

APPENDIX D -
PHASE I
ENVIRONMENTAL SITE ASSESSMENT

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
KILROY PORTFOLIO
PROPERTY NO. 41
5151 – 5155 CAMINO RUIZ
CAMARILLO, CALIFORNIA 93021**

**PREPARED FOR:
LBA RIV – COMPANY XXIX LLC
c/o LBA REALTY LLC.
17901 VON KARMAN AVENUE, SUITE 950
IRVINE, CALIFORNIA 92614**

URS PROJECT NO. 29404636

November 30, 2012



**915 Wilshire Boulevard
Suite 700
Los Angeles, California 90017
(213) 996-2200**



November 30, 2012

LBA RIV – Company XXIX LLC
c/o LBA Realty LLC.
17901 Von Karman Avenue, Suite 950
Irvine, California 92614

Attn: Ms. Karen Fox

Re: Phase I Environmental Site Assessment
Kilroy Portfolio
Property No. 41
5151 - 5155 Camino Ruiz
Camarillo, Ventura County, California 92614
URS Project No. 29404636

Dear Ms. Fox:

URS is pleased to submit this Phase I Environmental Site Assessment for the above-referenced site. We appreciate the opportunity to provide environmental services to LBA Realty LLC. Please contact us at (213) 996-2200 if you have any questions or require further assistance.

Very truly yours,

URS CORPORATION AMERICAS

A handwritten signature in black ink, appearing to read "DB Stott".

Debra B. Stott, P.G.
Principal Geologist

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY	1
2.0 SITE DESCRIPTION.....	6
2.1 LOCATION	6
2.2 FEATURES/USE	6
2.3 SITE VICINITY AND ADJACENT PROPERTIES	6
3.0 PHYSICAL SETTING	8
3.1 TOPOGRAPHY.....	8
3.2 SURFACE WATER	8
3.3 GEOLOGY AND SOILS	8
3.4 HYDROGEOLOGY.....	9
4.0 SITE HISTORY	10
4.1 HISTORIC SANBORN FIRE INSURANCE MAPS	10
4.2 HISTORIC CITY DIRECTORIES	10
4.3 HISTORIC USGS TOPOGRAPHIC MAPS	11
4.4 HISTORIC AERIAL PHOTOGRAPHS.....	11
4.5 EDR HISTORICAL DATABASE REVIEW.....	12
4.6 USER PROVIDED INFORMATION	12
4.6.1 Title Records.....	13
4.6.2 Environmental Liens.....	13
4.6.3 Other Activity and Use Limitations.....	13
4.6.4 Valuation Reduction for Environmental Issues	13
4.6.5 Prior Documents.....	13
4.8 SUMMARY OF HISTORICAL DATA	15
4.9 HISTORICAL DATA GAPS.....	16
5.0 SITE RECONNAISSANCE.....	17
5.1 INTERVIEWS	17
5.2 HAZARDOUS SUBSTANCES	17
5.3 STORAGE TANKS.....	17
5.4 POLYCHLORINATED BIPHENYLS (PCBs).....	18
5.5 WASTE DISPOSAL.....	18
5.6 WETLANDS, FLOODPLAIN, COASTAL ZONE	18
5.7 DRUMS/OTHER CHEMICAL CONTAINERS.....	19
5.8 DUMPING.....	19

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
5.9 PITS, PONDS, OR LAGOONS, SEPTIC SYSTEMS, CISTERNS, SUMPS, DRAINS, AND CLARIFIERS.....	19
5.10 PESTICIDE USE.....	19
5.11 STAINING AND DISCOLORED SOILS.....	19
5.12 STRESSED VEGETATION.....	19
5.13 UNUSUAL ODORS.....	19
5.14 ONSITE WELLS.....	20
5.15 NEARBY ENVIRONMENTALLY SENSITIVE SITES.....	20
5.16 ASBESTOS	20
5.17 LEAD	20
5.18 RADON.....	21
5.19 OTHER CONCERNS	21
6.0 GOVERNMENT AGENCY INFORMATION.....	22
6.1 DATABASE LIST SEARCH.....	22
6.1.1 Subject Property.....	24
6.1.2 Adjacent Properties.....	24
6.1.3 Site Vicinity	25
6.1.4 Unmapped Sites	25
6.2 REGULATORY CONTACTS	26
7.0 CONCLUSIONS AND RECOMMENDATIONS.....	29
7.1 FINDINGS.....	29
8.0 PREPARER SIGNATURES AND QUALIFICATIONS.....	30
9.0 REFERENCES.....	31

FIGURES

Figure 1 – Vicinity Map

Figure 2 – Site Plan

APPENDICES

Appendix A	Site Photographs
Appendix B	EDR Report
Appendix C	EDR Historical Sources
Appendix D	Previous Environmental Report
Appendix E	AAI Questionnaire



EXECUTIVE SUMMARY

URS Corporation (URS) conducted a Phase I Environmental Site Assessment (Phase I ESA) of Property No. 41 of the Kilroy Portfolio located at 5151, 5153, and 5155 Camino Ruiz, Camarillo, Ventura County, California (subject property or site). The purpose of the Phase I Environmental Site Assessment is to gather information about the subject property and surrounding areas to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants and contaminants, petroleum or petroleum products, and controlled substances. This Phase I ESA was accomplished by, and limited to, a reconnaissance of the site, a drive-by survey of the site vicinity, and review of agency databases and other reasonably ascertainable records regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the site.

The Scope of Services performed is in accordance with the contract between LBA Realty LLC (LBA) and URS dated September 6, 2012. The format and content of the Phase I ESA Report for the subject property are in general accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Site Assessment* (Standard Designation E 1527-05) approved in November 2005 and the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 *Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule* adopted November 1, 2006.

The subject property is improved with four office buildings collectively known as Mission Oaks Business Park consisting of 265,372 square feet situated on 20-acres. The four buildings are surrounded by paved driveway and parking areas and perimeter landscaping. The buildings are described as follows:

Building	Address	Stories	Size (square feet)	Tenant
Building E/F	5151 A Camino Ruiz	1-Story	111,469	Vacant
Building G	5151 B Camino Ruiz	3-Story; includes basement	76,392	Vacant
Building B	5153 Camino Ruiz	2-Story	38,655	First Floor – ADP Security Second Floor - Vacant
Building C	5155 Camino Ruiz	2-Story	38,856	Vacant

With the exception of Building G, the buildings are of slab-on grade construction. Building G is constructed with a basement-level. The buildings onsite were constructed between 1982 and 1984. No manufacturing is conducted at the subject property. The majority of the property is unoccupied except for the first floor of Building B which is being used by Automatic Data

Processing (ADP) Security for office purposes. Access to the subject property is via driveways off of Verdugo Way to the north and Camino Ruiz to the west and south.

At the time of the site visit, URS observed hazardous materials consisting of routine janitorial supplies and building maintenance materials such as paints, oils, cleaners, and thinners. In addition, a central plant for the subject property is located in the northern portion of Building E/F. The central plant houses three emergency diesel generators, chillers, two cooling towers, and a boiler. Each diesel generator is equipped with a 100-gallon diesel day tank within secondary containment. The plant is currently not in use due to the vacancy of the property. No concerns were noted associated with the use and storage of hazardous substances onsite. No indication of current underground or aboveground storage tanks (other than the day tanks) was observed or reported at the time of the site visit.

No groundwater monitoring, water supply, or oil and gas production wells were observed or reported onsite during the site reconnaissance. URS reviewed maps available on the State of California, Department of Conservation, Division of Oil, Gas, & Geothermal Resources website for information regarding oil wells located at the subject property. No oil wells were identified on or adjacent to the subject property. Numerous idle oil production wells associated with the Conejo oil field are located approximately 0.5-mile to the southeast. The nearest oil well locations identified by DOGGR are located approximately 0.25-mile to the southeast of the subject property.

According to the review of available historical data, it appears that the subject property was undeveloped land since at least the early 1900s until it was developed with agricultural row crops beginning sometime prior to 1938. The subject property was redeveloped with the onsite buildings beginning in 1982. Building B, Building C, and Building G have been historically occupied by various tenants for use as office space. Building E/F has been used for both office and light industrial purposes. Unisys, a manufacturer of electrical computer components was the original building occupant until approximately 2001. Since that time, the buildings have been occupied by various tenants, most recently Wellpoint/Blue Cross of California.

Common agricultural practices can result in residual concentrations of fertilizers, pesticides or herbicides in near-surface soil, though not generally at concentrations that pose a significant health risk. It is URS' opinion that, since the site has been graded and redeveloped, remaining pesticide or herbicide residues, if any, are likely to have been dispersed during these construction activities and therefore are unlikely to impact human health or the environment. Accordingly, no further investigation is recommended regarding residual pesticides.

An asbestos survey was not included as part of this Phase I ESA. Asbestos containing building materials are known to be present based on previous surveys at the subject property. Building materials appeared to be in good condition at the time of the site visit and can be managed in place under an Asbestos Operations & Maintenance (O&M) Plan. Based on the construction date, lead-based paint is unlikely to be present. At the time of the site visit, a recent water leak from the roof was noted in Buildings C and E. A representative with property management indicated that remedial measures were planned to repair the damage. No visible microbial growth was observed in the areas accessible to URS at the time of the site visit.

According to a previous Phase I ESA prepared by Ardent Environmental Group, Inc. (Ardent) and dated August 23, 2012, the former tenant Unisys had installed two 12,000-gallon underground storage tanks (USTs) used to store diesel fuel for emergency standby power and a third 12,000-gallon gasoline UST used to fuel company vehicles. In 1988, following the detection of a leak in UST piping, it was discovered that the soil and groundwater were contaminated with diesel fuel from the release. The three 12,000 gallon USTs were removed from the site and replaced with one 20,000 gallon double walled diesel UST in 1989. Following removal of the three USTs, soil remediation was performed by excavation and on-site aeration under permit from the Ventura County Air Pollution Control District (VCAPCD). Upon completion of aeration, the soil was disposed of off-site.

To define and characterize the extent of groundwater contamination, eleven groundwater monitoring wells were installed onsite. Groundwater monitoring of the onsite wells was conducted on a quarterly basis from May 1989 through October 1995. Over this time period, active groundwater remediation was not conducted; instead natural attenuation (bio-degradation) occurred. Maximum concentrations of total petroleum hydrocarbons as gasoline (TPHg) in groundwater were reduced from 10 parts per million (ppm) to 0.076 ppm. Concentrations of total petroleum hydrocarbons as diesel (TPHd) were never detected. Concentrations of benzene were reduced from 1.48 ppm to 0.0008 ppm and maximum concentrations of toluene were reduced from 1.9 ppm to non-detectable concentrations. Maximum concentrations of xylenes and ethylbenzene were reduced from 1.72 and 0.23 ppm respectively, to non-detectable concentrations. In 1996, all eleven monitoring wells were abandoned and removed and on September 17, 1996 the VCEHD issued a site closure with regards to the three 12,000-gallon USTs removed in 1989 and the subsequent remediation of groundwater and soil stating that no further action was recommended.

The 20,000-gallon diesel UST installed in 1989 was removed from the subject property in 2005. Based on a tank closure report, ten soil samples were collected. Five samples were collected

from the soils stockpile, two from beneath the tank excavation at approximately 17 feet below ground surface (bgs), and the remaining three from approximately 3 feet bgs from beneath product piping. The soil samples were analyzed for TPHg, TPHd, and volatile organic compounds (VOCs) including fuel oxygenates. Laboratory results indicated no detected concentrations of TPHg, TPHd, and VOCs. The analytical data, which was sent to VCEHD indicated a release did not occur.

Ardent concluded that based on the results of the Phase I ESA, on-site recognized environmental conditions had not been identified and that although not considered an REC by ASTM Standard, ACMs are known and suspected to be present in the site buildings.

The agency database report obtained from Environmental Data Resources, Inc. (EDR) identified several former site occupants including System Development Corp (in the HIST UST and CHMIRS database); Unisys Corp (in the RCRA-SQG, FINDS, HIST CORTESE, LUST, CA FID UST, UST, SWEEPS UST, Ventura Co BWT, and HAZNET databases); and 5151 Camino Ruiz in the ERNS database. The majority of these listings pertain to the former presence of USTs at the subject property and the resulting remediation activities related to the removal of the three 12,000-gallon USTs. As stated above, closure of the LUST case was granted in 1996 and closure for the removal of the 20,000-gallon UST was conducted under permit from VCEHD in 2005.

A number of other sites in the vicinity of the subject property are included in agency environmental database lists. Sites listed in the EDR Report were either chemical use only sites where no chemical spill had occurred, located down-gradient from the site, located at such a distance that impact to the site would be unlikely, or were cases which have been closed or are considered soils only cases by the overseeing agency, indicating that the sites are unlikely to pose a threat to the subject property. No offsite properties that appear to have created an environmental concern for the subject property were identified.

URS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Property No. 41 of the Kilroy Portfolio located at 5151, 5153, and 5155 Camino Ruiz, Camarillo, Ventura County, California. Any exceptions to or deletions from this practice are described in Sections 1.3 and 1.5. Based on the scope of work conducted for this Phase I ESA, no recognized environmental conditions (RECs) were identified in connection with the subject property. Based on the information reviewed, it is URS' opinion that no further investigation of the subject property is warranted at this time.

1.0 INTRODUCTION

Presented in this report are the results of the Phase I Environmental Site Assessment (Phase I ESA) conducted by URS Corporation (URS) of Properties No. 41 of the Kilroy Portfolio located at 5151, 5153, and 5155 Camino Ruiz, Camarillo, Ventura County, California (subject property or site). This assessment was accomplished by, and limited to, a reconnaissance of the site, a drive-by survey of the site vicinity, and review of agency databases and other reasonably ascertainable information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the site.

1.1 ASTM STANDARD AND ALL APPROPRIATE INQUIRY

The format and content of this Phase I ESA Report of the subject property are in general accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments* (Standard Designation E 1527-05) approved in November 2005 and the United States Environmental Protection Agency (USEPA) 40 CFR Part 312 *Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule* adopted November 1, 2006.

1.1.1 All Appropriate Inquiry Standards

The USEPA Rule on AAI was developed to establish landowner liability protections to property owners under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as innocent landowners, bona fide prospective purchasers, and/or contiguous property owners. The Rule expands the records review requirements by increasing the search distances beyond the recently superseded ASTM Standard E 1527-00, incorporating mandatory searches for engineering and institutional controls, and mandatory review of local government and tribal records. The records review also requires a search of reasonable ascertainable land title and lien records to identify environmental liens or activity and use limitations, if any, that are recorded against the property. The historical sources review requires that a search of the property to go as far back in history as it can be shown that the property contained structures or was first used for residential, agricultural, commercial, industrial, or governmental purposes. Data gaps identified for the property will be identified and their significance reported. The AAI Rule also requires taking into account commonly known or reasonably ascertainable information within a local community. AAI requires that inquiries be conducted by an environmental professional, which is specifically defined within the Rule.

1.1.2 ASTM Standard

The ASTM *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments* (Standard Designation E 1527-05) was approved in November 2005. ASTM Standard E 1527-05 was established and updated to reflect industry requirements brought about by AAI.

The goal of the ASTM Standard is to identify Recognized Environmental Conditions (RECs). By definition under ASTM designation E 1527-05, the term “recognized environmental condition” is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

1.1.3 Deviations

An environmental cleanup lien search was not performed. However, it is URS’ opinion that the lack of the lien search does not represent a significant data gap, in that it does not impact URS’ ability to identify recognized environmental conditions at the subject property and therefore it does not alter the conclusions of this report. According to the EDR Report, NPL (Superfund) and other environmental liens are not associated with the subject property. A title report provided by LBA did not indicate environmental liens filed against the property. Based on available information, no environmental liens appear to be associated with the subject property.

1.1.4 User Obligation

To receive/maintain liability protections established under the Brownfields Amendments, in addition to conducting AAI, the purchaser has the continued obligation of:

- Complying with land use restrictions and not impeding the effectiveness or integrity of institutional controls;

- Taking steps with respect to hazardous substances affecting a landowner's property to prevent releases;
- Providing cooperation, assistance and access to EPA, a state, or other party conducting response actions or natural resource restoration at the property;
- Complying with CERCLA information requests and administrative subpoenas; and, providing legally required notices.

1.2 PURPOSE

The purpose of the Phase I ESA is to gather information about the subject property and surrounding areas to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants and contaminants, petroleum or petroleum products, and controlled substances.

1.3 SCOPE OF SERVICES

The Scope of Services performed is in accordance with the contract between LBA Realty LLC (LBA) and URS dated September 6, 2012. The format and content of this Phase I ESA Report of the subject property are in general accordance with the US EPA's standards for AAI and ASTM *Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process* E 1527-05.

This Phase I ESA was accomplished by, and limited to, a reconnaissance of the site and review of pertinent documentation available through URS' standard resources regarding past and current land use for indications of the manufacture, generation, use, storage, and/or disposal of hazardous substances at the site. The site reconnaissance included a walking tour of areas at the subject property that were accessible by foot and a drive-by survey of surrounding and adjacent properties. To meet the objective of this Phase I ESA, URS completed the following tasks:

- Performed a reconnaissance survey of the subject property to make visual observations of existing site conditions and activities, and a drive-by survey of the area within ¼-mile of the site to observe types of general land use. Photographs of the site are provided as Appendix A.
- Reviewed the federal, state, and local database list search provided by Environmental Data Resources, Inc., (EDR) of Milford, Connecticut of known or potential hazardous

waste sites or landfills, and sites currently under investigation for environmental violations. The agency lists and search radii results (EDR Report) are provided in Appendix B.

- Conducted inquiries in person, by telephone, or in writing to the appropriate regulatory agencies for information regarding environmental permits, violations or incidents, and/or the status of enforcement actions at the subject property.
- Reviewed pertinent, available documents and maps regarding local physiographic and hydrogeologic conditions in the site vicinity including the potential presence of wetlands, floodplains, coastal zones, aquifer recharge areas, and nearby environmentally sensitive sites.
- Reviewed and interpreted available historical aerial photographs, Sanborn Fire Insurance Maps, and historical city directories of the site and vicinity for evidence of previous site activities and development that would suggest the potential presence of hazardous substances at the site. Historical sources are provided in Appendix C.
- Reviewed and interpreted archival U.S. Geological Survey (USGS) topographic maps of the site and the area within ½-mile of the subject property for information regarding historical land use potentially involving the manufacture, generation, use, storage and/or disposal of hazardous substances. Historical sources are provided in Appendix C.
- Reviewed available title records and environmental lien information for the subject property.
- Reviewed previous environmental reports for the subject property, which are provided in Appendix D.
- Prepared this report describing the research performed and presenting URS' findings and professional opinions regarding the potential for adverse environmental impacts to the subject property.

1.4 USER RELIANCE

This report has been prepared for use by LBA and its lender and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of URS.

1.5 LIMITATIONS AND EXCEPTIONS

This report and associated work have been provided in accordance with the terms and conditions of the contract between LBA and URS dated September 6, 2012. Based on the scope of services outlined in the proposal and the age and use of the building, the ESA specifically did not include sampling for asbestos, radon gas, lead-based paint, or lead in drinking water; sampling and/or testing of soil or groundwater.

2.0 SITE DESCRIPTION

2.1 LOCATION

The subject property is located at the southeast corner of the intersection of Verdugo Way and Camino Ruiz in the City of Camarillo, Ventura County, California. The street addresses are 5151, 5153, and 5155 Camino Ruiz. According to the Ventura County Assessor, the subject property consists of assessor parcel number (APN) 160-009-319 (20 acres). A Site Vicinity Map and a Site Plan are included as Figures 1 and 2, respectively.

2.2 FEATURES/USE

The subject property is improved with four office buildings collectively known as Mission Oaks Business Park consisting of 265,372 square feet situated on 20-acres. The four buildings are surrounded by paved driveway and parking areas and perimeter landscaping. The buildings are described as follows:

Building	Address	Stories	Size (square feet)	Tenant
Building E/F	5151 A Camino Ruiz	1-Story	111,469	Vacant
Building G	5151 B Camino Ruiz	3-Story; includes basement	76,392	Vacant
Building B	5153 Camino Ruiz	2-Story	38,655	First Floor – ADP Security Second Floor - Vacant
Building C	5155 Camino Ruiz	2-Story	38,856	Vacant

With the exception of Building G, the buildings are of slab-on grade construction. Building G is constructed with a basement-level. The buildings onsite were constructed between 1982 and 1984. No manufacturing is conducted at the subject property. The majority of the property is unoccupied except for the first floor of Building B which is being used by Automatic Data Processing (ADP) Security for office purposes. Access to the subject property is via driveways off of Verdugo Way to the north and Camino Ruiz to the west and south.

2.3 SITE VICINITY AND ADJACENT PROPERTIES

URS' observation and evaluation of adjoining properties were limited to features and conditions that were visible from public rights-of-way. The following observations were made:

North: The subject property is bordered to the north by Verdugo Way following by commercial office buildings occupied by the Ventura County Superintendent of Schools.

- South: The subject property is bordered to the south by Camino Ruiz followed by Highway 101 (Ventura Freeway).
- East: The subject property is bordered to the east by commercial office buildings occupied by Teledyne (5212 Verdugo Way) and a medical supply company.
- West: The subject property is bordered to the west by Camino Ruiz followed by a vacant lot.

No environmental concerns associated with adjacent properties were identified based on visual observation from publicly accessible rights-of-way.

3.0 PHYSICAL SETTING

3.1 TOPOGRAPHY

The site is located in Township 2 North, Range 20 West Section 32, San Bernardino Meridian, within the City of Camarillo, Ventura County, California (Figure 1). Topographic map coverage is provided by the U.S. Geological Survey (USGS), 7.5-minute “Camarillo California Quadrangle, 1967. The vicinity of the subject property is relatively flat and slopes gently to the southeast. The site elevation is approximately 115 feet above mean sea level (msl).

3.2 SURFACE WATER

No natural surface water bodies or streams were observed on the subject property. The nearest surface water body is the Conejo Creek running in a southerly direction approximately 0.45-mile east. According to the EDR Report (Appendix B), the subject property is located within a Federal Emergency Management Agency (FEMA)-designated 100-year or a 500-year flood zone.

3.3 GEOLOGY AND SOILS

The site is located in the western portion of the Transverse Ranges Geomorphic Province and the eastern portion of the Oxnard Plain. The Oxnard Plain is a low lying alluvial basin surrounded by the Santa Ynez Mountains to the northwest, the Oak Ridge Mountains to the north, the Santa Susana Mountains to the northeast, and the Santa Monica Mountains to the southeast. The site is located in the Pleasant Valley portion of the Oxnard Plain. The geology of Pleasant Valley is very complex, characterized by intense folding and faulting and rapid facies changes in upper alluvial sediments. In general, the site is underlain by approximately 400 to 1,000 feet of unconsolidated alluvial sediments comprised of clay, silt, sand and gravel. The alluvial sediments in the valley are underlain by crystalline volcanic rocks. Based on a review of previous investigations conducted at the site, the near-surface sediments, to depths of approximately 30 feet beneath the site, are comprised of silt and fine sand.

The U. S. Department of Agriculture’s (USDA) Soil Conservation Service (SCS) National Cooperative Soil Survey soil maps were reviewed by EDR and summarized in the EDR Report (Appendix B). Based on the review of the information in EDR report, site soils are mapped as Mocho Loam.

3.4 HYDROGEOLOGY

The subject property is located within the Pleasant Valley Groundwater Subbasin of the Ventura Central Groundwater Basin. The Pleasant Valley Subbasin is differentiated from the Ventura Central Basin by faulting and folding. Water bearing units include shallow unconfined and/or perched aquifers and deeper confined aquifers. Regional groundwater flow direction is towards the southwest. The groundwater monitoring data conducted in the early subject property indicated that groundwater beneath the Unisys site was encountered at about 20 feet below grade. More recent information obtained from the online GeoTracker database maintained by the State Water Resources Control Board (SWRCB) for a site located about 0.70 miles southwest of the site (ExxonMobil station-4735 Pleasant Valley Road) indicates that during Third Quarter 2011 groundwater beneath the ExxonMobil site ranged between 40.18 to 47.89 feet below grade and flowed in a westerly direction. Groundwater flow direction is assumed to follow topography and therefore is expected to flow generally toward the southwest.

4.0 SITE HISTORY

URS reviewed readily available historical data pertaining to the subject property. These references were reviewed for evidence of activities that would suggest the potential presence of hazardous substances at the subject property and to evaluate the potential for the subject property to be impacted by offsite sources of contamination. The following subsections are a summary of the review. All EDR provided historical sources are provided as Appendix C.

4.1 HISTORIC SANBORN FIRE INSURANCE MAPS

URS contacted Environmental Data Resources, Inc. (EDR) of Milford, Connecticut for Sanborn Fire Insurance maps of the subject property and surrounding area. EDR reported that Sanborn Map coverage does not exist for the subject property area.

4.2 HISTORIC CITY DIRECTORIES

Business directories including city, cross-reference and telephone directories were requested from EDR for the subject property address and in the site vicinity. EDR searched historical city directories at approximately five year intervals for the years 1926 through 2002 (Appendix C). The following table is a summary of the listings identified for the subject property addresses.

Address	Year(s)	Occupant
5151 Camino Ruiz	1985	Amdahl SDC Reprographics pmtrs System Development Corporation
	1986	Amdahl Ameche Bob & Lori @Newbury Park SDC Reprographics pmtrs System Development Corporation S T @Point Mugu@ Navy Pt Mugu Reprographics pmtrs System Solutions @Newbury Park
	1993	Amdahl Defense Systems
	2002	AMDAHL CENTRAL PURCHASING CREDIT UNION MEDICARE Unisys Corporation WESTRN Federal Credit Union
5153 Camino Ruiz	2002	ELABOR.COM

Address	Year(s)	Occupant
5155 Camino Ruiz	1993	1993 Micro Products Group GTE Unisys Corporation
	1996	NAME

No other listings were identified for the subject property addresses in the historical city directories searched by EDR.

4.3 HISTORIC USGS TOPOGRAPHIC MAPS

URS reviewed historic topographic maps dated 1904, 1910, 1947, 1950, 1951, and 1967 that were provided by EDR (Appendix C). The following is a summary of the review.

1904, 1910, 1947, 1950, 1951

In the 1904 and 1910 maps, the subject property, site vicinity, and surrounding areas appear to be undeveloped. Conejo Creek is shown to the east. By 1947 the subject property and vicinity appear to be developed with orchards. Highway 101 is present immediately to the south. The small town of Camarillo is present approximately 1.5 miles to the west. No obvious changes were visible on the 1950 map.

1967

The subject property is depicted as vacant land. Increased development is shown associated with the City of Camarillo.

4.4 HISTORIC AERIAL PHOTOGRAPHS

Information regarding past subject property land use was obtained by a review of historical aerial photographs, dated 1938, 1947, 1959, 1964, 1970, 1977, 1989, 1994, and 2005 obtained from EDR (Appendix C). A summary evaluation of the historic aerial photographs is provided as follows.

1938, 1947, 1959, 1964, 1970, and 1977

The subject property appears to be agricultural land (possibly planted in row crops). A small road is located adjacent to the south in the present position of Highway 101. The site vicinity and surrounding areas also appear to be agricultural in use. By 1977 Highway 101 appears as a divided highway and housing developments have been constructed approximately 1 mile to the north.

1989, 1994, and 2005

In 1989 and 1994, the subject property appears developed with the current site buildings and paved parking lots. Adjacent properties to the east and west appear as vacant land. Adjacent land to the north has been developed commercially and land to the south of Highway 101 remains agricultural.

2005

The subject property appears developed with the current site buildings and paved parking lots. Adjacent properties to the east have been developed commercially. Adjacent land to the west remained vacant. Adjacent land to the north has been developed commercially. Land to the south of Highway 101 remains agricultural.

4.5 EDR HISTORICAL DATABASE REVIEW

URS reviewed the results of the EDR Proprietary Historical Database search presented in the EDR Report in order to identify past and current occupants of the subject property and surrounding area that may have had the potential to generate, use or store hazardous materials (i.e. manufactured gas plants, historical auto stations and dry cleaning facilities). The subject property was not identified in the EDR Proprietary Historical Databases. The EDR Report is included as Appendix B.

4.6 USER PROVIDED INFORMATION

URS interviewed Kilroy Property Engineer Roger (last name not provided). Information obtained from this individual has been incorporated into the appropriate sections of this report.

4.6.1 Title Records

A Preliminary Title Report prepared by Chicago Title Company on April 30, 2012 was provided to URS by LBA for review. According to the Preliminary Title Report, title to the subject property is vested in Kilroy Realty L.P., a Delaware limited partnership.

4.6.2 Environmental Liens

The Preliminary Title Report prepared by Chicago Title Company on April 30, 2012 did not identify environmental liens associated with the subject property. The EDR Report did not identify Federal Superfund liens or deed restrictions in association with the subject property. Based on available information and interviews with property representatives knowledgeable about the site, no environmental liens appear to be associated with the subject property.

At the time of the August 23, 2012 Phase I ESA report (see Section 4.6.5), Ardent's review of the title insurance policy did not reveal records of environmental liens or activity use and limitations (AULs) related to environmental issues associated with the site. In addition, representatives of Kilroy were not aware of any environmental liens or AULs against the site that are filed or recorded under federal, state, or local law. No environmental liens were identified associated with the subject property.

4.6.3 Other Activity and Use Limitations

Based on available information, there appear to be no other activity or land use limitations, such as institutional controls, other than local zoning requirements that are in place on the site or that have been filed or recorded in a registry.

4.6.4 Valuation Reduction for Environmental Issues

Based on available information, there is no indication that the property value of the site has decreased due to environmental issues.

4.6.5 Prior Documents

URS reviewed and summarized the following previous report that was prepared for the subject property. A copy of this report is provided in Appendix D.

Phase I Environmental Site Assessment, 5151-5155 Camino Ruiz, Camarillo, California, prepared by Ardent Environmental Group, Inc. (Ardent), prepared for McRoberts & Associates, and dated August 23, 2012.

At the time of Ardent's report, the subject property was developed as it appears today with the current four building multi-tenant light industrial complex. At the time of the site reconnaissance, the majority of the site was unoccupied with the exception of the first floor of 5153 Camino Ruiz (Building B) occupied by ADP Security Systems and the second floor of 5155 Camino Ruiz (Building C) occupied by Zendagi Games. Both tenants use the space for office purposes.

According to Ardent, the former tenant Unisys had installed two 12,000-gallon underground storage tanks (USTs) used to store diesel fuel for emergency standby power and a third 12,000-gallon gasoline UST used to fuel company vehicles. In 1988, following the detection of a leak in UST piping, it was discovered that the soil and groundwater were contaminated with diesel fuel from the release. The three 12,000 gallon USTs were removed from the site and replaced with one 20,000 gallon double walled diesel UST in 1989. Following removal of the three USTs, soil remediation was performed by excavation and on-site aeration under permit from the Ventura County Air Pollution Control District (VCAPCD). Following aeration, the soil was disposed of off-site.

To evaluate the extent of groundwater contamination, a total of eleven groundwater monitoring wells were installed onsite. Groundwater monitoring of the on-site wells was conducted on a quarterly basis from May 1989 through October 1995. Over this time period, active groundwater remediation was not conducted; instead natural attenuation (bio-degradation) occurred. Maximum concentrations of total petroleum hydrocarbons as gasoline (TPHg) in groundwater were reduced from 10 parts per million (ppm) to 0.076 ppm. Concentrations of total petroleum hydrocarbons as diesel (TPHd) were never detected. Concentrations of benzene were reduced from 1.48 ppm to 0.0008 ppm and maximum concentrations of toluene were reduced from 1.9 ppm to non-detectable concentrations. Maximum concentrations of xylenes and ethylbenzene were reduced from 1.72 and 0.23 ppm respectively, to non-detectable concentrations. In 1996, all eleven monitoring wells were abandoned and removed and on September 17, 1996 the VCEHD issued a site closure with regards to the three 12,000-gallon USTs removed in 1989 and the subsequent remediation of groundwater and soil. No further action was recommended.

The 20,000-gallon diesel UST installed in 1989 was removed from the subject property under permit from VCEHD in 2005. Based on a tank closure report, ten soil samples were collected.

Five samples were collected from the soils stockpile, two from beneath the tank excavation at approximately 17 feet below ground surface (bgs), and the remaining three from approximately 3 feet bgs from beneath product piping. The soil samples were analyzed for TPHg, TPHd, and volatile organic compounds (VOCs) including fuel oxygenates. Laboratory results indicated no detected concentrations of TPHg, TPHd, and VOCs. The analytical data, which was sent to VCEHD, indicated a release did not occur.

Ardent also reviewed asbestos surveys, indoor air quality surveys, microbial assessment, microbial abatement, water restoration, and moisture inspection reports dating back to 2005 through 2008 and prepared for subject property by Ninyo & Moore and Ardent Environmental Group, Inc. According to Ardent, areas with water damage and suspected mold growth were removed from several tenant spaces and no residual suspected mold growth was observed. It was stated that future mold growth related to these incidents was not expected to present an issue at the site. Based on the sampling results, the abatement activities were considered complete. Asbestos containing building materials are known to be present at the subject property (Section 5.16). These materials may be managed in place under an Asbestos Operations & Maintenance (O&M) Plan.

Evidence of water intrusion was observed onsite at the time of URS' site visit within building 5151A and 5155 Camino Ruiz (Section 5.19).

Based on their assessment, Ardent did not find evidence of recognized environmental conditions. The LUST case associated with the three USTs was closed by Ventura County and the UST removed in 2005 had not leaked. No further investigation was recommended by Ardent. URS concurs with this opinion.

4.8 SUMMARY OF HISTORICAL DATA

According to the review of available historical data, it appears that the subject property was undeveloped land since at least the early 1900s until it was developed with agricultural row crops beginning sometime prior to 1938. The subject property was redeveloped with the onsite buildings beginning in 1982. Building B, Building C, and Building G have been historically occupied by various tenants for use as office space. Building E/F has been used for both office and light industrial purposes. Unisys, a manufacturer of electrical computer components was the original building occupant until approximately 2001. Since that time, the buildings have been occupied by various tenants, most recently Wellpoint/Blue Cross of California.

Common agricultural practices can result in residual concentrations of fertilizers, pesticides or herbicides in near-surface soil, though not generally at concentrations that pose a significant health risk. It is URS' opinion that, since the site has been graded and redeveloped, remaining pesticide or herbicide residues, if any, are likely to have been dispersed during these construction activities and therefore are unlikely to impact human health or the environment. Accordingly, no further investigation is recommended regarding residual pesticides.

4.9 HISTORICAL DATA GAPS

A data gap was encountered during the review of historical documentation for the subject property. ASTM Standard Practice E 1527-05 states that "all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier." URS' review of reasonably ascertainable standard historical sources does not indicate when the site was first developed, only that it was developed for agricultural use sometime prior to 1938. Since the site has been graded and redeveloped and there is no evidence of historical use by other tenants of potential environmental concern, it is URS' opinion that this data gap does not impact URS' ability to identify recognized environmental conditions at the site and, as such, is unlikely to alter the conclusions of this Phase I ESA.

5.0 SITE RECONNAISSANCE

On September 18, 2012, Ms. Joanna Luebbers, a URS representative, conducted a reconnaissance of the subject property. The reconnaissance consisted of the observation and documentation of existing site conditions accessible by foot and nature of the neighboring property development within ¼-mile of the site. Photographs taken during the site reconnaissance are provided in Appendix A.

The subject property encompasses 20 acres improved with four office buildings collectively known as Mission Oaks Business Park consisting of 265,372 square feet, as described in Section 2.2. The majority of the subject property buildings are currently vacant except for the first floor of 5153 Camino Ruiz which is occupied by ADP Security for office use.

Utility providers to the property include Southern California Edison (SCE) for electrical services, The Gas Company for natural gas services, City of Camarillo for potable water, and Ventura County for sanitary sewer services.

5.1 INTERVIEWS

URS interviewed site personnel during the site visit, who provided site-specific information that has been incorporated into the appropriate sections of this report.

5.2 HAZARDOUS SUBSTANCES

At the time of the site visit, URS observed hazardous materials consisting of routine janitorial supplies and building maintenance materials such as paints, oils, cleaners, and thinners. In addition, a central plant for the subject property is located in the northern portion of Building E/F. The central plant houses three emergency diesel generators, chillers, two cooling towers, and a boiler. Each diesel generator is equipped with a 100-gallon diesel day tank within secondary containment. The plant is currently not in use due to the vacancy of the property. No concerns were noted associated with the use and storage of hazardous substances onsite.

5.3 STORAGE TANKS

At the time of URS' site visit, no evidence of underground storage tanks (USTs) such as fill ports, piping, or vent pipes was observed or reported onsite. With the exception of the diesel day tanks mentioned in Section 5.2 above, no aboveground storage tanks (ASTs) were observed or reported onsite.

5.4 POLYCHLORINATED BIPHENYLS (PCBs)

Three utility-owned pad-mounted electrical transformers operated by Southern California Edison (SCE) was observed throughout the subject property. Based on the date of construction of site improvements (1982-1984), the presence of PCBs in the transformers is unlikely. The utility company is responsible for the maintenance of the transformers. No evidence of leaks was observed or reported at the time of the site visit. No wet-type electrical transformers were observed or reported inside the building.

Fluorescent lighting was observed throughout the subject property building. Based on the construction date of the subject property (1982-1984), PCBs in the onsite lighting ballasts and/or other equipment is unlikely.

Hydraulic elevators are located within Buildings C and G. No evidence of environmental concern was noted within the elevator equipment rooms. Based on the construction date of the subject property (1982-1984), PCBs in the elevator hydraulic fluid is unlikely.

No other potential PCB-containing equipment was observed or reported onsite during the site reconnaissance.

5.5 WASTE DISPOSAL

Solid wastes generated onsite consist of typical office-type, breakroom, general packaging, and restroom waste. No evidence of a release or other concerns associated with the trash dumpsters was observed. Solid wastes are disposed offsite by a contracted waste hauler.

The generation or storage of hazardous waste was not observed or reported onsite at the time of the site visit.

Other wastes generated onsite include recyclable wastes such as, cardboard and office paper, and universal (fluorescent light tubes) and E-wastes. These wastes are disposed offsite by contracted companies on an as needed basis.

5.6 WETLANDS, FLOODPLAIN, COASTAL ZONE

According to the EDR Report (Appendix B), the subject property is located within a Federal Emergency Management Agency (FEMA)-designated 100-year flood zone. No wetlands were identified or observed on the subject property during the site reconnaissance. The subject property is not located within a coastal zone.

5.7 DRUMS/OTHER CHEMICAL CONTAINERS

Drums and chemical containers observed onsite during the site reconnaissance are described in Section 5.2.

5.8 DUMPING

No evidence of unauthorized dumping of chemicals or substances was observed or reported onsite during the site reconnaissance.

5.9 PITS, PONDS, OR LAGOONS, SEPTIC SYSTEMS, CISTERNS, SUMPS, DRAINS, AND CLARIFIERS

Floor drains were observed within the building restrooms. These drains are reportedly connected to the municipal sewer. No staining or other evidence of concerns was observed in the area of the floor drains.

Storm water at the subject property appears to be directed via sheet flow to storm drains located within the parking areas and driveways surrounding the building. No staining or other evidence of concerns was observed in the area of the storm drains.

No pits, ponds, lagoons, septic systems, cisterns, sumps, or clarifiers were observed or reported onsite during the site reconnaissance.

5.10 PESTICIDE USE

The use or storage of pesticides was not observed onsite during the site reconnaissance.

5.11 STAINING AND DISCOLORED SOILS

No areas of staining or discolored soils were observed or reported onsite during the site reconnaissance.

5.12 STRESSED VEGETATION

No stressed vegetation was observed or reported onsite during the reconnaissance.

5.13 UNUSUAL ODORS

No unusual odors were noted or reported onsite during the site reconnaissance.

5.14 ONSITE WELLS

No groundwater monitoring, water supply, or oil and gas production wells were observed or reported onsite during the site reconnaissance. URS reviewed maps available on the State of California, Department of Conservation, Division of Oil, Gas, & Geothermal Resources website for information regarding oil wells located at the subject property. No oil wells were identified on or adjacent to the subject property. Numerous idle oil production wells associated with the Conejo oil field are located approximately 0.5-mile to the southeast. The nearest oil well locations identified by DOGGR are located approximately 0.25-mile to the southeast of the subject property.

5.15 NEARBY ENVIRONMENTALLY SENSITIVE SITES

No environmentally sensitive sites were observed immediately adjacent to the subject property.

5.16 ASBESTOS

An asbestos survey was not included as part of this Phase I ESA. Based on the construction date of the subject property (1982-1984), asbestos-containing building materials may be present at the subject property. Building materials appeared to be in good condition at the time of the site visit and can be managed in place under an Asbestos Operations & Maintenance (O&M) Plan.

Ardent reviewed several documents that were related to previous asbestos sampling performed onsite. Asbestos samples were collected onsite by Kaselam & D'Angelo Associates in 1990, Ninyo & Moore in 2008, and Ardent in 2011. Materials sampled included floor tile and mastic, linoleum, mastic beneath elevated flooring, thermal system insulation, various cove base materials, fireproofing, and drywall and joint compound. Asbestos was found in various vinyl floor tiles and mastics throughout the subject property buildings. An Asbestos Operations & Maintenance (O&M) Plan dated May 27, 2008 was prepared by Ninyo & Moore. Ardent reported that asbestos abatement of floor tile has since been conducted onsite. The Asbestos O&M plan should be updated to reflect current site conditions.

5.17 LEAD

A lead-based paint survey was not included as part of this Phase I ESA. Based on the construction date of the subject property (1982-1984), lead-based paint is unlikely to be present at the subject property. Painted surfaces were generally observed in good condition without significant evidence of peeling or damage during the site.

5.18 RADON

URS reviewed the United States Environmental Protection Agency (USEPA) Map of Radon Zones in California for information regarding radon concentrations in the subject property area. The map was produced in conjunction with the United States Geological Survey (USGS). The USEPA survey of indoor radon concentrations listed the radon zone level for Ventura County, California, as Zone 1. Zone 1 areas are predicted to have an average indoor radon screening potential greater than 4.0 picoCuries per liter of air (pCi/l) for the general area of the subject property. The USEPA action level for radon is 4.0 pCi/l. Building G has a basement level built with a 6-inch concrete slab followed by two impervious vapor membranes and another 6-inch concrete slab. The reported construction of the basement level would prohibit the intrusion of radon gas into the basement area of Building G. Therefore, no further assessment for radon is recommended for the subject property.

5.19 OTHER CONCERNS

During the site reconnaissance, evidence of water intrusion issues was noted on the first floor of Building C. A recent roof leak, that affected an office area, was also noted in Building E. No potential microbial growth was noted in these areas and onsite personnel were aware of the issues. No other evidence of water intrusion or potential microbial growth was observed or reported in the areas accessed by URS at the time of the site visit.

No other concerns were noted or reported onsite during URS' site reconnaissance.

6.0 GOVERNMENT AGENCY INFORMATION

URS reviewed readily available records regarding past and current site use, contacted applicable agencies regarding potential environmental concerns at the site, and reviewed the agency database list search for potential environmental concerns at surrounding properties. The information obtained during the records review is provided in the following sections.

6.1 DATABASE LIST SEARCH

URS contracted an environmental database firm, Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, to conduct a search for facilities listed by regulatory agencies as potentially having environmental concerns. The search was limited to within a one-mile radius (i.e., ASTM and AAI standards) of the subject property to assess whether activities on or near the site have the potential to create RECs at the subject property. The complete list of databases reviewed is provided in the EDR Report, included as an attachment to this Phase I ESA, and is summarized in the table presented below. It should be noted that this information is reported as URS received it from EDR, which in turn reports information as it is provided in various government databases. It is not possible for either URS or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence.

The following table summarizes the number of facilities in the site vicinity that were identified in the indicated agency databases within the indicated survey distances.

AGENCY DATABASE	SURVEY DISTANCE	NUMBER OF SITES IDENTIFIED
FEDERAL STANDARD ENVIRONMENTAL RECORDS		
United States Environmental Protection Agency (EPA) National Priority List (NPL) for Superfund Sites	1.0 mile	0
U.S. Proposed NPL Sites (Proposed NPL)	1.0 mile	0
Federal Superfund Liens (NPL LIENS)	Property	0
U.S. NPL Deletions (Delisted NPL)	1.0 mile	0
U.S. EPA Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS)	0.5 mile	0
Federal Facility Site Information Listing (FEDERAL FACILITY)	1.0 mile	0
U.S. EPA CERCLIS – No Further Remedial Action Planned (CERC-NFRAP)	0.5 mile	0
U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	1.0 mile	0
U.S. EPA RCRA Permitted Treatment, Storage, and Disposal Facilities (TSDFs)	0.5 mile	0

AGENCY DATABASE	SURVEY DISTANCE	NUMBER OF SITES IDENTIFIED
U.S. EPA RCRA Registered Large Quantity Generators of Hazardous Waste (RCRA-LQG)	0.25 mile	2
U.S. EPA RCRA Registered Small Quantity Generators of Hazardous Waste (RCRA-SQG)	0.25 mile	2
U.S. EPA RCRA Registered Conditionally Exempt Small Quantity Generators of Hazardous Waste (RCRA-CESQG)	0.25 mile	0
U.S. Engineering Controls Sites List (US ENG CONTROLS)	0.5 mile	0
U.S. Sites with Institutional Controls (US INST CONTROL)	0.5 mile	0
U.S. EPA Emergency Response Notification System (ERNS)	Property	1
STATE STANDARD ENVIRONMENTAL RECORDS		
State Response Sites (RESPONSE)	1.0 mile	0
State Site Mitigation and Brownfields Reuse Program (ENVIROSTOR) database	1.0 mile	6
State Solid Waste Information System of Permitted Solid Waste Disposal Facilities or Landfills (SWF/LF)	0.5 mile	0
State Leaking Underground Storage Tank Incident Reports (LUST)	0.5 mile	7
State Spills, Leaks, Investigation & Cleanup Cost Recovery Listing (SLIC)	0.5 mile	1
State Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)	0.5 mile	0
State Active Underground Storage Tank Facilities (UST)	0.25 mile	4
State Aboveground Petroleum Storage Tank Facilities (AST)	0.25 mile	1
State Underground Storage Tanks on Indian Land (INDIAN UST)	0.25 mile	0
FEMA Underground Storage Tank Listing (FEMA UST)	0.25 mile	0
State Voluntary Cleanup Program Properties (VCP)	0.5 mile	0
State Voluntary Cleanup Priority Listing on Indian Land (INDIAN VCP)	0.5 mile	0
ADDITIONAL ENVIRONMENTAL RECORDS		
U.S. Listing of Brownfields Sites (US BROWNFIELDS)	0.5 mile	0
U.S. Open Dump Inventory (ODI)	0.5 mile	0
State Waste Management Unit Database System (WMDUS/SWAT)	0.5 mile	0
State Listing of Recycling Facilities (SWRCY)	0.5 mile	0
State Registered Waste Tire Haulers Listing (HAULERS)	Property	0
State Report of the Status of Open Dumps on Indian Lands (INDIAN ODI)	0.5 mile	0
U.S. and State Clandestine Drug Labs (CDL)	Property	0
State Historical Hazardous Waste Sites (HIST Cal-Sites)	1.0 mile	0
State School Property Evaluation Program (SCH)	0.25 mile	1
State Toxic Pits Cleanup Act Sites (Toxic Pits)	1.0 mile	0
State Facility Inventory Database (CA FID UST) of historical active and inactive UST locations	0.25 mile	1
State Hazardous Substance Storage Container Database (HIST UST) of historical UST sites	0.25 mile	3
State SWEEPS UST Listing (SWEEPS UST)	0.25 mile	2
U.S. CERCLA Lien Information (LIENS 2)	Property	0
U.S. Land Use Control Information System (LUCIS) for former Navy properties	0.5 mile	0
State Environmental Liens Listing (LIENS)	Property	0
State Deed Restriction Listing (DEED)	0.5 mile	0

AGENCY DATABASE	SURVEY DISTANCE	NUMBER OF SITES IDENTIFIED
State Hazardous Materials Information Reporting System (HMIRS).	Property	0
State of California Hazardous Material Incident Report System (CHMIRS)	Property	1
State Land Disposal Sites Listing (LDS)	Property	0
State Military Cleanup Sites Listing (MCS)	Property	0
Other Local and/or State Databases and Ascertainable Records (see EDR Report for complete listing of databases and search radii)	Varied according to database	10
EDR PROPRIETARY DATABASES		
Manufactured Gas Plants: A collection of potential manufactured gas plants from searched business directories.	1.0 mile	0
EDR Historical Auto Stations: A collection of potential gas station/filling station/service station sites from searched business directories.	0.25 mile	0
EDR Historical Cleaners: A collection of potential dry cleaner sites from searched business directories.	0.25 mile	0

The locations of EDR-listed sites are shown on the radius maps accompanying the EDR Report (Appendix B). The databases searched and the information obtained is summarized in the following sections.

6.1.1 Subject Property

The EDR Report identified the following listings for the subject property address:

- The subject property address of 5151 Camino Ruiz is identified as **System Development Corp (A1)** in the HIST UST and CHMIRS databases, as **Unisys Corp (A3 and A4)** in the RCRA-SQG, FINDS, HIST CORTESE, LUST, CA FID UST, UST, SWEEPS UST, Ventura Co BWT, and HAZNET databases, and as **5151 Camino Ruiz (A2)** in the ERNS database. These listings pertain to the former presence of USTs at the subject property and the resulting remediation activities related to the removal of the three 12,000-gallon USTs. Further information regarding the former USTs and resulting remediation and case closure is presented in Section 4.6.5.

6.1.2 Adjacent Properties

The EDR Report identified the following facilities adjacent to the subject property:

- **Teledyne/Rockwell Scientific (B5, B6)** at 5212 Verdugo Way is identified adjacent to the east of the subject property in the RCRA-LQG, AST, Ventura County BWT, HAZNET, and Medical Waste Ventura databases. The County listings appear related to

local agency tracking of the RCRA-LQG activities. No generator violations are reported. Based on the lack of reported violations or listings in other databases indicating a release, this facility appears unlikely to have created an environmental concern for the subject property.

6.1.3 Site Vicinity

URS reviewed the EDR database report to identify offsite facilities that have suspected or documented environmental concerns or RECs that may negatively impact the subject property. URS' criteria for further evaluating the potential impact of a listed offsite facility are summarized below:

- The listed offsite facility is documented or assumed to be hydrogeologically upgradient and a likely pathway exists for known releases of environmentally mobile contaminants to reach the subject property; or, contaminants from the listed offsite facility can reach the subject through other pathways (i.e., surface runoff); and,
- The offsite facility is listed as an open case on one of the following databases: Federal NPL, Federal CORRACTS, Federal CERCLIS, Federal ERNS, and State-Specific lists including, but not limited to State Hazardous Waste Sites, State SCL, State LUST, State Deed Restrictions, State Toxic Pits, Landfill (excluding transfer stations); or
- The facility is a known or suspected concern based on URS' experience or observations made during the site reconnaissance. (i.e., Dry-cleaning operations that may or may not be listed as RCRA-SQG or a non-adjacent UST site that appears to have a remediation system in place).

No facilities were identified that, using the criteria discussed above, appeared to be a potential concern.

6.1.4 Unmapped Sites

URS reviewed EDR's Orphan Summary, which is a listing of sites that have not been geocoded based on lack of sufficient data regarding their exact location within the general area. The subject property was not identified as an Unmapped Site. None of the Unmapped Sites identified on the Orphan Summary appear to be located within the ASTM-designated radii of the subject property, and therefore, URS has no reason to believe that these sites had an impact on the subject property.

6.2 REGULATORY CONTACTS

URS requested information from the local and state agencies regarding the subject property such as the status of environmental permits, violations, or corrective actions. Agencies contacted and a summary of the information obtained are provided below.

California EPA (Cal/EPA) Department of Toxic Substances Control, Chatsworth Offices (DTSC) – The DTSC Chatsworth Office responded on September 14, 2012, and reported that they have no records for the subject property address. In addition, the subject property addresses were not identified in the online Envirostor database maintained by DTSC, reviewed by URS on November 30, 2012.

California Regional Water Quality Control Board (RWQCB), Los Angeles Region – The RWQCB Los Angeles Region responded on September 17, 2012 and reported that they have no records for the subject property address. However, Unisys was identified at the subject property address of 5151 Camino Ruiz as a closed LUST site in the online GeoTracker database maintained by the State Regional Water Resources Control Board, reviewed by URS on November 30, 2012 (<http://geotracker.swrcb.ca.gov/>). The case is listed as closed as of September 17, 1996 and the lead regulatory agency is listed as Ventura County Local Oversight Program (see below). The subject property addresses of 5153 and 5155 Camino Ruiz were not identified in the online GeoTracker database.

California Office of the State Fire Marshal (OSFM), Pipeline Safety Division – The OSFM responded on September 7, 2012 and reported that there are no pipelines under OSFM jurisdiction in the vicinity of the subject property. No placards or markers indicating the presence of pipelines was observed on or adjacent to the subject property during the site visit.

Ventura County Air Pollution Control District (APCD) – The APCD responded on September 7, 2012 and provided a copy of their records for review. According to the information provided, a permit for the operation of three diesel-fired emergency generators was issued to Mission Oaks at 5151 Camino Ruiz, Suites A, E, and F on July 1, 2012 and is valid until June 30, 2013. APCD reported that annual inspections of this facility occurred dating back to 2009 and no violations are indicated.

APCD reported that they have no records for the subject property addresses of 5153 and 5155 Camino Ruiz.

Ventura County Environmental Health Division (EHD) – The EHD maintains an online database of records. The subject property address of 5151 Camino Ruiz was identified in the online EHD database as a leaking UST site. According to the EHD records available online, this case is related to one gasoline and two diesel USTs, each with a capacity of 12,000 gallons, which were removed in 1988 following discovery of a piping leak. Numerous correspondences and investigation reports pertaining to this case were found in the EHD records. Additional information regarding this case was obtained from previous reports and is summarized in Section 4.6.5. On September 17, 1996 the EHD issued a no further action letter for the three 12,000-gallon USTs removed in 1989 and the subsequent remediation of groundwater and soil. A copy of this letter is included in Appendix D.

The online EHD database also included various UST permits issued to Unisys and Kilroy Realty for operation of a 20,000-gallon double-walled fiberglass UST containing diesel that was installed in 1989 as a replacement for the three former 12,000-gallon USTs described above. A violation was issued to Kilroy Realty in 2003 for failure to provide a tightness testing certification report to EHD and appears to have been corrected. According to the information on file with the EHD, the 20,000-gallon diesel UST was temporarily placed out of service in 2004 due to lack of use, and was removed in 2005. A report of the tank removal was prepared by Tank Team, Inc. and dated August 22, 2005. According to this report, ten confirmation soil samples were collected from the former UST location and analyzed for TPH using EPA Method 8015M, volatile organic compounds (VOCs) using EPA Method 8260B, and lead using EPA Method 6010B. TPH and VOCs were not detected. Lead was detected in five of the soil samples at concentrations resembling background concentrations. Tank Team Inc. requested that a closure letter be issued by EHD for the UST removal. A formal closure letter was not found in EHD files. Although a closure letter for this UST removal does not appear to have been issued, the appropriate documentation appears to have been provided to the regulatory agency and the results presented in the Tank Team removal report do not indicate evidence of a release. For these reasons, it is URS' opinion that no further investigation related to the former 20,000-gallon UST appears warranted.

A Proposition 65 notification, dated January 7, 1993 was found in the EHD file. According to this notification, a leak of up to 100 gallons of hydraulic oil reportedly occurred in an elevator pit. The notification indicates that cleanup of the leak had not yet occurred pending agency instruction. No further information regarding this reported incident was found in agency files. Based on the lack of additional agency investigation, the lack of visible concerns during URS' site visit, and the time elapsed since the reported incident, no further investigation appears warranted.

Ventura County Fire Department (VCFD) – The VCFD responded on September 17, 2012 and reported that they have no records for the subject property addresses of 5151 and 5155 Camino Ruiz.

The VCFD responded on September 21, 2012 to report that they have records for the subject property 5153 Camino Ruiz and provided a copy of the records for review. Based on the information provided, it appears that these records actually pertain to Unisys at 5151 Camino Ruiz, and not to 5153 Camino Ruiz. The records included the following.

- A permit for welding operations issued to Unisys on January 11, 1991 and valid until revoked. This permit is noted as a replacement for a similar permit issued on August 31, 1987. A similar permit was also later issued to Paramax Systems Corp. on March 8, 1994.
- Permits for hazardous materials use and interior storage of flammable and combustible liquids issued to Unisys on January 11, 1991 and valid until revoked. The specific materials used and stored are not indicated on the permits and a Hazardous Materials Business Plan (HMBP) is referenced as on file with the VCFD. A copy of the HMBP was not provided to URS by VCFD. These permits are noted as replacements for a similar permit issued on August 31, 1987. Similar permits were also later issued to Paramax Systems Corp. on March 8, 1994.
- A permit for hot work/welding operations issued to Kilroy Realty on January 23, 2002 and valid until revoked.
- A permit for storage of a flammable/combustible liquids container or tank issued to Kilroy Realty on September 12, 2005 and valid until revoked.

City of Camarillo – The Camarillo City Clerk responded on September 20, 2012 and reported that they have no environmental records for the subject property and referred to EHD (see above).

7.0 CONCLUSIONS AND RECOMMENDATIONS

URS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Property No. 41 of the Kilroy Portfolio located at 5151, 5153, and 5155 Camino Ruiz, Camarillo, Ventura County, California. Any exceptions to or deletions from this practice are described in Sections 1.3 and 1.5.

7.1 FINDINGS

Based on the scope of work conducted for this Phase I ESA, no recognized environmental conditions (RECs) were identified in connection with the subject property.

Based on the information reviewed, it is URS' opinion that no further investigation of the subject property is warranted at this time.

8.0 PREPARER SIGNATURES AND QUALIFICATIONS

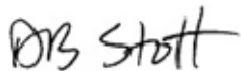
This section includes qualification statements of the environmental professionals responsible for conducting the ESA and preparing this report.

The site visit was conducted and the report was written by Ms. Joanna Luebbbers of the URS office in Los Angeles, California. Ms. Luebbbers has over 11 years of experience in environmental site investigations, characterizations, and assessments.

The work conducted by Ms. Luebbbers was supervised, and the report was reviewed by Ms. Debra Stott, P.G., Principal Geologist, with over 20 years of experience in the environmental field, including 15 years of experience with Phase I Environmental Site Assessments.

Ms. Stott declares that, to the best of her professional knowledge and belief, she meets the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Ms. Stott has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. With the assistance of Ms. Elmanovitch she has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



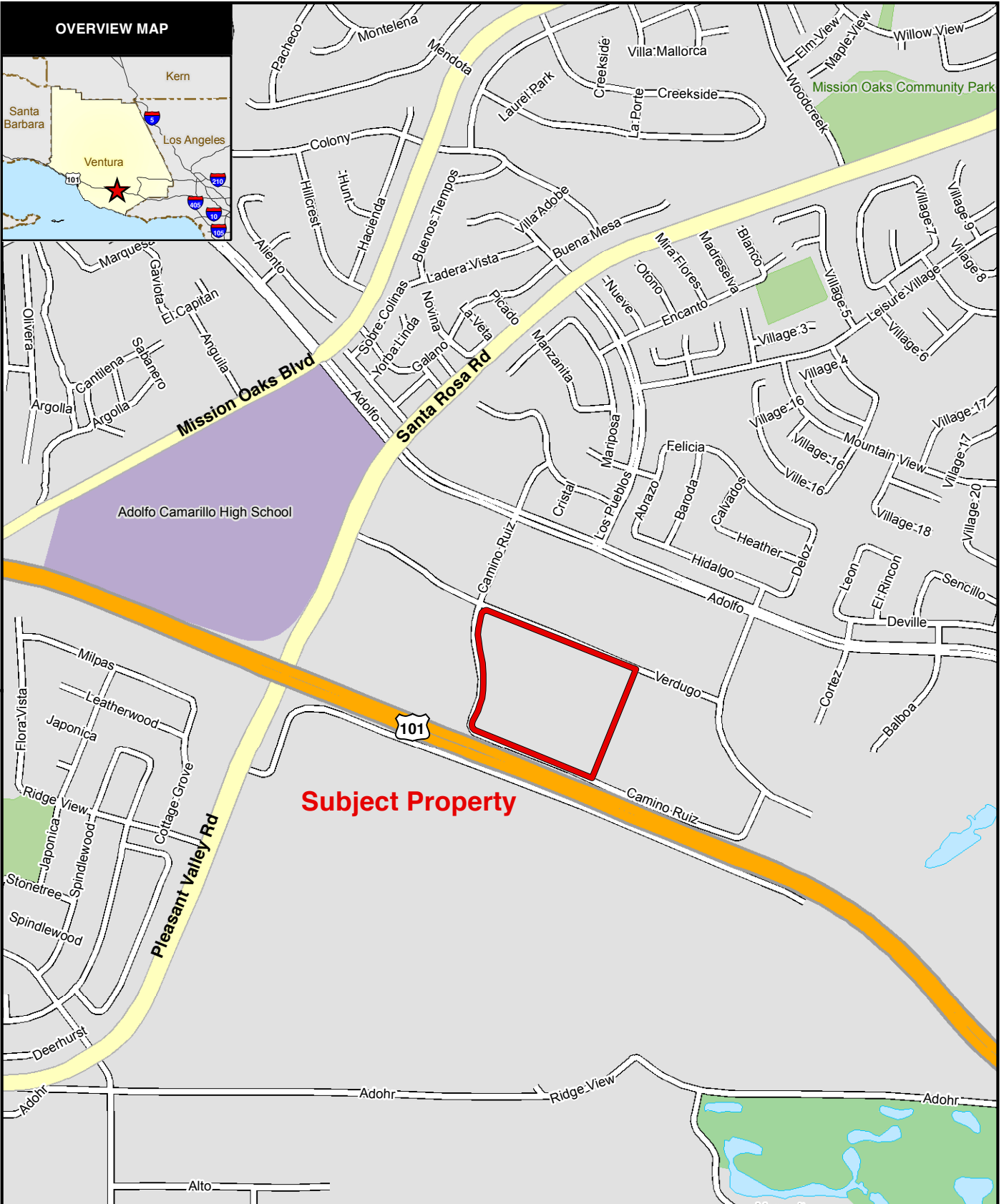
Debra B. Stott, P.G.
Principal Geologist

9.0 REFERENCES

- Ardent Environmental Group, Inc., 2012. *Phase I Environmental Site Assessment, 5151-5155 Camino Ruiz, Camarillo, California*, August 23, 2012.
- ASTM, 2005. American Society of Testing and Materials (ASTM). Standard E 1527-05, “Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process”, 2005.
- California Department of Conservation, Division of Oil, Gas, and Geothermal (DOGGR) Online Mapping System (DOMS). <http://maps.conservation.ca.gov/doms/index.html>.
- California Department of Toxic Substances Control (DTSC), ENVIROSTOR Database, <http://www.envirostor.dtsc.ca.gov/public/>
- California State Water Resources Control Board (SWRCB), GeoTracker Database, <http://geotracker.waterboards.ca.gov/>
- Environmental Data Resources, Inc. (EDR), The EDR Aerial Photo Decade Package, Inquiry Number: 3407313.5, September 13, 2012.
- Environmental Data Resources, Inc. (EDR), Certified Sanborn® Map Report, Inquiry Number 3407313.3, September 10, 2012.
- Environmental Data Resources, Inc. (EDR), The EDR-City Directory Image Report, Inquiry Number: 3407313.6, September 13, 2012.
- Environmental Data Resources, Inc. (EDR), EDR Historical Topographic Map Report, Inquiry Number 3407313.4, September 10, 2012.
- Environmental Data Resources, Inc. (EDR), The EDR Radius Map™ Report with GeoCheck®, Inquiry Number: 3407313.2s, September 10, 2012.
- USEPA, 2005. United States Environmental Protection Agency (USEPA). 40 CFR Part 312 “Standards and Practices for All Appropriate Inquiries,” November 1, 2005.
- USEPA Map of Radon Zones <http://www.epa.gov/iaq/radon/zonemap.html>.
- USGS 7.5-Minute Topographic Map, Camarillo, California, 1967

FIGURES

OVERVIEW MAP



Subject Property



SOURCE:
ESRI (background features).

URS

500 0 500 1000 Feet

SCALE: 1" = 1000' (1:12,000)
SCALE CORRECT WHEN PRINTED AT 8.5X11

**SITE LOCATION MAP
5151-5155 CAMINO RUIZ
CAMARILLO, CA. 93012**

CREATED BY: LG

DATE: 10/23/2012

PM: H. HODGETTS

FIG. NO:

1

Path: G:\projects\1577-29404636\map_docs\5151-5155CaminoRuiz_Camarillo_fig2.mxd, lisa_garvey, 10/23/2012, 1:55:51 PM



LEGEND	
	Approximate Property Boundary
	Pad-Mounted Transformer
	Trash Enclosure
	UST Location

 URS	SOURCES: Aerials Express (aerial 2010); ESRI (base data).	SITE MAP 5151-5155 CAMINO RUIZ CAMARILLO, CA. 93012	
		CREATED BY: LG	DATE: 10/23/2012
150 0 150 300 Feet SCALE: 1" = 300' (1:3600) SCALE CORRECT WHEN PRINTED AT 8.5X11		PM: H. HODGETTS	FIG. NO: 2

APPENDIX A
SITE PHOTOGRAPHS

Phase I Site Reconnaissance Photos
Property No. 41
5151 - 5155 Camino Ruiz
Camarillo, Ventura County, California 92614



PHOTOGRAPH 1.

Exterior of Building B facing northwest.



PHOTOGRAPH 2.

Exterior of Building C facing northwest.



PHOTOGRAPH 3.

Exterior view of Building G facing north.



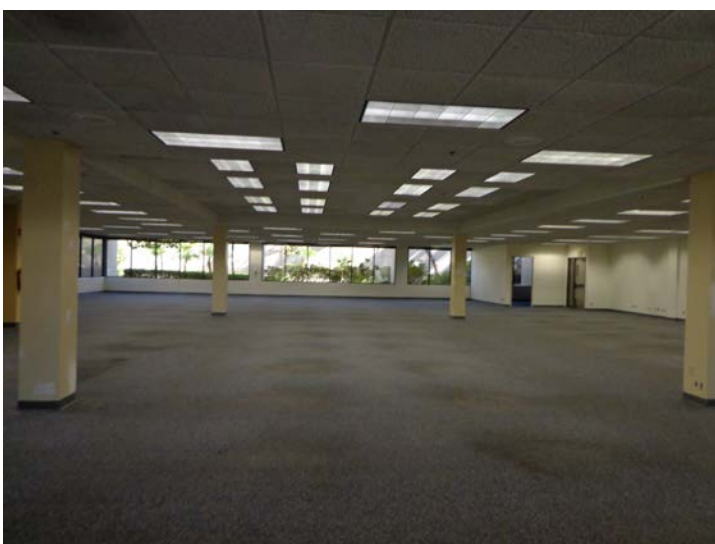
PHOTOGRAPH 4.

Interior of the first floor within Building B, only occupied space.



PHOTOGRAPH 5.

Typical office space on the second floor of Building B.



PHOTOGRAPH 6.

Typical office space on the first floor of Building C.



PHOTOGRAPH 7.

Water damage noted on the exterior western wall on the first floor within Building C.



PHOTOGRAPH 8.

Atrium walkway between Buildings C and Building E/F.



PHOTOGRAPH 9.

Vault entrance within basement of Building G.



PHOTOGRAPH 10.

Typical office space on the first floor of Building G.



PHOTOGRAPH 11.

Typical office space within Building F.



PHOTOGRAPH 12.

Area of significant roof leak observed within the office space of Building E.



PHOTOGRAPH 13.

One of three diesel-fueled generators located within the central plant on the north end of Building E/F.



PHOTOGRAPH 14.

Maintenance area within the central plant.



PHOTOGRAPH 15.

Cooling tower enclosure adjacent to the east of central plant area (not in use).