July 20, 2005

Ms. Erin O'Connell, RG
County of Ventura
Environmental Health Division
LUFT Program
800 South Victoria Avenue
Ventura CA 93009-1730

Subject: Ballard Property
1210 Los Angeles Avenue, Saticoy
File #C90127; SWRCB Global ID# T0611100700
SEMI-ANNUAL MONITORING REPORT
(Period Ending June 30, 2005)

Dear Ms. O'Connell:

PW Environmental (PW) prepared this Semi-Annual Monitoring Report for the site, on behalf of Mr. Don Rios, the property owner and responsible party (RP). Quarterly monitoring services were provided in compliance with the County of Ventura Environmental Health Division, Leaking Underground Fuel Tank Program letter dated August 31, 2004. PW conducted this quarterly monitoring event on May 3, 2005. The work included measuring depth to water, calculating groundwater elevations, purging, and sampling 10 of 10 site wells, and two of two piezometer wells. The samples, a duplicate and trip blank, were submitted for analysis to a State-certified laboratory. The results and field data were reviewed and used to prepare a groundwater gradient map and contaminant isoconcentration maps. The following report presents the work performed and the findings.

We trust this report addresses your current requirements. Please contact the undersigned if you have questions or comments regarding this report.

Respectfully submitted,

PW ENVIRONMENTAL

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Staff Scientist

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REGISTERED GEOLOGIST
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cc: Mr. Don Rios, RP

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SEMI-ANNUAL MONITORING REPORT
PERIOD ENDING JUNE 30, 2005

BALLARD PROPERTY
1210 LOS ANGELES AVENUE, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

1.0 WORK PERFORMED

On May 3, 2005, PW Environmental (PW) conducted monitoring and sampling of 10 of 10 site wells (MW1 through MW10) and two of two piezometers (P1 and P2). Monitoring well MW7, previously paved over, was uncovered and sampled for this monitoring event. A duplicate sample was collected from wel MW6. Groundwater samples and a lab supplied trip blank were submitted for analysis under Chain-of-Custody protocols to American Environmental Testing Laboratory, Inc. of Burbank.

2.0 CURRENT SITE ACTIVITIES

In a letter dated December 13, 2004, Environmental Health Department (EHD) notified the Responsible Party (RP) that the site was to be evaluated for low-risk closure eligibility and required that a list of fee titleholders be submitted to the EHD. Subsequently, all required titleholder information has been provided to the EHD by the RP. Until such a time as EHD directs further changes to site monitoring, groundwater monitoring will continue on a semi-annual schedule as directed in EHD's letter dated August 31, 2004. Site description and background are presented in Appendix A. PW located three drums of lead-impacted soil, previously covered by an on-site tire display and used tires, generated during remedial excavation activities completed in July 2002. PW currently is in the process of profiling these drums for disposal.

3.0 FINDINGS

Well survey, hydrologic and Global Positioning System location data for the wells are presented in Tables 1. Historical groundwater elevation and flow data are presented in Table 2. Laboratory analytical results for the groundwater samples collected from the monitoring wells for this event are summarized in Table 3. Historical laboratory analytical results for the site wells are presented along with the measured groundwater elevations in Table 4. Field methods, site background, and groundwater sampling protocol are presented in Appendix A. Data graphs of historical groundwater elevations and contaminant concentrations are in Appendix B. The Monitoring Well Field Data sheet and laboratory analytical results for the samples collected for this event are presented in Appendix C. A site location map is presented as Figure 1. A groundwater elevation map is presented as Figure 2. A total petroleum hydrocarbons as gasoline (TPH-G) contaminant iso-concentration map is presented as Figure 3 and a methyl tertiary-butyl ether (MtBE) contaminant concentration map is presented as Figure 4. A discussion of the groundwater conditions observed during the fieldwork, the calculated groundwater gradient, and the laboratory analytical results for the groundwater samples are presented.

3.1 GROUNDWATER CONDITIONS

For this quarterly event, the measured depth to groundwater at the site ranged from 3.00 (MW8) to 3.75 (MW9) feet below the top of the well casing. Groundwater elevations calculated for the wells were between 145.22 (MW6) and 146.77 (MW3) feet above mean sea level. Historical groundwater elevations are shown in Graph 1 of Appendix B.

The groundwater flow direction and gradient were initially contoured using the computer contouring and drafting program SURFER® then modified as necessary based on data interpretation. The depth to water measurements obtained from P1 and P2 were not used to calculate the groundwater gradient due to differing well construction.

3.2 LABORATORY ANALYTICAL RESULTS

Submitted laboratory samples were analyzed as presented in paragraph 13 of Groundwater Sampling Protocols (Appendix A). Laboratory analytical results indicated that petroleum hydrocarbon constituents were detected in concentrations exceeding the Method Detection Limits (MDLs) employed by the laboratory in the samples collected from wells MW3, MW4, and MW10.

A contaminant iso-concentration map for TPH-G and MtBE is illustrated as Figure 3. A concentration map for MtBE is illustrated as Figure 4. Contaminant concentration graphs for TPH-G, benzene, and MtBE are presented in Graphs 2 through 4 of Appendix B.

4.0 DISCUSSION

Comparison of the water elevation measured during this event, with those measured during the previous event, indicates the groundwater elevation under the site rose between 0.96 (MW3) and 3.06 (MW6) feet.

- In well MW1, contaminant of concentrations generally remained below MDLs, with the exception of toluene, which decreased to below MDLs.
- In well MW2, toluene and MtBE concentrations decreased to below MDLs.
- In well MW3, concentrations of toluene and MtBE decreased.
- In well MW4, TPH-G, benzene, toluene, ethylbenzene, and total xylenes (BTEX), concentrations decreased to below MDLs.
- In well MW5, concentrations of toluene, MtBE, and 1,2 Dichloroethane (EDC) decreased to below MDLs.

- In well MW6, concentrations of benzene, toluene, total xylenes, di-ispopropyl ether, and EDC concentrations decreased to below MDLs.

- Laboratory analytical results for well MW7 cannot be compared to the previous quarter, as the well was inaccessible. However, all contaminant concentrations were below MDLs for this monitoring event.

- In well MW8, concentrations of TPH-G, BTEX, and MtBE, decreased to below MDLs.

- In wells MW9 and MW10, contaminant concentrations were generally below MDLs, with the exception of MtBE in both MW9 and MW10, which decreased, and TPH-G in MW9, which decreased.

- In piezometers P1 and P2, contaminant concentrations generally remained below MDLs with the exception of toluene and MtBE in P2, which decreased.

The TPH-G concentration map shows that the remaining contaminants are centered around well MW9, located west and south of the site, on Los Angeles Avenue.

4.0 RECOMENDATIONS

- Based on current site conditions, PW recommends that site activities proceed toward regulatory closure.

5.0 LIMITATIONS

Project limitations are presented in Appendix D.

TABLE 1

WELL CONSTRUCTION AND HYDROLOGIC DATA FOR MAY 5, 2005
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well Number	WELL CONSTRUCTION DATA					HYDROLOGIC DATA		GPS DATA	
	Date Installed	Total Depth (ft btc)	Casing Diameter (inches)	Screened Interval (ft btc)	Top of Casing (ft amsl)	Groundwater Depth (ft btc)	Groundwater Elevation (ft amsl)	Latitude Degrees North	Longitude Degrees West
MW1	1/95	25.10	2	5.2 – 25.1	149.50	3.15	146.35	34.2840205	119.1489208
MW2	1/95	24.60	2	4.5 – 24.6	149.63	3.75	145.88	34.2839197	119.1487933
MW3	1/95	25.20	2	5.2 – 25.2	150.27	3.50	146.77	34.2841920	119.1487255
MW4	<10/95	24.00	2	3.9 – 24.0	149.42	3.65	145.77	34.2838762	119.1487255
MW5	<10/95	24.30	2	4.2 – 24.3	148.83	3.41	145.42	34.2836928	119.1490225
MW6	8/96	23.00	2	3.0 – 23.0	148.43	3.21	145.22	34.2834855	119.1487838
MW7	8/96	22.80	2	2.7 – 22.8	148.80	3.51	145.29	34.2837242	119.1487353
MW8	3/13/2001	20.00	2	5.0 – 20.0	148.80	3.00	145.80	34.2837512	119.1484685
MW9	3/13/2001	20.00	2	3.0 – 20.0	149.07	3.75	145.32	34.2838543	119.1486808
MW10	3/13/2001	20.00	2	3.0 – 18.0	149.39	3.21	145.18	34.2839277	119.1486948
P1	na	10.00	4	4.7 – 10.0	nc	3.42	nc	34.2840600	119.1487489
P2	na	10.00	4	4.5 – 10.0	nc	3.81	nc	34.2840177	119.1487186

The top of casings for MW1 through MW3 were surveyed by PW Environmental on September 22, 1994. The top of casing elevation for MW1 was approximated using contour elevation data obtained from USGS Topographic Map of the Saticoy Quadrangle, 1951. Wells MW

nm	not monitored
btc	below top of casing
amsl	above mean sea level
nc	not calculated
na	not accessible at time of monitoring.

TABLE 2

HISTORICAL GROUNDWATER ELEVATION AND FLOW DATA
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Date of Monitoring Event	Groundwater Elevations (ft asml)										Approximate Groundwater Flow Data	
	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9	MW10	Gradient*	Direction
09/22/94	145.02	143.69	144.98	ni	ni	ni	ni	ni	ni	ni	0.007	South
03/15/95	147.81	147.52	148.34	ni	ni	ni	ni	ni	ni	ni	0.008	South
10/11/95	144.70	143.94	145.72	144.17	142.77	ni	ni	ni	ni	ni	0.008	South
01/11/96	144.72	144.03	145.29	144.32	143.36	ni	ni	ni	ni	ni	0.008	South
04/02/96	146.18	145.91	147.23	145.78	145.00	ni	ni	ni	ni	ni	0.008	South
08/23/96	145.00	144.30	145.39	144.39	143.36	142.72	143.10	ni	ni	ni	0.008	South
07/13/98	145.35	145.36	146.11	144.95	144.18	143.95	144.34	ni	ni	ni	0.009	South
10/23/98	144.60	143.84	144.79	144.11	143.12	143.04	142.83	ni	ni	ni	0.009	South
12/22/98	144.80	144.16	145.30	144.33	143.44	143.40	143.20	ni	ni	ni	0.009	South
02/17/99	145.41	144.85	146.21	145.01	144.20	144.64	144.39	ni	ni	ni	0.012	South
06/03/99	145.44	144.95	145.99	145.05	144.18	143.96	144.39	ni	ni	ni	0.012	South
08/03/99	144.86	144.17	145.44	144.40	143.27	142.39	143.16	ni	ni	ni	0.015	South
11/09/99	144.36	143.13	144.84	143.65	142.09	140.98	141.75	ni	ni	ni	0.018	South
01/26/00	144.55	143.63	145.01	143.60	141.87	140.78	141.97	ni	ni	ni	0.019	South
08/03/00	144.90	144.25	146.06	144.50	143.40	142.53	143.29	ni	ni	ni	0.017	South
02/02/01	145.87	145.37	146.42	145.45	144.60	144.37	144.92	ni	ni	ni	0.008	South
05/10/01	146.13	145.67	146.72	145.77	144.92	144.65	145.09	144.89	145.95	145.37	0.008	South
08/08/01	145.14	144.57	145.71	144.86	143.94	143.66	144.14	143.92	144.43	144.31	0.020	South
11/08/01	144.44	143.51	144.68	143.85	142.99	142.85	143.24	142.86	143.34	143.23	0.009	South
02/05/02	145.66	145.40	146.26	145.06	144.24	nm	144.46	144.61	145.12	144.15	0.011	South
TOS	144.30	145.13	145.07	145.52	144.63	145.43	146.10	143.80	146.09	146.39		

TABLE 2 (continued)

HISTORICAL GROUNDWATER ELEVATION AND FLOW DATA
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Date of Monitoring Event	Groundwater Elevations (ft asml)										Approximate Groundwater Flow Data	
	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9	MW10	Gradient*	Direction
06/11/02	144.03	43.8	144.29	143.46	142.65	142.51	142.81	143.00	143.55	142.53	0.009	South
08/06/02	143.74	143.51	144.02	143.13	142.6	141.49	141.99	142.64	143.43	142.4	0.011	South
10/21/02	144.09	142.98	144.54	143.55	141.99	140.82	141.36	142.09	142.84	142.85	0.017	South
01/14/03	146.49	145.64	146.92	145.54	144.58	144.45	145.18	145.00	145.62	145.77	0.011	South
04/16/03	145.92	146.31	147.43	145.95	145.25	145.34	146.09	146.13	146.09	146.08	0.010	South
07/07/03	**144.93**	144.55	**145.78**	145.12	144.20	143.79	nm	**143.90**	144.94	144.53	0.012	South
10/20/03	**144.72**	144.07	**145.36**	144.18	142.98	nm	142.71	143.20	143.88	144.04	0.015	South
06/03/04	**144.97**	144.77	**146.61**	144.77	143.69	142.99	143.89	**143.99**	144.62	144.97	0.020	South
09/14/04	nm	143.65	nm	143.91	142.44	nm	nm	142.65	143.45	143.58	0.015	South
12/09/04	144.71	144.15	145.81	144.22	142.99	142.16	nm	143.28	143.91	144.17	0.018	South
05/03/05	**146.35**	**145.88**	**146.77**	**145.77**	**145.42**	145.22	145.29	**145.80**	145.32	146.18	nc	nc
Change	**1.64**	**1.73**	**0.96**	**1.55**	**2.43**	**3.06**	nm	**2.52**	**1.41**	**2.01**	0.008	South
TOS	**144.30**	**145.13**	**145.07**	**145.52**	**144.63**	**145.43**	**146.10**	**143.80**	**146.09**	**146.39**		

The top of casings for MW1 through MW3 were surveyed by PW Environmental on September 22, 1994. The top of casing elevation for MW1 was approximated using contour elevation data obtained from USGS Topographic Map of the Saticoy Quadrangle, 1951. Wells M

amsl	above mean sea level
ni	well not installed at time of monitoring event
TOS	Top of Screen elevation approximated from data available
nc	not calculated
nm	not monitored

Data shown in **Bold** indicates water levels above the screened interval.

*Gradient is calculated as feet vertical change per 100 feet horizontal change

TABLE 3

SUMMARY OF WATER SAMPLE LABORATORY ANALYTICAL RESULTS* COLLECTED MAY 3, 2005
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	TPH-G	TPH-D	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDB	EDC
MW1	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW2	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW3	<5.00	106.00[J]	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW4	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW5	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW6	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW7	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW8	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW9	228.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MW10	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	0.70[J]	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
P1	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
P2	<5.00	<100.00	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
DUP	na	na	<0.50	<0.50	<0.50	<1.50	0.80[J]	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
TB	na	na	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	<0.50
MDL	5.00	100.00	0.50	0.50	0.50	0.50	0.50	10.00	0.50	0.50	0.50	0.50	0.50
MCL	1,000.00[a]	1,000.00[a]	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.05	0.50

*	Reported in micrograms per liter (µg/l). Results above the MCLs are presented in **Bold**. Samples were analyzed by EPA Test Methods 8015M, 8260 and 7421.
TPH-G	Total petroleum hydrocarbons as gasoline – quantified against a gasoline standard
TPH-D	Total petroleum hydrocarbons as diesel – quantified against a diesel standard
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total Xylenes
EDB	1,2-Dibromoethane
EDC	1,2-Dichloroethane
MtBE	Methyl tertiary-butyl ether
tBA	tertiary-butyl alcohol
tAME	tertiary-amyl methyl ether
EtBE	Ethyl-tertiary butyl ether
DIPE	Di-isopropyl ether
na	not analyzed for this constituent
DUP	Duplicate sample collected from MW4
QCTB	Trip Blank
MDL	Method Detection Limits employed by the testing laboratory. The MDLs may have been raised for samples containing elevated concentrations of contaminants or insufficient sample
MCL	Maximum Containment Levels for water, California Regional Water Quality Control Board, September 12, 2003
a)	No MCL listed for TPH-G, TPH-D. Value represents generally accepted guidelines for TPH-G, and TPH-D in groundwater published in other jurisdictions of California.
b)	No MCL listed for Dissolved lead. State Action Level for tap water.
J	Sample result reported above the MDL but below the practical quantitation limit, results is an estimated concentration.

Complete analytical results and chain of custody documentation are included in Appendix C.

TABLE 4

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW1	09/22/94	145.02	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	nd	na	na	11.00
	03/15/95	147.81	nd	nd	940.00	nd	nd	nd	nd	na	na	na	na	na	nd	na	na	nd
	10/11/95	144.70	nd	nd (TRPH)		nd	nd	nd	nd	na	na	na	na	na	na	na	na	14.00
	01/11/96	144.72	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	7.00
	04/02/96	146.18	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	08/23/96	145.00	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	07/13/98	145.35	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	10/23/98	144.60	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	12/22/98	144.80	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	6.90
	02/17/99	145.41	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	06/03/99	145.44	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	08/03/99	144.86	nd	nd	nd	nd	3.60	nd	nd	nd	na	na	na	na	nd	na	na	nd
	11/09/99	144.36	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	01/26/00	144.55	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	02/02/01	145.87	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	588.00	nd	nd
	05/11/01	146.13	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	145.14	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	144.44	30.00 [J]	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	145.66	<20.00	<300.00	<5,000.00	<0.20	0.40 [J]	<0.20	0.80 [J]	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	144.03	<20.00	<300.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	143.74	<20.00	<300.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	144.09	<20.00	<300.00	<1,000.00	<0.20	0.24 [J]	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	146.49	<20.00	<300.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	145.92	24.00 [J]	370.00 [J]	<1,000.00	<0.19	<0.17	<0.18	0.91 [J]	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10 [J]
	07/07/03	144.93	68.00	<280.00	<1,000.00	<0.19	<0.16	<0.18	12.00	<0.39	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.20
	10/20/03	144.72	28.00 [J]	560.00	<1,000.00	0.54	2.30	0.40 [J]	2.10	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 [J]
	06/03/04	144.97	<19.00	<440.00	<1,000.00	<0.16	0.15 [J]	<0.20	0.43 [J]	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.30 [J]
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	144.71	<35.00	<410.00	na	0.40 [J]	1.60	0.23 [J]	1.20 [J]	<0.32	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	146.35	<5.00	<100.00	na	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW2	09/22/94	143.69	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	nd	na	na	11.00
	03/15/95	147.52	560.00	nd	810.00	52.00	1.90	21.00	8.20	na	na	na	na	na	1.20	na	na	nd
	10/11/95	143.94	2,100.00	3,500		270.00	2.50	nd	12.00	na	na	na	na	na	nd	na	ma	23.00
	01/11/96	144.03	390.00	na	nd	19.00	0.53	nd	9.30	nd	na	na	na	na	nd	na	na	14.00
	04/02/96	145.91	2,600.00	na	nd	700.00	23.00	13.00	81.00	41.00	na	na	na	na	nd	na	na	nd
	08/23/96	144.30	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	07/13/98	145.36	5,300.00	1,000.00	na	330.00	11.00	26.00	8.70	8.80	na	na	na	na	nd	na	na	nd
	10/23/98	143.84	nd	nd	na	nd	0.30	nd	nd	3.40	na	na	na	na	nd	na	na	nd
	12/22/98	144.16	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	7.20
	02/17/99	144.85	nd	nd	nd	4.30	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	06/03/99	144.95	nd	nd	nd	2.40	nd	nd	nd	5.40	na	na	na	na	na	na	na	nd
	08/03/99	144.17	nd	nd	nd	1.80	0.49	nd	nd	nd	na	na	na	na	nd	na	na	nd
	11/09/99	143.13	nd	nd	nd	0.80	nd	1.20	1.20	nd	na	na	na	na	nd	na	na	nd
	01/26/00	143.63	nd	nd	nd	3.90	nd	1.00	1.20	nd	na	na	na	na	nd	na	na	nd
	08/03/00	144.25	nd	nd	nd	nd	0.54	nd	nd	nd	na	na	na	na	na	na	na	nd
	02/02/01	145.37	285.00	nd	nd	7.00	nd	2.20	1.00	nd	nd	nd	nd	nd	na	100.00	nd	nd
	05/11/01	145.67	nd	nd	nd	159.00	2.50	nd	10.50	8.00	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	144.57	nd	nd	nd	nd	nd	nd	nd	3.75	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	143.51	40.00 [J]	nd	nd	0.70 [J]	nd	nd	nd	2.00	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	145.40	20.00 [J]	400 .00 [J]	<5,000.00	3.00	<0.20	<0.20	<0.50	2.00 [J]	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	143.80	30.00 [J]	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.50 [J]	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	143.51	<20.00	500.00 [J]	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.70 [J]	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	142.98	<20.00	<500.00	<1,000.00	<0.20	<0.20	0.74	0.69 [J]	1.60 [J]	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.64	98.00	600.00 [J]	<5,000.00	3.30	<0.17	<0.18	<0.40	1.60 [J]	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.50
	04/16/03	146.31	35.00 [J]	600.00	<1,000.00	1.60	<0.17	0.18 [J]	<0.40	1.60 [J]	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.60
	07/07/03	144.55	65.00	460.00 [J]	<1,000.00	0.78	<0.16	<0.18	1.00 [J]	2.60	5.50 [J]	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	144.07	37.00 [J]	600.00	<1,000.00	<0.16	0.22 [J]	<0.20	<0.36	2.30	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.30
	06/03/04	144.77	40.00 [J]	<440.00	<1,000.00	0.19 [J]	<0.14	<0.20	<0.36	3.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 [J]
	09/14/04	143.65	42.00 [J]	<440.00	na	1.80	6.20	0.79	4.70	2.60	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na
	12/09/04	146.35	<35.00	<410.00	na	0.45 [J]	2.00	<0.16	1.40 [J]	1.50 [J]	<11.00	<0.27	<0.29	<0.27	<0.37	na	na	na
	05/03/05	145.88	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	-	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW3	09/22/94	144.98	nd	620.00	nd	nd	nd	nd	nd	na	na	na	na	na	nd	na	na	nd
	03/15/95	148.34	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	nd	na	na	nd
	10/11/95	145.72	26.00	3,100.00		nd	nd	nd	nd	na	na	na	na	na	nd	na	na	4.00
	01/11/96	145.29	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	9.00
	04/02/96	147.23	nd	na	nd	nd	nd	nd	nd	4.50	na	na	na	na	nd	na	na	nd
	08/23/96	145.39	nd	na	nd	nd	nd	nd	nd	4.50	na	na	na	na	nd	na	na	nd
	07/13/98	146.11	nd	nd	na	nd	nd	nd	nd	6.50	na	na	na	na	nd	na	na	6.00
	10/23/98	144.79	nd	nd	na	nd	nd	nd	nd	9.50	na	na	na	na	nd	na	na	nd
	12/22/98	145.30	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	02/17/99	146.21	nd	nd	nd	nd	nd	nd	nd	12.00	na	na	na	na	nd	na	na	nd
	06/03/99	144.63	nd	nd	nd	nd	nd	nd	nd	12.00	na	na	na	na	na	na	na	nd
	08/03/99	145.44	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	11/09/99	144.84	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	01/26/00	145.01	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	02/02/01	146.42	nd	nd	nd	nd	nd	nd	nd	390.00	nd	nd	nd	nd	na	nd	256.00	nd
	05/11/01	146.72	nd	nd	nd	269.00	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	145.71	nd	nd	nd	nd	nd	nd	nd	124.00	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	144.68	90.00	nd	nd	nd	nd	nd	nd	120.00	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	146.26	67.00	<300.00	<5,000.00	<0.20	<0.20	<0.20	<0.40	77.00	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	144.29	51.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.40	58.00	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	144.02	40.00 [J]	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.40	42.00	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	144.54	30.00 [J]	<500.00	<1,000.00	<0.20	<0.20	<0.30	<0.40	23.00	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	146.92	30.00 [J]	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	34.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	147.43	30.00 [J]	630.00	<1,000.00	<0.19	<0.17	<0.18	<0.40	34.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.20
	07/07/03	145.78	32.00 [J]	<280.00	<1,000.00	<0.19	<0.16	<0.18	1.60	45.00	<3.30	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	145.36	37.00 [J]	<440.00	<1,000.00	<0.16	0.26 [J]	<0.30	<0.36	47.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.80
	06/03/04	146.61	24.00 [J]	<440.00	<1,000.00	<0.16	<0.14	<0.20	<0.36	37.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.12 [J]
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	145.81	<35.00	<410.00	na	0.40 [J]	1.70	<0.16	0.61 [J]	28.00	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	146.77	<5.00	106.00 [J]	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	-	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW4	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	10/11/95	144.17	72.00	na	nd	nd	nd	nd	nd	na	na	na	na	na	nd	na	na	nd
	01/11/96	144.32	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	17.00
	04/02/96	145.78	nd	na	nd	nd	nd	nd	nd	1.00	na	na	na	na	nd	na	na	nd
	08/23/96	144.39	nd	na	nd	nd	nd	nd	nd	1.00	na	na	na	na	nd	na	na	nd
	07/13/98	144.95	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	10/23/98	144.11	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	12/22/98	144.33	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	5.70
	02/17/99	145.01	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	06/03/99	145.27	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	53.00
	08/03/99	144.40	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	11/09/99	143.65	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	01/26/00	143.60	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	08/03/00	144.50	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	02/02/01	145.45	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	1,810.00	nd
	05/11/01	145.77	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	144.86	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	143.85	20.00 [J]	nd	nd	nd	<0.20	0.30 [J]	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	145.06	20.00 [J]	<500.00	<5,000.00	<0.20	0.60 [J]	<0.20	0.90 [J]	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	143.46	20.00 [J]	<500.00	<5,000.00	1.30	2.10	0.74	3.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	143.13	65.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	143.55	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.54	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	0.53 [J]	<0.31	<0.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	145.95	<20.00	<280.00	<1,000.00	<0.19	<0.17	<0.18	0.60 [J]	<0.31	<0.30	<0.35	<0.28	<0.32	<0.24	na	na	0.20 [J]
	07/07/03	145.12	40 .00 [J]	<280.00	<1,000.00	<0.19	<0.16	<0.18	5.40	<0.39	<0.40	<0.47	<0.38	<0.27	<0.37	na	na	0.20 [J]
	10/20/03	144.18	25.00 [J]	540.00	<1,000.00	0.40 [J]	1.70	<0.30	1.60	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 [J]
	06/03/04	144.77	<19.00	<440.00	<1,000.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.12 [J]
	09/14/04	143.91	<35.00	<440.00	na	2.20	5.70	0.51	3.10	0.83 [J]	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na
	12/09/04	144.22	58.00	<410.00	na	5.20	17.00	2.20	12.00	<0.32	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	145.77	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			-	nc	nc	-	-	-	-	nc	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW5	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	10/11/95	142.77	200.00	1,700.00	nd	nd	nd	0.80	nd	na	na	na	na	na	nd	na	na	nd
	01/11/96	143.36	95.00	na	nd	nd	0.39	nd	nd	nd	na	na	na	na	nd	na	na	6.00
	04/02/96	145.00	190.00	na	nd	0.50	nd	nd	nd	4.70	na	na	na	na	nd	na	na	nd
	08/23/96	143.36	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	07/13/98	144.18	nd	nd	na	nd	nd	nd	nd	1.00	na	na	na	na	0.60	na	na	nd
	10/23/98	143.12	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	12/22/98	143.44	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	6.50
	02/17/99	144.20	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	18.00
	06/03/99	144.83	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	16.00
	08/03/99	143.27	nd	nd	nd	nd	1.20	nd	nd	nd	na	na	na	na	nd	na	na	nd
	11/09/99	142.09	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	0.80	na	na	nd
	01/26/00	141.87	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	0.90	na	na	nd
	08/03/00	143.40	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	02/02/01	144.60	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	05/11/01	144.92	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	143.94	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	142.99	20.00 [J]	nd	nd	nd	nd	nd	nd	2.00	nd	nd	nd	nd	1.00	nd	nd	nd
	02/06/02	144.24	20.00 [J]	<300.00	<5,000.00	<0.20	<0.20	<0.20	0.60	2.00	<5.00	<0.20	<0.20	<0.20	0.50 [J]	<300.00	<300.00	<2.00
	06/12/02	142.65	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.20	<0.20	1.50	<5.00	<0.40	<0.30	<0.40	0.47 [J]	<400.00	<300.00	<50.00
	08/06/02	142.60	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.20	<0.20	2.00	<5.00	<0.30	<0.30	<0.40	0.49 [J]	<300.00	<200.00	<0.80
	10/22/02	141.99	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.20	<0.20	1.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	144.58	30.00 [J]	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.20	0.51 [J]	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.30
	04/16/03	145.25	30.00 [J]	330.00 [J]	<1,000.00	<0.19	<0.17	<0.18	0.90 [J]	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.08 [J]
	07/07/03	144.20	21.00 [J]	<280.00	<1,000.00	<0.19	<0.16	<0.18	<0.44	<0.39	<4.50	0.54 [J]	<0.38	<0.27	<0.37	na	na	0.10 [J]
	10/20/03	142.98	26.00	<440.00	<1,000.00	0.38 [J]	1.50	<0.20	1.30 [J]	2.00	<10.00	<0.47	<0.39	<0.45	0.46 [J]	na	na	0.90
	06/03/04	143.39	28.00 [J]	<440.00	<1,000.00	<0.16	0.17 [J]	<0.20	<0.36	1.70 [J]	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	142.44	74.00	<440.00	na	7.70	21.00	2.10	12.00	4.90	<10.00	<0.47	<0.39	<0.45	0.49 [J]	na	na	na
	12/09/04	142.99	<35.00	<410.00	na	0.19 [J]	0.64	<0.16	<0.54	3.20	<11.00	<0.27	<0.29	<0.27	0.51	na	na	na
	05/03/05	145.42	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	-	nc	nc	-	nc	nc	nc	nc	-	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW6	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	10/11/95	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	01/11/96	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	04/02/96	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	08/23/96	142.72	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	07/13/98	143.95	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	2.40	na	na	28.00
	10/23/98	143.04	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	12/22/98	143.40	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	02/17/99	144.64	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	06/03/99	135.03	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	08/03/99	142.39	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	11/09/99	140.98	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	1.20	na	na	nd
	01/26/00	140.78	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	1.30	na	na	nd
	02/02/01	144.37	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	111.00	nd	nd
	05/11/01	144.65	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.40	nd	nd	na	nd	nd	nd
	08/09/01	143.66	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.16	nd	nd	nd	nd	nd	nd
	11/09/01	142.85	nd	nd	nd	nd	nd	nd	nd	nd	nd	2.00 [J]	nd	nd	1.00	nd	nd	nd
	02/06/02	–	na	na	<5,000.00	na	na	na	na	na	na	na	na	na	na	na	na	na
	06/12/02	142.51	30.00	<500.00	<5,000.00	1.70	2.80	0.84	3.90	<0.40	<5.00	1.50 [J]	<0.30	<0.40	0.83	<400.00	<300.00	<50.00
	08/06/02	141.49	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	1.20 [J]	<5.00	2.00	<0.30	<0.40	0.86	<300.00	<200.00	1.00
	10/22/02	140.82	<20.00	<500.00	<1,000.00	<0.20	0.24 [J]	<0.20	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	144.45	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	0.76 [J]	<0.28	<0.32	0.28 [J]	na	na	<0.07
	04/16/03	145.34	30.00	<500.00	<1,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	3.40	<0.28	<0.32	1.20	na	na	0.20 [J]
	07/07/03	143.79	62.00	<500.00	<1,000.00	<0.19	<0.16	<0.18	10.00	<0.39	<4.50	3.60	<0.38	<0.27	1.10	na	na	<0.07
	10/20/03	na	39.00	<440.00	<1,000.00	0.87	3.70	0.55	3.60	<0.39	<10.00	4.40	<0.39	<0.45	1.40	na	na	0.08 [J]
	06/03/04	143.29	20.00 [J]	<440.00	<1,000.00	<0.16	0.14 [J]	<0.20	<0.36	<0.39	<10.00	4.30	<0.39	<0.45	1.20	na	na	<0.07
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	142.16	<35.00	<410.00	na	0.71	2.70	0.42 [J]	2.50	<0.32	<11.00	4.60	<0.29	<0.27	1.60	na	na	na
	05/03/05	145.22	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	–	–	nc	–	nc	nc	–	nc	nc	–	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW7	09/22/94	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	03/15/95	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	10/11/95	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	01/11/96	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	04/02/96	ni	ni	ni	ni	ni	ni	ni	ni	ni	na	na	na	na	ni	na	na	ni
	08/23/96	143.10	nd	na	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	07/13/98	144.34	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	10/23/98	142.83	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	12/22/98	143.20	nd	nd	na	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	02/17/99	144.39	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	06/03/99	136.00	nd	nd	nd	1.90	2.30	nd	nd	nd	na	na	na	na	nd	na	na	7.60
	08/03/99	143.16	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	15.00
	11/09/99	141.75	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	01/26/00	141.97	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	02/02/01	144.92	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	nd	na	na	nd
	05/11/01	145.09	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	136.00	nd	nd
	08/09/01	144.14	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	11/09/01	143.24	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	144.46	<20.00	<300.00	<5,000.00	<0.20	0.60 J	<0.20	<0.50	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	142.81	<20.00	<500.00	<5,000.00	0.27 J	0.45 J	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	141.99	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	141.36	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	3.10	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.18	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	146.09	22.00 J	290.00 J	<1,000.00	<0.19	<0.17	<0.18	1.10 J	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.08 J
	07/07/03	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	10/20/03	142.71	41.00 J	<440.00	<1,000.00	1.00	4.30	0.65	4.10	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.20
	06/03/04	143.89	25.00 J	<440.00	<1,000.00	<0.16	0.29 J	<0.20	0.71 J	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.08 J
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	05/03/05	145.29	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 a	1,000.00 a	1,000.00 a	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 b

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW8	03/20/01	146.36	nd	nd	nd	nd	nd	nd	nd	36.00	nd	nd	nd	nd	na	nd	nd	nd
	05/11/01	144.89	nd	nd	nd	nd	nd	nd	nd	12.00	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	143.92	nd	nd	nd	nd	nd	nd	nd	18.10	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	142.86	40.00 J	nd	nd	nd	nd	nd	nd	16.00	nd	nd	nd	nd	0.70 J	nd	nd	nd
	02/06/02	144.61	30.00 J	<300.00	<5,000.00	<0.20	0.40 J	<0.20	<0.50	19.00	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	143.00	30.00 J	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	12.00	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	142.64	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	12.00	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	142.09	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	0.51 J	1.40 J	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.00	20.00 J	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	11.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.70
	04/16/03	146.13	26.00 J	390.00 J	<1,000.00	<0.19	<0.17	<0.18	<0.40	13.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	07/07/03	143.90	29.00 J	<280.00	<1,000.00	<0.19	<0.16	<0.18	<0.44	17.00	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	0.07 J
	10/20/03	143.20	33.00 J	<440.00	<1,000.00	0.38 J	1.60	0.21 J	1.30 J	13.00	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	1.10
	06/03/04	143.99	39.00 J	<440.00	<1,000.00	0.46 J	1.50	0.21 J	6.20	6.50	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 J
	09/14/04	142.65	<35.00	<440.00	na	<0.16	0.40 J	<0.20	<0.36	9.80	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na
	12/09/04	143.28	48.00 J	<410.00	na	3.10	10.00	1.10	6.00	11.00	<11.00	<0.27	<0.29	<0.27	0.22 J	na	na	na
	05/03/05	145.80	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			-	nc	nc	-	-	-	-	-	nc	nc	nc	nc	nc	nc	nc	nc
MW9	03/20/01	146.58	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	05/11/01	145.95	nd	nd	nd	nd	nd	nd	nd	1.50	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	144.43	263.00	nd	nd	nd	nd	nd	nd	1.76	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	143.34	65.00	nd	nd	nd	nd	nd	nd	2.00 D	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	145.12	30.00 J	<300.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	1.00 D	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	143.55	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.20 J	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	143.43	20.00 J	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.40 J	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	2.00 J
	10/22/02	142.84	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	0.56 J	1.30 J	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.62	40.00 J	800.00 J	<5,000.00	<0.19	<0.17	<0.18	<0.40	0.84 J	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.30
	04/16/03	146.09	32.00 J	350.00 J	<1,000.00	<0.19	<0.17	<0.18	<0.40	1.50 J	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10 J
	07/07/03	144.94	33.00 J	<280.00	<1,000.00	<0.19	<0.16	<0.18	2.90	1.60 J	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	143.88	37.00 J	530.00	<1,000.00	0.72	3.00	0.37 J	2.70	1.50 J	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 J
	06/03/04	144.62	1100.00	1200.00	<1,000.00	0.65	<0.14	<0.20	0.41 J	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.50 J
	09/14/04	143.45	36.00 J	<440.00	na	1.50	4.90	0.66	3.80	1.90 J	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na
	12/09/04	143.91	<35.00	<410.00	na	<0.17	<0.22	<0.16	<0.54	1.60 J	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	145.32	228.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			+	nc	nc	nc	nc	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 a)	1,000.00 a)	1,000.00 a)	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 b)

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
MW10	03/20/01	147.17	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	1.40
	05/11/01	145.37	nd	nd	nd	nd	nd	nd	nd	2.80	nd	nd	nd	nd	na	nd	nd	nd
	08/08/01	144.31	nd	nd	nd	nd	nd	nd	nd	2.55	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	143.23	nd	nd	nd	nd	nd	nd	nd	2.00 J	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	144.15	<20.00	<300.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	2.00 J	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	142.53	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.30 J	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	142.40	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	1.40 J	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	142.85	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	<0.50	1.30 J	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	145.77	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	1.00	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	146.08	20.00 J	330.00 J	<1,000.00	<0.19	<0.17	<0.18	<0.40	1.80 J	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10 J
	07/07/03	144.53	65.00	<280.00	<1,000.00	<0.19	<0.16	<0.18	17.00	1.10 J	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	144.04	20.00 J	530.00	<1,000.00	0.25 J	0.99	<0.2	0.69 J	1.20 J	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 J
	06/03/04	144.97	<19.00	<440.00	<1,000.00	<0.16	<0.14	<0.20	<0.36	1.20 J	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	143.58	<35.00	<440.00	na	0.21 J	0.54	<0.20	<0.36	1.10 J	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	na
	12/09/04	144.17	<35.00	<410.00	na	<0.17	<0.22	<0.16	<0.54	1.40 J	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	146.18	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	0.70 J	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	nc	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 a)	1,000.00 a)	1,000.00 a)	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 b)

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
P1	09/22/94	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	03/15/95	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	10/11/95	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	01/11/96	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	04/02/96	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	08/23/96	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	07/13/98	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	10/23/98	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	12/22/98	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	02/17/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	06/03/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	08/03/99	nc	nd	nd	nd	nd	3.60	nd	nd	nd	na	na	na	na	na	na	na	nd
	11/09/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	01/26/00	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	08/03/00	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	02/02/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	139.00	nd	nd
	05/11/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	nc	<20.00	<300.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	nc	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	nc	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	nc	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	nc	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	<0.07
	04/16/03	nc	<19.00	390.00 [J]	<1,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10 [J]
	07/07/03	nc	25.00 [J]	290.00 [J]	<1,000.00	<0.19	<0.16	<0.18	1.20 [J]	<0.39	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	<0.07
	10/20/03	nc	33.00 [J]	<440.00	<1,000.00	0.41 [J]	1.70	<0.20	1.50	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	0.10 [J]
	06/03/04	nc	<19.00	<440.00	<1,000.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	nm	<35.00	<410.00	na	<0.17	0.22 [J]	<0.16	<0.54	0.81 [J]	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	nm	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

Well ID	Sample Date	Ground-water Elevation (ft amsl)	TPH-G	TPH-D	TPH-O	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDC	MeOH	EOH	Lead
P2	09/22/94	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	03/15/95	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	10/11/95	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	01/11/96	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	04/02/96	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	08/23/96	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	07/13/98	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	10/23/98	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	12/22/98	ns	ns	ns	ns	ns	ns	ns	ns	ns	na	na	na	na	ns	na	na	ns
	02/17/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	06/03/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	08/03/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	11/09/99	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	01/26/00	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	08/03/00	nc	nd	nd	nd	nd	nd	nd	nd	nd	na	na	na	na	na	na	na	nd
	02/02/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	05/11/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	na	nd	nd	nd
	08/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	11/09/01	nc	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
	02/06/02	nc	<20.00	<300.00	<5,000.00	<0.20	<0.20	<0.20	<0.50	<0.30	<5.00	<0.20	<0.20	<0.30	<0.20	<300.00	<300.00	<2.00
	06/12/02	nc	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	<0.30	<400.00	<300.00	<50.00
	08/06/02	nc	<20.00	<500.00	<5,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.30	<0.30	<0.40	<0.30	<300.00	<200.00	<0.80
	10/22/02	nc	<20.00	<500.00	<1,000.00	<0.20	<0.20	<0.30	<0.50	<0.40	<5.00	<0.40	<0.30	<0.40	na	na	na	<1.00
	01/15/03	nc	<20.00	<500.00	<5,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10 [1]
	04/16/03	nc	21.00 [J]	440.00 [J]	<1,000.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.24	na	na	0.10 [1]
	07/07/03	nc	<19.00	280.00 [J]	<1,000.00	<0.19	<0.16	<0.18		<0.39	<4.50	<0.47	<0.38	<0.27	<0.37	na	na	0.10 [1]
	10/20/03	nc	58.00	460.00 [J]	<1,000.00	16.00	24.00	1.50	14.00	0.40 [J]	<10.00	0.63 [J]	<0.39	<0.45	<0.37	na	na	0.30
	06/03/04	nc	26.00 [J]	<440.00	<1,000.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.37	na	na	<0.07
	09/14/04	nm	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	12/09/04	nm	<35.00	<410.00	na	0.34 [J]	1.10	<0.16	0.77 [J]	0.62 [J]	<11.00	<0.27	<0.29	<0.27	<0.21	na	na	na
	05/03/05	nm	<5.00	<100.00	nm	<0.50	<0.50	<0.50	<1.50	<0.50	<10.00	<0.50	<0.50	<0.50	<0.50	na	na	na
Change from last			nc	nc	nc	nc	-	nc	nc	-	nc	nc	nc	nc	nc	nc	nc	nc
MCL			1,000.00 [a]	1,000.00 [a]	1,000.00 [a]	1.00	150.00	300.00	1,750.00	13.00	nl	nl	nl	nl	0.50	nl	nl	15.00 [b]

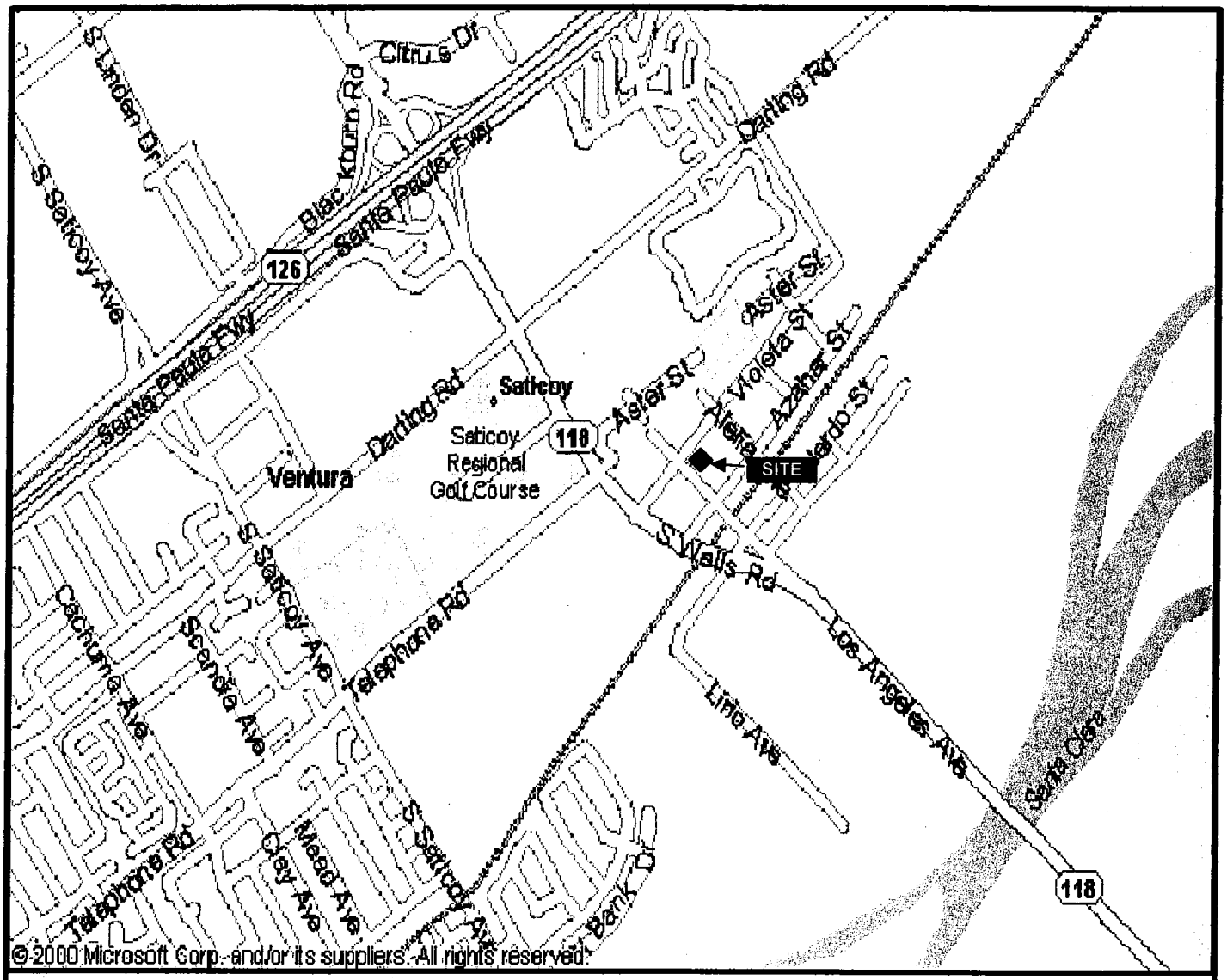
TABLE 4 (continued)

SUMMARY OF HISTORICAL WATER SAMPLE LABORATORY ANALYTICAL RESULTS*
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700

FOOTNOTES

*	**Reported in micrograms per liter (µg/l).** Samples were analyzed by EPA Test Methods 8015M, and 8260.
MDL	Method Detection Limits employed by the testing laboratory. The MDLs may have been raised for samples containing elevated concentrations of contaminants or insufficient sample quantity.
MCL	Maximum Contaminant Levels for water, California Regional Water Quality Control Board, January 18, 1995 March 12, 1999 Memorandums, and Title 22 California Code of Regulations, September 12, 2003.
a)	No MCL listed for TPH-G, TPH-D or TPH-O. Value represents generally accepted guidelines for TPH-G, TPH-D and TPH-O in groundwater published in other jurisdictions of California.
J	Sample result reported above the MDL but below the Practical Quantitative Limit (PQL), results is an estimated concentration.
TPH-G	Total petroleum hydrocarbons as gasoline – quantified against a gasoline standard
TPH-D	Total petroleum hydrocarbons as diesel – quantified against a diesel standard
TPH-O	Total petroleum hydrocarbons as motor oil – quantified against a diesel standard
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total Xylenes
MeOH	Methanol
EOH	Ethanol
na	not analyzed for this constituent
tBA	tertiary-butyl alcohol
tAME	tertiary-amyl methyl ether
EtBE	Ethyl-tertiary butyl ether
DIPE	Di-isopropyl ether
Diss. Lead	Dissolved Lead
EDC	1,2-Dichloroethane
MtBE	Methyl tertiary-butyl ether
ni	well not installed
ns	well not sampled this quarter based on EHD directive letter dated August 31, 2004.
nd	not detected at or above the MDL employed

Complete analytical results and chain of custody documentation are included in Appendix C.

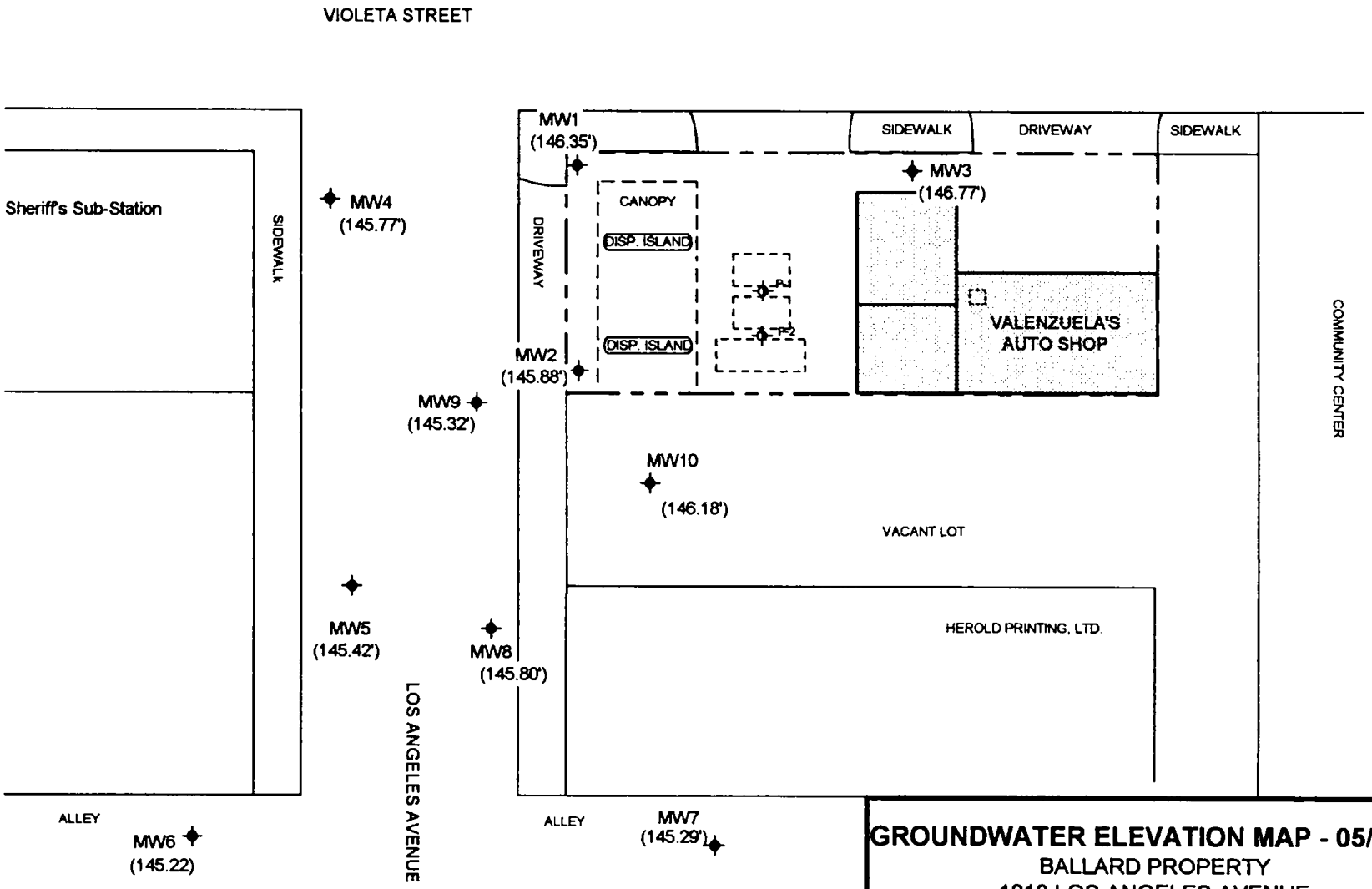


N

SITE LOCATION MAP
BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA

PD ENVIRONMENTAL
230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 1



GROUNDWATER ELEVATION MAP - 05/03/05

BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA

KEY

(143.29') GROUNDWATER ELEVATION (FEET AMSL)

i = 0.020 GENERAL GROUNDWATER GRADIENT AND DIRECTION

MW6 MONITORING WELL LOCATION AND NUMBER

PIEZOMETER LOCATION

FORMER TANK LOCATION

N

SCALE: 1" = 40'

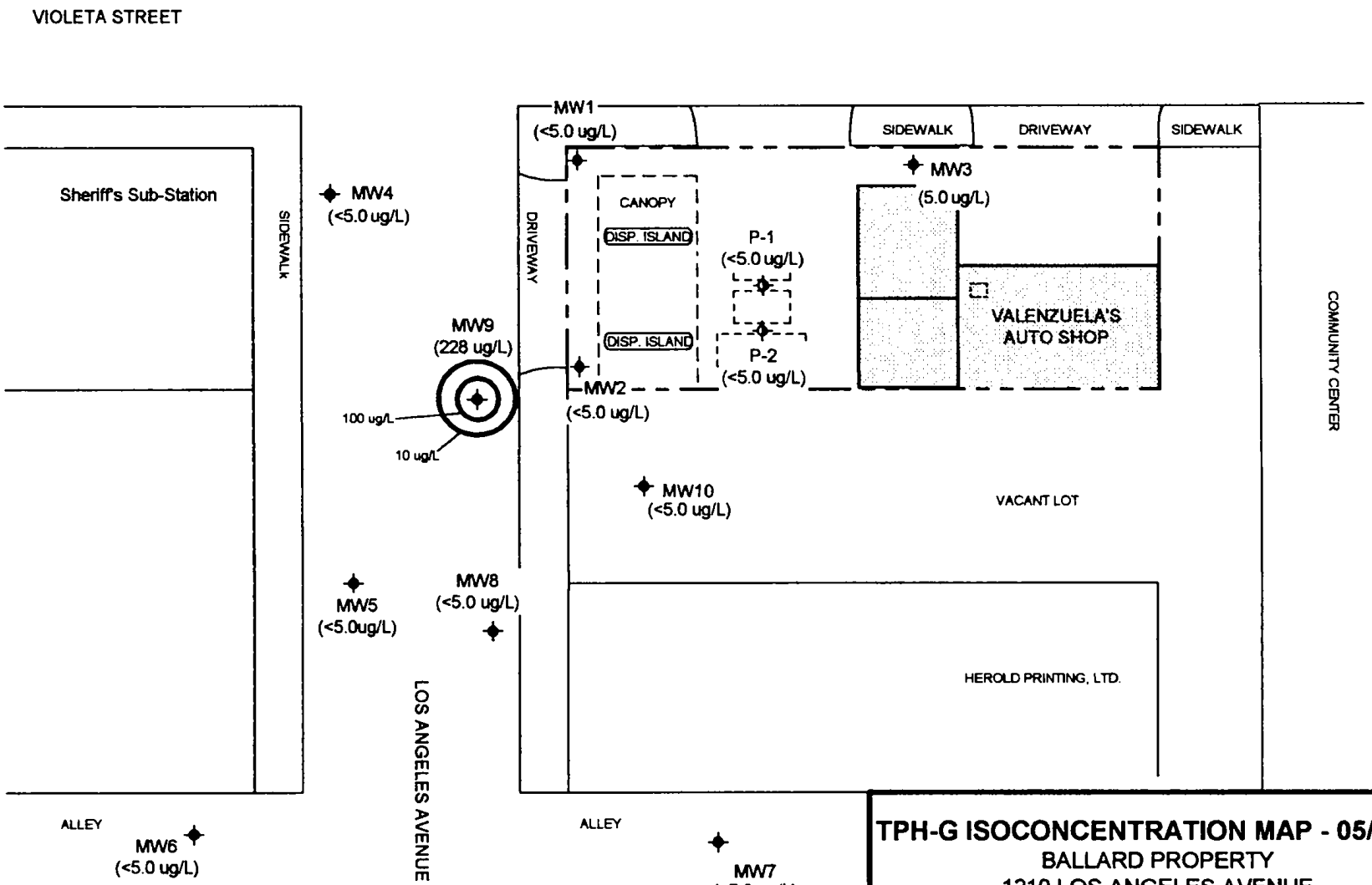
0' 20 40 80 FT

PENVIRONMENTAL
230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 2

DRAWN BY: DENISE BERRINGTON

REVISED BY JLR: 6/15/05



TPH-G ISOCONCENTRATION MAP - 05/03/05

BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA

KEY

(228 ug/L)	TPH-G CONCENTRATION REPORTED IN MICROGRAMS PER LITER	MW6	MONITORING WELL LOCATION AND NUMBER
100 ug/L	TPH-G CONCENTRATION CONTOUR LINE IN MICROGRAMS PER LITER, DASHED WHERE INFERRED	P-2	PIEZOMETER LOCATION AND NUMBER
(<5.0) ug/L)	TPH-G CONCENTRATION IS LESS THAN THE LABORATORY MDL		FORMER TANK LOCATION

SCALE: 1" = 40'

0' 20' 40' 80'

PT ENVIRONMENTAL
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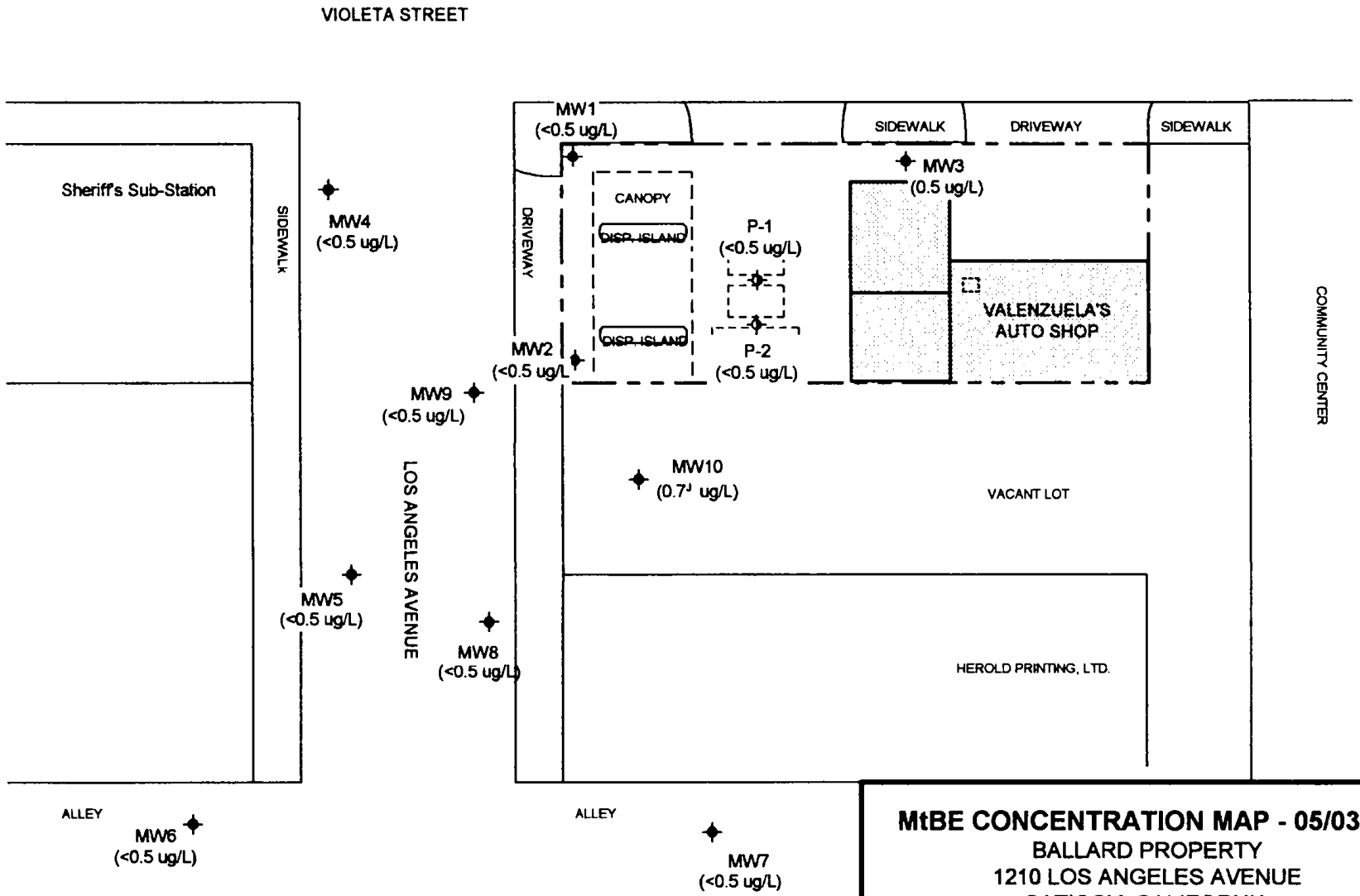
FIGURE 3

DRAWN BY: DENISE BERRINGTON

REVISED BY JLR: 6/15/05



KEY

(0.7J ug/L) ESTIMATED MtBE CONCENTRATION. CONCENTRATION IS GREATER THAN THE LABORATORY MDL, BUT LESS THAN THE PQL.

MONITORING WELL LOCATION AND NUMBER

P-2 PIEZOMETER LOCATION AND NUMBER

(<0.5 ug/L) MtBE CONCENTRATION IS LESS THAN THE LABORATORY MDL

FORMER TANK LOCATION

SCALE: 1" = 40'

0' 20 40 80 FT

MtBE CONCENTRATION MAP - 05/03/05

BALLARD PROPERTY
1210 LOS ANGELES AVENUE
SATICOY, CALIFORNIA

PENVIRONMENTAL
230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 4

DRAWN BY: DENISE BERRINGTON

REVISED BY JLR: 6/15/05

APPENDIX A

SITE DESCRIPTION, BACKGROUND, AND PROTOCOLS

SITE DESCRIPTION

The Ballard Property site is located at 1210 Los Angeles Avenue, Saticoy, and is situated on the eastern side of Los Angeles Avenue between Violeta and Azahar Streets. The site was historically used as an automobile service station. The site currently consists of a main building and parking lot occupied by an automobile repair business, an automobile upholstery service and a craft shop. The site is bounded by Violeta Street to the north, Los Angeles Avenue to the west, a vacant lot to the south, and a community center to the east.

SITE BACKGROUND

In an aerial photograph from 1945, the property was shown to contain a rectangular-shaped commercial/industrial building. The general vicinity appeared to consist primarily of commercial/industrial buildings, with agricultural land and residential buildings to the north, west, and south. Topographic maps from 1951 and 1967, as well as aerial photographs from 1959 and 1964 indicate that the property contained two separate structures located along Violeta Street, surrounded primarily by commercial/industrial buildings. The general vicinity appeared unchanged from 1945. Aerial photographs from 1977, 1989, and 1994 show the property in the present day configuration, with an L-shaped building located in the northeastern portion of the property, and a smaller, square-shaped building located in the western portion. Throughout its history, the general vicinity surrounding the property contained an increasing number of commercial/industrial buildings.

A city directory list identifies the property as Saticoy Tires and Wheels from 1990 to 1999. In 2003, the property appeared to contain several separate businesses, including Saticoy Tires and Wheels, Saticoy Upholstery, Sespe Products, and Valenzuela Auto Parts.

On November 28, 1990, PW removed three underground storage tanks (USTs) from the site, associated with the former automobile service station. Analytical results from soil and groundwater samples collected from the tank pit at the time of the UST removal indicated the presence of concentrations of total petroleum hydrocarbons as gasoline, total petroleum hydrocarbons as diesel (TPH-D), and benzene exceeding laboratory Method Detection Limits (MDLs).

On September 12, 1991, two piezometers (P1 and P2) were installed in the former gasoline and diesel tank pit when the tank pit was backfilled. No soil samples were collected during the installation of these piezometers, as they were set into the backfill sand of the former UST excavations.

Monitoring wells MW1, MW2, and MW3 were installed by PW in September 1994. Thirteen soil borings were also drilled during this round of assessment. The results of the installation of these monitoring wells and analytical testing of soil samples collected from the 13 soil borings indicated petroleum hydrocarbon contamination in the soil and groundwater at concentrations exceeding laboratory MDLs in the western and southwestern margin of the site. PW recommended additional assessment to define the extent of contamination on and off-site. The

results of this assessment were presented in the *Soil and Groundwater Assessment Report*, dated January 6, 1995.

On January 12, 1995, PW removed one 280-gallon waste oil UST from inside the site building. Numerous holes were observed in the UST upon removal and soil beneath the UST was stained and emitted hydrocarbon odors. The soil sample collected beneath the UST contained concentrations of 3,300 milligrams per kilogram (mg/kg) for total recoverable petroleum hydrocarbons and 44 mg/kg for total lead. The work performed and findings were presented in PW's *Tank Removal Status Report*, dated March 10, 1995.

American Geosciences installed monitoring wells MW4 and MW5 in October 1995. Anacapa Geosciences installed monitoring wells MW6 and MW7 in August 1996.

In July 1998, PW conducted additional site assessment services, consisting of drilling and sampling six Geoprobe® borings. The purpose of this work was to further investigate the lateral extent of gasoline, diesel, and lead in subsurface soil west of monitoring well MW-5, and to assess the lateral and vertical extent of elevated lead levels in subsurface soil beneath the former auto repair garage on the site. Based on the results for the 20 soil samples analyzed, background concentrations for total lead for the general area appeared to range from approximately 5 to 10 mg/kg. Of the 20 samples analyzed, only two samples reportedly contained lead concentrations in excess of this range: samples GP-3-3 and GP-3-5 collected from Boring GP-3 at depths of 3 and 5 feet below ground surface (bgs), respectively. Of these two samples, the highest concentration of total lead was 22 mg/kg, at a depth of approximately 3 feet bgs. This concentration is below regulatory investigation levels. Hydrocarbon odors were noted in the soils retrieved from the 7- to 8-foot depth interval in boring GP-5. However, results of laboratory analysis for samples collected from borings GP-5 and GP-6 did not indicate the presence of petroleum hydrocarbons in the area west of monitoring well MW-5. Diesel fuel was detected in the sample collected from 7- to 8-feet bgs from boring GP-4, at a concentration of 14 mg/kg. The results of this assessment were presented in the *Results of Additional Soil Assessment with Second and Third Quarter Groundwater Monitoring Reports*, dated December 14, 1998.

In a letter dated May 16, 2000, the County of Ventura Environmental Health Division (EHD), Leaking Underground Fuel Tank Program required the installation of three additional groundwater monitoring wells down gradient of monitoring well MW2, and remedial excavation of contaminated soils in the area of the two former dispenser islands and an area adjacent to the site building. In response, PW prepared the *Workplan for Additional Assessment*, dated July 28, 2000, and the *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils*, dated August 2, 2000. The workplans were approved by EHD in separate letters dated August 15, 2000.

On March 13, 2001, PW drilled and completed three soil borings as groundwater monitoring wells (MW8, MW9, and MW10). Review of the laboratory analytical results for soil samples collected from MW8 through MW10 indicated low concentrations of TPH-D, methanol

(MeOH), and total lead. Review of the laboratory analytical results for groundwater samples collected from MW8 revealed elevated methyl tertiary-butyl ether (MtBE) concentrations above State Maximum Contaminant Level (MCLs). The work performed and findings were presented in PW's *Additional Site Assessment Report*, dated May 7, 2001.

On October 10, 2001, PW commenced activities as outlined in the approved workscope presented in PW's *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils* dated August 2, 2000. The defined areas in the workplan were excavated to near or below groundwater to remove as much of the impacted soil as possible under the limits of the approved workplan. These activities were confined to the former dispenser areas located under the existing canopy. On July 17, 2002, after securing site access with the current building tenant, excavation of the lead-impacted soils adjacent to the on-site building was conducted to remove contaminated soil. Based on laboratory analytical results reported for the soil samples collected from the excavation areas in the former fuel dispenser locations, it appeared that the majority of the source-contaminated soils above EHD recommended cleanup levels (RCLs) were removed from the site. It appears that the contamination in the lead-impacted area was contained in a concrete footing structure and did not impacted soil in the immediate area surrounding the excavation area. It also appeared that the highest area of contamination is located in the southern portion of the site, with a total of 8 sidewall and 3 bottom confirmation soil samples identified in the southern excavation areas, containing petroleum-hydrocarbon constituents at or above EHD RCLs. The results of the remedial excavation of the petroleum-hydrocarbon, and lead-impacted soil were presented in PW's *Remedial Excavation of Petroleum Hydrocarbon- and Lead-Impacted Soil Report*, dated September 24, 2002.

Cleanup Fund. Pre-approval was received on February 23, 2000. PW conducted field activities consisting of drilling and sampling 11 Geoprobe/Hydropunch® borings on March 1 and 2, 2000. The work performed and findings were presented in PW's *Soil and Groundwater Assessment Report*, dated March 30, 2000.

In a letter dated May 16, 2000, EHD required the installation of three additional groundwater monitoring wells down gradient of monitoring well MW2, and remedial excavation of contaminated soils in the area of the two former dispenser islands and an area adjacent to the site building. In response, PW prepared the *Workplan for Additional Assessment,* dated July 28, 2000, and the *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils*, dated August 2, 2000. The workplans were approved by EHD in separate letters dated August 15, 2000.

On March 13, 2001, PW drilled and completed three soil borings as groundwater monitoring wells (MW8, MW9, and MW10). Review of the laboratory analytical results for soil samples collected from MW8 through MW10 indicated low concentrations of TPH-D, MeOH, and total lead. Review of the laboratory analytical results for groundwater samples collected from MW8 revealed elevated MtBE concentrations above MCLs. The work performed and findings were presented in PW's *Additional Site Assessment Report*, dated May 7, 2001.

On October 10, 2001, PW commenced activities as outlined in the approved workscope presented in PW's *Workplan for Remedial Excavation of Petroleum Hydrocarbon and Lead-Impacted Soils* dated August 2, 2000. The defined areas in the workplan were excavated to near or below groundwater to remove as much of the impacted soil as possible under the limits of the approved workplan. These activities were confined to the former dispenser areas located under the existing canopy. On July 17, 2002, after securing site access with the current building tenant, excavation of the lead-impacted soils adjacent to the on-site building was conducted to remove contaminated soil. The results of the remedial excavation of the petroleum-, hydrocarbon-, and lead-impacted soil were presented in PW's *Remedial Excavation of Petroleum Hydrocarbon- and Lead-Impacted Soil Report*, dated September 24, 2002.

Based on results obtained from remedial excavation activities conducted in October 2001, and on-going quarterly monitoring, EHD issued a letter dated August 27, 2003, requiring the preparation of a Site Conceptual Model with a Sensitive Receptor Survey, to evaluate the distribution of remaining soil and groundwater contamination, and to estimate plume travel time to sensitive receptors within a one-mile radius of the site. Additionally, the letter required the preparation of a Health Based-Risk Assessment to evaluate the site for low risk closure. The Cost Pre-Approval request was delivered to the State Underground Storage Tank Cleanup Fund for project cost approval.

In response to the EHD, directive letter dated August 27, 2003, PW prepared the *Site Conceptual Model/Sensitive Receptor Survey* (SCM/SRS), and the *Health Based-Risk Assessment* (HBRA), both dated November 17, 2003, to evaluate the distribution of remaining soil and groundwater contamination, to estimate plume travel time to sensitive receptors within a one-mile radius of the site, and to evaluate the site for human health risk associated with the remaining contamination in the soil and groundwater. The SCM/SRS and HBRA found the health risk to be within acceptable limits and that there is a low likelihood of groundwater contamination to impact sensitive receptors in the site vicinity, but recommended continued quarterly monitoring to verify groundwater contaminant attenuation/mitigation.

GROUNDWATER SAMPLING PROTOCOL

Quarterly monitoring activity at the Ballard Property includes monitoring and sampling ten of ten site wells (MW1 through MW10) and two piezometers (P1 and P2). The following procedure details the routine purging and sampling of groundwater monitoring wells. These activities are based on the *California Water Well Standards*, Local Oversight Agency (LOP) regulations and directives, and experience.

1. All pump/bailer components are steam-cleaned, or washed in ALCONOX® cleaner, or equivalent, before and between development and purging of separate wells.

2. Appropriate purge volumes are calculated by:

   a. Measure depth to groundwater (static groundwater level) using a clean, electronic water-level indicator, interface probe, or equivalent, to the marked datum point on the top of the well casing, recorded to 0.01-foot.

   b. **Measure all site-related wells prior to purging** any of the site wells. If groundwater conditions are known, measure wells from the least to the most impacted. **If product is evident, DO NOT PURGE OR SAMPLE THE WELL.**

   c. If liquid-phase hydrocarbon (free-floating product) is suspected or known, use a product/water interface probe for measurement.

   d. After measuring the depth to water, lower the electronic water-level meter, or a clean tape and plumb bob, to measure and confirm the well depth and sediment that may have settled in the well, if necessary.

   e. Calculate one casing volume using total water depth in well for <u>purging</u> ($\pi r^2 h \times 7.4805$ gallon/ft^3 - with values in feet, where **r** is the radius of the well and **h** is the net feet of water in the well); for initial well <u>development</u>, include annular (well volume) space for volume calculation:

   $$[\{(\pi b^2 h - \pi r^2 h) \times \rho\} + \pi r^2 h] \times 7.4805 \text{ gallon/ft}^3,$$

   where **b** is the borehole radius, and ρ is the assumed porosity of the filter pack (~35%).

3. Prior to sampling, three well volumes (the usual minimum) are purged from each well to ensure that water sampled is representative of the groundwater from the formation. If the well does not "clean up" (NTU acceptable value) to a satisfactory level of 5% or less of suspended material (by Imoff Cone, or NTU value), a surge block should be used to assist with purging. If the well has not be sampled or developed for over one year, the well should be surged and re-developed, as described in paragraph 2e

4. Measurements of pH, temperature, (turbidity in NTUs, as necessary) and conductivity/hardness must be recorded at frequent intervals during the purge; when these parameters stabilize, purging should be complete. Measure values with a Horiba® U10, standard Hydac® CTpH Tester, or equivalent meter.

5. If a well is pumped dry, a representative sample can be colleted: 1) once the water level recovers to 80 percent of the initial water column measured in the well, or 2) after 2 hours, whichever occurs first. Surging the well may be necessary to stimulate flow in fine-grained soils.

6. Development/purge water is stored in **labeled** D.O.T. 55-gallon drums, or other appropriate container, and retained on site until the proper disposal method is approved. Non-detect purged waters may remain on site to evaporate, used for landscape irrigation, dust control, or other uses as approved by LOP.

7. Use a pre-cleaned disposable bailer, dedicated bailer, or a cleaned, re-usable Teflon® bailer, for sampling. With the depth to water measured, the bailer is lowered slowly into the well so that only one-half of the bailer enters the groundwater. This allows for inspection/ observation of the groundwater surface upon retrieval.

8. Groundwater samples are immediately transferred from the bailer, through a bottom-emptying valve, into 40 ml VOA sampling bottles. At least three VOA bottles are filled per well, with preservatives, as directed or required, and sealed with Teflon-septa cap. VOAs should be filled until the water develops a positive meniscus. Fill VOAs first, then the remaining plastic or amber bottles (for lead, diesel analyses).

9. A blind **duplicate** sample should be collected per every 10 samples, or as directed by the LOP; for 2 to 10 samples, collect one duplicate sample. A laboratory-supplied **trip blank** must accompany every sample container. VOAs must be immediately placed in a cooler chilled to approximately 4°C, for transport to the state-certified analytical laboratory. A protected travel thermometer may also be placed in the chilled cooler to verify temperature. Samples are usually delivered to the state-certified laboratory on the same day as collected or within 24-hours of sampling.

10. A Chain-of-Custody (COC) form that documents the time, date, analytical methods, and responsible person during each step of the transportation process accompanies samples. The COC is completed in the field.

11. Groundwater-sample containers are clearly labeled to show: a unique project identifier; well number; sample sequence (if applicable); time and date sampled; added preservative; analytical methods (if space allows); and sampler's initials. An indelible non-water soluble marking pen is used to label all containers.

12. Should problems develop regarding this protocol, field operations, or sampling conditions, the Project Manager is immediately notified.

13. Specifically, the groundwater samples collected from the site wells are analyzed for:

    a. Total petroleum hydrocarbons as gasoline and as diesel by EPA Method 8015M.

    b. Benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl tertiary-butyl ether (MtBE), tertiary-butyl alcohol (tBA), tertiary-amyl methyl ether (tAME), di-isopropyl ether (DIPE), ethyl tertiary-butyl ether (EtBE), 1,2-dichloroethane (EDC), and 1,2-dibromoethane (EDB) using EPA Method 8260B; and, dissolved lead using EPA Method 6010.

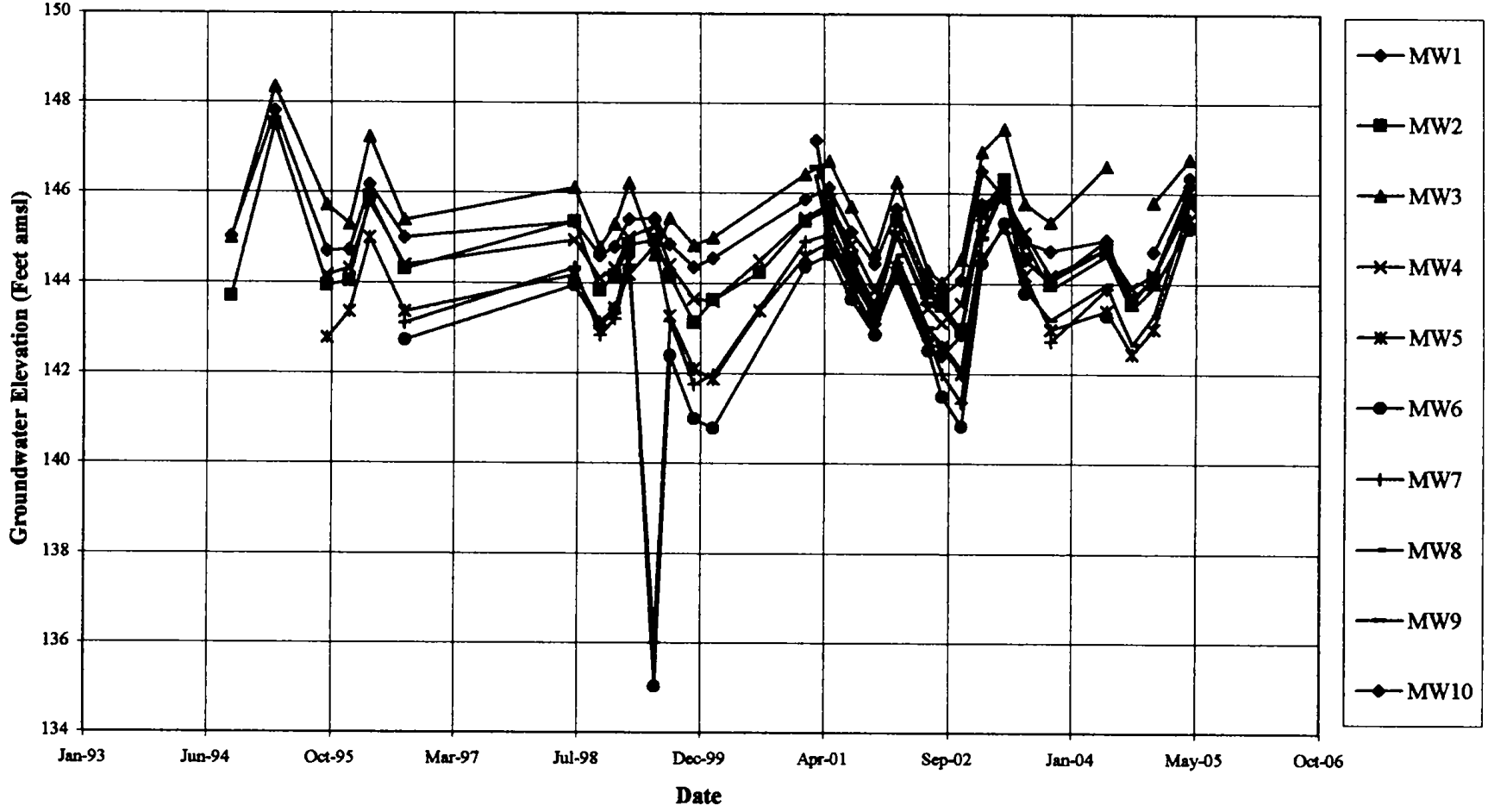
    c. The duplicate groundwater sample and trip blank was submitted and analyzed for BTEX, EDB, EDC, MtBE, tBA, tAME, DIPE and EtBE by EPA Method 8260B.

APPENDIX B

DATA GRAPHS

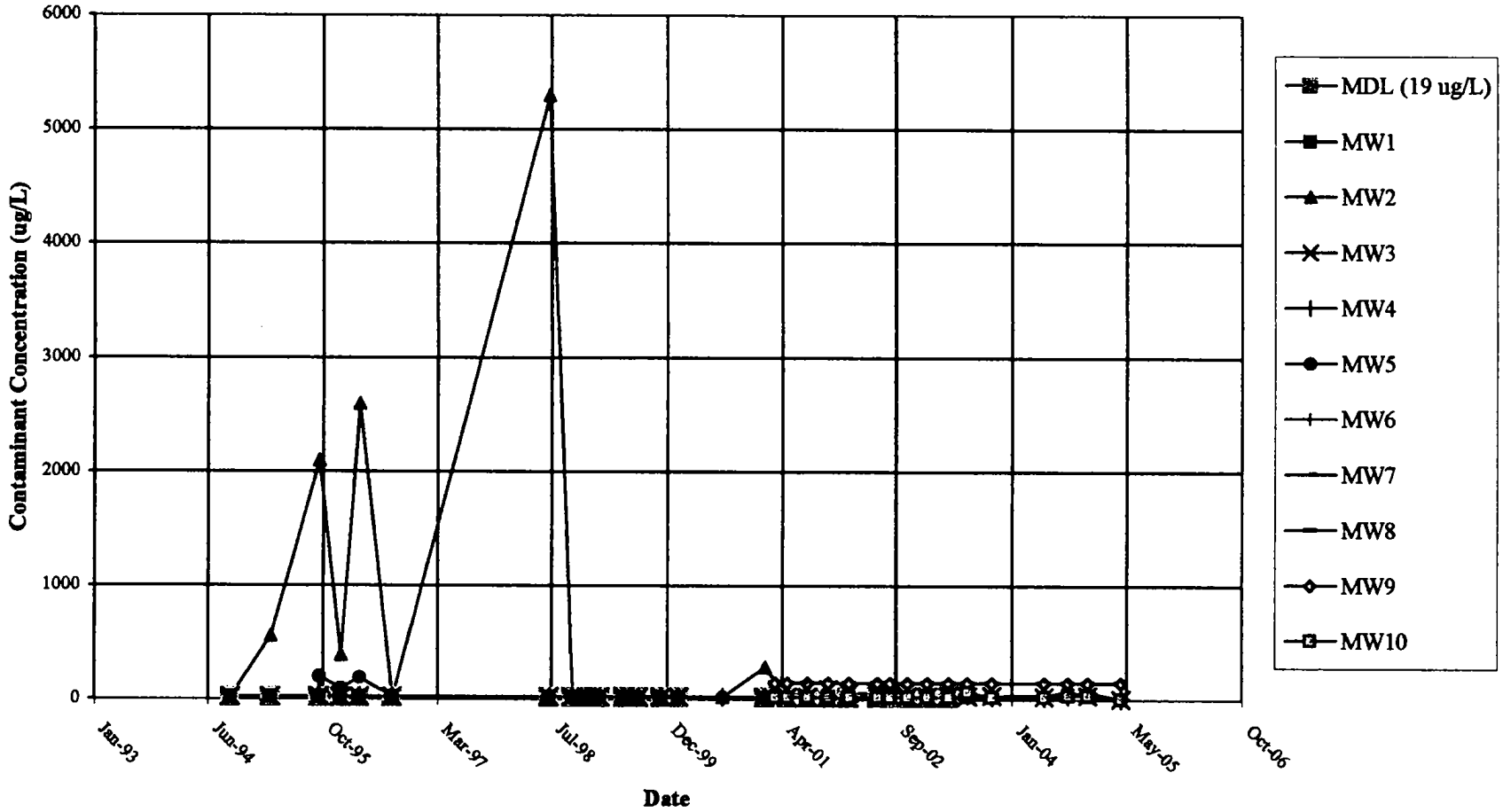
GRAPH 1

HISTORICAL GROUNDWATER ELEVATION DATA; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700



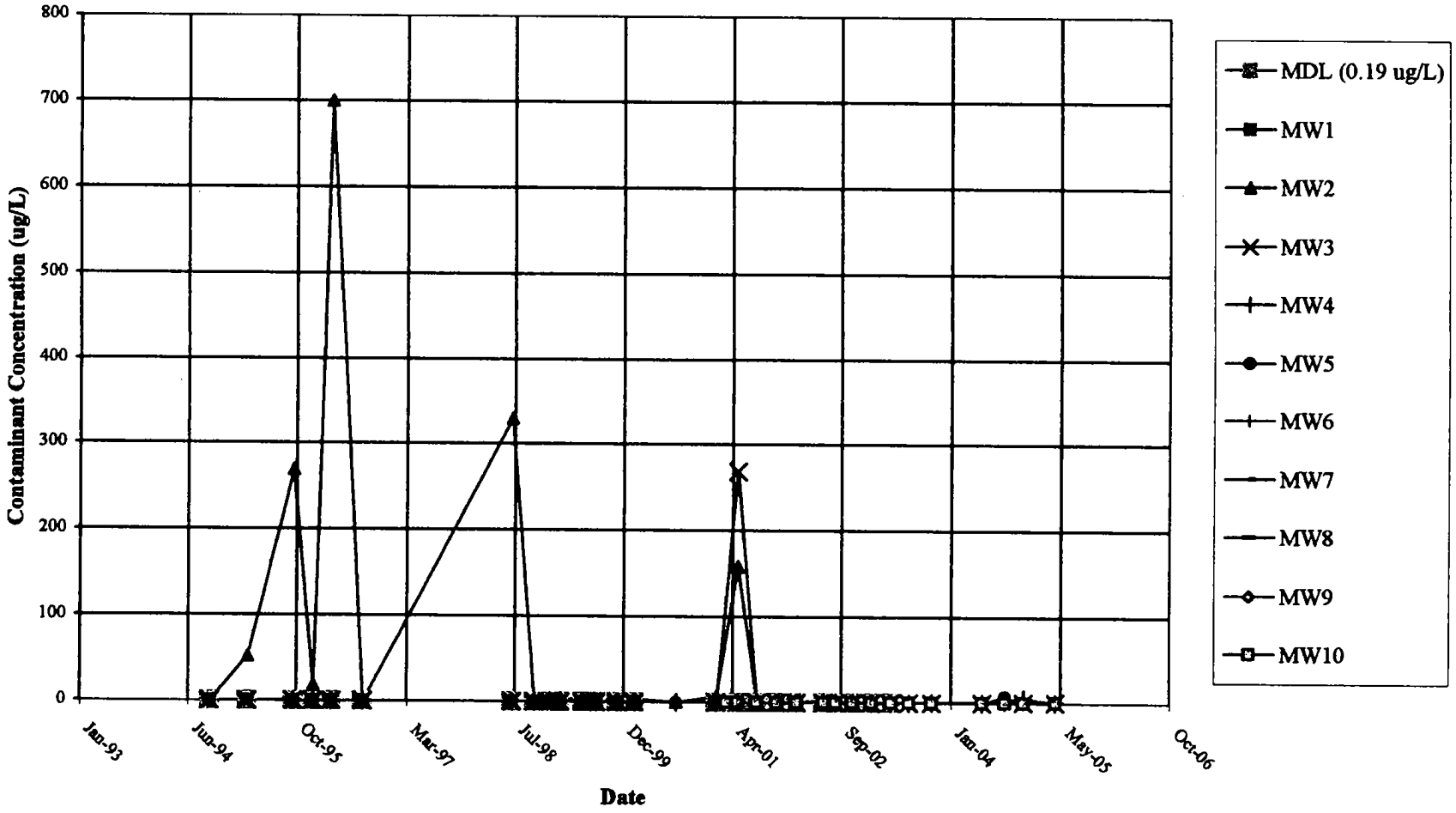
GRAPH 2

TPH-G CONCENTRATION CURVE; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700



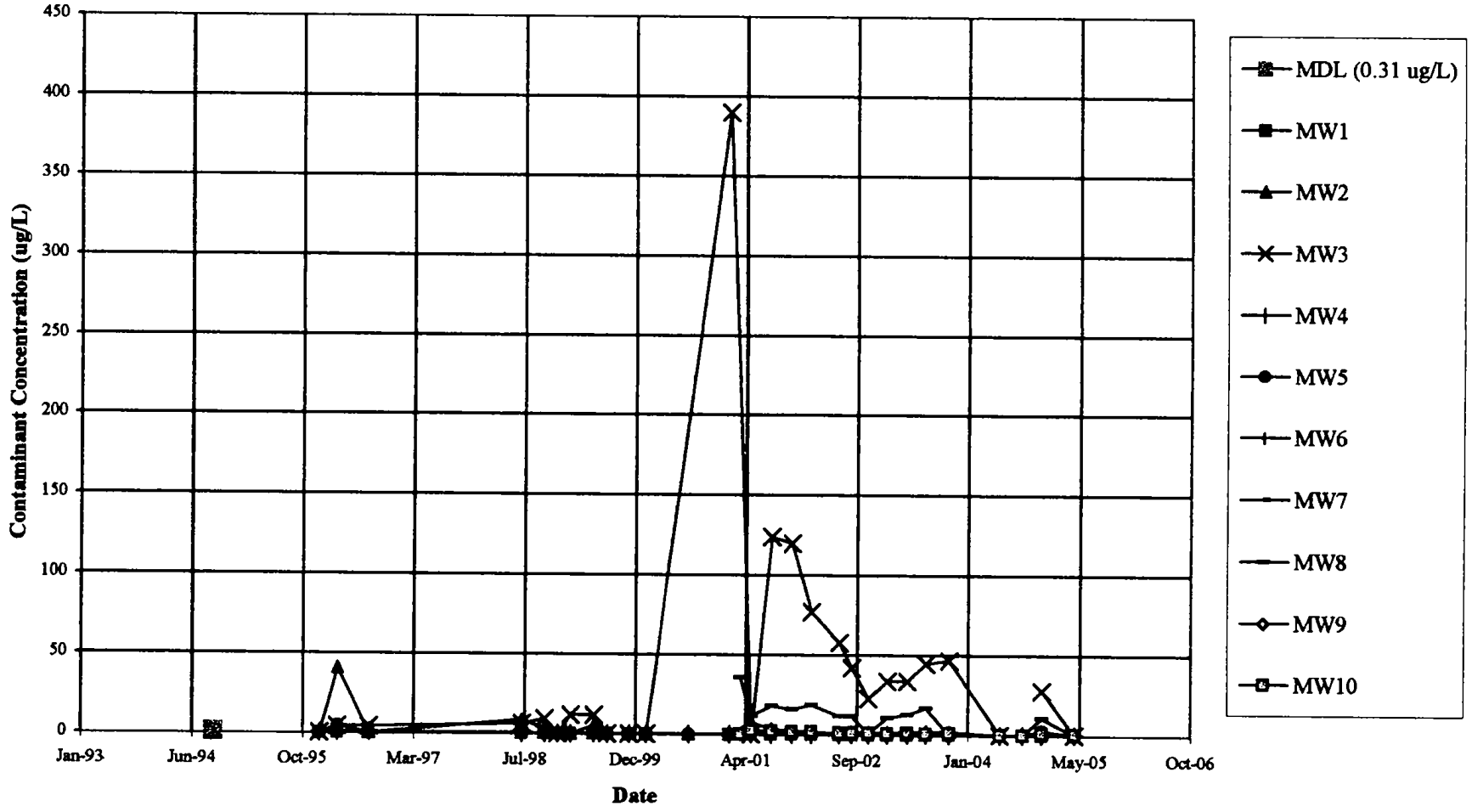
GRAPH 3

BENZENE CONCENTRATION CURVE; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700



GRAPH 4

MtBE CONCENTRATION CURVE; WELLS MW1-MW10
BALLARD PROPERTY, SATICOY
VCEHD LUFT File # C90127; SWRCB Global ID# T0611100700



APPENDIX C

MONITORING WELL FIELD DATA

LABORATORY ANALYTICAL RESULTS FOR SEMI-ANNUAL MONITORING

MONITORING WELL FIELD DATA SHEET

Ballard Property

Date Sampled: 05/03/05 VCEHD LUFT Number: C90127

Well Number	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9	MW10	P1	P2
Time Measured	7:50	7:57	8:03	8:07	8:14	8:21	8:26	8:41	8:48	8:52	8:37	8:31
Well Casing Elevation (feet 0.01)	149.50	149.63	150.27	149.42	148.83	148.43	148.80	148.80	149.07	149.39	nc	nc
Depth to Water (feet 0.01)	3.15	3.75	3.50	3.65	3.41	3.21	3.51	3.00	3.75	3.21	3.42	3.81
Water Elevation (feet 0.01)	**146.35**	**145.88**	**146.77**	**145.77**	**145.42**	**145.22**	**145.29**	**145.80**	**145.32**	**146.18**	nc	nc
Depth of Well (feet 0.01)	25.10	24.60	25.20	24.00	24.30	23.00	22.80	20.00	20.00	20.00	10.00	10.00
Feet of Water in Well (feet 0.01)	**21.95**	**20.85**	**21.70**	**20.35**	**20.89**	**19.79**	**19.29**	**17.00**	**16.25**	**16.79**	**6.58**	**6.19**
Well Diameter (inches; default 4")	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**4**	**4**
Calculated One BoringVolume (gal.)	3.95	3.75	3.91	3.66	3.76	3.56	3.47	3.06	2.93	3.02	4.28	4.02
Three Well Volumes (gal.)	**12**	**11**	**10**	**11**	**11**	**10**	**10**	**9**	**9**	**9**	**13**	**12**
Depth to Water after Purge	nm	nm	nm	nm	nm	nm	nm	nm	nm	nm	nm	nm
pH (before/after)	7.25/6.97	7.20/6.80	6.98/6.80	6.95/6.79	6.51/6.45	6.87/7.01	7.32/6.91	6.87/6.61	7.50/7.65	6.85/7.37	7.45/7.6	7.41/7.84
Electric Conductivity (E.C.; mmhos/cm@ 25C) (before/after)	2.61/1.89	2.71/2.01	3.61/3.21	3.45/3.62	3.79/3.54	2.51/2.95	2.61/3.05	2.50/2.87	3.61/3.67	3.25/2.87	1.69/2.31	3.66/3.31
Temperature (°C) (before/after)	20.1/21.0	21.0/20.1	20.0/19.7	21.1/21.0	21.1/20.0	19.1/20.1	21.1/21.0	19.0/21.1	21.0/21.2	19.1/21.0	20.0/21.1	20.1/21.0
Free-Floating Product (ffp), Thickness (0.00 ft), Sheen, Odor, etc.	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Approximate Volume Purged (gal.)	12	12	10	12	12	10	11	9	9	9	12	12
Sampled and Analyzed? (yes/no)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Time of Sampling (same as COC)	14:16	14:25	13:18	13:25	13:30	nm	13:42	13:50	13:59	14:05	14:12	14:20

Total Produced Water (gal.): **130.0** Duplicate Sample from: MW2 Inspector on-site: Yes or No If yes; Name:

NOTES: *(include wellhead condition, additional well, data collection information)*

Supervising Project Manager: Robert C. Orlando R.G.

Samples received and analyzed I **Columbia Analytical Services** nm = not measured nc = not calculated **SWRCB Global ID# T0611100700**

4" well = 0.65 gal./ft 2" well = 0.17 gal./ft

Sample result reported above the MDL but below the Practical Quantitative Limit (PQL), results is an estimated concentration.

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Ordered By

PW Environmental
230 Dove Court
Santa Paula, CA 93060-

Telephone: (805)525-5563
Attention: Robert Orlando

Number of Pages	15
Date Received	05/04/2005
Date Reported	05/17/2005

Job Number	Order Date	Client
33356	05/04/2005	PWE

Project ID: BALLARD PROPERTY
Site: 1210 Los Angeles Avenue
Saticoy, CA 93004

Enclosed please find results of analyses of 14 water samples which were analyzed as specified on the attached chain of custody. If there are any questions, please do not hesitate to call.

Checked By: _____ Approved By: _____

Cyrus Razmara, Ph.D.
Laboratory Director

American Environmental Testing Laboratory Inc.

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ANALYTICAL RESULTS

Ordered By

PW Environmental
230 Dove Court
Santa Paula, CA 93060-

Site

1210 Los Angeles Avenue
Saticoy, CA 93004

Telephone: (805)525-5563
Attn: Robert Orlando

Page: 2

Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: 8260B, Volatile Organic Compounds (BTEX/OXYG) by GC/MS (SW846)

QC Batch No: 050905

Our Lab I.D.			Method Blank	**33356.01**	**33356.02**	**33356.03**	**33356.04**
Client Sample I.D.				MW1	MW2	MW3	MW4
Date Sampled				05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/09/2005	05/09/2005	05/09/2005	05/09/2005	05/09/2005
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			05/09/2005	05/09/2005	05/09/2005	05/09/2005	05/09/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			ug/L	ug/L	ug/L	ug/L	ug/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2-Dibromoethane (EDB)	0.5	1.0	ND	ND	ND	ND	ND
1,2-Dichloroethane (EDC)	0.5	1.0	ND	ND	ND	ND	ND
Benzene	0.5	1.0	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	0.5	1.0	ND	ND	ND	ND	ND
o-Xylene	0.5	1.0	ND	ND	ND	ND	ND
m,p-Xylenes	1.0	2.0	ND	ND	ND	ND	ND
tert-Butyl alcohol (TBA)	10	50	ND	ND	ND	ND	ND
Diisopropyl ether (DIPE)	0.5	1.0	ND	ND	ND	ND	ND
Ethyl alcohol (Ethanol)	500	1000	ND	ND	ND	ND	ND
Ethyl-tert-butyl ether (ETBE)	0.5	1.0	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	0.5	1.0	ND	ND	ND	ND	ND
tert-Amyl methyl ether (TAME)	0.5	1.0	ND	ND	ND	ND	ND
Our Lab I.D.				**33356.01**	**33356.02**	**33356.03**	**33356.04**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	75-125		102	107	109	110	110
Dibromofluoromethane	75-125		103	102	109	108	108
Toluene-d8	75-125		97	95	93	94	93

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ANALYTICAL RESULTS

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PW Environmental
230 Dove Court
Santa Paula, CA 93060-

Site

1210 Los Angeles Avenue
Saticoy, CA 93004

Telephone: (805)525-5563
Attn: Robert Orlando

Page: 3

Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: 8260B, Volatile Organic Compounds (BTEX/OXYG) by GC/MS (SW846)

QC Batch No: 050905

Our Lab I.D.			33356.05	33356.06	33356.07	33356.08	33356.09
Client Sample I.D.			MW5	MW6	MW7	MW8	MW9
Date Sampled			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/09/2005	05/09/2005	05/09/2005	05/09/2005	05/09/2005
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			05/09/2005	05/09/2005	05/09/2005	05/09/2005	05/09/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			ug/L	ug/L	ug/L	ug/L	ug/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2-Dibromoethane (EDB)	0.5	1.0	ND	ND	ND	ND	ND
1,2-Dichloroethane (EDC)	0.5	1.0	ND	ND	ND	ND	ND
Benzene	0.5	1.0	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	0.5	1.0	ND	ND	ND	ND	ND
o-Xylene	0.5	1.0	ND	ND	ND	ND	ND
m,p-Xylenes	1.0	2.0	ND	ND	ND	ND	ND
tert-Butyl alcohol (TBA)	10	50	ND	ND	ND	ND	ND
Diisopropyl ether (DIPE)	0.5	1.0	ND	ND	ND	ND	ND
Ethyl alcohol (Ethanol)	500	1000	ND	ND	ND	ND	ND
Ethyl-tert-butyl ether (ETBE)	0.5	1.0	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	0.5	1.0	ND	ND	ND	ND	ND
tert-Amyl methyl ether (TAME)	0.5	1.0	ND	ND	ND	ND	ND
Our Lab I.D.			**33356.05**	**33356.06**	**33356.07**	**33356.08**	**33356.09**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	75-125		110	110	113	110	116
Dibromofluoromethane	75-125		106	109	108	111	110
Toluene-d8	75-125		92	93	95	93	92

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ANALYTICAL RESULTS

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Santa Paula, CA 93060-

Site

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Telephone: (805)525-5563
Attn: Robert Orlando

Page: 4

Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: 8260B, Volatile Organic Compounds (BTEX/OXYG) by GC/MS (SW846)

QC Batch No: 050905

Our Lab I.D.			33356.10	33356.11	33356.12	33356.13	33356.14
Client Sample I.D.			MW10	P1	P2	DUP	QCTB
Date Sampled			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/09/2005	05/09/2005	05/09/2005	05/09/2005	05/09/2005
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			05/09/2005	05/09/2005	05/09/2005	05/09/2005	05/09/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			ug/L	ug/L	ug/L	ug/L	ug/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2-Dibromoethane (EDB)	0.5	1.0	ND	ND	ND	ND	ND
1,2-Dichloroethane (EDC)	0.5	1.0	ND	ND	ND	ND	ND
Benzene	0.5	1.0	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	0.5	1.0	ND	ND	ND	ND	ND
o-Xylene	0.5	1.0	ND	ND	ND	ND	ND
m,p-Xylenes	1.0	2.0	ND	ND	ND	ND	ND
tert-Butyl alcohol (TBA)	10	50	ND	ND	ND	ND	ND
Diisopropyl ether (DIPE)	0.5	1.0	ND	ND	ND	ND	ND
Ethyl alcohol (Ethanol)	500	1000	ND	ND	ND	ND	ND
Ethyl-tert-butyl ether (ETBE)	0.5	1.0	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	0.5	1.0	0.7J	ND	ND	0.8J	ND
tert-Amyl methyl ether (TAME)	0.5	1.0	ND	ND	ND	ND	ND
Our Lab I.D.			**33356.10**	**33356.11**	**33356.12**	**33356.13**	**33356.14**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	75-125		110	107	112	109	110
Dibromofluoromethane	75-125		111	110	108	111	109
Toluene-d8	75-125		93	94	94	92	92

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015G, TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 050305

Our Lab I.D.			Method Blank	33356.01	33356.02	33356.03	33356.04
Client Sample I.D.				MW1	MW2	MW3	MW4
Date Sampled				05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			mg/L	mg/L	mg/L	mg/L	mg/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Gasoline and Light HC. (C4-C12)	0.005	0.010	ND	ND	ND	ND	ND
Our Lab I.D.				33356.01	33356.02	33356.03	33356.04
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	75-125		114	117	115	117	115

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015G, TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 050305

Our Lab I.D.			33356.05	33356.06	33356.07	33356.08	33356.09
Client Sample I.D.			MW5	MW6	MW7	MW8	MW9
Date Sampled			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			mg/L	mg/L	mg/L	mg/L	mg/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Gasoline and Light HC. (C4-C12)	0.005	0.010	ND	ND	ND	ND	0.228
Our Lab I.D.			**33356.05**	**33356.06**	**33356.07**	**33356.08**	**33356.09**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	75-125		112	117	117	118	118

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015G, TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 050305

Our Lab I.D.			**33356.10**	**33356.11**	**33356.12**		
Client Sample I.D.			MW10	P1	P2		
Date Sampled			05/03/2005	05/03/2005	05/03/2005		
Date Prepared			05/03/2005	05/03/2005	05/03/2005		
Preparation Method			5030B	5030B	5030B		
Date Analyzed			05/03/2005	05/03/2005	05/03/2005		
Matrix			Aqueous	Aqueous	Aqueous		
Units			mg/L	mg/L	mg/L		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
TPH as Gasoline and Light HC. (C4-C12)	0.005	0.010	ND	ND	ND		
Our Lab I.D.			**33356.10**	**33356.11**	**33356.12**		
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
Bromofluorobenzene	75-125		118	115	117		

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015D, TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 050405

Our Lab I.D.			Method Blank	33356.01	33356.02	33356.03	33356.04
Client Sample I.D.				MW1	MW2	MW3	MW4
Date Sampled				05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/04/2005	05/04/2005	05/04/2005	05/04/2005	05/04/2005
Preparation Method			3510C	3510C	3510C	3510C	3510C
Date Analyzed			05/10/2005	05/10/2005	05/10/2005	05/10/2005	05/10/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			mg/L	mg/L	mg/L	mg/L	mg/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Diesel (C13-C22)	0.1	0.5	ND	ND	ND	0.106J	ND
TPH as Heavy Hydrocarbons (C23-C40)	0.1	0.5	ND	ND	ND	ND	ND
TPH Total as Diesel and Heavy HC.C13-C40	0.1	0.5	ND	ND	ND	0.154J	ND
Our Lab I.D.				**33356.01**	**33356.02**	**33356.03**	**33356.04**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Chlorobenzene	75-125		77	90	78	< 75 S6	90

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015D, TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 050405

Our Lab I.D.			**33356.05**	**33356.06**	**33356.07**	**33356.08**	**33356.09**
Client Sample I.D.			MW5	MW6	MW7	MW8	MW9
Date Sampled			05/03/2005	05/03/2005	05/03/2005	05/03/2005	05/03/2005
Date Prepared			05/04/2005	05/04/2005	05/04/2005	05/04/2005	05/04/2005
Preparation Method			3510C	3510C	3510C	3510C	3510C
Date Analyzed			05/10/2005	05/10/2005	05/10/2005	05/10/2005	05/10/2005
Matrix			Aqueous	Aqueous	Aqueous	Aqueous	Aqueous
Units			mg/L	mg/L	mg/L	mg/L	mg/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Diesel (C13-C22)	0.1	0.5	ND	ND	ND	ND	ND
TPH as Heavy Hydrocarbons (C23-C40)	0.1	0.5	ND	ND	ND	ND	ND
TPH Total as Diesel and Heavy HC.C13-C40	0.1	0.5	ND	ND	ND	ND	ND
Our Lab I.D.			**33356.05**	**33356.06**	**33356.07**	**33356.08**	**33356.09**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Chlorobenzene	75-125		78	81	80	75	75

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015D, TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 051005

Our Lab I.D.			Method Blank	**33356.10**			
Client Sample I.D.				MW10			
Date Sampled				05/03/2005			
Date Prepared			05/10/2005	05/10/2005			
Preparation Method			3510C	3510C			
Date Analyzed			05/12/2005	05/12/2005			
Matrix			Aqueous	Aqueous			
Units			mg/L	mg/L			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
TPH as Diesel (C13-C22)	0.1	0.5	ND	ND			
TPH as Heavy Hydrocarbons (C23-C40)	0.1	0.5	ND	ND			
TPH Total as Diesel and Heavy HC.C13-C40	0.1	0.5	ND	ND			
Our Lab I.D.				**33356.10**			
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**			
Chlorobenzene	75-125		93	107			

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015D, TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 050405

Our Lab I.D.			33356.11	33356.12			
Client Sample I.D.			P1	P2			
Date Sampled			05/03/2005	05/03/2005			
Date Prepared			05/04/2005	05/04/2005			
Preparation Method			3510C	3510C			
Date Analyzed			05/10/2005	05/10/2005			
Matrix			Aqueous	Aqueous			
Units			mg/L	mg/L			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
TPH as Diesel (C13-C22)	0.1	0.5	ND	ND			
TPH as Heavy Hydrocarbons (C23-C40)	0.1	0.5	ND	ND			
TPH Total as Diesel and Heavy HC.C13-C40	0.1	0.5	ND	ND			
Our Lab I.D.			**33356.11**	**33356.12**			
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**			
Chlorobenzene	75-125		78	83			

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: 8260B, Volatile Organic Compounds (BTEX/OXYG) by GC/MS (SW846)

QUALITY CONTROL REPORT

QC Batch No: 050905 Sample Spiked: 050905 QC Prepared: 05/09/2005 QC Analyzed: 05/09/2005 Units: ug/L

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	0.0	50.00	49.50	99	50.00	51.00	102	3.0	75-125	<20
Toluene (Methyl benzene)	0.0	50.00	46.50	93	50.00	47.50	95	2.1	75-125	<20
Methyl-tert-butyl ether (MTBE)	0.0	50.00	55.50	111	50.00	58.00	116	4.4	75-125	<20
Chlorobenzene	0.0	50.00	46.50	93	50.00	47.50	95	2.1	75-125	<20
1,1-Dichloroethene	0.0	50.00	47.00	94	50.00	47.50	95	1.1	75-125	<20
Trichloroethene	0.0	50.00	49.50	99	50.00	54.50	109	9.6	75-125	<20

QC Batch No: 050905 Sample Spiked: 050905 QC Prepared: 05/09/2005 QC Analyzed: 05/09/2005 Units: ug/L

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
Benzene	50.00	54.00	108	75-125						
Toluene (Methyl benzene)	50.00	48.50	97	75-125						
Methyl-tert-butyl ether (MTBE)	50.00	58.00	116	75-125						
Chlorobenzene	50.00	47.50	95	75-125						
1,1-Dichloroethene	50.00	50.00	100	75-125						
Trichloroethene	50.00	54.50	109	75-125						
LCS										
Chloroform (Trichloromethane)	50.00	57.00	114	75-125						
Ethylbenzene	50.00	51.50	103	75-125						
1,1,1-Trichloroethane	50.00	58.00	116	75-125						
o-Xylene	50.00	49.50	99	75-125						
m,p-Xylenes	100.00	96.00	96	75-125						

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015D, TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QUALITY CONTROL REPORT

QC Batch No: 050405 Sample Spiked: 050405 QC Prepared: 05/04/2005 QC Analyzed: 05/11/2005 Units: mg/L

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Diesel (C13-C22)	0.0	5.00	5.20	104	5.00	4.95	99	4.9	75-125	<20

QC Batch No: 050405 Sample Spiked: 050405 QC Prepared: 05/04/2005 QC Analyzed: 05/11/2005 Units: mg/L

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
TPH as Diesel (C13-C22)	5.00	3.95	79	75-125						

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015D, TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QUALITY CONTROL REPORT

QC Batch No: 051005 Sample Spiked: 051005 QC Prepared: 05/10/2005 QC Analyzed: 05/13/2005 Units: mg/L

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Diesel (C13-C22)	0.0	5.00	4.45	89	5.00	4.40	88	1.1	75-125	<20

QC Batch No: 051005 Sample Spiked: 051005 QC Prepared: 05/10/2005 QC Analyzed: 05/13/2005 Units: mg/L

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
TPH as Diesel (C13-C22)	5.00	4.50	90	75-125						

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Project ID: BALLARD PROPERTY

AETL Job Number	Submitted	Client
33356	05/04/2005	PWE

Method: M8015G, TPH as Gasoline and Light Hydrocarbons Using GC/FID

QUALITY CONTROL REPORT

QC Batch No: 050305 Sample Spiked: 050305 QC Prepared: 05/03/2005 QC Analyzed: 05/03/2005 Units: mg/L

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Gasoline and Light HC. (C4-C12)	0.0	0.50	0.62	123	0.50	0.60	120	2.5	75-125	<20

QC Batch No: 050305 Sample Spiked: 050305 QC Prepared: 05/03/2005 QC Analyzed: 05/03/2005 Units: mg/L

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
TPH as Gasoline and Light HC. (C4-C12)	0.50	0.62	123	75-125						

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Data Qualifiers and Descriptors

Data Qualifier:

*:	In the QC section, sample results have been taken directly from the ICP reading. No preparation factor has been applied.
B:	Analyte was present in the Method Blank.
D:	Result is from a diluted analysis.
E:	Result is beyond calibration limits and is estimated.
H:	Analysis was performed over the allowed holding time due to circumstances which were beyond laboratory control.
J:	Analyte was detected . However, the analyte concentration is an estimated value, which is between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).
M:	Matrix spike recovery is outside control limits due to matrix interference. Laboratory Control Sample recovery was acceptable.
S6:	Surrogate recovery is outside control limits due to matrix interference.
S8:	The analysis of the sample required a dilution such that the surrogate concentration was diluted below the method acceptance criteria.
X:	Results represent LCS and LCSD data.

Definition:

%Limi:	Percent acceptable limits.
%REC:	Percent recovery.
Con.L:	Acceptable Control Limits
Conce:	Added concentration to the sample.
LCS:	Laboratory Control Sample
MDL:	Method Detection Limit is a statistically derived number which is specific for each instrument, each method, and each compound. It indicates a distinctively detectable quantity with 99% probability.
MS:	Matrix Spike
MS DU:	Matrix Spike Duplicate

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Data Qualifiers and Descriptors

ND: Analyte was not detected in the sample at or above MDL.

PQL: Practical Quantitation Limit or ML (Minimum Level as per RWQCB) is the minimum concentration that can be quantified with more than 99% confidence. Taking into account all aspects of the entire analytical instrumentation and practice.

Recov: Recovered concentration in the sample.

RPD: Relative Percent Difference

ID# T0611100100

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JOB # 33356

PENVIRONMENTAL

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CHAIN OF CUSTODY RECORD

Lab:

ANALYSIS REQUESTED

PROJECT NAME: BALLARD PROPERTY

PROJECT ADDRESS: 1210 Los Angeles Ave. Saticoy CA.

PROJECT MANAGER: ROBERT ORLANDO

SAMPLER SIGNATURE: [signature] 962-1413-9926 P.O. #

SAMPLE ID	SAMPLE LOCATION	DEPTH	DATE	TIME	SAMPLE MATRIX	NUMBER OF CONTAINERS	Preset (Dry) HCl None	TPH-G 8015M	TPH-D 8015M	TPH-D Low Level 8015M	TPH-O 8015M	TPH-Chat. 8015M FC	BTEX, OXYG, EDB, EDC 8260B	FULL VOCs w/Oxygenates 8260B	Lead Total /Dissolved 6010/6020/7421	STLC	TCLP	Metals: CAM 17 PP13	Ethanol/Methanol 8015B	Ethanol 8260B				TPHG/BTEX/OXYG/EOH 8260B	TPHG/BTEX/MTBE (Carb 410-T03)	Lab Filter	TAT: RUSH 24-HR 48 HR 72HR STD	PID Reading, Odor, Staining, Other TAT, etc.
MW 1	Monitoring Well #1	NA	5/3/05	14:16	H_2O	5	X	X	X				X															33356.01
MW 2	#2			14:25																								33356.02
MW 3	#3			13:18																								33356.03
MW 4	#4			13:25																								33356.04
MW 5	#5			13:30																								33356.05
MW 6	#6			13:36																								33356.06
MW 7	#7			13:42																								33356.07
MW 8	#8			13:50																								33356.08
MW 9	#9			13:59																								33356.09
MW 10	#10			14:05																								33356.10
P1	Piezometer #1			14:12																								33356.11
P2	#2			14:20																								33356.12

RELINQUISHED BY: (signature) [signature]	RECEIVED BY: (signature) [signature]	DATE 5/4/05	TIME 1030
RELINQUISHED BY: (signature) [signature]	RECEIVED BY: (signature) J Hunt	DATE 5/4/05	TIME 1150

Method of shipment, additional comments:

☑ USTCF
☑ EDF-COELT
☐ NONE

☑ Fax preliminary data ASAP

Required MRLs to: VCLUFT | S.B. CO PSD-LUFT | Los Angeles RWQCB | Lahontan RWQCB | Central Coast RWQCB | San Bernardino County FD | KCEHD Kern County | OCHCA Orange County

ID# T0611100700
2 of 2

JOB# 33356

PW ENVIRONMENTAL

230 DOVE COURT • SANTA PAULA • CALIFORNIA • 93060
(805) 656-4677 • (805) 525-5563 • FAX (805) 525-2896

CHAIN OF CUSTODY RECORD

Lab: AETL

ANALYSIS REQUESTED

PROJECT NAME: BALLARD PROPERTY

PROJECT ADDRESS: 1210 Los Angeles Ave. Saticoy CA.

PROJECT MANAGER: ROBERT ORLANDO

SAMPLER SIGNATURE: [signature]

962-1AB1-9926
P.O. #

SAMPLE ID	SAMPLE LOCATION	DEPTH	DATE	TIME	SAMPLE MATRIX	NUMBER OF CONTAINERS	Pres. Ice (Dry) HCl None	TPH-G 8015M	TPH-D 8015M	TPH-D Low Level 8015M	TPH-O 8015M	TPH-Char. 8015M FC	BTEX, OXYG, EDB, EDC 8260B	FULL VOCs w/Oxygenates 8260B	Lead Total /Dissolved 6010/6020/7421	STLC	TCLP	Metals: CAM 17 PP13	Ethanol/Methanol 8015B	Ethanol 8260B				TPHG/BTEX/OXYG/EOH 8260B	TPHG/BTEX/MTBE (Carb 410-T03)	Lab Filter	TAT: RUSH 24-HR 48 HR 72HR STD	PID Reading, Odor, Staining, Other TAT, etc.
DUP	Duplicate	NA	5/3/05		H2O	2	X						X															33356.13
QCTB	TRIP	↓	↓		↓	2	↓						↓															33356.14

RELINQUISHED BY: (signature)	RECEIVED BY: (signature)	DATE	TIME
[signature]	[signature]	5/4/05	1030
[signature]	[signature]	5/4/05	1150

Method of shipment, additional comments:
- ☑ USTCF
- ☑ EDF-COELT
- ☐ NONE
- ☑ Fax preliminary data ASAP

Required MRLs to: VCLUFT, S.B. CO PSD-LUFT, Los Angeles RWQCB, Lahontan RWQCB, Central Coast RWQCB, San Bernardino County FD, KCEHD Kern County, OCHCA Orange County

APPENDIX D

LIMITATIONS

LIMITATIONS

This report, including all attached exhibits, describes results of all or a portion of PW Environmental's investigation into subsurface conditions at the subject site. The findings and recommendations are based on the application of a variety of scientific and technical disciplines to data developed regarding the subject property. The data was developed by observation, sampling, and gathering of information (both documentary and oral) about the property. Some of this data is subject to change over time. Some of this data is based on information not currently observable or measurable, but recorded by documents or orally reported by individuals. The findings and recommendations are based, in part, on application of sampling techniques. Said techniques inherently involve a risk of overstating or understating the presence or severity of contamination. The findings and recommendations are based also on sampling only for the specific contaminants shown in the laboratory reports. The samples taken were not subjected to testing for every contaminant known to the environmental industry, and every biological and/or chemical condition known to the environmental industry.

PW Environmental is not responsible for the accuracy of data not developed by PW Environmental or its agents or subcontractors. PW Environmental is not responsible for overstating or understating the presence or severity of contamination. PW Environmental is not responsible for failing to test for contaminants or biological/chemical conditions it had no reason to know were of concern at the subject site.

PW Environmental has performed this investigation in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. No warranty, either expressed or implied, was made. PW Environmental is not responsible for the ramifications caused by the concealment, withholding or failure to disclose of relevant information known to anyone contacted by PW Environmental in connection with its work at the subject site. This report and all field data, notes, laboratory test data on which it is based (hereinafter collectively designated "Information") were prepared by PW Environmental solely for the benefit of PW Environmental's client Mr. Don Rios. Mr. Don Rios has the legal right to release all or a portion of this Information, in its discretion, to third parties. Said third parties may not have access to all information upon which this report was based, nor access to prior reports, nor to other information developed and not placed in any report (hereinafter collectively designated "Additional Information"). The presence or absence of such Additional Information may materially affect the statement contained in this report. Any use or reliance upon this report of Information by a party other than the Mr. Don Rios, therefore, shall be solely at the risk of such third party and without legal recourse against PW Environmental, its employees, officers, or directors, regardless of whether the action in which recovery of damages is sought based upon contract, tort, statute or otherwise.