND
	3	11.4	125	ND	ND	ND	4.05	8.32
HA6	0.5	89.1	323	37.7	480	8.2	ND	ND
	3	21.3	26.0	21.9	ND	ND	8.32	6.16
HA7	0.5	194	438	104	893	16	ND	ND
	3	ND	5.73	ND	ND	ND	ND	ND
HA8	0.5	118	292	70.1	573	7.55	ND	ND
	3	ND	ND	ND	ND	ND	ND	ND
	PQL	4.00-40.0	4.00-160.0	4.00-40.0	170	4.00	2.00	2.00
	TTLC	1000	1000	1000	5000	8000	2500	2500
	PRG-R	2400	1700	1700	440	30	1600	1600
	PRG-I	10000	7000	7000	1600	110	6500	6500

ND - Not detected
PQL - Practical Quantitation Limits
TTLC - Total threshold limit concentration
PRG-R - United States Environmental Protection Agency Region 9 Preliminary Remediation Goal for residential sites (October 2004)
PRG-I - United States Environmental Protection Agency Region 9 Preliminary Remediation Goal for industrial sites (October 2004)
µg/kg - micrograms per kilogram
Soil samples analyzed by American Scientific Laboratories

Analyses:

Organochlorine Pesticides - EPA Method 8081A

Table 2 - Soil Analytical Results - CCR Title 22 Metals
260 Acre Property, Camarillo, California
Results in milligrams per kilogram (mg/kg)

Sample Designation	Depth (ft)	CCR Title 22 Metals																
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
GP4	6	ND	ND	144	0.7	1.14	16.0	10.0	25.0	6.00	ND	3.20	34.0	ND	ND	ND	53.0	52.4
GP5	8	ND	ND	123	ND	ND	11.4	7.50	12.2	3.20	ND	2.00	19	ND	ND	ND	60.3	51.3
HA1	0.5	0.63	ND	83.4	ND	0.64	11.0	7.00	15.1	6.81	ND	1.60	17.4	ND	ND	ND	54.1	60.0
HA2	0.5	ND	ND	91.0	ND	0.76	13.6	7.13	43.0	7.32	ND	1.43	19.0	ND	ND	ND	58.0	75.0
HA3	0.5	ND	ND	84.0	ND	0.54	9.31	6.10	16.1	4.80	ND	1.20	16.0	ND	ND	ND	43.0	50.0
HA4	0.5	ND	0.92	120	ND	1.10	19.0	8.14	24.0	5.71	ND	2.40	29.0	ND	ND	ND	71.0	81.2
	3	ND	ND	122	ND	0.70	24.4	7.70	18.3	3.94	ND	2.61	23.1	ND	ND	ND	69.0	61.0
HA5	0.5	ND	ND	88.4	ND	0.83	14.0	6.60	28.4	5.10	ND	1.80	23.4	ND	ND	ND	56.0	63.2
HA6	0.5	ND	ND	78.0	ND	0.60	13.0	6.60	20.4	6.90	ND	1.14	19.1	ND	ND	ND	54.0	55.0
HA7	0.5	ND	ND	62.0	ND	ND	8.94	5.60	15.2	6.31	ND	1.00	14.0	ND	ND	ND	41.0	46.4
HA8	0.5	ND	1.50	88.1	ND	0.60	10.4	6.13	12.4	4.90	ND	1.42	16.0	ND	ND	ND	49.0	50.4
	3	ND	ND	95.0	ND	ND	16.0	5.44	14.0	2.10	ND	1.20	13.0	0.73	ND	ND	47.0	58.0
PQL		0.5	0.25	0.5	0.5	0.5	0.5	0.5	0.5	0.25	0.2	0.5	0.5	0.5	0.5	0.5	0.5	0.5
STLC		15	5	100	0.75	1	5 or 560^	80	25	5	0.2	350	20	1	5	7	24	250
TTLC		500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
PRG-R		31	0.062	5,400	150	37	210	900	3,100	150	23	390	1,600	390	390	5.2	78	23,000
PRG-I		410	0.25	67,000	1,900	450	450	1,900	41,000	800	310	5,100	20,000	5,100	5,100	67	1,000	100,000
Background Concentration		<0.15-1.95	0.6-11	133-1,400	0.25-2.70	0.05-1.70	23-1,579	2.7-46.9	9.1-96.4	14.3-107.9	0.10-0.90	Not listed	9-509	0.015-0.430	0.10-8.30	0.17-1.10	39-288	88-236

ND - Not detected
PQL - Practical Quantitation Limits
STLC - Soluble threshold limit concentration
TTLC - Total threshold limit concentration
PRG - United States Environmental Protection Agency Region 9 Preliminary Remediation Goal for residential (R) and industrial (I) sites (October 2004)
Background Concentration - Kearney, Background Concentrations of Trace and Major Elements in California Soils, University of California, 1996
^ - STLC for Cr 3+ is 560 mg/L, but for Cr 6+ (Hexavalent Chromium) is 5 mg/L

Analysis:

Title 22 Metals

Table 3 - Soil Analytical Results - Geoprobe Assessment
260 Acre Property, Camarillo, California

Sample Designation	Depth (feet)	Total Petroleum Hydrocarbons as Gasoline (µg/kg)	Volatile Organic Compounds (VOCs)					
			Benzene (µg/kg)	Toluene (µg/kg)	Ethyl-benzene (µg/kg)	Total Xylenes (µg/kg)	Other VOCs (µg/kg)	Oxygenates (µg/kg)
GP2	3	ND	ND	ND	ND	ND	-	ND
GP3	6	ND	ND	ND	ND	ND	-	ND
GP4	6	-	ND	ND	ND	ND	ND	-
GP5	8	ND	ND	ND	ND	ND	ND	-
	PQL	500	2.00	2.0	2.0	4.0	varies	varies
	PRG-R	not listed	640	520000	400000	270000	varies	varies
	PRG-I	not listed	1400	520000	400000	420000	varies	varies

ND - Not detected
PQL - Practical Quantitation Limits
TTLC - Total threshold limit concentration
PRG-R - United States Environmental Protection Agency Region 9 Preliminary Remediation Goal for residential sites (October 2004)
PRG-I - United States Environmental Protection Agency Region 9 Preliminary Remediation Goal for industrial sites (October 2004)
µg/kg - micrograms per kilogram
Soil samples analyzed by American Scientific Laboratories

Analyses:

Total Petroleum Hydrocarbons as Gasoline - EPA Method 8015M
BTEX and fuel oxygenates - EPA Method 8260B
Volatile Organic Compounds - EPA Method 8260B

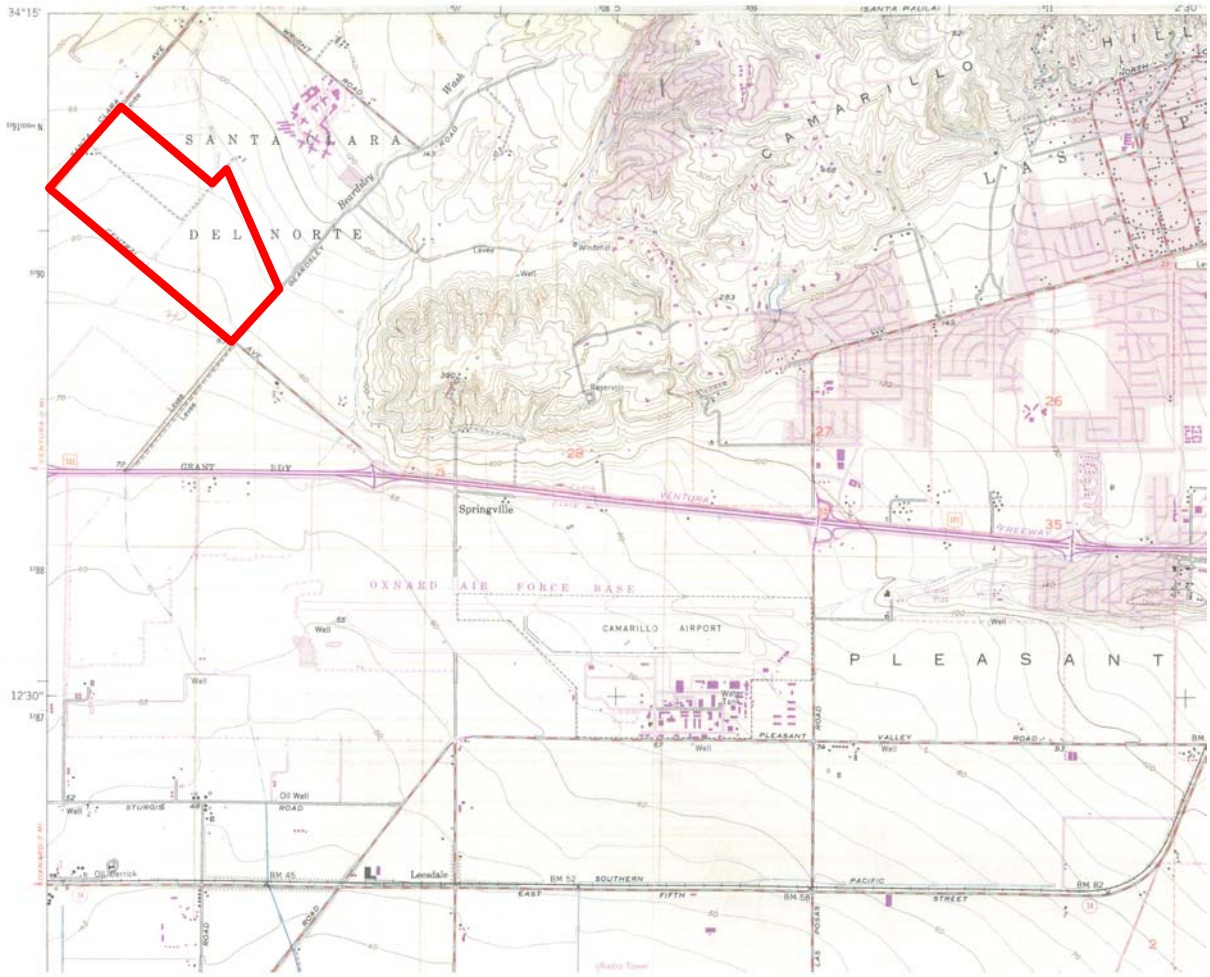
Table 4 - Groundwater Analytical Results - Geoprobe Assessment
260 Acre Property, Camarillo, California

Sample Designation	Total Petroleum Hydrocarbons as Gasoline (µg/L)	Volatile Organic Compounds (VOCs)					
		Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	Other VOCs (µg/L)	Oxygenates (µg/L)
GP1	ND	ND	ND	ND	ND	-	ND
GP2	ND	ND	ND	ND	ND	-	ND
GP3	ND	ND	ND	ND	ND	-	ND
GP4	ND	ND	ND	ND	ND	ND	ND
GP5	ND	ND	ND	ND	ND	ND	-
GP6	ND	ND	ND	ND	ND	-	ND
PQL	50	1.000	1.000	1.000	2.000	1.000 - 5.00	5.00
PRG-W	not listed	0.35	720	1300	210	Varies	Varies

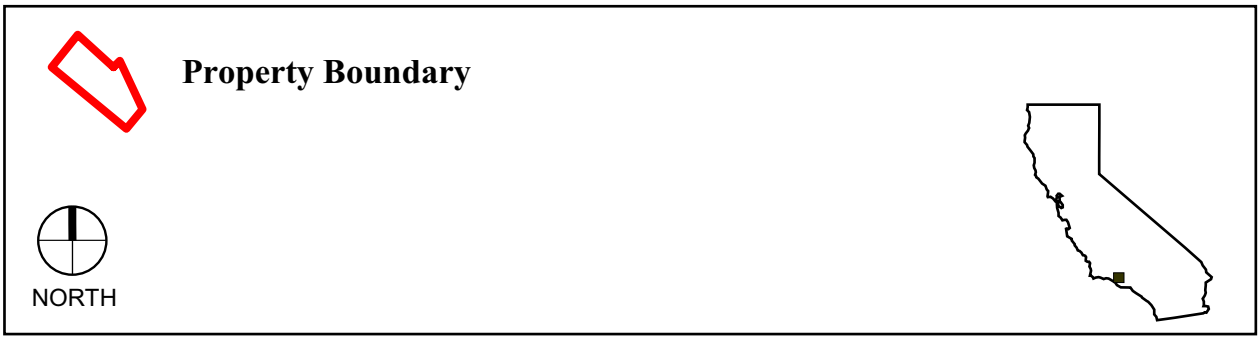
ND - Not detected
PQL - Practical Quantitation Limits
mg/L - milligrams per liter
µg/L - micrograms per liter
PRG-W – United States Environmental Protection Agency Region 9 Preliminary Remediation Goal for tap water (October 2004)
Groundwater samples analyzed by American Scientific Laboratories

Analyses:

Total Petroleum Hydrocarbons as Gasoline - EPA Method 8015M
BTEX and fuel oxygenates - EPA Method 8260B
Volatile Organic Compounds - EPA Method 8260B

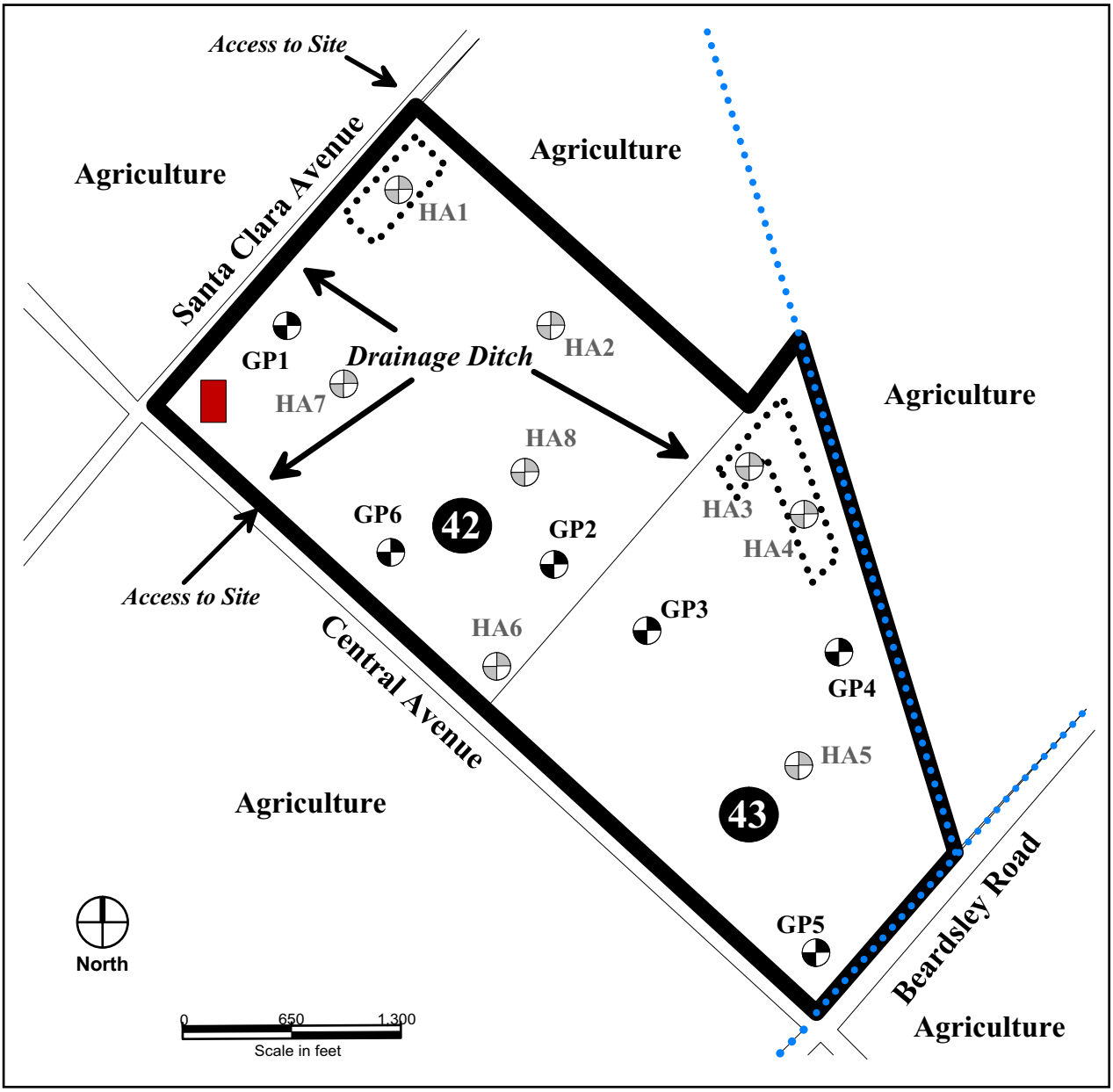


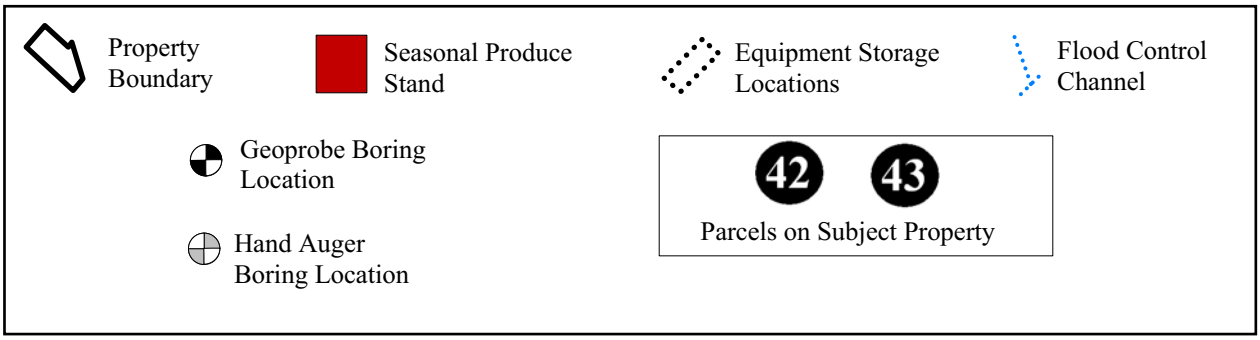
1967 Topographic Map, Camarillo Quadrangle (7.5 Minute)



Vicinity Map

Figure 1





Site Map

Figure 2