MILLER BROOKS
Environmental, Inc.

May 21, 2003

Mr. Bruce G. Ehrlich
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SUBJECT: REPORT FOR ASPHALITC MATERIAL AND SURFACE WATER SAMPLING AND ANALYSIS PROGRAM ON THE 550-ACRE PARCEL WITHIN THE RUNKLE CANYON PROPERTY LOCATED SOUTH OF SIMI VALLEY, IN VENTURA COUNTY, CALIFORNIA

Dear Mr. Ehrlich:

Miller Brooks Environmental, Inc. (Miller Brooks) is pleased to submit this report documenting a sampling and analysis program conducted on the eastern 550-acre portion (Site) of the 1615-acre GreenPark Runkle Canyon, LLC Runkle Canyon Property (Property), located at the southern terminus of Sequoia Avenue, south of the City of Simi Valley in Ventura County, California (Figure 1).

Introduction

The Site consists of a north-south trending canyon that is currently used for cattle grazing. A vacated gravel quarry was located on the southwestern portion of the Property. Features associated with the quarry included a small building, a conveyor system, and asphalt roadways. The canyon contains unconsolidated fill material generated from the quarrying activities. A small stream, that drains to the north, has down cut into the fill in the canyon exposing once buried material.

During site reconnaissance activities, some asphaltic material was observed in one area on the sidewall of the stream channel. Follow-up analysis indicates that the asphalt was most likely part of the road system for the former quarry operations. The material consisted of a road-base mixture that had been buried in the fill and exposed due to the stream cut. In addition, there was a slight sheen observed on stagnant water within the streambed adjacent to the exposed asphaltic material. During this site reconnaissance, the stream was at a very low-flow state and there was evidence that cattle had been in and around the stream. Having observed the asphaltic material and the sheen on the water, Miller Brooks was directed to collect samples of both the asphaltic material and surface water in order to assess the nature of specific chemicals that might be found in the asphalt and the water in the stream. The site investigation, conducted on October 24, 2002, included the collection of one surface sample of asphaltic material and one surface water sample for laboratory analysis (Figure 2).

Asphaltic Material Sampling and Laboratory Analyses

The asphaltic material was collected using standard local, state and federal agency protocols as outlined by the American Society for Testing and Materials (ASTM, 1998). The sample was collected in a brass ring, capped with Teflon sheeting and plastic end caps and placed in a cooler

for transport to Orange Coast Analytical, a State of California Department of Health Services-certified laboratory for analysis for the following constituents: total petroleum hydrocarbons-extractable (TPH-E; Environmental Protection Agency [EPA] Method 8015) total recoverable petroleum hydrocarbons (TRPH; EPA Method 418.1), oil and grease (O&G; EPA Method 413.1), volatile organic compounds (VOCs; EPA Method 8260B), and Title 22 metals. These constituents were selected because this is the industry standard for an analytical screen performed to determine the presence of hazardous chemicals. The sample was also digested and extracted according to the EPA Method 1310A (Waste Extraction Test [WET]), and the resulting leachate was analyzed for VOCs using EPA Method 8260B, polynuclear aromatic hydrocarbons (PNAs; EPA Method 8310), and pesticides and polychlorinated biphenyls (PCBs; EPA Method 8082; EPA, 1997). EPA Method 3010A was performed to determine if the sample contained soluble or leachable constituents.

Surface Water Sampling and Laboratory Analyses

The surface water samples were collected in glass jars, placed in a cooler for transport to Orange Coast Analytical and analyzed for TPH-E, TRPH, O&G, and VOCs using the EPA Methods specified above. These constituents were selected to screen the sample because of the sheen on the water and proximity to the asphalitc material.

Results

Laboratory analysis of the asphaltic material showed concentrations of 32,000 milligrams per kilogram (mg/kg) TPH-E, 6,200 mg/kg TRPH, and 9,700 mg/kg O&G. When analyzed using the waste extraction test; the leachate showed a concentration of 8.8 milligrams per Liter (mg/L) TPH-E, 0.066 micrograms per Liter (ug/L) benzo(b)fluoranthene, and 0.15 ug/L phenanthrene. All Title 22 metals (listed in Table 1) concentrations were below state and federal regulatory limits (see Table 1). No VOCs or PCBs were detected in the sample. Laboratory analysis of the surface water sample showed no detected concentrations of TPH-E, TRPH, O&G, or VOCs. The results of laboratory analysis of the samples are summarized in Table 1 and the official laboratory report and chain of custody record are attached in Appendix B.

Discussion, Conclusions and Recommendations

Analytical results obtained for the surface asphaltic material sample are typical of analytical results for asphalt. Asphalt in the environment is considered to pose minimal risks to human health. Asphalt is currently used for many household applications as well as to cover roads, parking lots, athletic fields and school playgrounds. Asphaltic material as a whole is not considered to pose a significant risk to human health. However, chemicals that may leach out of the asphaltic material can pose a risk to human health, however, this is only the case if: (1) the asphaltic material contains potentially toxic chemicals; and, (2) the potentially toxic chemicals leach out of the asphaltic material in high enough concentrations. The chemicals in asphaltic material that are of toxicological significance are the aromatic hydrocarbons, PNAs and heavy metals (Robles, 2003).

Analytical results obtained for the sample indicate that aromatic hydrocarbons (in the form of VOCs) are not present at detectable concentrations. The metals in the sample were either below detectable levels or at levels below the state average metal concentrations for California soils (Table 1; Kearney, 1996). The asphalitc material was not analyzed for PNAs because the matrix effect caused by the asphalt content would have generated a high detection limit masking any concentrations. However, the PNAs found in the leachate from the sample were not at

concentrations considered by state and federal agencies to pose a health risk to adults and children (Table 1; Robles, 2003). Although the asphaltic material does not pose a health risk, the material may be removed from shallow backfill for aesthetic reasons.

Statement of Limitations and Professional Certification

This report was prepared for the sole use of Nossaman, Guthner, Knox and Elliot, LLP and GreenPark Runkle Canyon, LLC. Any other use without the express written consent of Miller Brooks is prohibited. The conclusions herein are based solely upon the agreed written scope of work outlined in this report. Miller Brooks makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this investigation. Additional information that was not found or available to Miller Brooks at the time of writing this report, may result in modification of the conclusions presented. This report is not a legal opinion. The services performed by Miller Brooks have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

This investigation was supervised or personally conducted by the licensed professional whose signature and license number appears below.

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Attachments: Table 1 - Results of Laboratory Analysis of Asphaltic Material and Surface Water Samples
Figure 1 - Vicinity Map
Figure 2 - Site Plan Showing Sample Locations
Attachment - Official Laboratory Reports and Chain of Custody Records

01-402-0002-02

TABLE 1. RESUTLS OF LABORATORY ANALYSES OF ASPHALTIC MATERIAL AND WATER SAMPLES COLLECTED ON OCTOBER 24, 2002
Green Park Runkle Canyon, LLC
Runkle Canyon Property

SOIL SAMPLE ID	DATE SAMPLED	METHOD 8015B M TPH (mg/kg)		STLC METHOD 8015B M TPH (mg/l)		METHOD 418.1 TRPH (mg/kg)	METHOD 413.2 O & G (mg/kg)	METHOD 8260B VOCS (µg/kg)	STLC METHOD 8260B VOCS (µg/L)	TITLE 22 METALS (mg/kg)					STLC METHOD 8310 PNAS (µg/L)			STLC METHOD 8081 (OCP) & 8082 (PCBS) (µg/L)	
												PRG	TTLC	STLC	SA			PRG	
RR-SS-1	10/24/02	C7-C36	32,000	C7-C36	8.8	6,200	9,700	ND <50 - 1,000	ND <0.5 - 20	Antimony	<5.0	1	500	15	0.6	Benzo(b)fluoranthene	0.066	0.00092	OCP ND<0.5 - 45
		C7-C9	2.1	C7-C9	0.063					Arsenic	1.2	0.39	500	5.0	3.5	Phenanthrene	0.18	0.0063	PCB ND<1.0
		C10-C11	0.89	C10-C11	0.11					Barium	41	5,400	10,000	100	509	Other PNAs	<0.05	NA	
		C12-C13	17	C12-C13	0.14					Beryllium	0.67	150	75	0.75	1.28				
		C14-C15	220	C14-C15	0.17					Cadmium	<0.5	37	100	1.0	0.36				
		C16-C17	790	C16-C17	0.35					Chromium VI	<0.5	30	500	5.0	NA				
		C18-C19	1,900	C18-C19	0.54					Chromium Total	10	210	2,500	5.0	122				
		C20-C21	2,600	C20-C21	0.82					Cobalt	8.6	900	8,000	80	14.9				
		C22-C23	2,800	C22-C23	1.2					Copper	16	3,100	2,500	25	28.7				
		C24-C25	3,800	C24-C25	0.98					Lead	4.5	400	1,000	5.0	23.9				
		C26-C27	5,200	C26-C27	1.2					Mercury	<0.1	6.1	20	0.2	0.26				
		C28-C30	8,200	C28-C30	1.8					Molybdenum	<1.0	390	3,500	350	1.3				
		C30-C36	6,800	C30-C36	1.4					Nickel	19	1,600	2,000	20	57				
										Selenium	<5.0	390	100	1.0	0.058				
										Silver	0.87	390	500	5.0	0.80				
										Thallium	<5.0	5.2	700	7.0	15.7				
										Vanadium	33	550	2,400	24	112				
										Zinc	47	23,000	5,000	250	149				

WATER SAMPLE ID	DATE SAMPLED	METHOD 8015B M TPH (mg/l)	STLC METHOD 8015B M TPH (mg/l)	METHOD 418.1 TRPH (mg/l)	METHOD 413.2 O & G (mg/l)	METHOD 8260B VOCS (µg/l)	STLC METHOD 8260B VOCS (µg/l)	TITLE 22 METALS	STLC METHOD 8310 PNAS	STLC METHOD 8081 (OCP) & 8082 (PCBS)
RR-Swater-1	10/24/02	ND<0.5	--	ND<0.5	ND<0.5	ND <5.0 - 200	--	--	NA	NA

Notes:

TPH - total petroleum hydrocarbons
mg/kg - milligrams per kilogram
STLC - Soluble Threshold Limit Concentration
mg/l - milligrams per liter
TRPH - total recoverable petroleum hydrocarbons
O & G - oil and grease
VOCS - volatile organic compounds
µg/kg - micrograms per kilogram
µg/l - micrograms per liter
PNAS - polynuclear aromatics
OCP - organochlorinated pesticides
PCBS - polychlorinated biphenyls
C7-C36 - carbon chain
Bold - detected concentration
ND - Not detected at or above laboratory detection limits as shown (e.g. <0.5)
PRG - Preliminary Remediation Goal for residential soils
TTLC - Total Threshold Limit Concentration
SA - State Average (Kearney, 1996)
* - PRG for naphthalene (which is comparable to phenanthrene)
NA - not available
-- - not analyzed