PHASE II AGRICULTURAL CHEMICALS SITE ASSESSMENT

PREPARED FOR:
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

PROPERTY LOCATION:
HARBOR BOULEVARD SITE – WATER PARK
12581, 12591, 12625 AND 12721 HARBOR BOULEVARD
12601 AND12602 LEDA LANE
GARDEN GROVE, CALIFORNIA 92840

DATE: APRIL 2012

PHASE ONE INC.

THE NATIONWIDE ENVIRONMENTAL SPECIALISTS

"Setting the Due Diligence Industry Standard"

PHASE ONE INC.

ENVIRONMENTAL ASSESSMENT SPECIALISTS

April 27, 2012

Mr. Carlos Marquez
Garden Grove Agency for Community Development
11222 Acacia Parkway, 3rd Floor
Garden Grove, California 92840

RE: ***PHASE ONE*** **INC. Project No. 7230**
Phase II Agricultural Chemicals Site Assessment
Subject Site Location: Harbor Boulevard Site – Water Park
12581, 12591, 12625, 12721 Harbor Boulevard
12601, 12602 Leda Lane, Garden Grove, California 92840

Dear Mr. Marquez:

Enclosed is the Phase II Agricultural Chemicals Site Assessment Report completed by ***PHASE ONE*** **INC.** for the site referenced above (See Figure 1, ***Site Location Map)***. The Phase II Agricultural Chemicals Site Assessment was undertaken at your request, in accordance with ***PHASE ONE*** **INC.**'s ***Standard Terms and Conditions*** and as outlined in ***PHASE ONE*** **INC.**'s ***Letters of Intent/Authorization*** for Project **No.** 7230.

The findings and conclusions of this investigation are based upon the observations of ***PHASE ONE*** **INC.**'s field personnel and the soil sampling analytical results reported by the contracted analytical laboratory. Our conclusions regarding the investigation are summarized in the final section of this report, ***Section 5.0 Conclusions and Recommendations.***

Please do not hesitate to contact us should you have any questions regarding this report, or if we can be of additional assistance.

Sincerely,

Eric Kieselbach
President

Enclosures

23282 Mill Creek Drive, Suite 160 Laguna Hills CA 92653 **Tel: (714) 669-8055 • Fax: (714) 669-8025**

PHASE II AGRICULTURAL CHEMICALS SITE ASSESSMENT

PREPARED FOR:
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

PROPERTY LOCATION:
HARBOR BOULEVARD SITE – WATER PARK
12581, 12951, 12625, AND 12721 HARBOR BOULEVARD
12601 AND 12602 LEDA LANE
GARDEN GROVE, CALIFORNIA 92840

PROJECT NO. 7230

BY

***PHASE ONE* INC.**
23282 MILLCREEK DRIVE, SUITE 160
LAGUNA HILLS, CA 92653
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1.0 BACKGROUND INFORMATION

This report presents the results of the Phase II Agricultural Chemicals Site Assessment conducted by ***PHASE ONE* INC.** at the Harbor Boulevard Site – Water Park, 12581, 12591, 12625, 12721 Harbor Boulevard; 12601 and 12602 Leda Lane, Garden Grove, California 92840 (See **Figure 1**, ***Site Location Map***). This Phase II Agricultural Chemicals Site Assessment was undertaken at the request of Mr. Carlos Marquez, Garden Grove Agency for Community Development, in accordance with ***PHASE ONE* INC.**'s ***Standard Terms and Conditions***, as outlined in ***PHASE ONE* INC.**'s ***Letter of Intent/Authorization*** for Project **Nº** 7230.

At the time of this assessment, the site specifics are as follows:

Address: Harbor Boulevard Site – Water Park
12581, 12591, 12625, 12721 Harbor Boulevard, 12601 and 12602 Leda Lane
Garden Grove, California 92840

- **Acres**: 12.07
- **Improvements:** Vacant Land
- **Current Site Use:** Vacant Land
- **Proposed Site Use**: Water Park and Hotel
- **Site Contact**: Carlos Marquez

The proposed field investigation, soil sample locations, and analyses were determined based on the conclusions and recommendations included in ***PHASE ONE* INC.**'s Phase I Environmental Site Assessment Reports: Project No. 5406, 12625 and 12721 Harbor Blvd, dated April 8, 2003; Project No. 6907, 12591 Harbor Boulevard, dated March 27, 2009; Project No. 6973, 12601 Leda Lane, dated March 11, 2010; and Project No. 6974, 12602 Leda Lane, dated March 11, 2010. They were also determined based on the Phase II Limited Site Assessment Reports, Project No. 6985, 12601 Leda Lane, dated June 14, 2010; and Project No. 6986, 12602 Leda Lane, dated June 15, 2010.

2.0 PROPOSED FIELD INVESTIGATION

Conduct a subsurface investigation for potential soil and groundwater contamination resulting from former agricultural use and off site concerns at the subject site. The boring locations will be cleared by USA and the client. The subsurface evaluation will be completed in accordance with current regulatory guidelines.

Drill up to thirty **six (36)** direct push borings to a maximum depth of **two (2)** feet below ground surface (bgs). Sample collection, analysis, and boring depths are as follows:

Area	Agricultural Sampling Entire Site	Known Agriculture Contaminated areas (2)
# of Borings	28	8, 4 each area
Depth of Borings (feet)	2'	2'
Soil Sample Depths (feet)	Near Surface, 2'	Near Surface, 2'
# of Soil Samples	56	18*
# of samples Analyzed	14 Composite 14 Discrete for Arsenic	ALL
Analysis	EPA 7060 Arsenic EPA 8081 AG Highest 8081 for EPA 8141 AG, EPA 8151 Ag & EPA 7000 Series for CAM 17 Metals	EPA 8081 AG

***Should be 16 samples**

Up to **seventy four (74)** samples, plus several duplicates, will be analyzed for at the least one of the above listed analyses.

All borings/probes will be backfilled with cuttings, bentonite or as local jurisdictions require; holes in the surface (other than bare soil) will be repaved with concrete/asphalt.

3.0 ACTUAL FIELD INVESTIGATION

On April 5, 2012, ***PHASE ONE* INC.** completed **thirty-six (36)** Geoprobe soil borings at the subject site. The soil borings were identified as GP-1 through GP-28, GP-29A through GP-29D, and GP-30A through GP-30D. The locations of the soil borings are shown on **Figure 2, *Site Plan***. Details of the actual soil borings are as follows:

BORING DETAILS

Boring ID#	Total Depth (FT)	Sample Depths (FT)	Analyses Run	Location Description (See Figure 2, *Site Plan*)
GP-1	2	Surface, 2	EPA 8081A (Chlorinated Pesticides) EPA 6010B (Arsenic)	Random within Grid # 1
GP-2	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 2
GP-3	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 3
GP-4	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 4
GP-5	2	Surface, 2	EPA 8081A (Chlorinated Pesticides) EPA 6010B (Arsenic)	Random within grid # 5

Boring ID#	Total Depth (FT)	Sample Depths (FT)	Analyses Run	Location Description (See Figure 2, *Site Plan*)
GP-6	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 6
GP-7	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within Grid # 7
GP-8	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random, Within Grid # 8
GP-9	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 9
GP-10	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 10
GP-11	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 11
GP-12	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 12
GP-13	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 13
GP-14	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 14
GP-15	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 15
GP-16	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 16
GP-17	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 17
GP-18	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 18
GP-19	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 19
GP-20	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 20
GP-21	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 21
GP-22	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 22
GP-23	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 23
GP-24	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 24
GP-25	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 25
GP-26	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 26
GP-27	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 27
GP-28	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Random within grid # 28

Boring ID#	Total Depth (FT)	Sample Depths (FT)	Analyses Run	Location Description (See Figure 2, *Site Plan*)
GP-29a	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near removed front planter of 12602 Ledo Lane
GP-29b	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near removed front planter of 12602 Ledo Lane
GP-29c	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near removed front planter of 12602 Ledo Lane
GP-29d	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near removed front planter of 12602 Ledo Lane
GP-30a	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near eastern corner of removed pool at 12602 Ledo Lane
GP-30b	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near eastern corner of removed pool at 12602 Ledo Lane
GP-30c	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near eastern corner of removed pool at 12602 Ledo Lane
GP-30d	2	Surface, 2	EPA 8081A (Chlorinated Pesticides), EPA 6010B (Arsenic)	Near eastern corner of removed pool at 12602 Ledo Lane
TOTAL SAMPLES		72		

For the investigated areas and the soil boring locations, see **Figure 2**, ***Site Plan***. All soil samples were collected following the sampling protocol included in **Appendix A, *Sampling Protocol*.**

The proposed Scope of Work detailed in Section 2.0 was not completed as outlined. The following are the deviations from the original Scope of Work:

- No soil samples were run for PCBs. None of the subject site was directly under and/or exposed to any of the pole-mounted transformers.
- A total of 72 soil samples were collected; there was an error in the original soil sample calculation.

4.0 FIELD INVESTIGATION RESULTS

4.1 Subsurface Conditions Encountered

The soils encountered at the subject site within the maximum explored depth of 2 feet below ground surface (bgs) consisted of fine to medium grained sand interlace with up to 1/2" cobbles. Groundwater was not encountered in any of the soil borings. The field personnel did not notice any unusual odors emanating from the soil samples. No other unusual conditions were noted during the field work. The Soil Boring Logs were not necessary to prepare due to the shallow depth and continuous stratigraphy to the depth of 2 feet.

4.2 Analytical Results

Copies of the final analytical reports are included in **Appendix C,** ***Analytical Laboratory Reports***. The principal findings of the analysis of the soil samples are presented in the table below. The table below titled "Summary of Analytical Results" comments on the results of the entire EPA analysis method. All the results of all the chemicals identified above Non-Detect (ND) are compared with their respective regulatory screening levels, (when applicable) such as the *United States Environmental Regional Screening Levels* (USEPA RSLs) or other applicable regulatory-designated levels.

SUMMARY OF ANALYTICAL RESULTS

Surface Soil Samples Collected April 5, 2012

Sample ID#	EPA 8081A (Chlorinated Pesticides)	EPA SSL Screening Levels for Industrial Properties
Reporting Unit	**ug/kg (PPB)**	**ug/kg (PPB)**
7230-GP 1,2,3,4-S Comp.	**15.2 y-Chlordane, 34.6 a-Chlordane, 6.65 4,4'-DDE, 5.58 4,4'-DDD, 6.14 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 5,6,7,8-S Comp.	**5.96 Endosulfan I, 20.6 y-Chlordane, 37.8 a-Chlordane, 6.0 4,4'-DDE, 11.2 Dieldrin, 10.6 4,4'-DDD, 8.16 4,4'-DDT**	**4.6 Endosulfan 1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 30 Dieldrin 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 9,10,11,12-S Comp.	**10.7 y-Chlordane, 18.8 a-Chlordane, 5.0 4,4'-DDE, 8.8 Dieldrin, 6.08 4,4'-DDD, 12.9 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 30 Dieldrin 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 13,14,15,16-S Comp.	**5.62 y-Chlordane, 7.38 a-Chlordane, 5.0 4,4'-DDE, 11.2 4,4'-DDD, 10.7 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 17,18,19,20-S Comp.	**5.2 a-Chlordane, 5.2 4,4'-DDE, 5.8 4,4'-DDD, 7.1 4,4'-DDT**	**1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 21,22,23,24-S Comp.	**6.4 a-Chlordane, 7.12 4,4'-DDE, 5.59 4,4'-DDD, 13.6 4,4'-DDT**	**1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 25,26,27,28-S Comp.	**6.1 4,4'-DDE, 7.11 4,4'-DDD, 17.3 4,4'-DDT**	**1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**

ug/kg micrograms per kilogram
PPB Parts Per Billion
N/A Not applicable, Not Analyzed

SUMMARY OF ANALYTICAL RESULTS

Surface Soil Samples Collected April 5, 2012

Sample ID#	EPA 6010B (Arsenic)	EPA SSL Screening Levels for Industrial Properties
Reporting Unit	**mg/kg (PPM)**	**mg/kg (PPM)**
7230-GP-4-S	**3.5 Arsenic**	**1.6****
7230-GP-8-S	**3.27 Arsenic**	**1.6**
7230-GP-11-S	**2.0 Arsenic**	**1.6**
7230-GP-14-S	**4.36 Arsenic**	**1.6**
7230-GP-17-S	**8.11 Arsenic**	**1.6**
7230-GP-23-S	**4.34 Arsenic**	**1.6**
7230-GP-27-S	**7.0 Arsenic**	**1.6**

mg/kg milligrams per kilogram
PPM Parts Per Million
N/A Not applicable, Not Analyzed

SUMMARY OF ANALYTICAL RESULTS

2-Foot Soil Samples Collected April 5, 2012

Sample ID#	EPA 8081A (Chlorinated Pesticides)	Pertinent Screening Levels
Reporting Unit	**ug/kg (PPB)**	**ug/kg (PPB)**
7230-GP 1,2,3,4-2 Comp.	**ND**	
7230-GP 5,6,7,8-2 Comp.	**ND**	
7230-GP 9,10,11,12-2 Comp.	**ND**	
7230-GP 13,14,15,16-2 Comp.	**6.6 4,4'-DDD 5.6 4,4'-DDT**	**2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP 17,18,19,20-2 Comp.	**ND**	
7230-GP 21,22,23,24-2 Comp.	**ND**	
7230-GP 25,26,27,28-2 Comp.	**ND**	

Comp.= **Composite Sample**
ND Non-Detect
ug/kg micrograms per kilogram
PPB Parts Per Billion
N/A Not applicable, Not Analyzed

SUMMARY OF ANALYTICAL RESULTS

2-Foot Soil Samples Collected April 5, 2012

Sample ID#	EPA 6010B (Arsenic)	Pertinent Screening Levels
Reporting Unit	**mg/kg (PPM)**	**mg/kg (PPM)**
7230-GP-1-2	**1.33 Arsenic**	**1.6 PPM**
7230-GP-6-2	**1.16 Arsenic**	**1.6 PPM**
7230-GP-11-2	**3.45 Arsenic**	**1.6 PPM**
7230-GP-13-2	**4.06 Arsenic**	**1.6 PPM**
7230-GP-18-2	**1.85 Arsenic**	**1.6 PPM**
7230-GP-21-2	**4.4 Arsenic**	**1.6 PPM**
7230-GP-25-2	**10.4 Arsenic**	

mg/kg milligrams per kilogram
PPB Parts Per Billion
N/A Not applicable, Not Analyzed

SUMMARY OF ANALYTICAL RESULTS

Leda Area 1 Soil Samples Collected April 5, 2012

Sample ID#	EPA 8081A (Chlorinated Pesticides)	Pertinent Screening Levels
Reporting Unit	**ug/kg (PPB)**	**ug/kg (PPB)**
7230-GP-29a-S	**17.3 y-Chlordane, 39.4 a-Chlordane, 37.6 4,4'-DDE, 7.71 Dieldrin, 8.47 4,4'-DDD, 12 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 30 Dieldrin 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-29a-2	**ND**	
7230-GP-29b-S	**5.0 y-Chlordane, 12.5 a-Chlordane, 24.4 4,4'-DDE, 8.75 4,4'-DDD, 15.6 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-29b-2	**ND**	
7230-GP-29c-S	**8.55 a-Chlordane, 13.9 4,4'-DDE, 6.5 4,4'-DDD, 17.5 4,4'-DDT**	**1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-29c-2	**38.4 4,4'-DDE, 5.0 4,4'-DDD, 16.1 4,4'-DDT**	**1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-29d-S	**12.7 4,4'-DDE, 5.2 4,4'-DDD, 31.5 4,4'-DDT**	**1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-29d-2 Dup	**ND**	
7230-GP-29d-2	**ND**	

ND Non-Detect
ug/kg micrograms per kilogram
PPB Parts Per Billion

SUMMARY OF ANALYTICAL RESULTS

Leda Area 1 Soil Samples Collected April 5, 2012

Sample ID#	EPA 6010B (Arsenic)	Pertinent Screening Levels
Reporting Unit	**mg/kg (PPM)**	**mg/kg (PPM)**
7230-GP-29b-2	**ND**	**1.6**

ND Non-Detect
mg/kg milligrams per kilogram
PPM Parts Per Million

SUMMARY OF ANALYTICAL RESULTS

Leda Area 4 Soil Samples Collected April 5, 2012

Sample ID#	EPA 8081A (Chlorinated Pesticides)	Pertinent Screening Levels
Reporting Unit	**ug/kg (PPB)**	**ug/kg (PPB)**
7230-GP-30a-S	**6.73 a-Chlordane, 29.6 4,4'-DDE, 11.1 4,4'-DDD, 35.0 4,4'-DDT**	**1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-30a-2	**ND**	
7230-GP-30b-S	**13.6 a-Chlordane, 48.2 4,4'-DDE, 13.8 4,4'-DDD, 38.1 4,4'-DDT**	**1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-30b-S Dup	**11.4 a-Chlordane, 41.4 4,4'-DDE, 11.9 4,4'-DDD, 30.9 4,4'-DDT,**	**1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-30b-2	**ND**	
7230-GP-30c-S	**ND**	
7230-GP-30c-2	**5.68 y-Chlordane, 21.0 a-Chlordane, 53.4 4,4'-DDE, 12.5 4,4'-DDD, 55.5 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**
7230-GP-30d-S	**ND**	
7230-GP-30d-2	**5.0 y-Chlordane, 16.2 a-Chlordane, 43.0 4,4'-DDE, 12.1 4,4'-DDD, 57.6 4,4'-DDT**	**1,600 y-Chlordane 1,600 a-Chlordane 1,400 4,4'-DDE 2,000 4,4'-DDD 1,700 4,4'-DDT**

ND Non-Detect
ug/kg micrograms per kilogram
PPB Parts Per Billion
N/A Not applicable, Not Analyzed

SUMMARY OF ANALYTICAL RESULTS

Leda Area 4 Soil Samples Collected April 5, 2012

Sample ID#	EPA 6010B (Arsenic)	Pertinent Screening Levels
Reporting Unit	**mg/kg (PPM)**	**mg/kg (PPM)**
7230-GP-30d-S	**1.38 Arsenic**	**1.6**

ug/kg micrograms per kilogram
PPB Parts Per Billion
N/A Not applicable, Not Analyzed

SUMMARY OF ANALYTICAL RESULTS

Duplicate Soil Samples Collected April 5, 2012

Sample ID#	EPA 6010B (Arsenic)	EPA 8081A (Chlorinated Pesticides)	Pertinent Screening Levels
Reporting Unit	**mg/kg (PPM)**	**ug/kg (PPB)**	**ug/kg (PPB)**
7230-GP-30b-S*	**N/A**	**5.02 a-Chlordane** **16.5 4,4'-DDE** **5.5 4,4'-DDD** **13.3 4,4'DDT**	**1,600 a-Chlordane** **1,400 4,4'-DDE** **2,000 4,4'-DDD** **1,700 4,4'-DDT**
7230-GP-30b-S**	**N/A**	**ND**	
7230-GP-5,6,7,8-S Comp.	**N/A**	**12.6 y-Chlordane** **22.3 a-Chlordane** **5.1 4,4'-DDE** **7.13 Dieldrin** **10.8 4,4'-DDD** **5.2 4,4'-DDT**	**1,600 y-Chlordane** **1,600 a-Chlordane** **1,400 4,4'-DDE** **30 Dieldrin** **2,000 4,4'-DDD** **1,700 4,4'-DDT**
7230-GP-25-2	**22.8 Arsenic**	**N/A**	**1.6 PPM**
7230-GP-17-S	**4.8 Arsenic**	**N/A**	**1.6 PPM**
7230-GP-27-S	**2.59 Arsenic**	**N/A**	**1.6 PPM**

ug/kg micrograms per kilogram
PPB Parts Per Billion
N/A Not applicable, Not Analyzed
ND Non-Detect
* The sub-sample for this analysis was taken from both ends of the sample container.
** The sub-sample for this analysis was taken from one end of the sample container.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The principal findings of ***PHASE ONE*** **INC.**'s Phase II Agricultural Chemicals Site Assessment for all the areas sampled are as follows:

- No levels of Organochlorinated pesticides (USEPA Method 8081A) were detected that are a concern or exceed their respective reporting limits and/or any identified action level.

- Several of the Arsenic (Ar) levels slightly exceeded the EPA Screening levels which is common in California. All levels appeared to be within a reasonable range of background levels for the subject site.

***PHASE ONE* INC.** attempted to assess the most likely potential sources of the agricultural chemicals at the site. ***PHASE ONE* INC.,** divided the site into 28 grids and random soil samples were collected from each grid. In addition, specific periphery soil samples were collected near the approximate locations of the prior soil sampling conducted at 12602 Leda Lane. Although it is not possible or feasible to sample the site in its entirety, the grid methodology is an effective tool in providing an accurate assessment of agricultural contaminates at the site, since it is an accepted assessment practice in the industry and used by State regulatory agencies. Specific areas of impact may have escaped detection due to:

1) Unknown areas where extensive use may have occurred,
2) Unknown areas of chemicals storage and handling,
3) Difficulty in identifying probable locations, or
4) The limited extent of the assessments performed.

Based on the soil sample results presented in this report, ***PHASE ONE* INC.** concludes that the presence of agricultural chemicals to be low. The assessment results show that no remedial action is required, despite previous agricultural uses. The trace concentrations of agricultural chemicals have not impacted the site as they are well below screening levels. Further investigation is not recommended.

6.0 LIMITATIONS

To achieve the study objectives stated in this report, we were required to base ***PHASE ONE*** **INC.**'s conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by ***PHASE ONE*** **INC.**'s client in the contract/authorization agreement and standard terms and conditions.

PHASE ONE **INC.**'s professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, governmental agencies lists, and laboratory analytical reports. Recommendations are based on the historic land use of the subject property, as well as features noted during the site walk and Phase II assessment. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No other warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of ***PHASE ONE*** **INC.**, in accordance with generally accepted professional practices.

Sample results should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. ***PHASE ONE*** **INC.** only relays the information supplied by the laboratory conducting the analysis.

7.0 REPORT SIGNATURE AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the report for Project #7230. All the below parties have, in good faith, conducted their respective project responsibilities using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields.

All parties have acted in good faith and have no known relationship with the subject site, owners, buyers, or any other entity associated with the subject site. All respective project responsibilities have been conducted independently, and with no conflict of interest.

The statements of fact contained in this report are true and correct based on materials reviewed to the best of our abilities.

The reported analyses, opinions, and conclusions are personal, unbiased, professional, and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions included in this report nor is it contingent upon the use of this report.

The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and environmental consulting industries. The personnel who performed the investigation (or are under the direct supervision of personnel) whom are properly licensed and certified in accordance with the requirements of all federal, state, and local laws, rules, and regulations.

We have no present or prospective interest in the subject property or the parties involved.

If necessary, expert testimony and other legal appearances will be provided at our current Standard Schedule of Rates.

Eric Kieselbach President

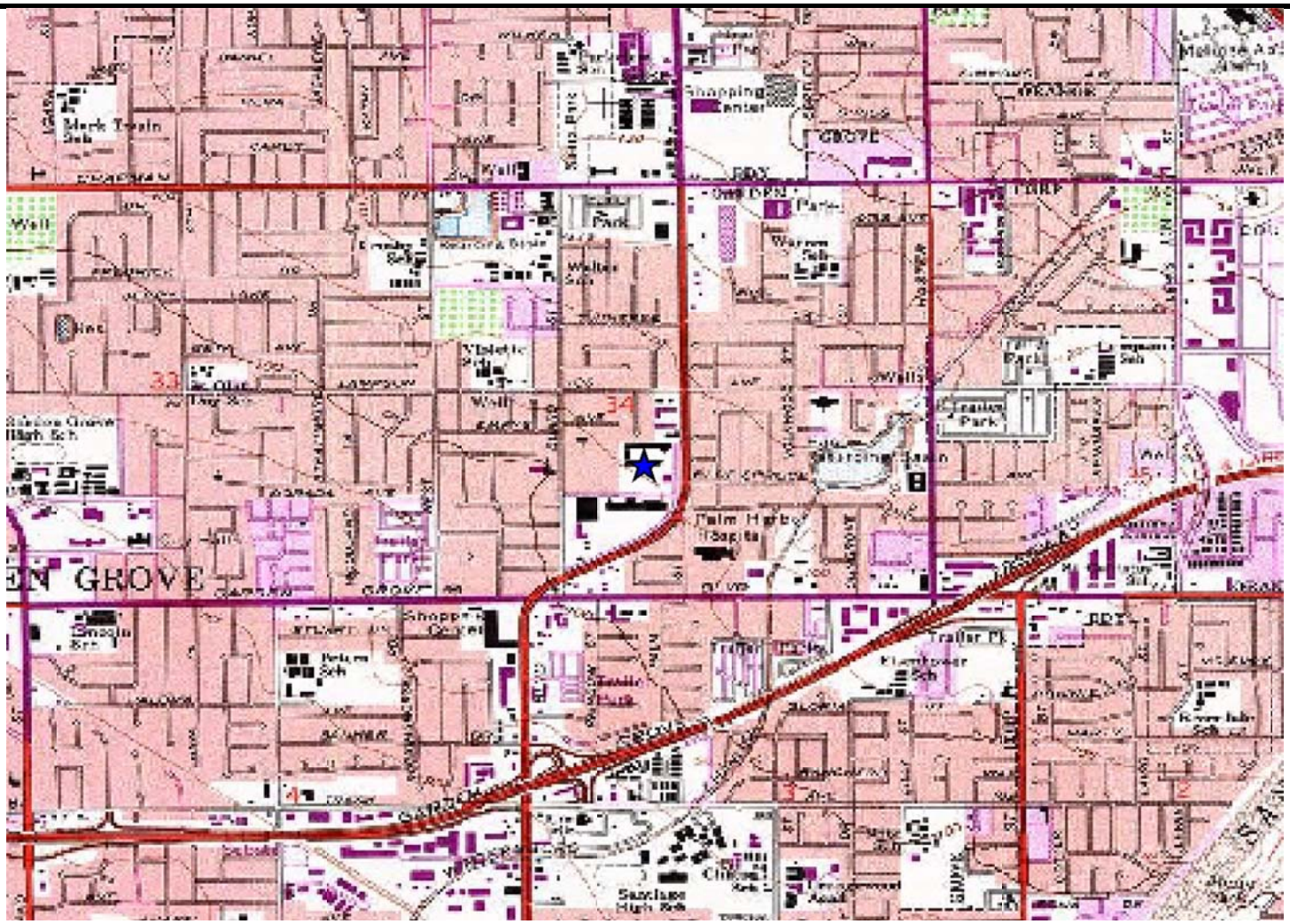
Nadine Kieselbach, Copy Editor

Eric Charles Exton, Operations Manager

Jay Badiei, PG #6744

PROFESSIONAL GEOLOGIST
JALIL JAY BADIEI
No. 6744
Exp. 12.31.13
STATE OF CALIFORNIA

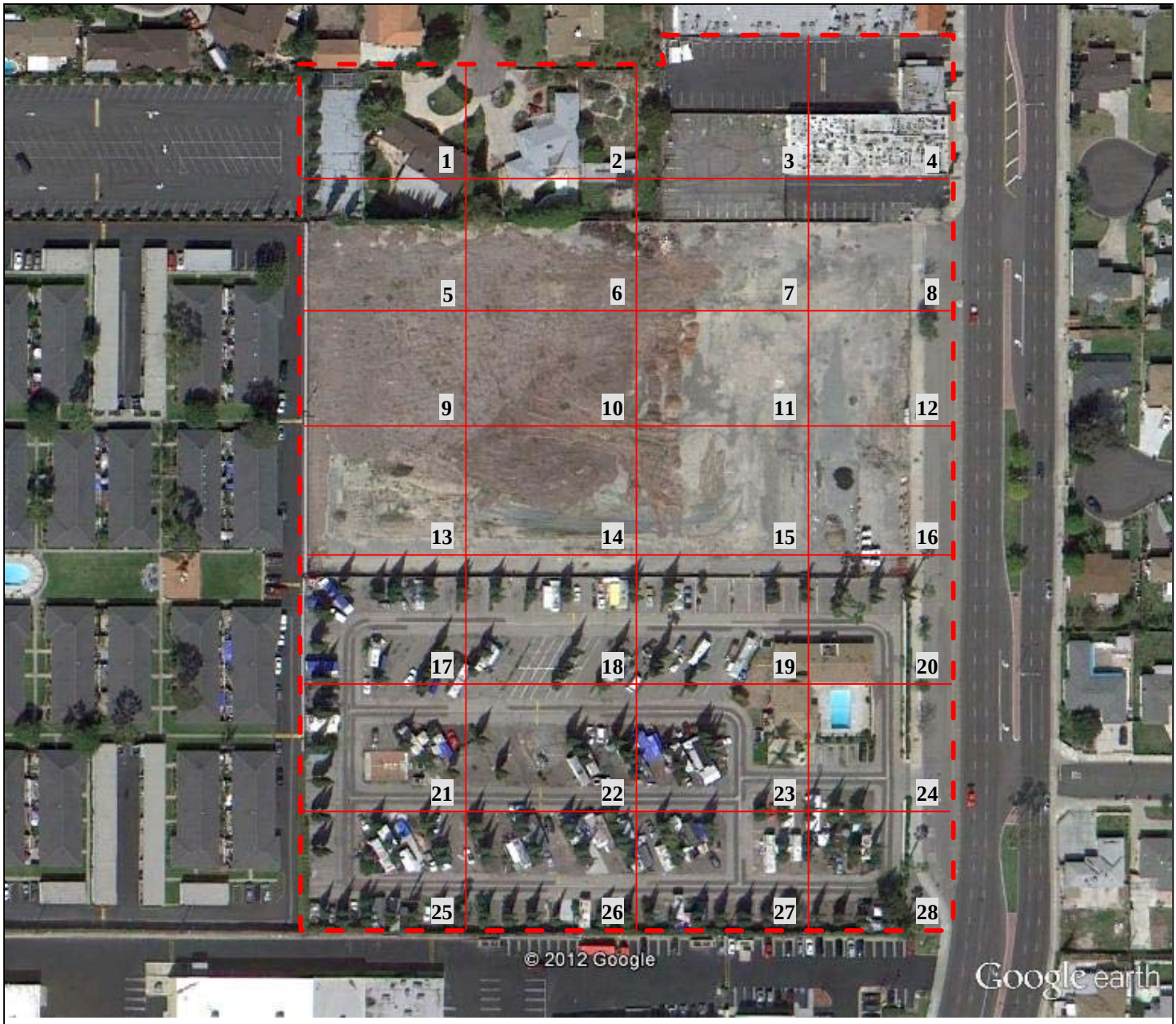
FIGURES



SITE LOCATION MAP

U.S. Geological Survey. Anaheim Quadrangle
7.5 Minute Series, Approximate Scale: 1: 24000

PHASE ONE INC.	Harbor Blvd Site -- Water Park Garden Grove, CA 92840	FIGURE: 1 JOB: 7230 DATE: 5/25/2012



NOT TO SCALE

KEY

= SUBJECT SITE

= GRID LOCATIONS

N

***PHASE ONE* INC.**

ENVIRONMENTAL ASSESSMENT SPECIALISTS

HARBOR BOULEVARD SITE - WATER PARK
12581, 12591, 12625 & 12721 HARBOR BOULEVARD
12601 & 12602 LEDA LANE
GARDEN GROVE, CALIFORNIA 92840

DRAWN: LT

BORING LOCATIONS

FIGURE:	2A
JOB:	7230
DATE:	5/7/2012

HOUSE IN FIGURE REMOVED; LAND GRADED

NOT TO SCALE

KEY

= SUBJECT SITE

N

***PHASE ONE* INC.**

ENVIRONMENTAL ASSESSMENT SPECIALISTS

HARBOR BOULEVARD SITE - WATER PARK
LEDA AREA 1 AND 4
12602 LEDA LANE
GARDEN GROVE, CALIFORNIA 92840

DRAWN: LT

BORING LOCATIONS	
FIGURE:	2B
JOB:	7230
DATE:	5/7/2012

APPENDICES

APPENDIX A

SAMPLING PROTOCOL

SAMPLING PROTOCOL
Harbor Boulevard Site – Water Park
12581, 12591, 12625, 12721 Harbor Boulevard
12601, 12602 Leda Lane
Garden Grove, California 92840

INTRODUCTION

This protocol outlines the field procedures utilized for the collection of soil samples as part of ***PHASE ONE*** **INC.**'s project number 7230.

PRE-FIELD CONDITIONS AND ACTIVITIES

The following activities or procedures were observed as part of the sampling project:

1. Sampling intervals were approved by ***PHASE ONE*** **INC.** prior to field operations. An environmental professional observed the work, and collected samples at approved intervals.

FIELD PROCEDURES: SUBSURFACE SOIL SAMPLING – GEOPROBE

The following procedures were observed during soil sampling operations:

1. The sampler on the direct-push rig was advanced with a hydraulic mechanism to the target depth. Upon reaching the target depth, the sampler was opened with a special tool. The sampler was then driven down two feet and retrieved from the hole.

2. Soil samples from the direct-push rig were collected in a one-inch diameter, two-foot long acetate sleeve. The sample to be submitted for laboratory analysis was cut from the lower portion of the sleeve and capped with Teflon and end caps.

3. After the soil samples were removed, the sampler was disassembled; scrubbed in a water bath with Liquinox®; rinsed in two separate water baths, the last of which contained double-distilled water; and re-assembled with a new sample sleeve.

SAMPLE COLLECTION AND LABORATORY PROTOCOL

After soil sample collection, protocol required that the following guidelines and sample tracking be followed to maintain sample integrity:

1. After retrieval, each soil sample container was sealed, labeled, and chilled. Clean ice chests were used to keep the soil samples at approximately four degrees Celsius until they were delivered to the state-certified analytical chemical laboratory.

2. The samples were delivered directly to the laboratory.

3. Sample control was maintained by a Chain-Of-Custody (COC) record, which accompanies the samples. The form documented the time, date, and person responsible during each step in the transportation process.

SAMPLE CODING—SOIL SAMPLING

The coded sample numbering system does not reveal the client to the laboratory or other interested parties:

1. A non-water soluble marking pen is used to mark the labels, which are then applied to the sample tubes.

2. **Project Number:** The project number allows ***PHASE ONE*** **INC.** to access file and client information. Use of the project number maintains the client's confidentiality to subcontractors, while maintaining ***PHASE ONE*** **INC.**'s ability to identify necessary data:

   Example: ***PHASE ONE*** **INC.** Project Number: 1234
   The soil sample tubes have the project number written on the label as follows:

   1234

3. **Sample Number:** ***PHASE ONE*** **INC.** numbers its soil samples in the following manner:

   T-XX-YY

Where:	T	Indicates type of sample symbol (see below)
	X	Indicates boring number
	Y	Indicates depth of sample in feet below ground surface (BGS)

Types of sample symbols (T) include:

SYMBOL		TYPE OF SAMPLE
HA or B	=	Hand auger soil boring
GP	=	Geoprobe or Direct push soil boring

For example, if a subsurface soil sample (T=GP) was collected from the first soil boring (X=**1**) at the three-foot sampling depth (Y=**3**), the soil sample would be logged as follows:

GP1-3

In review, the number indicates a soil sample from soil boring number one, from a depth of three feet BGS.

4. **Sample Date:** Due to holding time limits for most analyses, it is important to include the date the sample was collected.

Sample Date: January 1, 2001
Sample Labeled: 01/01/01

5. The complete labeling of the soil sample tube includes:

Job Number with appropriate number (i.e. 1234)
Sample Number as described in point three.
Sample Date as labeled on the tube.

The sample identification information, as required by ***PHASE ONE*** **INC.** for the three-foot soil sample collected from boring GP-1 would be as follows:

1234
GP1-3
01/01/01

APPENDIX B

SOIL BORING LOGS

(Not Included, On File at ***PHASE ONE*** **INC.)**

APPENDIX C

ANALYTICAL LABORATORY REPORT

ABC Environmental Laboratories

Mr. Eric K. 4/10/2012
Phase One, Inc.
23282 Mill Creek Dr., Suite 160
Laguna Hills, CA 92653

Project:	7230
Project Site:	7230
Sample Date:	4/5/2012
Lab Job No.:	P12D012

Dear Mr. Eric K.:

Enclosed please find the analytical report for the samples received by ABC Environmental Laboratories on 4/6/2012 and analyzed by the following EPA methods:

EPA 8081A(Chlorinated Pesticide)
EPA 6010B(Arsenic)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

ABC Environmental Laboratories is certified by the CA DHS (Certificate No.2584). Thank you for giving us the opportunity to serve you.

Please feel free to call me at (909) 923-8628 if our laboratory can be of further service to you.

Respectfully,

ABC Environmental Laboratories, Inc.

Ken Zheng, M.S.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

1640 S. Grove Ave., Suite B
Ontario, CA 91761

Tel: (909)923-8628
(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D012
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/8/2012
Batch No.:	0408-PES-S	Date Reported:	4/10/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	1
Lab Sample I.D.		P12D012-1,2,3,4	P12D012-5,6,7,8	P12D012-9,10,11,12	P12D012-13,14,15,16
Client Sample I.D.		7230-GP 1,2,3,4-S Comp.	7230-GP 5,6,7,8-S Comp.	7230-GP 9,10,11,12-S Comp.	7230-GP 13,14,15,16-S Comp.
Compound	RL				
α-BHC	5	ND	ND	ND	ND
γ-BHC	5	ND	ND	ND	ND
Heptachlor	5	ND	ND	ND	ND
Aldrin	5	ND	ND	ND	ND
β-BHC	5	ND	ND	ND	ND
δ-BHC	5	ND	ND	ND	ND
Heptachlor Epoxide	5	ND	ND	ND	ND
Endosulfan I	5	ND	5.96	ND	ND
γ-Chlordane	5	15.2	20.6	10.7	5.62
α-Chlordane	5	34.6	37.8	18.8	7.38
4,4'-DDE	5	6.65	6	5	5
Dieldrin	5	ND	11.2	8.8	ND
Endrin	5	ND	ND	ND	ND
Endosulfan II	5	ND	ND	ND	ND
4,4'-DDD	5	5.58	10.6	6.08	11.2
4,4'-DDT	5	6.14	8.16	12.9	10.7
Endrin Aldehyde	5	ND	ND	ND	ND
Endosulfan Sulfate	5	ND	ND	ND	ND
Methoxychlor	20	ND	ND	ND	ND
Endrin Ketone	10	ND	ND	ND	ND
Technical Chlordane	25	ND	ND	ND	ND
Toxaphene	100	ND	ND	ND	ND

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D012
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/8/2012
Batch No.:	0408-PES-S	Date Reported:	4/10/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	
Lab Sample I.D.		P12D012-17,18,19,20	P12D012-21,22,23,24	P12D012-25,26,27,28	
Client Sample I.D.		7230-GP 17,18,19,20-S Comp.	7230-GP 21,22,23,24-S Comp.	7230-GP 25,26,27,28-S Comp.	
Compound	RL				
α-BHC	5	ND	ND	ND	
γ-BHC	5	ND	ND	ND	
Heptachlor	5	ND	ND	ND	
Aldrin	5	ND	ND	ND	
β-BHC	5	ND	ND	ND	
δ-BHC	5	ND	ND	ND	
Heptachlor Epoxide	5	ND	ND	ND	
Endosulfan I	5	ND	ND	ND	
γ-Chlordane	5	ND	ND	ND	
α-Chlordane	5	5.2	6.4	ND	
4,4'-DDE	5	5.2	7.12	6.1	
Dieldrin	5	ND	ND	ND	
Endrin	5	ND	ND	ND	
Endosulfan II	5	ND	ND	ND	
4,4'-DDD	5	5.8	5.59	7.11	
4,4'-DDT	5	7.1	13.6	17.3	
Endrin Aldehyde	5	ND	ND	ND	
Endosulfan Sulfate	5	ND	ND	ND	
Methoxychlor	20	ND	ND	ND	
Endrin Ketone	10	ND	ND	ND	
Technical Chlordane	25	ND	ND	ND	
Toxaphene	100	ND	ND	ND	

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

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ABC Environmental Laboratories

EPA Method 8081A
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D012
Project:	7230	Lab Sample ID:	P12D013-1
Matrix:	Soil	Date Analyzed:	4/8/2012
Batch No.:	0408-PES-S	Date Reported	4/10/2012

MB/MS/MSD Report

Unit: ug/kg

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
γ-BHC	ND	20	18.1	20.2	91	101	11	≤30	70-130
Heptachlor	ND	20	19.2	18.5	96	93	4	≤30	50-150
Aldrin	ND	20	20.5	17.6	103	88	15	≤30	50-140
Dieldrin	ND	40	38.5	37.2	96	93	3	≤30	70-130
Endrin	ND	40	35.2	34.5	88	86	2	≤30	70-150
4,4'-DDT	ND	40	36.4	37.1	91	93	2	≤30	20-160

MB/LCS Report

Unit: ug/kg

Analyte	Method Blank	Report Value	True Value	Rec.%	Accept Limit
γ-BHC	ND	18.5	20	93	50-150
Heptachlor	ND	17.5	20	88	50-150
Aldrin	ND	20.3	20	102	50-140
Dieldrin	ND	33.4	40	84	70-130
Endrin	ND	35.2	40	88	70-150
4,4'-DDT	ND	31.5	40	79	30-130

ND: Not Detected (Below RL).

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Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D012
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Digested:	4/7/2012
Digestion Method:	3050B	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/10/2012

EPA 6010B (Arsenic)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Arsenic (As)		
	Reporting Limit	1		
7230-GP-4-S	P12D012-4	3.5		
7230-GP-8-S	P12D012-8	3.27		
7230-GP-11-S	P12D012-11	2		
7230-GP-14-S	P12D012-14	4.36		
7230-GP-17-S	P12D012-17	8.11		
7230-GP-23-S	P12D012-23	4.34		
7230-GP-27-S	P12D012-27	7		

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Fax: (909)923-8628

ABC Environmental Laboratories

EPA 6010B (Arsenic)
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D012
Project:	7230	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/10/2012

MB/LCS/LCSD Report

Unit: mg/kg

Element	EPA Method	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
Arsenic (As)	6010B	ND	10	9.9	9.6	99	96	3	≤20	80-120

ND: Not Detected (at the specified limit).

1640 S. Grove Ave., Suite B
Ontario, CA 91761

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(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories, Inc.

1640B S. Grove Ave., Ontario, CA 91761
Tel: 562-413-8343
Tel/ Fax: 909-923-8628

CHAIN OF CUSTODY

Lab Job Number P12D012

Client Name: POI
Address: Laguna Hills
Report Attention: ER
Phone # / Fax #: 714-669-8055
Sampled By: ER
Project No./ Name: 7230
Project Site: 7230

Sample Receipt Conditions: ☒ Chilled ☒ Intact ☐ Sample Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Client Sample ID (7230-GP-)	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals	Arsenic Hex Chrome	Remarks
-1-S	P12D012-1	4/5/12	AM	Soil	NO	1/PT						X	X	X					#1 Composite
-2-S	-2																		
-3-S	-3											X	X	X					#2 Composite
-4-S	-4																	X	
-5-S	-5																		
-6-S	-6																		
-7-S	-7											X	X	X					#3 Composite
-8-S	-8																	X	
-9-S	-9																		
-10-S	-10																		
-11-S	-11											X	X	X					#4 Composite
-12-S	-12																	X	
-13-S	-13																		
-14-S	-14																		
-15-S	-15																		

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	POI	4/6	1:50	[signature]		4/6	1350
[signature]		4/6	1640				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ABC Environmental Laboratories, Inc.
1640B S. Grove Ave., Ontario, CA 91761
Tel: 562-413-8343
Tel/ Fax: 909-923-8628

CHAIN OF CUSTODY

Lab Job Number P12D012

Client Name: POI
Address: Laguna Hills
Report Attention: ~~EK~~
Phone # Fax: # 714-669-8055
Sampled By: EK
Project No./ Name: 7230
Project Site: 7230

Sample Receipt Conditions: ☒ Chilled ☒ Intact ☐ Sample Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals	Arsenic (Ar Discrete)		Remarks
7230-GP-																				
16-S	P12D012-16	4/5/12	A.M.	Soil	ICE	1/PT	Composite						#4							
17-S	-17																	X		#5 Composite
18-S	-18																			
19-S	-19											X								
20-S	-20																			
21-S	-21																			#6 Composite
22-S	-22																			
23-S	-23											X						X		
24-S	-24																			
25-S	-25																			#7 Composite
26-S	-26																			
27-S	-27											X						X		
28-S	-28																			

TCCo. Received 1-31-2014

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	POI	4/6	1:50	[signature]		4/6	1350
[signature]		4/6	1545				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ABC Environmental Laboratories

Mr. Eric K. 4/10/2012
Phase One, Inc.
23282 Mill Creek Dr., Suite 160
Laguna Hills, CA 92653

Project: 7230
Project Site: 7230
Sample Date: 4/5/2012
Lab Job No.: P12D013

Dear Mr. Eric K.:

Enclosed please find the analytical report for the samples received by ABC Environmental Laboratories on 4/6/2012 and analyzed by the following EPA methods:

EPA 8081A(Chlorinated Pesticide)
EPA 6010B(Arsenic)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

ABC Environmental Laboratories is certified by the CA DHS (Certificate No.2584). Thank you for giving us the opportunity to serve you.

Please feel free to call me at (909) 923-8628 if our laboratory can be of further service to you.

Respectfully,

ABC Environmental Laboratories, Inc.

Ken Zheng, M.S.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

1640 S. Grove Ave., Suite B
Ontario, CA 91761

Tel: (909)923-8628
(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D013
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/8/2012
Batch No.:	0408-PES-S	Date Reported:	4/10/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	1
Lab Sample I.D.		P12D013-1,2,3,4	P12D013-5,6,7,8	P12D013-9,10,11,12	P12D013-13,14,15,16
Client Sample I.D.		7230-GP 1,2,3,4-2 Comp.	7230-GP 5,6,7,8-2 Comp.	7230-GP 9,10,11,12-2 Comp.	7230-GP 13,14,15,16-2 Comp.
Compound	RL				
α-BHC	5	ND	ND	ND	ND
γ-BHC	5	ND	ND	ND	ND
Heptachlor	5	ND	ND	ND	ND
Aldrin	5	ND	ND	ND	ND
β-BHC	5	ND	ND	ND	ND
δ-BHC	5	ND	ND	ND	ND
Heptachlor Epoxide	5	ND	ND	ND	ND
Endosulfan I	5	ND	ND	ND	ND
γ-Chlordane	5	ND	ND	ND	ND
α-Chlordane	5	ND	ND	ND	ND
4,4'-DDE	5	ND	ND	ND	ND
Dieldrin	5	ND	ND	ND	ND
Endrin	5	ND	ND	ND	ND
Endosulfan II	5	ND	ND	ND	ND
4,4'-DDD	5	ND	ND	ND	6.6
4,4'-DDT	5	ND	ND	ND	5.6
Endrin Aldehyde	5	ND	ND	ND	ND
Endosulfan Sulfate	5	ND	ND	ND	ND
Methoxychlor	20	ND	ND	ND	ND
Endrin Ketone	10	ND	ND	ND	ND
Technical Chlordane	25	ND	ND	ND	ND
Toxaphene	100	ND	ND	ND	ND

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

1640 S. Grove Ave., Suite B
Ontario, CA 91761

Tel: (909)923-8628
(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D013
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/8/2012
Batch No.:	0408-PES-S	Date Reported:	4/10/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	
Lab Sample I.D.		P12D013-17,18,19,20	P12D013-21,22,23,24	P12D013-25,26,27,28	
Client Sample I.D.		7230-GP 17,18,19,20-2 Comp.	7230-GP 21,22,23,24-2 Comp.	7230-GP 25,26,27,28-2 Comp.	
Compound	RL				
α-BHC	5	ND	ND	ND	
γ-BHC	5	ND	ND	ND	
Heptachlor	5	ND	ND	ND	
Aldrin	5	ND	ND	ND	
β-BHC	5	ND	ND	ND	
δ-BHC	5	ND	ND	ND	
Heptachlor Epoxide	5	ND	ND	ND	
Endosulfan I	5	ND	ND	ND	
γ-Chlordane	5	ND	ND	ND	
α-Chlordane	5	ND	ND	ND	
4,4'-DDE	5	ND	ND	ND	
Dieldrin	5	ND	ND	ND	
Endrin	5	ND	ND	ND	
Endosulfan II	5	ND	ND	ND	
4,4'-DDD	5	ND	ND	ND	
4,4'-DDT	5	ND	ND	ND	
Endrin Aldehyde	5	ND	ND	ND	
Endosulfan Sulfate	5	ND	ND	ND	
Methoxychlor	20	ND	ND	ND	
Endrin Ketone	10	ND	ND	ND	
Technical Chlordane	25	ND	ND	ND	
Toxaphene	100	ND	ND	ND	

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

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ABC Environmental Laboratories

EPA Method 8081A
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D013
Project:	7230	Lab Sample ID:	P13D013-1,2,3,4
Matrix:	Soil	Date Analyzed:	4/8/2012
Batch No.:	0408-PES-S	Date Reported	4/10/2012

MB/MS/MSD Report

Unit: ug/kg

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
γ-BHC	ND	20	18.1	20.2	91	101	11	≤30	70-130
Heptachlor	ND	20	19.2	18.5	96	93	4	≤30	50-150
Aldrin	ND	20	20.5	17.6	103	88	15	≤30	50-140
Dieldrin	ND	40	38.5	37.2	96	93	3	≤30	70-130
Endrin	ND	40	35.2	34.5	88	86	2	≤30	70-150
4,4'-DDT	ND	40	36.4	37.1	91	93	2	≤30	20-160

MB/LCS Report

Unit: ug/kg

Analyte	Method Blank	Report Value	True Value	Rec.%	Accept Limit
γ-BHC	ND	18.5	20	93	50-150
Heptachlor	ND	17.5	20	88	50-150
Aldrin	ND	20.3	20	102	50-140
Dieldrin	ND	33.4	40	84	70-130
Endrin	ND	35.2	40	88	70-150
4,4'-DDT	ND	31.5	40	79	30-130

ND: Not Detected (Below RL).

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D013
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Digested:	4/7/2012
Digestion Method:	3050B	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/10/2012

EPA 6010B (Arsenic)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Arsenic (As)		
	Reporting Limit	1		
7230-GP-1-2	P12D013-1	1.33		
7230-GP-6-2	P12D013-6	1.16		
7230-GP-11-2	P12D013-11	3.45		
7230-GP-13-2	P12D013-13	4.06		
7230-GP-18-2	P12D013-18	1.85		
7230-GP-21-2	P12D013-21	4.4		
7230-GP-25-2	P12D013-25	10.4		

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ABC Environmental Laboratories

EPA 6010B (Arsenic)
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D013
Project:	7230	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/10/2012

MB/LCS/LCSD Report

Unit: mg/kg

Element	EPA Method	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
Arsenic (As)	6010B	ND	10	9.9	9.6	99	96	3	≤20	80-120

ND: Not Detected (at the specified limit).

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Ontario, CA 91761

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ABC Environmental Laboratories, Inc.

1640B S. Grove Ave., Ontario, CA 91761
Tel: 562-413-8343
Tel/ Fax: 909-923-8628

CHAIN OF CUSTODY

Page 1 of 2
Lab Job Number P12D013

Client Name: POI		Sample Receipt Conditions: ☒ Chilled ☒ Intact ☐ Sample Seal
Address: Laguna Hills		
Report Attention: EK	Phone # / Fax: # 714-669-8055	Sampled By: EK
Project No./ Name: 7230	Project Site: 7230	

Analyses Requested

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals		Arsenic (As) Dissolved		Remarks
7230-GP-1-2	P12D013-1	4/5/12	AM	Soil	NO	1/PT													X		#8 Composite
-2-2	-2																				#9 Composite
-3-2	-3																				
-4-2	-4																				
-5-2	-5																				
-6-2	-6																		X		
-7-2	-7											X									
-8-2	-8																				
-9-2	-9																				#10 Composite
-10-2	-10											X									
-11-2	-11																		X		
-12-2	-12																				#11 Composite
-13-2	-13																		X		
-14-2	-14											X									
-15-2	-15																				

TCCo. Received 1-31-2014

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
	POI	4/6	1:50			4/6	1350
		4/6	1540				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ABC Environmental Laboratories, Inc.

1640B S. Grove Ave., Ontario, CA 91761
Tel: 562-413-8343
Tel/ Fax: 909-923-8628

CHAIN OF CUSTODY

Page 2 of 2
Lab Job Number P12D013

Client Name: POI		Sample Receipt Conditions: ☒ Chilled ☒ Intact ☐ Sample Seal
Address: Laguna Hills		
Report Attention: EK	Phone # / Fax: # 714-669-8055	Sampled By: EK
Project No./ Name: 7230	Project Site: 7230	

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Analyses Requested

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals		Arsenic (As)			Remarks
7230-GP-16-2	P12D013-16	4/5/12	A.M.	Soil	NO	1-PT	Composite						#11									#12 Composite
-17-2	-17																		X			
-18-2	-18																					
-19-2	-19											X										
-20-2	-20																		X			#13 Composite
-21-2	-21																					
-22-2	-22																					
-23-2	-23											X										
-24-2	-24																		X			#14 Composite
-25-2	-25																					
-26-2	-26																					
-27-2	-27											X										
-28-2	-28																		X			

TCCo. Received 1-31-2014

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
	POI	4/6	1:50			4/6	1350
		4/6	1545				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ABC Environmental Laboratories

Mr. Eric K. 4/11/2012
Phase One, Inc.
23282 Mill Creek Dr., Suite 160
Laguna Hills, CA 92653

Project:	7230
Project Site:	7230
Sample Date:	4/5/2012
Lab Job No.:	P12D014

Dear Mr. Eric K.:

Enclosed please find the analytical report for the samples received by ABC Environmental Laboratories on 4/6/2012 and analyzed by the following EPA methods:

EPA 8081A(Chlorinated Pesticide)
EPA 6010B(Arsenic)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

ABC Environmental Laboratories is certified by the CA DHS (Certificate No.2584). Thank you for giving us the opportunity to serve you.

Please feel free to call me at (909) 923-8628 if our laboratory can be of further service to you.

Respectfully,

ABC Environmental Laboratories, Inc.

Ken Zheng, M.S.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

1640 S. Grove Ave., Suite B
Ontario, CA 91761

Tel: (909)923-8628
(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/7/2012
Batch No.:	0407-PES-S	Date Reported:	4/11/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	1	1
Lab Sample I.D.		P12D014-1	P12D014-2	P12D014-3	P12D014-4	P12D014-5
Client Sample I.D.		7230-GP-29a-S	7230-GP-29a-2	7230-GP-29b-S	7230-GP-29b-2	7230-GP-29c-S
Compound	RL					
α-BHC	5	ND	ND	ND	ND	ND
γ-BHC	5	ND	ND	ND	ND	ND
Heptachlor	5	ND	ND	ND	ND	ND
Aldrin	5	ND	ND	ND	ND	ND
β-BHC	5	ND	ND	ND	ND	ND
δ-BHC	5	ND	ND	ND	ND	ND
Heptachlor Epoxide	5	ND	ND	ND	ND	ND
Endosulfan I	5	ND	ND	ND	ND	ND
γ-Chlordane	5	17.3	ND	5	ND	ND
α-Chlordane	5	39.4	ND	12.5	ND	8.55
4,4'-DDE	5	37.6	ND	24.4	ND	13.9
Dieldrin	5	7.71	ND	ND	ND	ND
Endrin	5	ND	ND	ND	ND	ND
Endosulfan II	5	ND	ND	ND	ND	ND
4,4'-DDD	5	8.47	ND	8.75	ND	6.5
4,4'-DDT	5	12	ND	15.6	ND	17.5
Endrin Aldehyde	5	ND	ND	ND	ND	ND
Endosulfan Sulfate	5	ND	ND	ND	ND	ND
Methoxychlor	20	ND	ND	ND	ND	ND
Endrin Ketone	10	ND	ND	ND	ND	ND
Technical Chlordane	25	ND	ND	ND	ND	ND
Toxaphene	100	ND	ND	ND	ND	ND

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

1640 S. Grove Ave., Suite B
Ontario, CA 91761

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/7/2012
Batch No.:	0407-PES-S	Date Reported:	4/11/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	1
Lab Sample I.D.		P12D014-6	P12D014-7	P12D014-8	P12D014-9
Client Sample I.D.		7230-GP-29c-2	7230-GP-29d-S	7230-GP-29d-2 Dup	7230-GP-29d-2
Compound	RL				
α-BHC	5	ND	ND	ND	ND
γ-BHC	5	ND	ND	ND	ND
Heptachlor	5	ND	ND	ND	ND
Aldrin	5	ND	ND	ND	ND
β-BHC	5	ND	ND	ND	ND
δ-BHC	5	ND	ND	ND	ND
Heptachlor Epoxide	5	ND	ND	ND	ND
Endosulfan I	5	ND	ND	ND	ND
γ-Chlordane	5	ND	ND	ND	ND
α-Chlordane	5	ND	ND	ND	ND
4,4'-DDE	5	38.4	12.7	ND	ND
Dieldrin	5	ND	ND	ND	ND
Endrin	5	ND	ND	ND	ND
Endosulfan II	5	ND	ND	ND	ND
4,4'-DDD	5	5	5.2	ND	ND
4,4'-DDT	5	16.1	31.5	ND	ND
Endrin Aldehyde	5	ND	ND	ND	ND
Endosulfan Sulfate	5	ND	ND	ND	ND
Methoxychlor	20	ND	ND	ND	ND
Endrin Ketone	10	ND	ND	ND	ND
Technical Chlordane	25	ND	ND	ND	ND
Toxaphene	100	ND	ND	ND	ND

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

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ABC Environmental Laboratories

EPA Method 8081A
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D014
Project:	7230	Lab Sample ID:	P12D014-2
Matrix:	Soil	Date Analyzed:	4/7/2012
Batch No.:	0407-PES-S	Date Reported	4/11/2012

MB/MS/MSD Report

Unit: ug/kg

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
γ-BHC	ND	20	19.5	18.5	98	93	5	≤30	70-130
Heptachlor	ND	20	20.2	19.2	101	96	5	≤30	50-150
Aldrin	ND	20	18.6	18.1	93	91	3	≤30	50-140
Dieldrin	ND	40	35.5	36.3	89	91	2	≤30	70-130
Endrin	ND	40	36.8	37.2	92	93	1	≤30	70-150
4,4'-DDT	ND	40	37.2	38.5	93	96	3	≤30	20-160

MB/LCS Report

Unit: ug/kg

Analyte	Method Blank	Report Value	True Value	Rec.%	Accept Limit
γ-BHC	ND	20.1	20	101	50-150
Heptachlor	ND	18.5	20	93	50-150
Aldrin	ND	19.2	20	96	50-140
Dieldrin	ND	35.2	40	88	70-130
Endrin	ND	33.6	40	84	70-150
4,4'-DDT	ND	34.5	40	86	30-130

ND: Not Detected (Below RL).

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Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Digested:	4/7/2012
Digestion Method:	3050B	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/11/2012

EPA 6010B (Arsenic)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Arsenic (As)		
	Reporting Limit	1		
7230-GP-29b-2	P12D014-4	ND		

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Fax: (909)923-8628

ABC Environmental Laboratories

EPA 6010B (Arsenic)
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D014
Project:	7230	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/11/2012

MB/LCS/LCSD Report

Unit: mg/kg

Element	EPA Method	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
Arsenic (As)	6010B	ND	10	9.9	9.6	99	96	3	≤20	80-120

ND: Not Detected (at the specified limit).

1640 S. Grove Ave., Suite B
Ontario, CA 91761

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(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories, Inc.

1640B S. Grove Ave., Ontario, CA 91761
Tel: 562-413-8343
Tel/ Fax: 909-923-8628

CHAIN OF CUSTODY

Page 1 of 1
Lab Job Number P12D014

Client Name: POT
Address: Laguna Hills
Report Attention: ER
Phone # / Fax #: 714-669-8055
Sampled By: ER
Project No./ Name: 7230
Project Site: 7230

Sample Receipt Conditions: ☒ Chilled ☒ Intact ☐ Sample Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Client Sample ID (7230-GP-)	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals	As, Sequoia (Ar)				Remarks
29a-S	P12D014-1	4/5/12	AM	Soil	NO	BT/T						X										
29a-2	-2																					
29b-S	-3																					
29b-2	-4																	X				
29c-S	-5																					
29c-2	-6																					
29d-S	-7																					
Dup. 29d-2	-8																					Resample
29d-2	-9																					

TCCo. Received 1-31-2014

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
	POT	4/6	1:50			4/6	1350
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
		4/6	1545				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ABC Environmental Laboratories

Mr. Eric K. 4/11/2012
Phase One, Inc.
23282 Mill Creek Dr., Suite 160
Laguna Hills, CA 92653

Project:	7230
Project Site:	7230
Sample Date:	4/5/2012
Lab Job No.:	P12D014A

Dear Mr. Eric K.:

Enclosed please find the analytical report for the samples received by ABC Environmental Laboratories on 4/6/2012 and analyzed by the following EPA methods:

EPA 8081A(Chlorinated Pesticide)
EPA 6010B(Arsenic)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

ABC Environmental Laboratories is certified by the CA DHS (Certificate No.2584). Thank you for giving us the opportunity to serve you.

Please feel free to call me at (909) 923-8628 if our laboratory can be of further service to you.

Respectfully,

ABC Environmental Laboratories, Inc.

Ken Zheng, M.S.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

1640 S. Grove Ave., Suite B
Ontario, CA 91761

Tel: (909)923-8628
(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014A
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/7/2012
Batch No.:	0407-PES-S	Date Reported:	4/11/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	1
Lab Sample I.D.		P12D014A-10	P12D014A-11	P12D014A-12	P12D014A-13
Client Sample I.D.		7230-GP-30a-S	7230-GP-30a-2	7230-GP-30b-S	7230-GP-30b-S Dup
Compound	RL				
α-BHC	5	ND	ND	ND	ND
γ-BHC	5	ND	ND	ND	ND
Heptachlor	5	ND	ND	ND	ND
Aldrin	5	ND	ND	ND	ND
β-BHC	5	ND	ND	ND	ND
δ-BHC	5	ND	ND	ND	ND
Heptachlor Epoxide	5	ND	ND	ND	ND
Endosulfan I	5	ND	ND	ND	ND
γ-Chlordane	5	ND	ND	ND	ND
α-Chlordane	5	6.73	ND	13.6	11.4
4,4'-DDE	5	29.6	ND	48.2	41.4
Dieldrin	5	ND	ND	ND	ND
Endrin	5	ND	ND	ND	ND
Endosulfan II	5	ND	ND	ND	ND
4,4'-DDD	5	11.1	ND	13.8	11.9
4,4'-DDT	5	35	ND	38.1	30.9
Endrin Aldehyde	5	ND	ND	ND	ND
Endosulfan Sulfate	5	ND	ND	ND	ND
Methoxychlor	20	ND	ND	ND	ND
Endrin Ketone	10	ND	ND	ND	ND
Technical Chlordane	25	ND	ND	ND	ND
Toxaphene	100	ND	ND	ND	ND

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

1640 S. Grove Ave., Suite B
Ontario, CA 91761

Tel: (909)923-8628
(562)413-8343
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014A
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/7/2012
Digestion Method:	3550B	Date Analyzed:	4/7/2012
Batch No.:	0407-PES-S	Date Reported:	4/11/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1	1	1	1	1
Lab Sample I.D.		P12D014A-14	P12D014A-15	P12D014A-16	P12D014A-17	P12D014A-18
Client Sample I.D.		7230-GP-30b-2	7230-GP-30c-S	7230-GP-30c-2	7230-GP-30d-S	7230-GP-30d-2
Compound	RL					
α-BHC	5	ND	ND	ND	ND	ND
γ-BHC	5	ND	ND	ND	ND	ND
Heptachlor	5	ND	ND	ND	ND	ND
Aldrin	5	ND	ND	ND	ND	ND
β-BHC	5	ND	ND	ND	ND	ND
δ-BHC	5	ND	ND	ND	ND	ND
Heptachlor Epoxide	5	ND	ND	ND	ND	ND
Endosulfan I	5	ND	ND	ND	ND	ND
γ-Chlordane	5	ND	ND	5.68	ND	5
α-Chlordane	5	ND	ND	21	ND	16.2
4,4'-DDE	5	ND	ND	53.4	ND	43
Dieldrin	5	ND	ND	ND	ND	ND
Endrin	5	ND	ND	ND	ND	ND
Endosulfan II	5	ND	ND	ND	ND	ND
4,4'-DDD	5	ND	ND	12.5	ND	12.1
4,4'-DDT	5	ND	ND	55.5	ND	57.6
Endrin Aldehyde	5	ND	ND	ND	ND	ND
Endosulfan Sulfate	5	ND	ND	ND	ND	ND
Methoxychlor	20	ND	ND	ND	ND	ND
Endrin Ketone	10	ND	ND	ND	ND	ND
Technical Chlordane	25	ND	ND	ND	ND	ND
Toxaphene	100	ND	ND	ND	ND	ND

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

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ABC Environmental Laboratories

EPA Method 8081A
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D014A
Project:	7230	Lab Sample ID:	P12D014-2
Matrix:	Soil	Date Analyzed:	4/7/2012
Batch No.:	0407-PES-S	Date Reported	4/11/2012

MB/MS/MSD Report

Unit: ug/kg

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
γ-BHC	ND	20	19.5	18.5	98	93	5	≤30	70-130
Heptachlor	ND	20	20.2	19.2	101	96	5	≤30	50-150
Aldrin	ND	20	18.6	18.1	93	91	3	≤30	50-140
Dieldrin	ND	40	35.5	36.3	89	91	2	≤30	70-130
Endrin	ND	40	36.8	37.2	92	93	1	≤30	70-150
4,4'-DDT	ND	40	37.2	38.5	93	96	3	≤30	20-160

MB/LCS Report

Unit: ug/kg

Analyte	Method Blank	Report Value	True Value	Rec.%	Accept Limit
γ-BHC	ND	20.1	20	101	50-150
Heptachlor	ND	18.5	20	93	50-150
Aldrin	ND	19.2	20	96	50-140
Dieldrin	ND	35.2	40	88	70-130
Endrin	ND	33.6	40	84	70-150
4,4'-DDT	ND	34.5	40	86	30-130

ND: Not Detected (Below RL).

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014A
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Digested:	4/7/2012
Digestion Method:	3050B	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/11/2012

EPA 6010B (Arsenic)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Arsenic (As)		
	Reporting Limit	1		
7230-GP-30d-S	P12D014A-17	1.38		

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ABC Environmental Laboratories

EPA 6010B (Arsenic)
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D014A
Project:	7230	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	4/7/2012
Batch No.:	0407-MT-S	Date Reported:	4/11/2012

MB/LCS/LCSD Report

Unit: mg/kg

Element	EPA Method	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
Arsenic (As)	6010B	ND	10	9.9	9.6	99	96	3	≤20	80-120

ND: Not Detected (at the specified limit).

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ABC Environmental Laboratories, Inc.

1640B S. Grove Ave., Ontario, CA 91761
Tel: 562-413-8343
Tel/ Fax: 909-923-8628

CHAIN OF CUSTODY

Lab Job Number P12D014A

Client Name: POI
Address: Laguna Hills
Report Attention: EK
Phone # / Fax: # 714-669-8055
Sampled By: EK
Project No./ Name: 7230
Project Site: 7230

Sample Receipt Conditions: ☒ Chilled ☒ Intact ☐ Sample Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals	Arsenic (AR)			Remarks
7230-GP-																					
30a-S	P12D014A-10	4/5/12	AM	Soil	NO	PT/1						X									
30a-Z	-11																				
30b-S	-12																				
Dup 30b-S	-13																				Resample
30b-Z	-14																				
30c-S	-15																				
30c-Z	-16																				
30d-S	-17																	X			
30d-Z	-18																				

TCCo. Received 1-31-2014

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
	POI	4/6	1:50			4/6	1350
		4/6	1545				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ABC Environmental Laboratories

Mr. Eric K. 4/27/2012
Phase One, Inc.
23282 Mill Creek Dr., Suite 160
Laguna Hills, CA 92653

Project: 7230
Project Site: 7230
Sample Date: 4/5/2012
Lab Job No.: P12D014B

Dear Mr. Eric K.:

Enclosed please find the analytical report for the samples received by ABC Environmental Laboratories on 4/6/2012 and analyzed by the following EPA methods:

EPA 8081A(Chlorinated Pesticide)
EPA 6010B(Arsenic)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

ABC Environmental Laboratories is certified by the CA DHS (Certificate No.2584). Thank you for giving us the opportunity to serve you.

Please feel free to call me at (909) 923-8628 if our laboratory can be of further service to you.

Respectfully,

ABC Environmental Laboratories, Inc.

Ken Zheng, M.S.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014B
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/26/2012
Digestion Method:	3550B	Date Analyzed:	4/27/2012
Batch No.:	0427-PES-S	Date Reported:	4/27/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1			
Lab Sample I.D.		P12D014-12*			
Client Sample I.D.		7230-GP-30b-S			
Compound	RL				
α-BHC	5	ND			
γ-BHC	5	ND			
Heptachlor	5	ND			
Aldrin	5	ND			
β-BHC	5	ND			
δ-BHC	5	ND			
Heptachlor Epoxide	5	ND			
Endosulfan I	5	ND			
γ-Chlordane	5	ND			
α-Chlordane	5	5.02			
4,4'-DDE	5	16.5			
Dieldrin	5	ND			
Endrin	5	ND			
Endosulfan II	5	ND			
4,4'-DDD	5	5.5			
4,4'-DDT	5	13.3			
Endrin Aldehyde	5	ND			
Endosulfan Sulfate	5	ND			
Methoxychlor	20	ND			
Endrin Ketone	10	ND			
Technical Chlordane	25	ND			
Toxaphene	100	ND			

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

*: The sub-sample for this analysis was taken from both end of the sample container.

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014B
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/23/2012
Digestion Method:	3550B	Date Analyzed:	4/24/2012
Batch No.:	0424-PES-S	Date Reported:	4/27/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1			
Lab Sample I.D.		P12D014-12**			
Client Sample I.D.		7230-GP-30b-S			
Compound	RL				
α-BHC	5	ND			
γ-BHC	5	ND			
Heptachlor	5	ND			
Aldrin	5	ND			
β-BHC	5	ND			
δ-BHC	5	ND			
Heptachlor Epoxide	5	ND			
Endosulfan I	5	ND			
γ-Chlordane	5	ND			
α-Chlordane	5	ND			
4,4'-DDE	5	ND			
Dieldrin	5	ND			
Endrin	5	ND			
Endosulfan II	5	ND			
4,4'-DDD	5	ND			
4,4'-DDT	5	ND			
Endrin Aldehyde	5	ND			
Endosulfan Sulfate	5	ND			
Methoxychlor	20	ND			
Endrin Ketone	10	ND			
Technical Chlordane	25	ND			
Toxaphene	100	ND			

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

**: The sub-sample for this analysis was taken from one end of the sample container.

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014B
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Extracted:	4/23/2012
Digestion Method:	3550B	Date Analyzed:	4/24/2012
Batch No.:	0424-PES-S	Date Reported:	4/27/2012

EPA 8081A (Organochlorine Pesticides)

Reporting Unit: µg/kg (PPB)

Dilution Factor		1			
Lab Sample I.D.		P12D012-5,6,7,8			
Client Sample I.D.		7230-GP-5,6,7,8-S Comp.			
Compound	RL				
α-BHC	5	ND			
γ-BHC	5	ND			
Heptachlor	5	ND			
Aldrin	5	ND			
β-BHC	5	ND			
δ-BHC	5	ND			
Heptachlor Epoxide	5	ND			
Endosulfan I	5	ND			
γ-Chlordane	5	12.6			
α-Chlordane	5	22.3			
4,4'-DDE	5	5.1			
Dieldrin	5	7.13			
Endrin	5	ND			
Endosulfan II	5	ND			
4,4'-DDD	5	10.8			
4,4'-DDT	5	5.2			
Endrin Aldehyde	5	ND			
Endosulfan Sulfate	5	ND			
Methoxychlor	20	ND			
Endrin Ketone	10	ND			
Technical Chlordane	25	ND			
Toxaphene	100	ND			

ND: Not Detected (Below DF x RL).

RL: Reporting Limit

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ABC Environmental Laboratories

EPA Method 8081A
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D014B
Project:	7230	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	4/24/2012
Batch No.:	0424-PES-S	Date Reported	4/27/2012

MB/LCS/LCSD Report

Unit: ug/kg

Compound	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
γ-BHC	ND	20	18.5	19.5	93	98	5	≤30	70-130
Heptachlor	ND	20	19.6	20.2	98	101	3	≤30	50-150
Aldrin	ND	20	20.1	17.5	101	88	14	≤30	50-140
Dieldrin	ND	40	34.5	38.5	86	96	11	≤30	70-130
Endrin	ND	40	37.2	37.5	93	94	1	≤30	70-150
4,4'-DDT	ND	40	38.2	36.5	96	91	5	≤30	20-160

ND: Not Detected (Below RL).

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ABC Environmental Laboratories

Client:	Phase One, Inc.	Lab Job No.:	P12D014B
Project:	7230	Date Sampled:	4/5/2012
Project Site:	7230	Date Received:	4/6/2012
Matrix:	Soil	Date Digested:	4/24/2012
Digestion Method:	3050B	Date Analyzed:	4/24/2012
Batch No.:	0424-MT-S	Date Reported:	4/27/2012

EPA 6010B (Arsenic)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Arsenic (As)		
	Reporting Limit	1		
7230-GP-25-2	P12D013-25	22.8		
7230-GP-17-S	P12D012-17	4.8		
7230-GP-27-S	P12D012-27	2.59		

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ABC Environmental Laboratories

EPA 6010B (Arsenic)
Batch QA/QC Report

Client:	Phase One, Inc.	Lab Job No.:	P12D014B
Project:	7230	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	4/24/2012
Batch No.:	0424-MT-S	Date Reported:	4/27/2012

MB/LCS/LCSD Report

Unit: mg/kg

Element	EPA Method	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
Arsenic (As)	6010B	ND	10	8.5	9.1	85	91	7	≤20	80-120

ND: Not Detected (at the specified limit).

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Fax: (909)923-8628

abcelab@verizon,net

P12D014B

From: "eric kieselbach" <erick@phasei.com>
To: '"abcelab@verizon,net"' <abcelab@verizon.net>
Sent: Monday, April 23, 2012 9:34 AM
Subject: RE: 7230, sampled on 4/5/2012

Jenny & Ken,

Please run as duplicates on the below sample #'s.

I know that the hold time might be out on the EPA 8081's. Its OK

Rerun the sample #'s below for EPA 8081:

P12D014A-12
7230-GP-30b-S
P12D012-5,6,7,8
7230-GP 5,6,7,8-S Comp.

Rerun the three below samples for Arsenic:

7230-GP-25-2	P12D013-25
7230-GP-17-S	P12D012-17
7230-GP-27-S	P12D012-27

Thanks

Eric Kieselbach
President
Phase One Inc. & ERS
800-524-8877 Cell 949-632-6116
erick@phasei.com

From: abcelab@verizon,net [mailto:abcelab@verizon.net]
Sent: Wednesday, April 11, 2012 4:11 PM
To: Phase I Kieselbach
Cc: Phase I Lance
Subject: 7230, GP-30, sampled on 4/5/2012

APPENDIX D

PHOTOGRAPHS

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5