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2018-0054080

Recorded
Official Records
County of
Santa Barbara
Joseph E. Holland
County Clerk Recorder

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CONFORMED COPY 0.00
KG
01:52PM 21-Dec-2018 | Page 1 of 25

RECORDING REQUESTED BY:
Union Oil Company of California
Attn: CBRES, Real Estate Development &
Transaction Manager
P.O. Box 6047
San Ramon, California 94583

WHEN RECORDED MAIL TO:
Santa Barbara County Public Health
Department Environmental Health Services
Attn: Thomas M. Rejzek
2125 Centerpointe Parkway #333
Santa Maria, California 93455

free 25-1 (eres) E3 non U.W free

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY

Former Orcutt Refinery

Located at
1550 West Stowell Road, Santa Maria, California 93458
Santa Barbara County, California

This Covenant and Environmental Restriction on Property (this "**Covenant**") is made as of the 7 day of December, 2018 by Union Oil Company of California, a California corporation ("**Covenantor**"), which is the Owner of Record of that certain property situated at 1550 West Stowell Road, Santa Maria, California, which is more particularly described in **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "**Burdened Property**"), for the benefit of the Santa Barbara County Environmental Health Services Department ("**EHS**"), with reference to the following facts:

RECITALS

A. The Burdened Property. Total petroleum hydrocarbons and associated constituents ("**TPH**") from historical oil refinery operations were present in soil and groundwater at the Burdened Property. These are considered non - hazardous materials as defined by the California Health & Safety Code Chapter 6.65, Section 25260(d) ("**Non-Hazardous Materials**").

B. Contamination of the Burdened Property. Soil and ground water beneath portions of the Burdened Property were contaminated by the historical oil refinery operations. [Petroleum Hydrocarbons and associated constituents impacted soil and ground water beneath the site.]. These are considered Non–Hazardous Materials as defined by the California Health & Safety Code Chapter 6.65, Section 25260(d). Remedial actions were conducted at the Burdened Property that included removal of shallow petroleum hydrocarbon impacted soil and monitored natural attenuation for the ground water. Following completion of remedial actions, TPH remains present in soil and groundwater beneath the Burdened Property.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil and ground water beneath the Burdened Property. Exposure to residual contaminants could be to trespassers, on-site personnel, and construction workers at the Burdened Property. Exposure could take place via in-place contact and vapor migration resulting in dermal, ingestion, or inhalation by humans. The risk of exposure to the contaminants has been substantially lessened by natural bioattenuation and controls described herein.

D. Adjacent Land Uses. Adjacent land uses are commercial, industrial and agricultural. The Burdened Property is currently a vacant lot, and is zoned for industrial/commercial uses.

E. Disclosure and Testing. Full and voluntary disclosure to EHS of the presence of Non-Hazardous Materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Intent. Covenantor desires and intends that in order to benefit EHS, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from Non-Hazardous Materials that may have been deposited on portions of the Burdened Property.

ARTICLE I
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "**Restrictions**") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The Restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of Non-Hazardous Materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the EHS and all Owners (defined below) and Occupants (defined below). Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the California Civil Code. Each and all of the Restrictions are enforceable by EHS.

1.2 Concurrence of Owners and Lessees Presumed. All Owners and Occupants of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of EHS and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant has been attached to or incorporated into any given deed or lease or any other agreement.

1.4 Purpose. It is the purpose of this instrument to convey to EHS real property rights, which will run with the land, to facilitate the Remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual Non-Hazardous Materials.

ARTICLE II
DEFINITIONS

2.1 Building. "**Building**" means any building or other habitable structure.

2.2 Burdened Property. "**Burdened Property**" is defined in the first paragraph of this Covenant.

2.3 Covenantor. "**Covenantor**" is defined in the first paragraph of this Covenant.

2.4 EHS. "**EHS**" is defined in the first paragraph of this Covenant, and shall include any and all successor agencies.

2.5 Improvements. "**Improvements**" means all Buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.6 Non-Hazardous Materials. "**Non-Hazardous Materials**" is defined in the Recitals.

2.7 Occupants. "**Occupants**" means any and all Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.8 Owner or Owners. "**Owner**" or "**Owners**" means the Covenantor and/or its successors in interest, who hold fee title to all or any portion of the Burdened Property.

2.9 Remediate or Remediation. "**Remediation**" or "**Remediate**" means environmental investigation, assessment, monitoring, removal, remediation, corrective action, response action, mitigation, treatment, decontamination, or cleanup.

2.10 Soil Management Plan. "**Soil Management Plan**" means that Soil Management Plan for 1550 West Stowell Road, APN 117-820-015, Santa Maria, Santa Barbara County, California, dated August 2018 and found on the GeoTracker website (Global ID SL0608331151).

ARTICLE III
DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

(a) Development of the Burdened Property shall be restricted to industrial, commercial or office space;

(b) No residence for human habitation shall be permitted on the Burdened Property;

(c) No hospitals shall be permitted on the Burdened Property;

(d) No schools for persons under 21 years of age shall be permitted on the Burdened Property;

(e) No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;

(f) No farming, viticulture, or other in-ground crop growing activities of any type shall be permitted on the Burdened Property;

(g) No Owners or Occupants of the Burdened Property or any portion thereof shall conduct any excavation work on the Burdened Property in the area outlined in **Exhibit C**, unless expressly permitted in writing by EHS. Prior to commencing with any excavation the Owners or Occupants shall provide EHS with a Soils Management Plan for approval. Any contaminated soils brought to the surface by the Owner or Occupants of the Burdened Property by grading, excavation, trenching, or backfilling shall be managed by Covenantor or its agent in accordance with all applicable provisions of local, state and federal law;

(h) All uses and development of the Burdened Property shall be consistent with any applicable EHS Order or Risk Management Plan, each of which is hereby incorporated by reference including future amendments thereto.

(i) No Owners or Occupants of the Burdened Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by EHS and Central Coast Regional Water Quality Control Board, or their successor agencies.

(j) The Owner shall notify EHS of any disturbance on the Burdened Property that results in the discovery of Non-Hazardous Materials (soil, surface water, or ground water). Notification to EHS shall be made by certified mail return receipt requested within ten (10) working days of both the discovery of such disturbance and the completion of repairs;

(k) Owner agrees that EHS, and/or any persons acting pursuant to EHS orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

(l) If Covenantor is required by EHS or any Governmental Entity to perform further Remediation on the Burdened Property, Owner shall allow Covenantor and any of its representatives a license to access the Burdened Property necessary for carrying out any monitoring or Remediation work associated with any open environmental matter under the direction of EHS or any Governmental Authority. This access license will terminate automatically upon EHS's or other Governmental Authority's closure of any open environmental matter and

Covenantor abandonment of wells and subsurface equipment and removal of any other Remediation equipment, if any, on the Burdened Property;

(m) No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any and all capped areas described in the Soil Management Plan;

(n) Any new Building locations at the Burdened Property shall have a minimum of seven (7) feet of clean, non-contaminated soil below the final remediation grade of the Burdened Property as shown on Covenantor's final EHS-approved grading plans, a copy of which is attached hereto as **Exhibit D**.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the EHS, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for EHS to file civil actions against the Owner and/or Occupant as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument, which shall accompany all purchase agreements or leases relating to the property. Any such instruments shall contain the following statement:

> *The land described herein contains non - hazardous materials as defined in California Health & Safety Code Chapter 6.65, Section 25260(d) in soils and in the ground water under the property, and is subject to restrictions that run with the land as set forth in that Covenant and Environmental Restriction on Property dated as of November 19, 2018, and recorded on [Insert Date], 2018, in the Official Records of Santa Barbara County, California, as Document No. [Insert Number] (the "Covenant and Restriction"), which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.*

ARTICLE IV
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to EHS for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to EHS for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective when delivered, if personally delivered to the person being served or official of government agency being served, or if mailed by United States mail, postage paid certified, return receipt requested on the date of receipt or rejection:

If To: "Covenantor"
Union Oil Company of California
P.O. Box 6047
San Ramon, California 94583-2324
Attention: CBRES, Real Estate Development & Transaction Manager

If To: "EHS"
Department Environmental Health Services
2125 Centerpointe Parkway #333
Santa Maria, California 93455
Attention: EHS Supervisor

A true and correct copy of any notice, demand, or other communication with respect to this Covenant delivered to the Covenantor shall concurrently be delivered to the then Owner of the Burdened Property as reflected in the most recent tax records for the Burdened Property.

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Supervisor of EHS or their designee. This instrument shall be recorded by the Covenantor in the County of Santa Barbara within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

"EHS"

Santa Barbara County Environmental Health Services Department

By: _____

Name: Professional Geologist

Title: THOMAS REITZEK

"Covenantor"

Union Oil Company of California, a California corporation

By: _____

Name: Grace P. Norona

Its: Assistant Secretary

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

State of California)
County of Contra Costa)

On December 6, 2018, before me, Kelly A. Duran, a Notary Public, personally appeared Grace P. Neroña, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Kelly A Duran

KELLY A. DURAN
Notary Public - California
Contra Costa County
Commission # 2253298
My Comm. Expires Sep 6, 2022

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

State of California)
County of Santa ~~Maria~~ Barbara)

On December 7 2018, before me, Kelly A. Duran, a Notary Public, personally appeared Thomas Rejzek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Kelly A Duran

KELLY A. DURAN
Notary Public - California
Contra Costa County
Commission # 2253298
My Comm. Expires Sep 6, 2022

EXHIBIT A
LEGAL DESCRIPTION OF BURDENED PROPERTY

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SANTA MARIA OF COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO PUNTA DE LA LAGUNA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SUBDIVISION 8 (AS SAID SUBDIVISION 8 IS DESCRIBED IN THE DECREE OF PARTITION ISSUED OUT OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, IN THE ACTION ENTITLED "S.I. JAMISON, ET. AL, VS. LUIS ARELLANES, ET. AL." DATED NOVEMBER 3, 1880, AND RECORDED IN BOOK "W" AT PAGE 333 OF DEEDS, RECORDS OF SAID COUNTY, AND ALSO BEING THAT PORTION OF LOT 8, SUBDIVISION 8, OF PART OF THE RANCHO PUNTA DE LA LAGUNA AS SHOWN ON MAP FILED IN BOOK 25 AT PAGE 75 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A BRONZE CAP IN CONCRETE SET ON THE SOUTH LINE OF THE TRACT OF LAND THIRDLY DESCRIBED IN THE DEED TO EUGENE LE ROY, ET. AL., DATED FEBRUARY 18, 1895, AND RECORDED IN BOOK 39, AT PAGE 173 OF DEEDS, ALSO BEING THE NORTHEAST CORNER OF SUBDIVISION 8 ACCORDING TO THE DECREE OF PARTITION RECORDED IN BOOK "W" AT PAGE 333 OF DEEDS ABOVE MENTIONED, AND AS SHOWN ON SAID MAP FILED IN BOOK 25 AT PAGE 75 OF RECORD OF SURVEYS;

THENCE SOUTH 89° 44' 36" WEST, ALONG THE SOUTH LINE OF SAID LE ROY TRACT OF LAND, AND THE NORTH LINE OF SAID SUBDIVISION 8, 1036.63 FEET TO A 4 INCH IRON PIPE AND BRASS DISC;

THENCE SOUTH 0° 07' 09" WEST, PARALLEL WITH THE EAST LINE OF SAID RANCHO, 985.95 FEET TO A 2 X 2 STAKE SET ON THE NORTHERLY LINE OF THE SANTA MARIA VALLEY RAILROAD COMPANY 50.00 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 156, PAGE 165 OF DEEDS, RECORDS OF SAID COUNTY, FROM WHICH A 4 INCH IRON PIPE AND BRASS DISC BEARS NORTH 0° 07' 09" EAST 24.00 FEET;

THENCE NORTH 74° 05' 21" EAST, ALONG SAID NORTHERLY LINE, 1078.55 FEET TO A 3 INCH IRON PIPE AND BRASS DISC SET ON THE EAST LINE OF SAID RANCHO;

THENCE NORTH 0° 07' 09" EAST, ALONG SAID EAST LINE, 694.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS SHOWN ON A MAP FILED IN BOOK 35 AT PAGE 68 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, MINERALS AND WATER IN, UNDER OR RECOVERABLE FROM THAT PORTION OF SAID REAL PROPERTY UNDERLYING A PLAN PARALLEL TO AND TWELVE HUNDRED (1200) FEET, MEASURED VERTICALLY DOWNWARDS BELOW THE SURFACE OF SAID REAL PROPERTY, TOGETHER WITH THE RIGHT TO INJECT INTO, STORE IN AND REMOVE FROM SAID SUBSURFACE LAND, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON

SUBSTANCES, MINERALS AND WATER, WITH THE FREE, PERPETUAL AND EXCLUSIVE RIGHT TO EXPLORE, PROSPECT OR DRILL FOR AND PRODUCE, TAKE AND REMOVE THE SAME BY DRILLING OR OTHER TYPES OF OPERATIONS CONDUCTED ON THE THEREIN DESCRIBED DRILLING ISLAND OR ON ANY LANDS, OTHER THAN THE REMAINDER OF SAID REAL PROPERTY EXCLUSIVE OF THE DRILLING ISLAND, AND TO PRODUCE, TAKE AND REMOVE THE SAME THROUGH AND FROM SAID DRILLING ISLAND OR SUCH OTHER LANDS; TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS THROUGH THAT PORTION OF SAID REAL PROPERTY BELOW SAID DRILLING ISLAND AND BELOW A DEPTH OF ONE HUNDRED (100) FEET FROM THE SURFACE OF THE REMAINDER OF SAID REAL PROPERTY, NECESSARY OR CONVENIENT FOR EXERCISING THE RIGHTS HEREINABOVE RESERVED AND NECESSARY OR CONVENIENT FOR EXERCISING SIMILAR RIGHTS IN OTHER LANDS OWNED, OPERATED, LEASED OR CONTROLLED BY GRANTOR, INCLUDING THE RIGHT TO PLACE CASING FOR SUCH PURPOSES, AS EXCEPTED AND RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, RECORDED JANUARY 2, 1973.

APN: 117-820-015

EXHIBIT B
MAP SHOWING BURDENED PROPERTY

[Attached]

N

101

166

E. MAIN STREET

BROADWAY

STOWELL RD

BLACK ROAD

SITE

BLOSSER RD

BETTERAVIA RD

MAHONEY RD

SANTA MARIA WAY

Z:\Current Projects\0000-0000 CAD MASTER DRAWINGS\Former Orcutt Refining\DRAWINGS\SITE LOCATION MAP.dwg, 12/14/2018 11:33:45 AM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME:
Former Orcutt Refinery
1550 West Stowell Road
Santa Maria,
Santa Barbara County, California

PROJECT NUMBER: 1601-3795

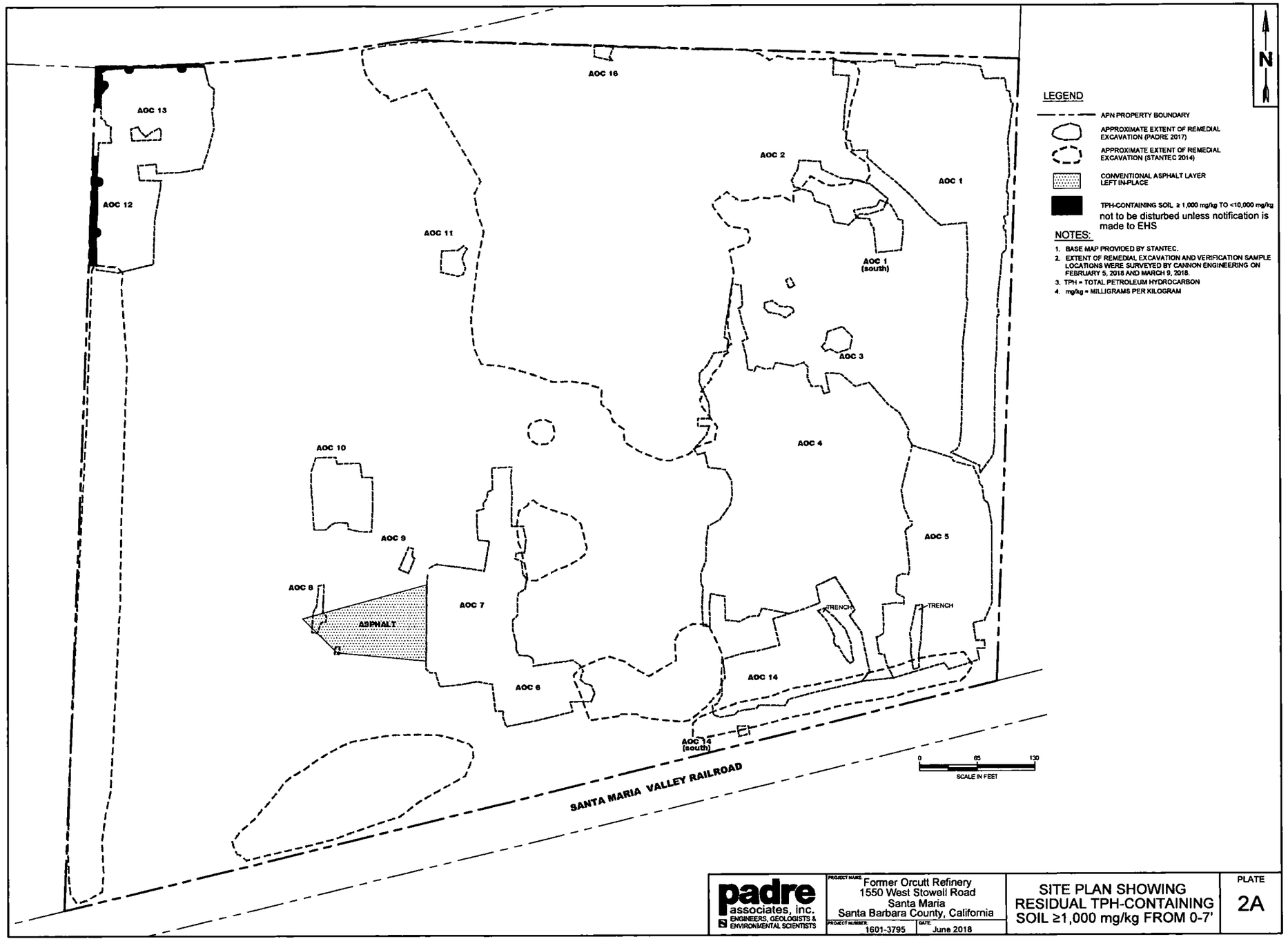
DATE: December 2018

SITE LOCATION MAP

PLATE
1

EXHIBIT C
SITE PLAN

[Attached]



padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: Former Orcutt Refinery
1550 West Stowell Road
Santa Maria
Santa Barbara County, California

PROJECT NUMBER: 1601-3795

DATE: June 2018

SITE PLAN SHOWING RESIDUAL TPH-CONTAINING SOIL ≥1,000 mg/kg FROM 0-7'

PLATE 2A

Z:\Current Projects\1600s\1601 CAD MASTER DRAWINGS\Former Orcutt Refinery\DRAWINGS\Soil\TROrcutt REFINERY AS-SUILT.dwg, 12/14/2018 1:55:24 PM

EXHIBIT D
COVENANTOR'S FINAL GRADING PLAN

[Attached]

N

101

166

E. MAIN STREET

BROADWAY

STOWELL RD

BLACK ROAD

SITE

BLOSSER RD

BETTERAVIA RD

MAHONEY RD

SANTA MARIA WAY

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ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

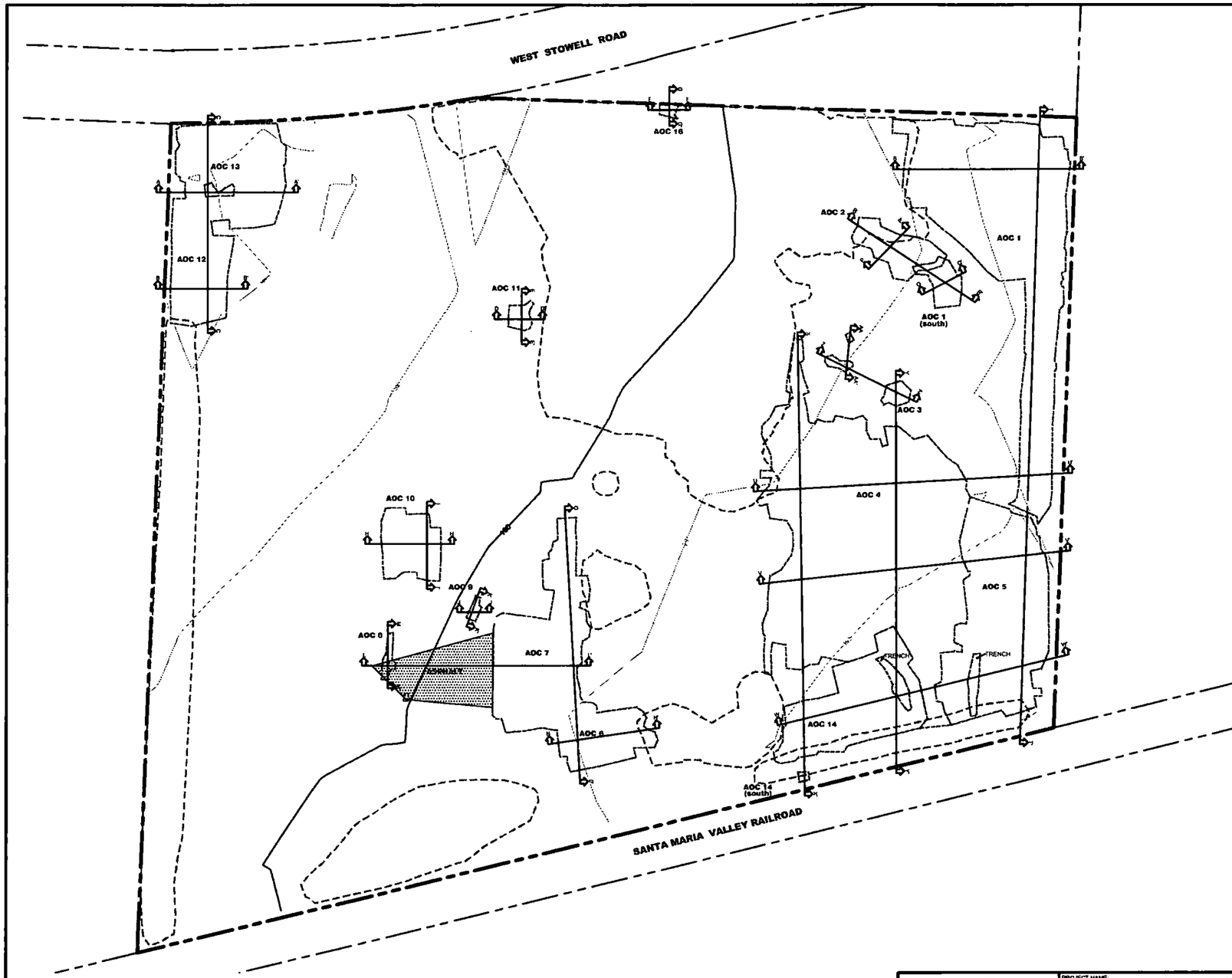
PROJECT NAME:
Former Orcutt Refinery
1550 West Stowell Road
Santa Maria,
Santa Barbara County, California

PROJECT NUMBER: 1601-3795

DATE: December 2018

SITE LOCATION MAP

PLATE
1



LEGEND

- APN PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)
- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)
- CONVENTIONAL ASPHALT LAYER LEFT IN-PLACE
- 190 — POST EXCAVATION TOPOGRAPHIC CONTOUR LINE

N

NOTES:

1. BASE MAP PROVIDED BY STANTEC.
2. EXTENT OF REMEDIAL EXCAVATION AND VERIFICATION SAMPLE LOCATIONS WERE SURVEYED BY CANNON ENGINEERING ON FEBRUARY 5, 2018 AND MARCH 9, 2018.

0 120 240
SCALE IN FEET

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: Former Orcutt Refinery
1550 West Stowell Road
Santa Maria,
Santa Barbara County, California

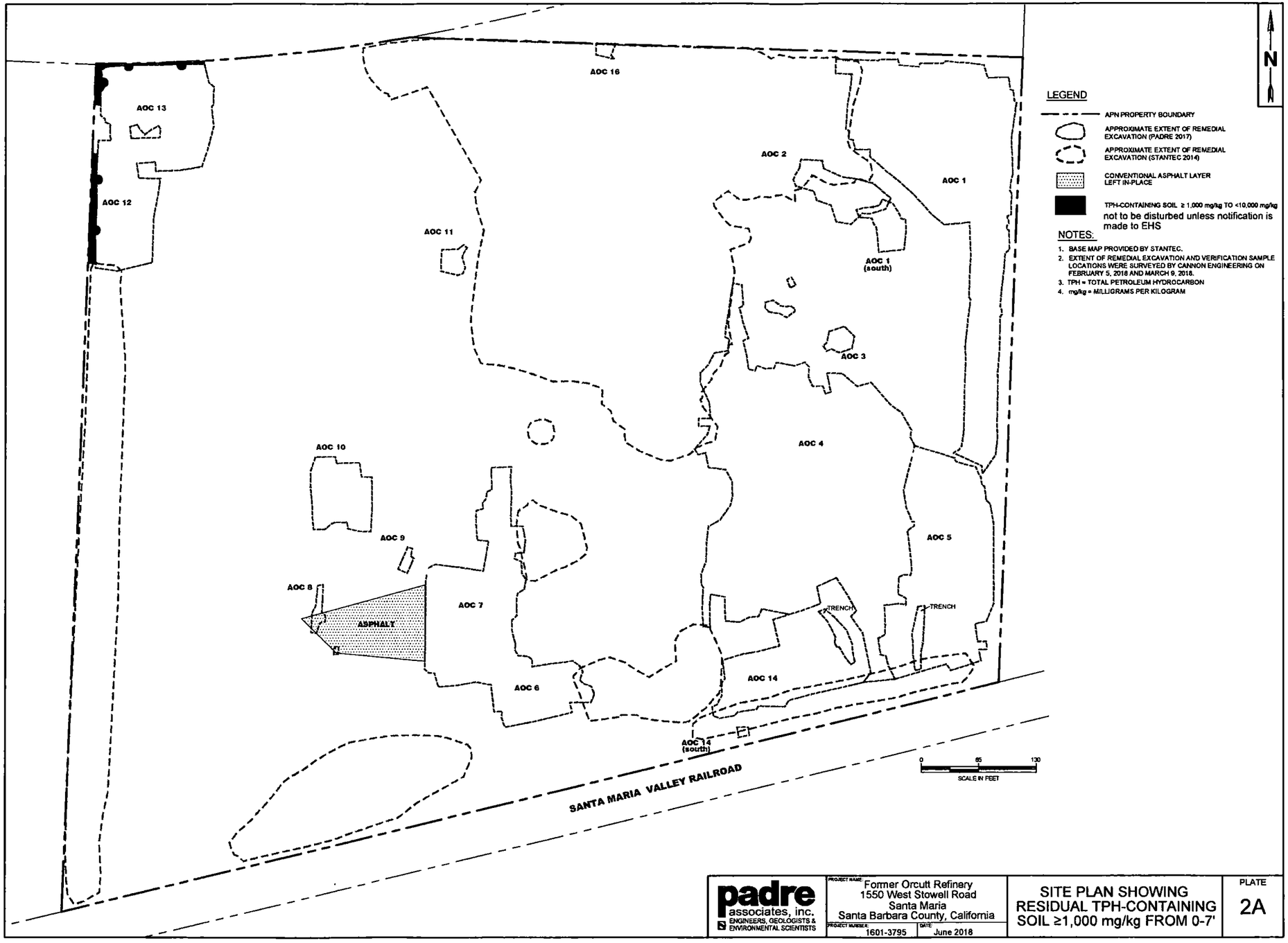
PROJECT NUMBER: 1601-3795

DATE: December 2018

SITE PLAN

PLATE 2

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ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: Former Orcutt Refinery
1550 West Stowell Road
Santa Maria
Santa Barbara County, California

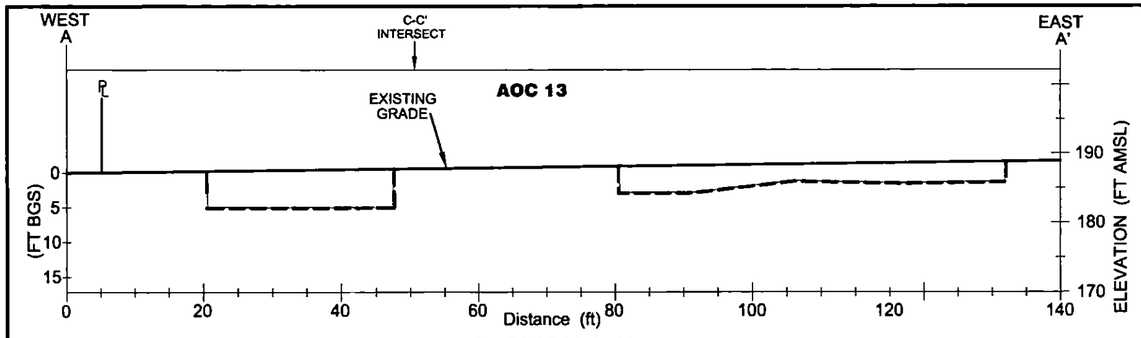
PROJECT NUMBER: 1601-3795

DATE: June 2018

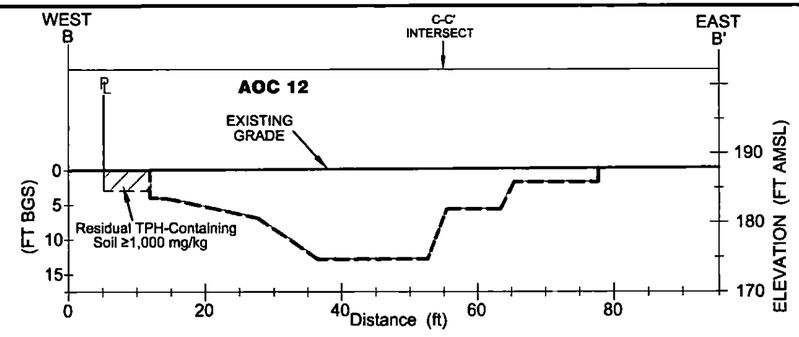
SITE PLAN SHOWING RESIDUAL TPH-CONTAINING SOIL ≥1,000 mg/kg FROM 0-7'

PLATE 2A

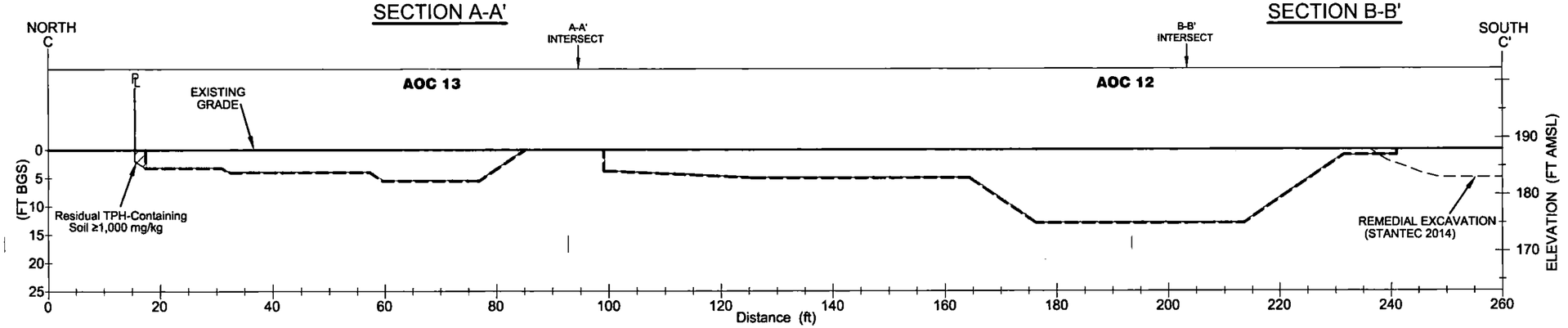
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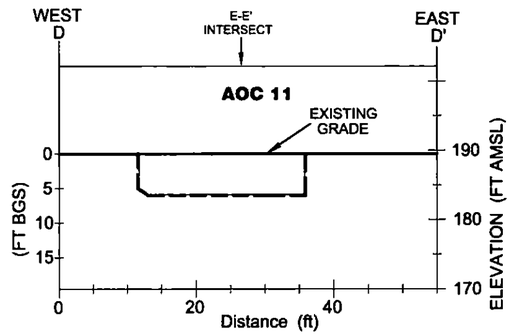
SECTION A-A'



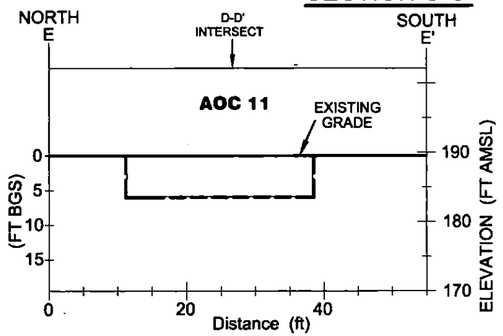
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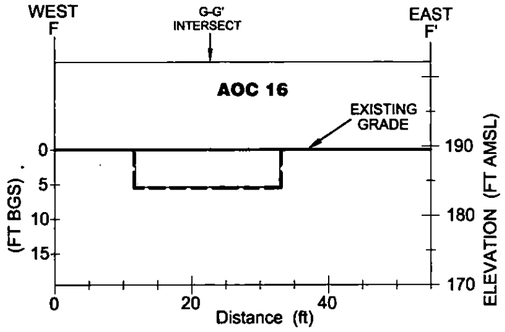
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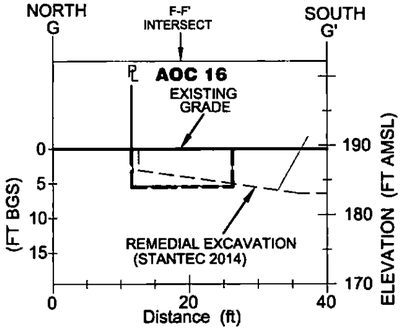
SECTION D-D'



SECTION E-E'



SECTION F-F'



SECTION G-G'

LEGEND

- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)
- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)
- EXCAVATION AREA

NOTES:

1. EXTENT OF REMEDIAL EXCAVATION LOCATION WAS SURVEYED BY CANNON ENGINEERING ONFEBRUARY 5, 2018 AND MARCH 9, 2018.
2. FT AMSL = ELEVATION IN FEET ABOVE MEAN SEA LEVEL
3. FT BGS = FEET BELOW GROUND SURFACE

0 20 40

VERTICAL SCALE: 1" = 20 FEET
HORIZONTAL SCALE: 1" = 20 FEET

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: Former Orcutt Refinery
1550 West Stowell Road
Santa Maria,
Santa Barbara County, California

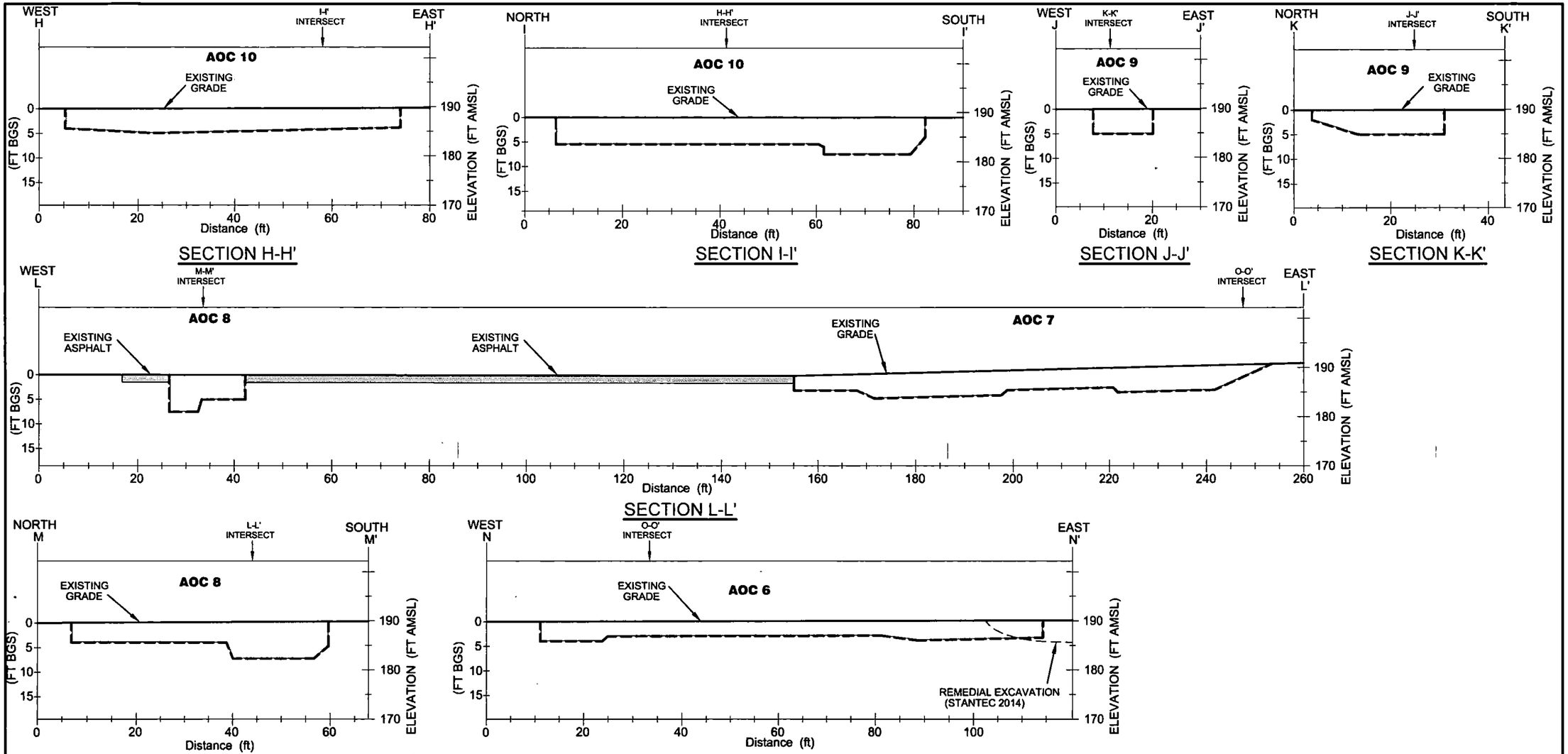
PROJECT NUMBER: 1601-3795

DATE: September 2018

CROSS SECTIONS
A-A', B-B', C-C', D-D'
E-E', F-F', & G-G'

PLATE
3

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LEGEND

- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)
- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)
- EXCAVATION AREA
- CONVENTIONAL ASPHALT LAYER LEFT IN-PLACE

NOTES:

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HORIZONTAL SCALE: 1" = 20 FEET

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

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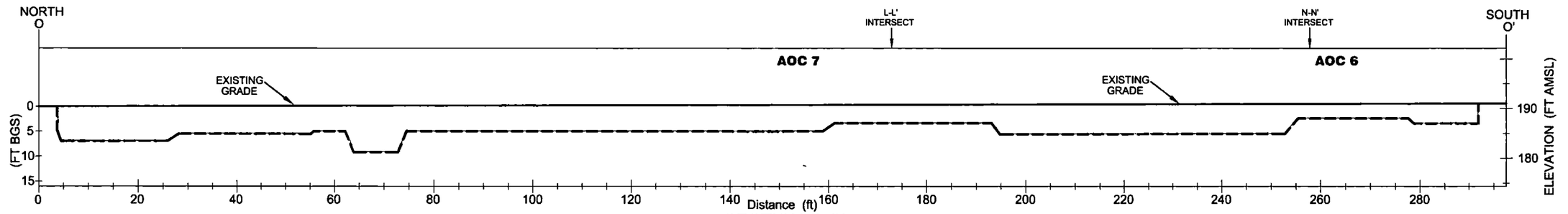
PROJECT NUMBER: 1601-3795

DATE: September 2018

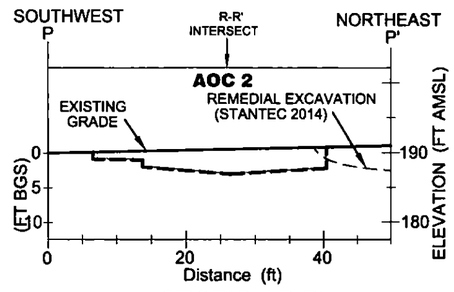
CROSS SECTIONS
H-H', I-I', J-J', K-K'
L-L', M-M', & N-N'

PLATE 4

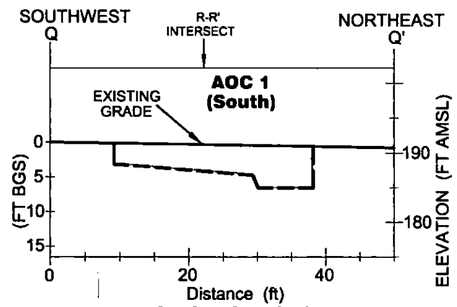
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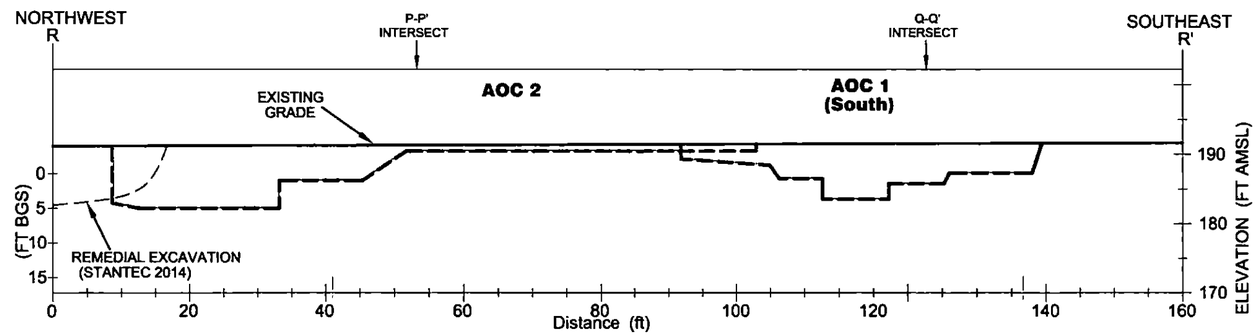
SECTION O-O'



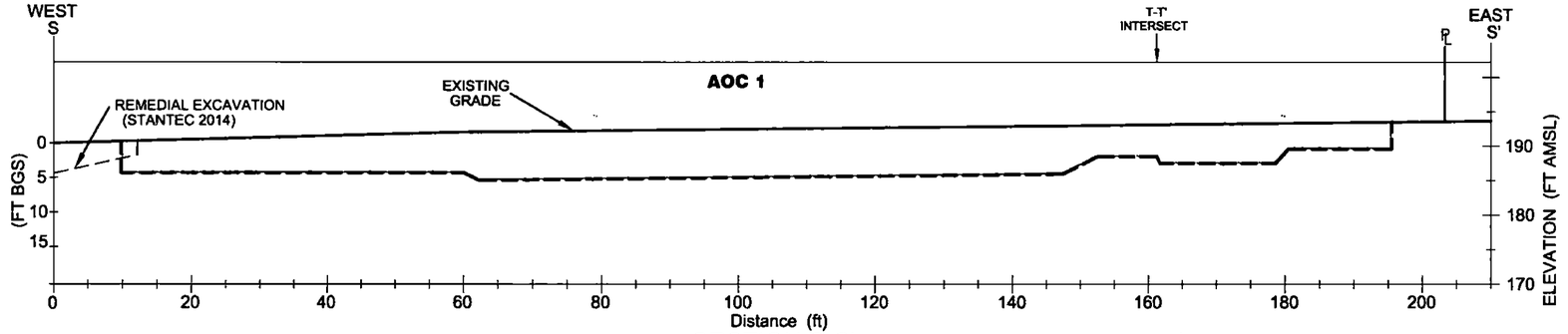
SECTION P-P'



SECTION Q-Q'



SECTION R-R'



SECTION S-S'

LEGEND

APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)

APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)

EXCAVATION AREA

NOTES:

1. EXTENT OF REMEDIAL EXCAVATION LOCATION WAS SURVEYED BY CANNON ENGINEERING ONFEBRUARY 5, 2018 AND MARCH 9, 2018.
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0 20 40

VERTICAL SCALE: 1" = 20 FEET
HORIZONTAL SCALE: 1" = 20 FEET

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

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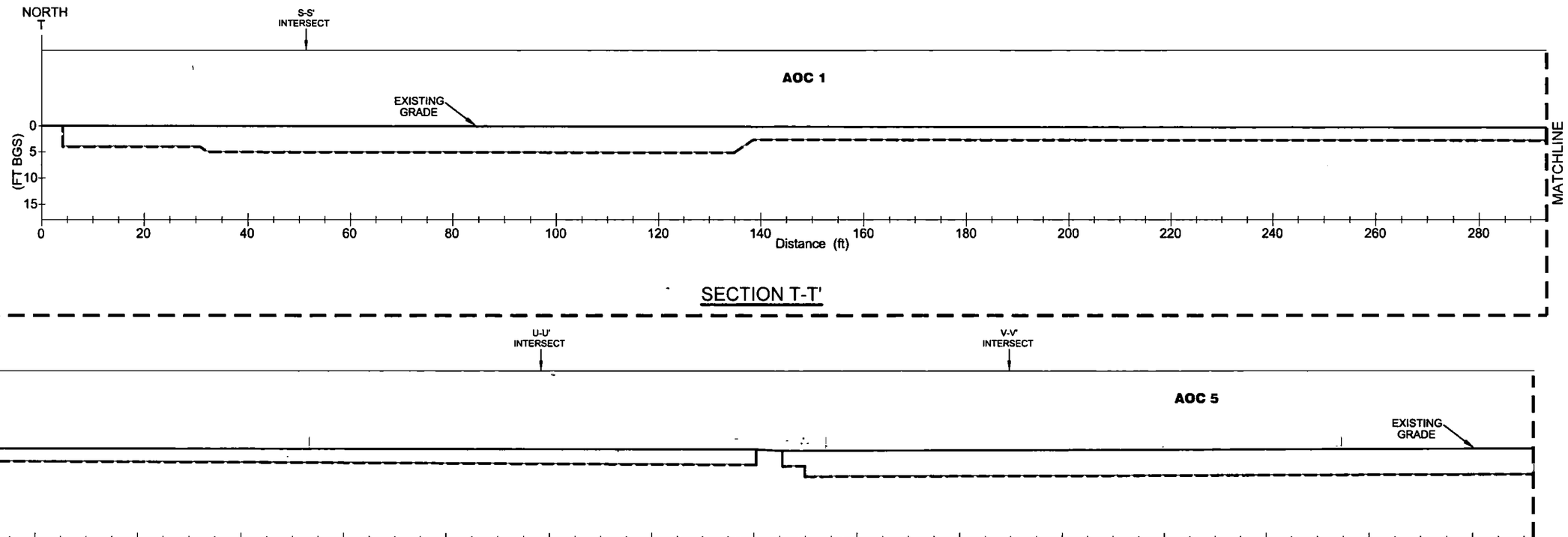
PROJECT NUMBER: 1601-3795

DATE: September 2018

CROSS SECTIONS
O-O', P-P',Q-Q',
R-R', AND S-S'

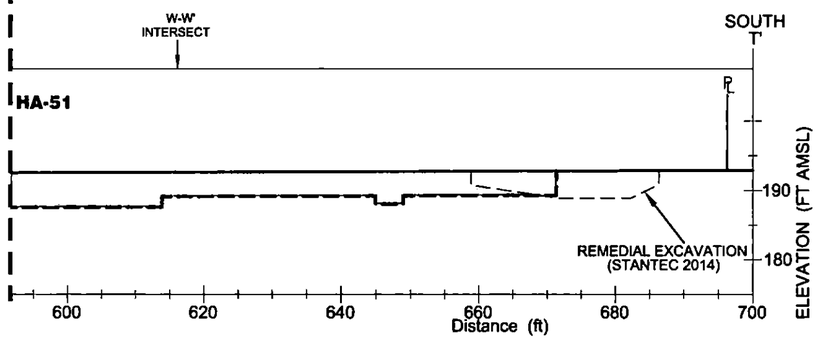
PLATE
5

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SECTION T-T'

SECTION T-T'



SECTION T-T'

LEGEND

APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)

APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)

EXCAVATION AREA

NOTES:

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0 20 40

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HORIZONTAL SCALE: 1" = 20 FEET

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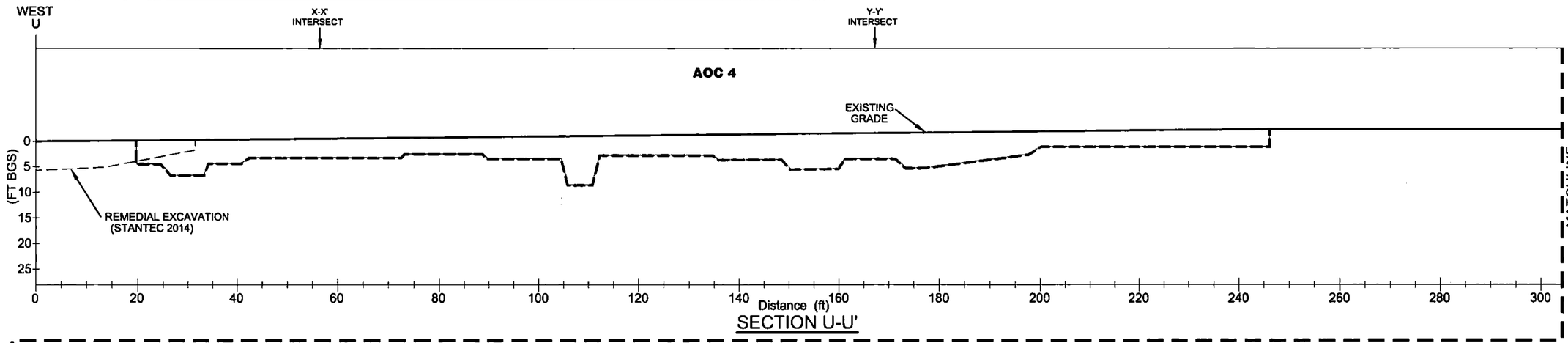
PROJECT NUMBER: 1601-3795

DATE: September 2018

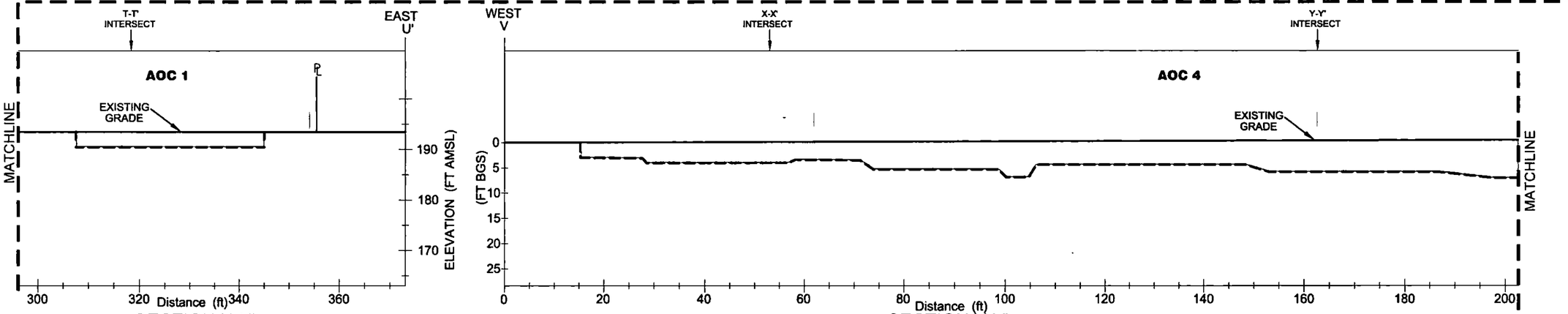
CROSS SECTION T-T'

PLATE 6

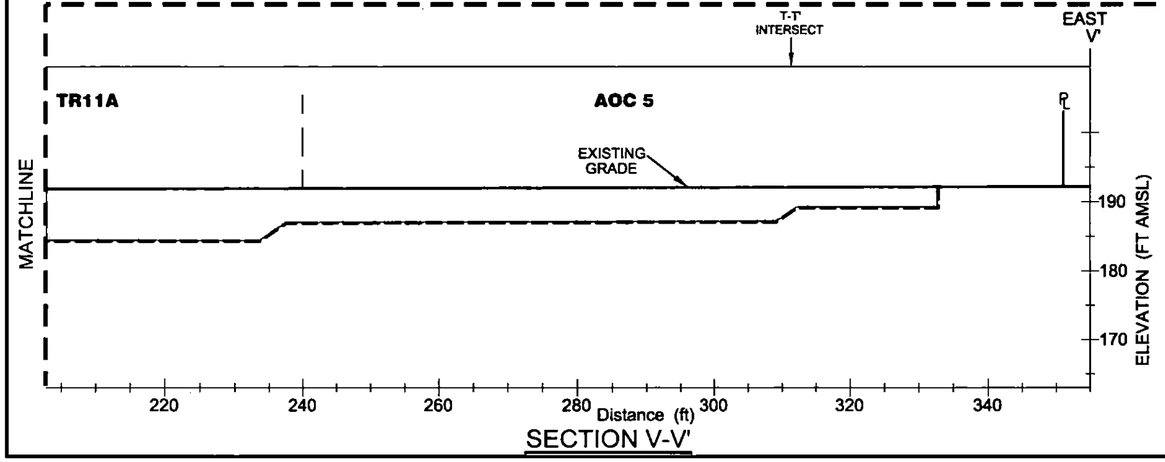
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SECTION U-U'



SECTION V-V'



SECTION V-V'

LEGEND

- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)
- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)
- EXCAVATION AREA

NOTES:

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HORIZONTAL SCALE: 1" = 20 FEET

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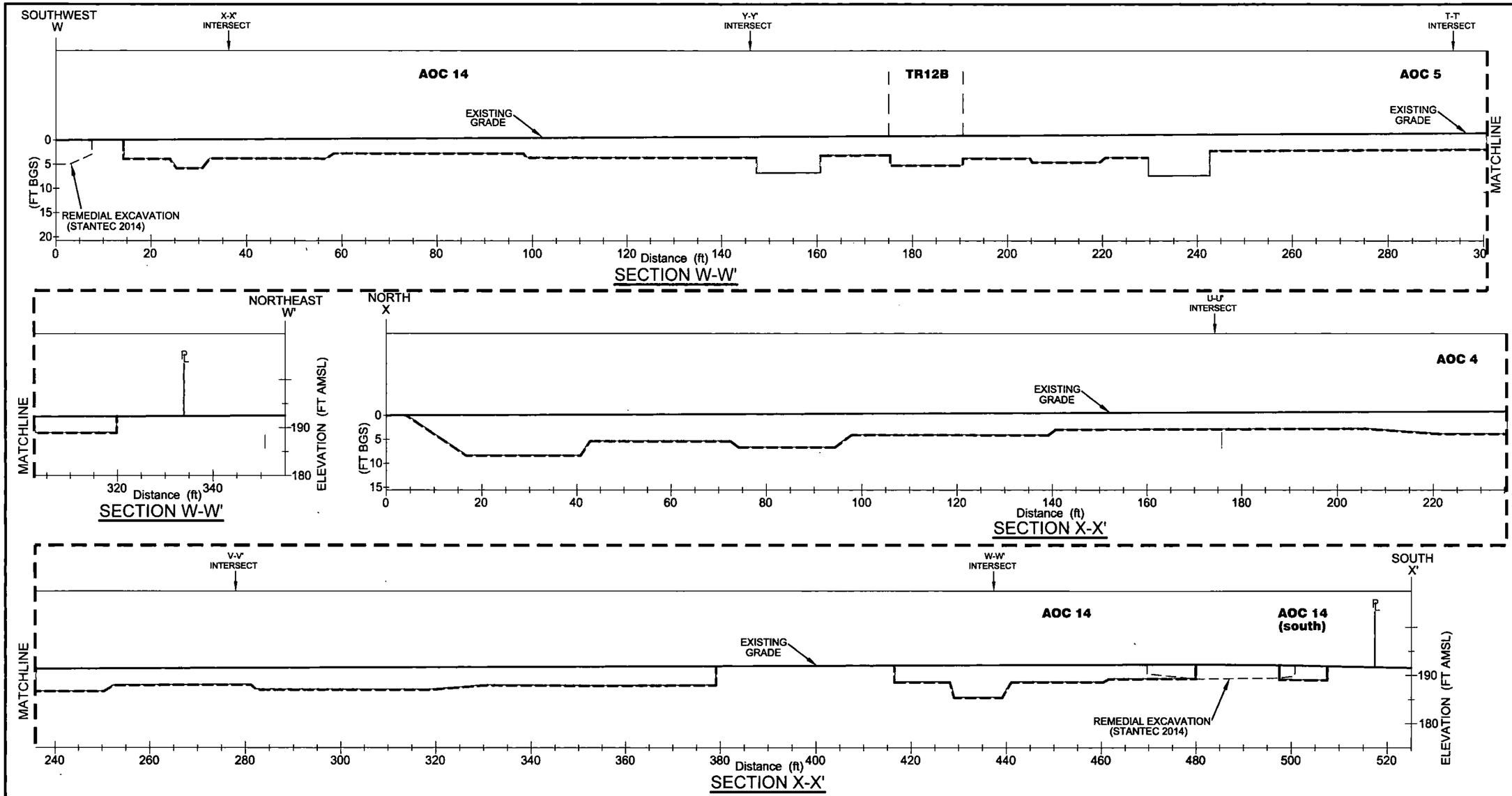
PROJECT NUMBER: 1601-3795

DATE: September 2018

CROSS SECTIONS U-U' AND V-V'

PLATE 7

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LEGEND

- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (PADRE 2017)
- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION (STANTEC 2014)
- EXCAVATION AREA

NOTES:

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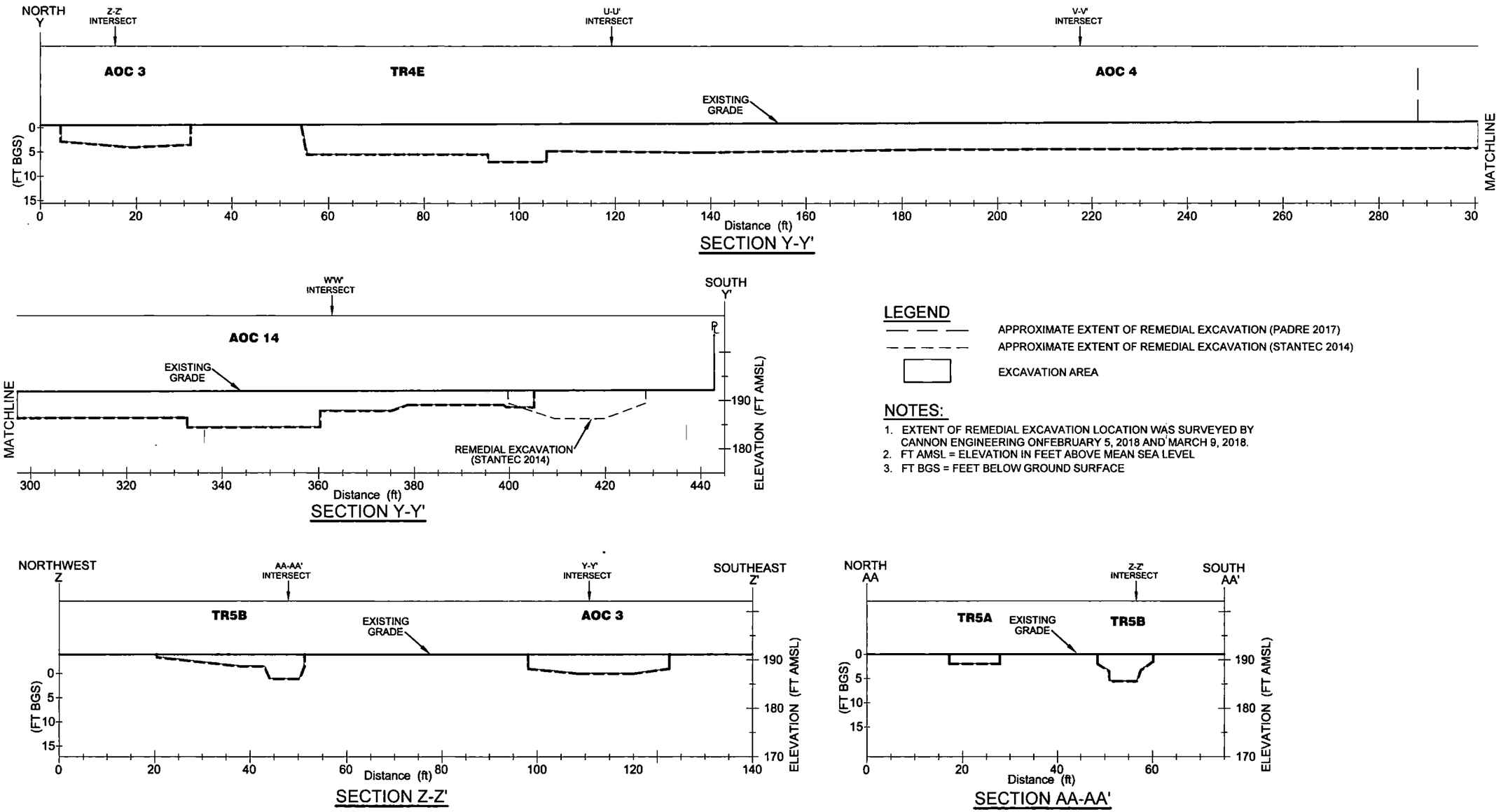
PROJECT NUMBER: 1601-3795

DATE: September 2018

CROSS SECTIONS W-W' AND X-X'

PLATE 8

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