

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR
CITY OF GARDEN GROVE,
AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT

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

REPORT DATE: JUNE 2012
REVISED: DECEMBER 2012



PHASE ONE INC.

THE NATIONWIDE ENVIRONMENTAL SPECIALISTS

"Setting the Due Diligence Industry Standard"

PHASE ONE INC.

ENVIRONMENTAL ASSESSMENT SPECIALISTS

June 27, 2012

Carlos Marquez
City of Garden Grove,
As Successor Agency to the Garden Grove Agency for Community Development
11222 Acacia Parkway, 3rd Floor
Garden Grove, California 92840

RE: Phase I Environmental Site Assessment Report
Subject Site Location: Harbor Boulevard Site – Water Park
12581, 12591, 12625, 12721 Harbor Boulevard
12601, 12602 Leda Lane, Garden Grove, California 92840
PHASE ONE INC. Project No. 7282

Dear Mr. Marquez:

Enclosed with this letter are copies of the Phase I Environmental Site Assessment Report completed by ***PHASE ONE INC.*** for the site referenced above. As you will note in the report, our conclusions regarding the environmental condition of the site are summarized both in Section 1.0, ***Executive Summary***, and Section 6.0, ***Conclusions and Recommendations***.

Please don't hesitate to contact us should you have any questions regarding the environmental assessment, or if we can be of additional assistance. We look forward to working with you again in the future.

Sincerely,



Eric Kieselbach
President

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

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

PROJECT NO. 7282

BY

PHASE ONE INC.
23282 MILLCREEK DRIVE, SUITE 160
LAGUNA HILLS, CA 92653
(800) 524-8877

THIS REPORT WAS PREPARED FOR THE SOLE USE AND BENEFIT OF OUR CLIENT, GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY OUR CLIENT. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN, SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN OUR CLIENT. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY ***PHASE ONE INC.*** APPLY AT ALL TIMES AND FOR THIS REPORT AND ALL REPORTS ISSUED BY ***PHASE ONE INC.***

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SECTION 1.0

EXECUTIVE SUMMARY: FINDINGS AND CONCLUSIONS

1.1 FINDINGS

This report presents the results of the Phase I Environmental 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*). The Phase I assessment was undertaken at the request of Carlos Marquez, City of Garden Grove, As Successor Agency to the 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 N^o 7282. The findings and conclusions of this investigation are based upon a review of historic site-use activities, contact with and records from governmental regulatory agencies, regulatory database searches, as well as a site reconnaissance and interviews with the client, site personnel, and possibly others who may have knowledge of various aspects of the subject site.

At the time of this assessment, the site consisted of approximately 12.07 acres of vacant, undeveloped land formerly occupied by two residences (12601, 12602 Leda Lane), two commercial buildings (Humdinger Bar, and a vacant building, 12581 and 12591 Harbor Boulevard) on the northern portion of the subject site, a motel with restaurant (12625 Harbor), and an RV Park (12721 Harbor Boulevard) on the central and southern portion of the subject site. Information gathered in the course of this assessment indicates that the subject site is currently owned by Garden Grove Agency for Community Development.

The principal findings of **PHASE ONE INC.**'s Phase I Environmental Site Assessment for this site are as follows:

The subject site is currently affected by

- No recognized environmental condition(s) (REC); and
- Two *de minimis*, or historical recognized environmental condition(s).
- The potential for soil or groundwater contamination of the subject property from either on or off-site sources appears to be low.
- Given the findings and conclusions of **PHASE ONE INC.**'s Phase I Environmental Site Assessment, further investigation is not recommended at this time.
- **PHASE ONE INC.** has performed this Phase I Environmental Site Assessment of the subject site in conformance with the scope and limitations of the Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312 and the standard practice set forth in the American Society for Testing and Materials (ASTM) Designation: E1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." Any exceptions to, or deletions from, these practices are described in Section 1.4 of this report.

- This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those listed in Section 1.2.

1.2 CONCLUSIONS SUMMARY

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following recognized environmental condition(s):

RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition
None	N/A	No evidence of recognized environmental conditions was found during this investigation.

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions and the estimated costs of completing any recommended next-step action. **PHASE ONE INC.** classifies a recognized environmental condition, per the ASTM Standard E 1527-00 definition, as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the subject property.

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following *de minimis* or historical recognized environmental conditions:

DE MINIMIS, OR HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition	Condition
1	West and South Sides of Subject Site	Pole-mounted transformers were observed near the southern and western boundaries of the subject site. They area located on the adjacent sites; however, they are near the property boundaries of the subject site. Given the pre-1979 date of development of the subject site vicinity, the presence of fluids containing polychlorinated biphenyls (PCBs) in the transformers is possible. No leakage or staining was visible on or around the transformers.	<i>De minimis</i>
2	Nearby Site (12502 Harbor Blvd.)	This nearby site, a gas station, is identified in the environmental records search document. It has been reported as having an environmental condition associated with it that has lead to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. See subsurface sampling results in Appendix G.	<i>De minimis</i>

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions. **PHASE ONE INC.** classifies an environmental condition as a *de minimis* (potential or possible) condition when it appears to pose no immediate threat to the subject site and/or requires no immediate action given the current knowledge of site conditions. This condition with time, groundwater movement, demolition or other disturbances, or sometimes with the acquisition of further information, may come to pose a long-

term, immediate or chronic environmental risk; and/or this condition may appear to have a negligible monetary/physical impact on the subject property, and therefore, does not require additional investigation at this time. *PHASE ONE INC.* classifies a historical recognized environmental condition as an issue which was considered a recognized environmental condition in the past, but is no longer considered a recognized environmental condition as a result of prior investigation and/or mitigation.

1.3 SITE FACTS

Current Owner(s): City of Garden Grove,
As Successor Agency to the Garden Grove Agency for Community Development

Current Use: Vacant undeveloped land

The subject site will obtain its potable water from municipal sources.

The subject site will dispose of its sewage through use of the local municipal sewage system.

Site Contact: Carlos Marquez, City of Garden Grove Agency for Community Development

Field Assessor: Adam Furman

Report Writer: Nadine Kieselbach

Parcel #s: 12581 Harbor Blvd., 231-441-39; 12591 Harbor Blvd., 231-441-40; 12625 and 12721 Harbor Blvd., 231-431-02, 231-431-03; 12601 Leda Lane, 231-441-27; 12602 Leda Lane, 231-441-29; 231-441-28 (APN 231-441-28, no address/former water well location)

Address(es) Provided by Client: Harbor Boulevard Site – Water Park, Garden Grove, California 92840

Additional/Previous Address(es): Harbor Blvd: 12581, 12591, 12625, 12691, 12721
Leda Lane: 12601, 12602

Total Acreage of Land: 12.07

Date of Site Reconnaissance: May 25, 2012

Total # of Wells (water, oil, gas, other) identified onsite: None; one former well on APN 231-441-28 (According to Mr. Carlos Marquez, City of Garden Grove, As Successor Agency to the Garden Grove Agency for Community Development, this well has been closed/abandoned in accordance with regulatory agency guidelines.)

Areas/Units that were inaccessible to the *PHASE ONE INC.* field assessor: None

Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?
Yes

Did the field assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance? No

1.4 EXCEPTIONS AND/OR DELETIONS TO ASTM E 1527

There are exceptions to ASTM E 1527. The exceptions are as follows:

At the oldest research interval in this report (1953), the subject property use was for agricultural purposes and as a residence at 12601 Leda Lane. Although it is not known how far back in time this use was present prior to this date, it is likely that agriculture and the residence are the first use of the subject site based on the information reviewed. Therefore, it is our opinion that this data gap (1940 to 1952) will not materially affect the conclusions of this report.

1.5 NON-SCOPE ISSUES

According to client request, no other environmental issues that are "non-scope considerations" under ASTM E 1527-00 / ASTM E 1527-05, such as asbestos-containing materials, radon, lead-based paint, and lead in drinking water, were assessed.

SECTION 2.0

INTRODUCTION

2.1 PURPOSE OF A PHASE I ESA

The purpose of this Phase I Environmental Site Assessment is to assess (1) the likelihood of contamination of the subject site as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject site or properties adjoining the subject site, thereby identifying real or potential environmental or economic impact to the subject site. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice." To meet these objectives, *PHASE ONE INC.* attempted to complete the tasks outlined in this section except as noted in Section 1.4.

2.2 SCOPE OF WORK

The Scope of Work that has been followed for this assessment is identified in Section 1.1, Page 1-1.

2.2.1 Site Description

Site photographs were taken during the site reconnaissance. The photographs and their summary descriptions can be found in **Appendix A**.

PHASE ONE INC. reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject site. For the purposes of this assessment, the depth from the ground surface and the direction (or gradient) of the groundwater flow are of particular significance. Such findings are used by *PHASE ONE INC.* report writers, in conjunction with additional information about environmental conditions on nearby sites, to assess the risk that is faced by the subject site from off-site sources of contamination.

It should be noted that *PHASE ONE INC.*'s geological and hydrological research does not include investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject site. Although the existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Phase I Environmental Site Assessment. (However, in the event that it is required, *PHASE ONE INC.* can assist the client in completing a seismological investigation.)

2.2.2 Site Reconnaissance

A *PHASE ONE INC.* field assessor conducted a visual reconnaissance of the subject property to identify observable signs of environmental impairments, including on-site operations and

maintenance activities which may lead to possible environmental impairment. As a part of the site reconnaissance, **PHASE ONE INC.** visually inspected the site for obvious indications of:

- Existing and previously existing storage tanks (aboveground and underground)
- Hazardous substances storage and handling
- Clarifiers, sumps, trenches, and industrial discharge sources
- Equipment which may contain polychlorinated biphenyls (PCB) (fluorescent light ballasts are not inspected)
- Indications of spillage of hazardous substances, and the general condition of concrete, asphalt, soil, and other surfaces
- Indications of stressed vegetation as a result of on-site contamination

During the site reconnaissance, **PHASE ONE INC.** field assessors may make note of basic compliance issues which, may be environmental in nature, however are not issues directly associated with the potential for site contamination (i.e., the specific objective of our assessment). However, as a service to our clients, and because these compliance issues may contribute to our overall understanding of site operations, **PHASE ONE INC.** may comment on the site's basic compliance status. The review of the site's compliance status is not intended to be complete or comprehensive and may or may not include all items identified during the site reconnaissance.

Again, the compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid **PHASE ONE INC.** in determining the likelihood that the subject site may have been impacted by releases of hazardous substances.

When the storage or use of hazardous substances are encountered on a site, the **PHASE ONE INC.** field assessor will look for or inquire about the on-site presence of Material Safety Data Sheets (MSDSs). MSDSs are prepared by the manufacturers of hazardous substances (pursuant to OSHA's Hazard Communication Standard), and they detail the components, dangers, and proper handling procedures for the hazardous substance for which they have been prepared. The presence or absence of MSDSs for on-site hazardous substances will be noted in 3.5, **Hazardous Substances Storage and Handling**. However, some sites may use or store hundreds of various chemical compounds. In such cases, it is practically impossible for the field assessor to match-up each substance with its corresponding MSDS. Still, the field assessor will inquire about MSDSs and copies of representative MSDSs that were made available will be included in Appendix G.

PHASE ONE INC. may have (based on contract) inspected and reviewed information for the subject site regarding the presence of specific hazardous substances which are relatively common sources of environmental concern. The substances in question include:

- Common building materials that may contain or are suspected of containing asbestos
- Radon (at elevated levels)
- Lead-contaminated drinking water
- Lead-based paints

Based on ASTM E1527, federal, state, and other regulatory agency guidelines, the following presumptions were in force if and when **PHASE ONE INC.** inspected the subject site for specific hazardous substances:

- Structures built after 1980 are considered asbestos-free.
- Structures built after 1979 are considered lead-free (with respect to both water and painted surfaces).
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless **PHASE ONE INC.** is instructed to do otherwise in writing by the client.

PHASE ONE INC. also inspected the properties that adjoin the subject site. In general, this inspection included a "drive-by" survey to note the operations which may pose an imminent or potential environmental threat to the subject site.

2.2.3 Review of Historical Information

For this assessment, **PHASE ONE INC.** may have reviewed reasonably ascertainable historical aerial photographs and United States Geologic Survey (U.S.G.S.) topographic maps of the subject site and vicinity. This review consisted of examining the reasonably ascertainable available photographs and topographic maps for evidence of activities on or development of the subject site and adjoining sites that may show an environmental condition or concern which may currently affect the subject site. The specific aerial photographs and U.S.G.S. maps that were reviewed for this assessment are identified and their environmentally relevant features are described in Section 4.1.

PHASE ONE INC. may have also reviewed any reasonably ascertainable Historic Maps of the subject site and vicinity. Such maps have been prepared by fire insurance companies in order to determine the potential risk of fire damage to buildings in metropolitan areas. These maps have been produced since the mid-1850s and, for some areas, they are still produced today. For the purposes of a Phase I Environmental Site Assessment, these maps may contain helpful information on the ages and past uses of buildings, as well as information about on the storage of hazardous and flammable substances. However, because it was only worthwhile for fire insurance companies to map metropolitan areas, the scope of coverage of these maps is somewhat limited. If Historic Maps have provided coverage of the subject site, and if the specific maps were reasonably ascertainable,

then the specific maps that were reviewed for this assessment are identified, and their environmentally relevant features described, in Section 4.2.

One of the least known yet most complete and comprehensive historical sources are historical city or street directories. These texts may have been reviewed by **PHASE ONE INC.** to the extent that they have provided coverage of the subject site and were reasonably ascertainable. **PHASE ONE INC.** reviews historical city or street directories (also known as criss cross or reverse indexed directories) for information on the past occupants of and activities on the subject site and adjoining sites. These directories were prepared by companies that catered to the needs of salespeople by providing the names of the occupants at a given address (that is, unlike a traditional telephone book, the entries of a reverse directory are arranged by address, not by name). However, like Historical Maps, the scope of coverage of these directories is limited to mostly metropolitan areas. If they were reasonably ascertainable, they were reviewed and Section 4.3 contains listings of the current or past occupants of the subject site that were found by researching historical city or street directories.

PHASE ONE INC. has contacted various state, county, and municipal agencies having current or past jurisdiction over the subject site, in an attempt to review reasonably ascertainable records that contain specific information about environmental conditions on the subject site that these agencies may have on file, or to establish that no environmentally relevant records are on file for the subject site. The client should be aware that most regulatory agencies file their records by address or corporate name (as opposed to parcel number or site name). If no specific address has been assigned to a site, then, typically, no environmental records related to the site will be forthcoming from the state, county, or municipal regulatory agencies.

The findings of this records search are reported in Section 4.4, *Agency Contacts*. The addresses, phone numbers, names of the persons contacted within the various agencies are listed on the Regulatory Contacts Sheet, which is included in Appendix B. Copies of any records obtained from regulatory agencies can be found in Appendix C. In some instances, **PHASE ONE INC.** may not yet have received a reply from one or more of the agencies that were contacted. (Some agencies will take six weeks or longer to reply to a verbal or written request.) In the event of such delays in response, rather than delaying the issuance of the report, **PHASE ONE INC.** has indicated in the report that a response to the request for records is pending, and a copy of the regulatory request form has been included in Appendix B. Any pertinent information that is subsequently received from the pending agency will be addressed and forwarded to the client in the form of an addendum to this report.

PHASE ONE INC. has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject site is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject site. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases. In conjunction with the findings on the geological and hydrological conditions, information obtained from the database search can be used to assess the environmental risk faced by the subject site from past or present off-site sources of contamination. Additionally, the database search may provide information about on-site sources of contamination. The regulatory database review can be found in Section 4.5; a copy of the complete database search

document and a detailed description of the databases that were searched are included in Appendix D.

When requested, **PHASE ONE INC.** will compile and review a chain-of-title abstract for the subject property. The chain-of-title abstract can help the client and **PHASE ONE INC.** to better understand the history of the use of the subject site. The chain-of-title abstract is typically compiled from documents obtained from the County Recorder's Office or Tax Assessor's Office. The chain-of-title abstract review, if completed for this report, can be found in Section 4.6. The County Assessor also may be contacted to determine whether the subject site has been assigned addresses in the past which are different from its current address. It is the client's responsibility to supply **PHASE ONE INC.** with any records of environmental liens or other such documents.

On occasion, the client, the client's representatives, or on-site personnel will make available environmental documents pertaining to the subject site. These documents may be prior Phase I Reports, environmental site remediation reports, foundation soil reports, or occupancy records, among others. If these are made available prior to the issuance of the report, **PHASE ONE INC.** will review the conclusions of these documents, which may help to confirm or disprove any tentative findings that **PHASE ONE INC.** has developed independently. If the client has supplied environmental documents for review as part of this assessment, the findings are included in Section 4.7.

After the above information from existing historical records, regulatory agencies, interviews, and other additional environmental documents has been reviewed and evaluated, **PHASE ONE INC.** presents the site uses for the subject property as well as adjoining site uses in a chronological table. This historic site use summary assists the client, as well as the field assessors and reviewers to have a perspective of the historical uses of the subject site. The *Historical Site Use* is presented in Section 4.8.

2.2.4 Interviews

PHASE ONE INC. attempts to interview various individuals who may have knowledge of various aspects of the subject site. Typically, the interviewees might include:

- Current and previous owners
- Site and operations managers
- Tenants
- Local regulatory personnel

The interviews are summarized in Section 5.0 and interview notes are included in Appendix F.

2.2.5 Conclusions and Recommendations

Section 6.0, *Conclusions and Recommendations*, provides detailed descriptions of the recognized environmental conditions and the *de minimis* or historical environmental conditions that, in the professional opinion of **PHASE ONE INC.**, currently affect the subject site. Section 6.0 also recommends or suggests the next-step actions that may be required to begin addressing the conditions.

The essential information on a condition at a given location is contained in the "Description of Condition" and the "Action Suggested" boxes of the table for that location. The section numbers refer to those sections in the report that describe the research tasks and findings behind the conclusions. This reporting method allows the reader to quickly go to those sections that are pertinent to the condition.

2.3 INTERPRETATION OF THE REPORT

Following the completion of the tasks outlined above, **PHASE ONE INC.** prepared this report to present our findings and conclusions clearly and consistently. In an attempt to aid the reader and bring organization to pieces of seemingly unrelated information, **PHASE ONE INC.** has developed a report format that is both innovative and concise. Each piece of information is described in the context of the research or assessment task under which it was found. Typically, an environmental condition will incorporate a number of specific findings. So, in Section 6.0, *Conclusions and Recommendations*, the various particular findings are grouped together and collectively presented with the description of the environmental condition that is corroborated by those findings.

SECTION 3.0

SITE DESCRIPTION AND RECONNAISSANCE

The subject site is surrounded by an area of predominantly residential and commercial properties. On the date of the site reconnaissance the subject site consisted of 12.07 acres of vacant, undeveloped land formerly occupied by residences, commercial buildings, a motel, and an RV park. The following subsections describe the physical characteristics of the subject site and are a compilation of the observations made during the visual site inspection.

3.1 SITE PHOTOGRAPHS

A **PHASE ONE INC.** field assessor completed a reconnaissance of the subject site, at which time a number of photographs were taken to document the current condition and use of the site. Please see Figure 2, *Site Plan*, for photograph locations. The photographs with their descriptions can be found in **Appendix A**.

3.2 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

According to United States Geological Survey (U.S.G.S.) STATSGO data, the most common native soil type in the vicinity of the subject site is Urban Land. It is not known whether imported fill materials were used during the grading or development of the site; therefore, it is unknown if fill materials is a concern for the subject site. The elevation of the subject site appears to be 107 feet above mean sea level.

Groundwater in the site vicinity is reported by a *Fourth Quarter 2011 Groundwater Monitoring Report* for 12502 Harbor Boulevard, Garden Grove Boulevard, Garden Grove, CA to occur at a depth of approximately 23-28 feet below ground surface and tends to flow towards the northwest. It should be noted that the flow direction and depth of groundwater may be influenced by rainfall, tidal activity (shore properties), and local groundwater pumping operations. It should also be noted that shallower, unreported, perched groundwater zones may occur in the immediate site vicinity.

During the site reconnaissance and the review of historical maps and photographs, the following was determined to exist or not to exist on the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

In-addition, the following was determined to exist or not to exist immediately adjacent to the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

According to FEMA Q3 Data, the site is located within a less than 100-year flood zone. Storm water discharge across the site appears to flow multidirectionally. The storm water runoff appears to discharge to no known facility other than the street gutters. The direction and destination of storm water discharge does not appear to be a source of environmental concern to the subject site.

3.3 EXISTING STORAGE TANKS

No evidence of any existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance nor noted in the research conducted for this assessment.

3.4 PREVIOUSLY EXISTING STORAGE TANKS

No evidence of previously existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance nor noted in the research conducted for this assessment.

3.5 HAZARDOUS SUBSTANCE STORAGE AND HANDLING

No storage or handling of hazardous substances were observed in the areas inspected during the site reconnaissance.

3.6 SPECIFIC HAZARDOUS SUBSTANCES RECONNAISSANCE

3.6.1 Summary of Specific Hazardous Substances Reconnaissance (Beyond ASTM Scope)

At the request of the client, non-scope items, as defined in the ASTM Standard were not addressed. These non-scope items are asbestos, radon, lead water and lead paint.

3.7 POLYCHLORINATED BIPHENYLS (PCBS)

The *PHASE ONE* INC. site reconnaissance does not include checking on-site fluorescent light fixtures for potential PCB content. Although fluorescent light ballasts may contain PCBs, the amount contained is considered to be so inconsequential that the ASTM (*Standard Practice*, E 1527) has stated:

"Fluorescent light ballast likely to contain PCBs does not need to be noted." in a Phase I Environmental Site Assessment Report.

During the site reconnaissance, equipment or materials known or suspected of containing PCBs were observed on-site. The following table details the identified equipment or materials.

POLYCHLORINATED BIPHENYLS (PCB) SUSPECTED EQUIPMENT

ID #	I/O	Location and Photo #	Equipment Type	Ownership (Public Utility, Site)	Condition
1	O	Perimeter of Southern and Western Sides of Subject Site (Adjacent Sites) (OP04, OP08)	Pole-mounted Transformers	Utility	<i>De minimis</i>

Note: Each piece of equipment or material noted above is marked on Figure 2, *Site Plan*, by the ID number given above.
I/O = Inside/Outside

3.8 CLARIFIERS, SUMPS, TRENCHES, AND INDUSTRIAL DISCHARGE SOURCES

No clarifiers, sumps, trenches, industrial floor drains, or industrial discharge points were noted during the site reconnaissance, historical and/or regulatory research.

3.9 SURFACE CONDITIONS

No significant areas of staining or other unusual surface conditions were observed during the site reconnaissance.

3.10 STRESSED VEGETATION

No disfigured, discolored, dying, or otherwise stressed vegetation was observed on-site during the site reconnaissance.

3.11 PRIOR OR CURRENT AGRICULTURAL LAND USE

On the basis of a review of aerial photographs, **PHASE ONE INC.** has concluded that the site was used for agricultural purposes. This information is detailed in the following table.

PRIOR OR CURRENT AGRICULTURAL LAND USE

ID #	Approx. Date Range	Description	Condition
1	1953	The subject site and vicinity was used for agriculture (orchards) during this period of time. A Phase II Environmental Site Assessment (See Section 4.7) was conducted in April 2012, and concluded that the presence of agricultural chemicals to be low and not a concern.	None

3.12 OTHER ENVIRONMENTAL CONDITIONS

No evidence of further environmental conditions, and/or impairments was observed during the site reconnaissance, beyond that evidence that has already been noted in this section.

3.13 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the *PHASE ONE INC.* field assessor also visually inspected and documented the use of those properties which immediately adjoin the subject property. The observations of the adjoining properties were made by the *PHASE ONE INC.* field assessor on the date of the site reconnaissance.

VISUAL OBSERVATIONS, ADJOINING SITES

Description	Condition
<p><u>Northerly View:</u> Address: 12547-12531 Harbor Boulevard Company Name: American European Center (multiple tenants), Residential Apparent Current Use of Property: Commercial, Residential Visual Concerns: None</p>	None
<p><u>Easterly View:</u> Address: Multiple Addresses on Harbor Boulevard Company Name: N/A Apparent Current Use of Property: Residential Visual Concerns: No</p>	None
<p><u>Southerly View:</u> Address: 12751-12901 Harbor Boulevard Company Name: Harbor Town and Country (multiple tenants) Apparent Current Use of Property: Commercial Visual Concerns: No</p>	None
<p><u>Westerly View:</u> Address: 12612 Buaro Street, Unknown Company Name: Young Nak Presbyterian Church of Orange County, N/A Apparent Current Use of Property: Church, Residential Visual Concerns: No</p>	None

SECTION 4.0

REVIEW OF HISTORICAL INFORMATION AND REGULATORY AGENCY RECORDS

4.1 HISTORICAL AERIAL PHOTOGRAPH AND U.S.G.S. TOPOGRAPHIC MAP REVIEW

PHASE ONE INC. reviewed readily available and reasonably ascertainable aerial photographs and U.S.G.S. topographic maps of the area of the subject site. (A copy of a U.S.G.S. map, if available, has been included as Figure 1.) These aerial photographs and maps may have been obtained from **PHASE ONE INC.**'s library and/or another source (all sources identified in Appendix B). Each aerial photograph was reviewed for the subject property and, where applicable, adjacent property use. In addition, each photograph was reviewed to identify the presence of areas of dumping, staining, buildings, and/or aboveground storage tanks.

Aerial photographs for the years of 1953, 1972, 1995, 2003, 2004, 2005, 2011, and a U.S.G.S. topographic map for the year of 1983 were reviewed and no recognized environmental conditions or *de minimis* environmental conditions were identified in the following aerial photographs and/or topographic maps and are discussed in the table below.

HISTORICAL AERIAL PHOTOGRAPH/U.S.G.S. TOPOGRAPHIC MAP

Collection Reference #	Date of Document	Description of Condition	Condition
ERS	1953	The northern area (Leda Lane) has a residence and other small structures; the remainder of the site and surrounding areas are orchards. Harbor Boulevard is present.	None
ERS	1972	The subject site is developed with two residences and two commercial buildings on the northern portion of the subject site, a motel to the south of the residences and RV park to the south of the motel. All adjacent sites are in their present-day configurations.	None
ERS	1995	No significant changes from the 1972 aerial.	None
ERS	2003	No significant changes from the 1995 aerial.	None
ERS	2004	No significant changes from the 2003 aerial except that the area developed with the motel is now vacant, undeveloped land. The motel has been demolished; the surrounding area is in its present day configuration.	None
ERS	2005	No significant changes from the 2004 aerial.	None
Google Earth	March 2011	No significant changes from the 2004 aerial.	None

4.2 HISTORICAL MAP REVIEW

PHASE ONE INC. contacted the source(s) identified in Appendix B in an effort to review readily available historical and fire insurance maps with coverage of the subject site and vicinity that might be included in their collections. However, a search of the reasonably ascertainable historical and fire insurance maps found that none provided coverage of the area of the subject site.

4.3 HISTORICAL CITY OR STREET DIRECTORY REVIEW

PHASE ONE INC. did not review historical city or street directories for one or more of the following reasons:

1. Based on a reasonable amount of research, the information was not readily available, as defined in the ASTM Standard.
2. Sufficient historical information was available from other sources to identify the past property uses.

4.4 AGENCY CONTACTS (RECORDS SEARCH)

4.4.1 Building Department Records

PHASE ONE INC. submitted a request to the local Building agency for the purpose of reviewing reasonably ascertainable, relevant building permits, original plumbing and finish schedules, building plans, or other readily available, relevant documents pertaining to the subject site that are on file with this agency (all sources are identified in Appendix B). The following table presents the results of this review. (Copies of the reviewed documents, when available and/or necessary are included in Appendix C.)

SUMMARY OF BUILDING DEPARTMENT RECORDS

Date Range of Documents	Description of Permit/Plan	Condition
1967-1981	12625 Harbor Boulevard Permit for alteration of dining room (site use restaurant) in 1966, Certificate of Occupancy for a nightclub in 1967, a permit for a fire repair to the motel in 1977, and a permit for a repair at the motel in 1981.	None
1959-1963	12691 Harbor Boulevard Permit for remodel (repair to fire damage, site use restaurant) in 1959, permit for the new building, a furniture store in 1959, permit for a pool in 1960/1961, and a permit for an addition of a sales office in 1963.	None
1965	12601 Leda Lane Permit for a private pool in 1965.	None

Date Range of Documents	Description of Permit/Plan	Condition
1987	12602 Leda Lane Permit for a patio cover in 1987.	None

4.4.2 Water Quality Agency Records

PHASE ONE INC. submitted a request to the Water Quality Agency for the purpose of determining if past and present businesses at the subject site are listed on regulatory lists (such as leaking underground tank lists, site cleanup lists, etc.). However, *PHASE ONE INC.* was informed that no records for the subject site are on file with this agency (all sources identified in Appendix B).

4.4.3 Oil and Gas Agency Records or Maps

PHASE ONE INC. submitted a request to the local Oil and Gas Agency for copies of readily available oil and gas related records pertaining to environmental issues on the subject site. However, *PHASE ONE INC.* was informed that no records for the subject site are on file with this agency (all sources are identified in Appendix B).

4.4.4 Other Pertinent Records

There are no additional regulatory agencies known to *PHASE ONE INC.* that are likely to have further relevant environmental information pertaining to the subject site.

4.5 REVIEW OF ENVIRONMENTAL RECORDS SEARCH

The *PHASE ONE INC.* review of the computer-generated, environmental records search document (the complete environmental records search document is included in Appendix D) found the subject site is not a regulatory-listed site. The environmental records search occurrence summary table below identifies the number of sites listed in each database included in the record search document (the complete environmental records search document is included in Appendix D). No sites of environmental concern to the subject site were identified.

LISTED OCCURRENCE SUMMARY

LIST SEARCHED	DISTANCE SEARCHED (MILES)	0.195	0.32	0.57	1.07	TOTAL SITES LISTED
NPL	1.07	0	0	0	0	0
CERCLIS	0.57	0	0	-	-	0

LIST SEARCHED	DISTANCE SEARCHED (MILES)	0.195	0.32	0.57	1.07	TOTAL SITES LISTED
Cal State Response Active	1.07	0	0	0	0	0
Cal Superfund Active	1.07	0	0	0	0	0
Cal Eval-Hist	0.57	0	0	-	-	0
Cal Military Active	1.07	0	0	0	0	0
Cal School Active	0.57	0	0	-	-	0
Cal VCP Active	0.57	0	0	-	-	0
LUST-Open	0.57	1	0	-	-	2
Tribal-LUST-Open	0.57	0	0	-	-	0
ROD-ZZ	0.57	0	0	-	-	0
SLIC-Open	0.57	0	0	-	-	0
WIP-Active	0.57	0	0	-	-	0
RESPONSE-CA	0.195	0	-	-	-	0
RCRA-COR	1.07	0	0	0	0	0
RCRA-TSD	0.57	0	0	-	-	0
ERNS	0.195	0	-	-	-	0
Cal State Response Other	0.57	0	0	-	-	0
Cal Superfund Other	1.07	0	0	0	0	0
Cal Military Other	1.07	0	0	0	0	0
Cal School Other	0.57	0	0	-	-	0
Cal VCP Other	0.57	0	0	-	-	0
SWIS	0.57	0	0	-	-	0
Land Disposal-CA	0.57	0	0	-	-	0
County-Landfills	0.57	0	0	-	-	0
US-BF	0.57	0	0	-	-	0
Hist-Controls-CA	0.57	0	0	-	-	0
Controls-ZZ	0.57	0	0	-	-	0
Hist-US-IC	0.57	0	0	-	-	0
Hist-US-EC	0.57	0	0	-	-	0
Controls-CA	0.57	0	0	-	-	0
PADS	0.195	0	-	-	-	0
PCB	0.195	0	-	-	-	0
Hist-Trucking	0.32	0	0	-	-	0
FUDS-ZZ	1.07	0	0	0	0	0
FRS-ZZ	0.195	1	-	-	-	1
TRIS-ZZ	0.195	0	-	-	-	0
SSTS-ZZ	0.32	0	0	-	-	0
Hist-FIFRA-ZZ	0.195	1	-	-	-	1
MINES	0.32	0	0	-	-	0
AFS	0.195	0	-	-	-	0
HMIS-ZZ	0.195	0	-	-	-	0
RFG-Lab-ZZ	0.195	0	-	-	-	0
WIP-Backlog	0.57	0	0	-	-	0
CHWF-CA	0.57	0	0	-	-	0
HWT-CA	0.195	0	-	-	-	0
CORTESE-CA	0.195	0	-	-	-	0

LIST SEARCHED	DISTANCE SEARCHED (MILES)	0.195	0.32	0.57	1.07	TOTAL SITES LISTED
Emissions-CA	0.57	0	0	-	-	0
SWRCY-CA	0.195	1	-	-	-	1
HAULERS-CA	0.195	0	-	-	-	0
OGW	0.32	0	0	-	-	0
CDL-CA	0.195	0	-	-	-	0
CUPA-CA	0.32	0	0	-	-	0
BioFuel-ZZ	0.32	0	0	-	-	0
Hist-Auto Dealers	0.195	0	-	-	-	0
Hist-RV-Dealers	0.195	0	-	-	-	0
Hist-Mortuaries	0.195	0	-	-	-	0
Hist-Printers	0.195	0	-	-	-	0
Hist-Chemical Manufacturing	0.195	0	-	-	-	0
Hist-Service Stations	0.195	0	-	-	-	0
Hist-Vehicle-Parts	0.195	0	-	-	-	0
Hist-Petroleum	0.195	0	-	-	-	0
Hist-Tire Dealers	0.195	0	-	-	-	0
Hist-Cleaners	0.195	0	-	-	-	0
Hist-Agriculture	0.195	0	-	-	-	0
Hist-Salvage	0.195	0	-	-	-	0
Cerclis-Archived	0.57	0	0	-	-	0
RCRA	0.195	0	-	-	-	0
Cal Superfund NFA	1.07	0	0	0	0	0
Cal State Response NFA	0.57	0	0	-	-	0
Cal VCP NFA	0.57	0	0	-	-	0
Cal School NFA	0.57	0	0	-	-	0
Cal Military NFA	0.57	0	0	-	-	0
Cal Eval-Hist NFA	0.57	0	0	-	-	0
LUST-Closed	0.57	0	0	-	-	0
Tribal-LUST-Closed	0.57	0	0	-	-	0
Hist-UST	0.195	0	-	-	-	0
Tribal-UST	0.195	0	-	-	-	0
UST	0.195	0	-	-	-	0
HWIS-CA	0.195	7	-	-	-	7
ICIS-FEC	0.57	0	0	-	-	0
USGS-WaterWells	1.07	0	0	0	0	0
SLIC-Closed	0.57	0	0	-	-	0
PCS	0.195	0	-	-	-	0
WIP-Historical	0.57	0	0	-	-	0
RADINFO	0.57	0	0	-	-	0
Historical-CA	0.57	0	0	-	-	0
EGRID	0.57	0	0	-	-	0

The following table identifies the subject site, the adjacent sites, and sites that are either a recognized environmental condition, a *de minimis* environmental condition, or a historical recognized environmental condition.

ENVIRONMENTAL RECORDS SEARCH SITES OF CONCERN

Map Location #	Site Name and Location	Distance from Site (Miles)	Listing Agencies	Site Status	Condition
1	UNIVERSAL CARE MEDICAL GROUP 12751 HARBOR BOULEVARD	South Adjacent Site	HWIS-CA	Listed: This site address is listed as a generator of hazardous waste photochemicals/photoprocessing waste/metal sludge) from 1998 to 1993; no violations noted, and not open regulatory agency case.	None
2	HARVEST CHRISTIAN ACADEMY 12612 BUARO ST	West Adjacent Site	Hist-FIFRA-ZZ	Listed: This site address is listed as a case with the Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act); case closed in November 1990.	None
3	BATUTA PHOTO LAB 12531 HARBOR BLVD, STE H	North West Adjacent Site	HWIS-CA	Listed: This site address is listed as a generator of hazardous waste photochemicals/photoprocessing waste) in 1998; no violations noted, and not open regulatory agency case.	None
4, 8	ARCO PRODUCTS COMPANY 12502 HARBOR BLVD BP WEST COAST PRODUCTS LLC 05202	0.17 Northeast	HWIS-CA LUST-Open	Listed: This gas station site is listed with an open Leaking Underground Storage Tank case. Lead agency is the Orange County LOP. Groundwater is affected. This site is proximal to the northern portion of the subject site.	<i>De minimis</i>

Note: Map Location #s match the Map ID numbers of the sites used in the document located in Appendix D. Listings of unmapped sites were reviewed to identify the subject site or any sites that are obviously adjacent to the subject property. Other unmapped sites are listed only in Appendix D.

4.6 CHAIN-OF-TITLE ABSTRACT AND/OR REVIEW

At the request of the client, a chain-of-title abstract was not requested or completed for this project.

4.7 ADDITIONAL ENVIRONMENTAL DOCUMENTS

During the course of this assessment, **PHASE ONE INC.** was provided with additional documents regarding the environmental condition of the subject site by others. The conclusions of these materials were reviewed only. **PHASE ONE INC.** relies upon the author/and corresponding companies' conclusions and expertise. **PHASE ONE INC.** does not evaluate the methodology, interpretation of results, analysis type or results, or verify in any way the completeness or correctness of the conclusions or procedures. **PHASE ONE INC.** relies upon the report and associated conclusions of the reports provided to **PHASE ONE INC.** The conclusions of these materials are described in the following table.

SUMMARY OF ADDITIONAL ENVIRONMENTAL DOCUMENTS

Company Document Type Date of Document	Relevant Information	Condition
<p>PHASE ONE INC. Phase I Environmental Assessment Project No. 5406 April 8, 2003</p>	<p>A Phase I ESA was completed for 12625 and 12721 Harbor Boulevard in Garden Grove. The site was occupied by Fire Station Hotel and Town & Country RV Park.</p> <p>One potential environmental concern was identified:</p> <p>Eight pole-mounted transformers (located throughout the property) and a pad-mounted transformer (located near the north wall of the motel) were observed on the subject site. Given the pre-1979 date of development of the subject site, the presence of polychlorinated biphenyls (PCB) containing fluids in the transformers is suspected. No leakage or staining is visible on or around the transformers.</p> <p>No action is suggested or recommended at this time. If leaks should develop, contact the utility to sample the fluids for the presence of PCBs. If the analysis results indicate that the transformers contain PCBs, the utility would be responsible for remediating any leakage and staining, and for changing the fluids in the transformers.</p> <p>No further investigation is recommended.</p>	<p><i>De minimis</i></p>

Company Document Type Date of Document	Relevant Information	Condition
<p>PHASE ONE INC. Phase I Environmental Assessment Project No. 6907</p> <p>March 27, 2009</p>	<p>A Phase I ESA was completed for <u>12591 Harbor Boulevard</u> in Garden Grove. The site was occupied by a 7,920 sq. ft. vacant building on .61 acres of land. The building had been constructed circa 1960. No evidence of recognized environmental conditions. Five <i>de minimis</i> conditions were identified:</p> <p>Condition #1, South Area of Parking Lot: Several unlabeled five-gallon containers of unknown substances were observed in the south parking area of the property. <u>Action Suggested:</u> Identify the contents in the five-gallon containers; these materials should be disposed of in accordance with regulatory agency guidance, and not in municipal trash containers.</p> <p>Condition #2, Subject Site: Although the site was used for agricultural purposes in the past, the subsequent commercial development of the site minimizes the probability of occupants to come in contact with possible residual agricultural chemicals in the soil or groundwater. <u>Action Suggested:</u> No action is suggested, recommended and/or warranted at this time. However, if the property were to be redeveloped (especially for use by a sensitive receptor like residential, day care, medical, etc.); or if workers would come in contact with the soil during trenching, excavation, or similar activities; or if the groundwater beneath the site were to be used for domestic use or irrigation, then subsurface sampling would be recommended at that time to determine whether significant levels of agricultural chemicals exist at the site.</p> <p>Condition #3, Subject Structure: Given the pre-1981 construction date of the subject structure, during the site reconnaissance, materials were identified that are suspected of containing asbestos. At the time of the inspection, all of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines. <u>Action Suggested:</u> Prior to disturbing the suspected asbestos-containing materials, such as during remodeling or demolition, contact PHASE ONE INC.'s or another consultant for sampling and analysis of the suspect materials. If samples test positive, develop an Operations and Maintenance (O&M) Plan detailing the material-handling procedures to be implemented.</p> <p>Condition #4, Subject Structure: Given the pre-1979 construction date of the subject structure, the past use of lead-based paints and leaded piping and/or fixtures is suspected. Deteriorating paint may pose a significant health hazard if ingested or inhaled, particularly for children. Due to the nature of the site use, the possibility of children being affected is low. Lead-containing paint is considered hazardous waste, and the eventual disposal of lead-containing paint may be subject to regulatory restrictions. Lead-containing water is considered hazardous to health at certain levels. <u>Action Suggested:</u> Prior to remodeling, disturbing or demolishing of painted surfaces, precautionary steps are recommended to reduce exposure in accordance with the occupational health standards. To further investigate for the presence of lead, contact PHASE ONE INC. or another consultant to sample and analyze the suspect paint or plumbing.</p> <p>Condition #5, Nearby Site: A site was identified in the environmental records search document that appears to be within 1/4-mile of the subject site. This nearby site has been reported as having an environmental condition associated with it that may have led to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. Based on the hydrological research conducted by PHASE ONE INC. for this assessment, groundwater flow direction in the vicinity of the subject site flows toward the subject site from the site of concern. <u>Action Suggested:</u> No action is suggested, recommended and/or warranted at this time. It does not appear that groundwater contamination, if it exists below the subject site, constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling, which is not recommended at this time, can determine conclusively whether the groundwater beneath the site has been impacted by off-site sources. No evidence was uncovered in the course of the research conducted for this assessment that would indicate that the current or past activities on the subject site might have contributed to the area groundwater contamination.</p> <p>No further investigation was recommended.</p>	<p><i>De minimis</i></p>

Company Document Type Date of Document	Relevant Information	Condition
<p>PHASE ONE INC. Phase I Environmental Assessment Project No. 6973</p> <p>March 11, 2010</p>	<p>A Phase I ESA was completed for <u>12601 Leda Lane</u>, Garden Grove. The site was occupied by a 1,998 sq. ft. residence on .53 acres of land. The residence was constructed in 1955. One recognized environmental condition was identified:</p> <p>Condition #1, Subject Site: Based on a review of an aerial photograph, it appears that the site was used for agricultural purposes in the past. The concern exists that agricultural chemicals remain in near surface soils and that future site occupants may be exposed to these chemicals. <u>Action Suggested:</u> If the site is redeveloped as the proposed use of an asphalted parking lot, no further action is suggested. If the subject site is to be redeveloped for anything other than a completely asphalted parking lot, than PHASE ONE INC. recommends sampling of the near surface soil for agricultural chemicals. Contract with PHASE ONE INC. or another environmental firm to perform near surface soil sampling and analysis to determine if any agricultural chemicals remain at the site.</p> <p>Two <i>De minimis</i> conditions was identified:</p> <p>Condition #2, Subject Structure: Given the pre-1981 construction date of the subject structure, during the site reconnaissance, materials were identified that are suspected of containing asbestos. No samples of the suspect ACMs were taken. At the time of the inspection, most of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling or if the structure is demolished. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines.</p> <p>In addition, given the construction date of the subject building (1955), the past use of lead-based paints and leaded piping and/or fixtures is suspected. Lead paint may pose a significant health hazard if ingested or inhaled, particularly for children. Lead-containing water is considered hazardous to health at certain levels. Because this is a building where children could reside or play, if there is lead contamination on-site, there is the likelihood that children could be affected. <u>Action Suggested:</u> Since the proposed plan for the property is for the residential structure is to be demolished and not to be used for occupancy, contact the local building department and the South Coast Air Quality Management for their specific requirements for demolition. Prior to demolition, precautionary steps may need to be taken to reduce worker exposure to lead, according to occupational health standards. In addition, the removal of lead-based paint and asbestos-containing materials is subject to state and federal regulatory guidelines. If the proposed plan changes, and the residence continues to be used for occupancy, then sampling of the paint and water for lead is recommended.</p> <p>Condition #3, Nearby Site, (12502 Harbor Blvd.): This nearby site, a gas station, is identified in the environmental records search document. It has been reported as having an environmental condition associated with it that has lead to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. <u>Action Suggested:</u> No action is suggested or recommended at this time. It does not appear that groundwater contamination constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling can determine whether the groundwater beneath the site has been impacted by off-site sources.</p> <p>Further investigation was recommended.</p>	<p><i>De minimis</i></p>

Company Document Type Date of Document	Relevant Information	Condition
<p>PHASE ONE INC. Phase I Environmental Assessment Project No. 6974</p> <p>March 11, 2010</p>	<p>A Phase I ESA was completed for 12602 Leda Lane, Garden Grove. The site was occupied by a 2,033± sq. ft. residence on .52 acres of land. The residence was constructed in 1953. One recognized environmental condition was identified:</p> <p>Condition #1, Subject Site: Based on a review of an aerial photograph, it appears that the site was used for agricultural purposes in the past. The concern exists that agricultural chemicals remain in near surface soils and that future site occupants may be exposed to these chemicals. <u>Action Suggested:</u> If the site is redeveloped as the proposed use of an asphalted parking lot, no further action is suggested. If the subject site is to be redeveloped for anything other than a completely asphalted parking lot, than PHASE ONE INC. recommends sampling of the near surface soil for agricultural chemicals. Contract with PHASE ONE INC. or another environmental firm to perform near surface soil sampling and analysis to determine if any agricultural chemicals remain at the site.</p> <p>Three <i>de minimis</i> environmental conditions were identified:</p> <p>Condition #2, Subject Structure: Given the pre-1981 construction date of the subject structure, during the site reconnaissance, materials were identified that are suspected of containing asbestos. No samples of the suspect ACMs were taken. At the time of the inspection, most of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling or if the structure is demolished. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines. In addition, given the construction date of the subject building (1953), the past use of lead-based paints and leaded piping and/or fixtures is suspected. Lead paint may pose a significant health hazard if ingested or inhaled, particularly for children. Lead-containing water is considered hazardous to health at certain levels. Because this is a building where children could reside or play, if there is lead contamination on-site, there is the likelihood that children could be affected. <u>Action Suggested:</u> Since the proposed plan for the property is for the residential structure is to be demolished and not to be used for occupancy, contact the local building department and the South Coast Air Quality Management for their specific requirements for demolition. Prior to demolition, precautionary steps may need to be taken to reduce worker exposure to lead, according to occupational health standards. In addition, the removal of lead-based paint and asbestos-containing materials is subject to state and federal regulatory guidelines. If the proposed plan changes, and the residence continues to be used for occupancy, then sampling of the paint and water for lead is recommended.</p> <p>Condition #3, Nearby site (12502 Harbor Blvd.): This nearby site, a gas station, is identified in the environmental records search document. It has been reported as having an environmental condition associated with it that has lead to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. <u>Action Suggested:</u> No action is suggested or recommended at this time. It does not appear that groundwater contamination constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling can determine whether the groundwater beneath the site has been impacted by off-site sources.</p> <p>Condition #4, Southeast Corner of Subject Site: A pole-mounted transformer was observed. Given the pre-1979 date of development of the subject site, the presence of fluids containing polychlorinated biphenyls (PCBs) in the transformer is possible. No leakage or staining was visible on or around the transformer. <u>Action Suggested:</u> No action is suggested or recommended at this time based on visual observations. If leaks should develop, contact the utility company to sample the fluids for the presence of PCBs. If the analysis results indicate that the electrical transformer contains PCBs, the utility company would be responsible for mitigating any leakage and staining and for replacing the fluids and/or transformer.</p> <p>Further investigation is recommended.</p>	<p><i>De minimis</i></p>

Company Document Type Date of Document	Relevant Information	Condition
<p>PHASE ONE INC. Phase I Environmental Assessment Project No. 6987</p> <p>May 12, 2010</p>	<p>A Phase I ESA was completed for 12581 Harbor Boulevard, Garden Grove. The site was occupied by a building, approximately 3,000 ± sq. ft., occupied by a bar (Humdinger) on approximately 1.0 acre of land. The residence was constructed in 1961. No recognized environmental conditions were identified. Two de minimis environmental conditions were identified:</p> <p>Condition #1, Subject Site: Although the site was used for agricultural purposes in the past, the subsequent commercial development of the site minimizes the probability of occupants to come in contact with possible residual agricultural chemicals in the soil or groundwater. <u>Action Suggested:</u> No action is suggested, recommended and/or warranted at this time. However, if the property were to be redeveloped (especially for use by a sensitive receptor like residential, day care, medical, etc.); or if workers would come in contact with the soil during trenching, excavation, or similar activities; or if the groundwater beneath the site were to be used for domestic use or irrigation, then subsurface sampling would be recommended at that time to determine whether significant levels of agricultural chemicals exist at the site.</p> <p>Condition #2, Nearby Site: A site was identified in the environmental records search document that appears to be within ¼-mile of the subject site. This nearby site has been reported as having an environmental condition associated with it that may have led to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. <u>Action Suggested:</u> No action is suggested, recommended and/or warranted at this time. It does not appear that groundwater contamination, if it exists below the subject site, constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling, which is not recommended at this time, can determine conclusively whether the groundwater beneath the site has been impacted by off-site sources. No evidence was uncovered in the course of the research conducted for this assessment that would indicate that the current or past activities on the subject site might have contributed to the area groundwater contamination.</p>	<p><i>De minimis</i></p>

Company Document Type Date of Document	Relevant Information	Condition
<p><i>PHASE ONE</i> INC. Limited Phase II Environmental Assessment Project No. 6985</p> <p>June 14, 2010</p>	<p>A Limited Phase II ESA was completed for 12601 Leda Lane, Garden Grove. The site was occupied by a 1,998 sq. ft. residence on .53 acres of land. The residence was constructed in 1955. One recognized environmental condition was identified in the previous Phase I ESA.</p> <p>The principal findings of <i>PHASE ONE</i> INC.'s Limited Phase II ESA for all the areas sampled are as follows:</p> <ul style="list-style-type: none"> All the samples had increased levels of Arsenic above the USEPA RSL. The levels of Arsenic in these samples ranged from 3.03 ppm to 4.90 ppm and appear to be background levels. The detected concentrations are well below the CCR Title 22 levels for arsenic but exceed the United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs) of 0.39 mg/Kg (ppm) for residential land use. This is common in the Western states. Naturally occurring arsenic ranging as high as 171 ppm in Southern California is common. The Department of Toxic Substances Control (DTSC) has further defined the naturally occurring arsenic by sampling school sites in Southern California and determining that 11.3 ppm is not a concern based on an average background level for these sites. Therefore, if the arsenic concentrations all fall within a statistical average range within the subject site, they can be considered naturally occurring background levels for that particular site. These samples fall well within the DTSC guidelines and are considered naturally occurring background levels. Therefore, arsenic concentrations do not represent a concern for the subject site. No levels of Organochlorinated pesticides (USEPA Method 8081A) were detected that are a concern and/or exceed their respective reporting limits and/or any identified action level. No levels extended beyond the 2 foot sample level. Although, Dieldren increased in the second step-out sampling round, the levels did not increase with depth nor exceed any action levels. <p>Based on the soil sample results presented in this report, <i>PHASE ONE</i> INC. does not find evidence of actionable contamination. Therefore, the previous use of agriculture appears not to have significantly impacted the site and further investigation is not recommended. The minor removal of these "Hot Spots" after demolition and prior to grading would eliminate completely any existing concerns.</p>	None

Company Document Type Date of Document	Relevant Information	Condition
<p><i>PHASE ONE INC.</i> Limited Phase II Environmental Assessment Project No. 6986</p> <p>June 14, 2010</p>	<p>A Limited Phase II ESA was completed for 12602 Leda Lane, Garden Grove. The site was occupied by a 2,033± sq. ft. residence on .52 acres of land. The residence was constructed in 1953. One recognized environmental condition was identified in the previous Phase I ESA.</p> <p>The principal findings of <i>PHASE ONE INC.</i>'s Limited Phase II ESA for all the areas sampled are as follows:</p> <ul style="list-style-type: none"> No levels of Arsenic (USEPA Method 7060) were detected that are a concern or that exceed their respective reporting limits and/or any identified action levels except for the following: All the samples had increased levels of Arsenic above the USEPA PRG and average background levels for the site. The levels of Arsenic in these samples ranged from 3.20 ppm to 4.96 ppm. The detected concentration is well below the CCR Title 22 levels for arsenic but exceeds the United States Environmental Protection Agency (USEPA) Preliminary Remediation Goals (PRGs) of 0.39 mg/Kg (ppm) for residential land use. This is common in the Western states. Naturally occurring arsenic ranging as high as 171 ppm in Southern California is common. The Department of Toxic Substances Control (DTSC) has further defined the naturally occurring arsenic by sampling school sites in Southern California and determining that 11.3 ppm is not a concern based on an average background level for these sites. Therefore, if the arsenic concentrations all fall within a statistical average range within the subject site, they can be considered naturally occurring background levels for that particular site. These samples fall well within the DTSC guidelines and are considered naturally occurring background levels. Therefore, arsenic concentrations do not represent a concern for the subject site. 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. <p>Based on the soil sample results presented in this report, <i>PHASE ONE INC.</i> does not find evidence of contamination. Therefore, the previous use of agriculture does appear to not have impacted the site and further investigation is not recommended.</p>	None
<p>Leighton Consulting Inc. Groundwater Sampling and Laboratory Analysis Results for National Pollutant Discharge Elimination System (NPDES) For the Great Wolf Lodge Resort Hotel, City of Garden Grove, CA</p>	<p>Leighton Consulting Inc. collected one groundwater sample and submitted to TestAmerica for analysis. The results of the analysis identified a Methylene chloride level of 1.1 ug/L in the water sample. The screening level for Methylene chloride is 2,400 ug/L. Based on this one sampling analysis and the results, no further action is necessary and no other constituents of concern were identified.</p>	None

Company Document Type Date of Document	Relevant Information	Condition
<p><i>PHASE ONE INC. Limited Phase II Environmental Assessment Project No. 7230</i></p> <p>April 27, 2012</p>	<p>A Limited Phase II ESA was completed for the Harbor Boulevard Site – Water Park, 12581, 12591, 12625, 12721 Harbor Boulevard; 12601 and 12602 Leda Lane, Garden Grovc, California 92840. The site consisted of 12.07 acres of vacant land.</p> <p>The principal findings of <i>PHASE ONE INC.</i>'s Phase II Agricultural Chemicals Site Assessment for all the areas sampled are as follows:</p> <ul style="list-style-type: none"> • 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. <p><i>PHASE ONE INC.</i> attempted to assess the most likely potential sources of the agricultural chemicals at the site. <i>PHASE ONE INC.</i>, 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:</p> <ol style="list-style-type: none"> 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. <p>Based on the soil sample results presented in this report, <i>PHASE ONE INC.</i> 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.</p>	<p>None</p>

4.8 HISTORICAL SITE USE

The chronological historical site use summary is based on reviewed aerial photographs, maps, regulatory agency files, interviews, and additional environmental documents. The historical site use summary for the subject site and the adjoin sites is presented in the following table. The rows of this table are organized in chronological order, according to the date range of a specific site use.

HISTORICAL SITE USE

Date Range	Subject Site	Adjoining Sites
1953 to late 1950s	Agriculture and residence at 12602 Leda Lane in 1953; residence at 12601 Leda Lane in 1955	Agriculture (Orchards) Harbor Boulevard Present
1960-2011	Residences (12601, 12602 Leda Lane) Commercial Buildings (12581 Harbor- 1961 Commercial Beer Cavern 1962-2011 Humdinger Bar, 12591 Harbor, Furniture store, retail, comic store) Fireside Motel/Restaurant (12625 Harbor) 1956-~2003(vacant land 2003 to 2012) Vacant Lot /Residence (1964) RV Park 1972- ~2011 (12571 Harbor)	Residential, Church to the West Commercial to the North and South Residential to the East

4.9 IDENTIFICATION OF HISTORICAL DATA GAPS

During the course of this assessment, *PHASE ONE INC.* identified the following data gaps within the reviewed historic documents regarding the recognized environmental condition of the subject site.

SUMMARY OF HISTORICAL DATA GAPS

Date span of Data Gap	Documents Reviewed	Data Gap Discussions	Condition
Pre-1953	Aerial Photographs Prior Phase I ESAs	At the oldest research interval in this report (1953), the subject property use was for agricultural purposes and as a residence at 12601 Leda Lane. Although it is not known how far back in time this use was present prior to this date, it is likely that agriculture and the residence are the first use of the subject site based on the information reviewed. Therefore, it is our opinion that this data gap (1940 to 1952) will not materially affect the conclusions of this report.	None

4.10 REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND INSTITUTIONAL CONTROLS)

The client provided *PHASE ONE INC.* with documents regarding title and/or judicial records for environmental liens or activity and land use limitations for the subject site. *PHASE ONE INC.* relies upon the author/and corresponding companies' expertise. *PHASE ONE INC.* does not verify in any way the completeness or correctness of the documents. *PHASE ONE INC.* relies upon the documents

provided. The discussion of these materials is described in the following table. (Copies of the records, if available, are included in Appendix G.)

**REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR
ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND
INSTITUTIONAL CONTROLS) SUMMARY**

Date of Document	Type of Document	Company	Description (If a concern, why?)	Condition
April 27, 2012	Preliminary Title Report	First American Title Insurance Company	No environmental liens, records of environmental activity and/or environmental land use limitations were identified.	None

SECTION 5.0

INTERVIEWS

5.1 INTERVIEWS WITH OWNER, PROPERTY MANAGER, USER, AND OTHERS

As part of the Phase I Assessment, *PHASE ONE INC.* attempts to interview various individuals who may have knowledge of different aspects of the subject site as it pertains to environmental conditions. The comments of the interviewees are noted by the *PHASE ONE INC.* interviewer on Interview Note Forms, which are included in Appendix F. The following table summarizes the relevant portions of these notes.

SUMMARY OF INTERVIEWS

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
1	May 29, 2012	Jerry Holstein	City of Garden Grove Community Development Department/Building Services Division/Building Records	Mr. Holstein searched the city building database for any records pertaining to the site address(es). He found several permits and sent them over; however, he did state that some records may be housed in Orange County's Community Development office. After consulting OCCD, it was determined that no records for the site address(es) were housed there.	None

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
2	May 30, 2012	Carlos Marquez	<p>City of Garden Grove, As Successor Agency to the Garden Grove Agency for Community Development</p> <p>Senior Real Estate Property Agent</p> <p>Owner</p>	<p>The City of Garden Grove has owned the property for 10 years. The purpose of the Phase I ESA is for a property sale. The proposed use of the property is a hotel-resort. He indicated a groundwater well is present on the subject site; however in a phone conversation on June 20, 2012, Mr. Marquez reported that the well has been capped and abandoned in accordance with regulatory agency guidelines. There were manifests for the disposal of asbestos from the demolition of the structures that were formerly present on the subject site. There are electrical transformers on the adjacent sites. The subject site was used for agriculture, approximately 50 years ago. Mr. Marquez is not aware of any activity or land use limitations, engineering or institutional controls, environmental liens, or other restrictions that have been placed on the property relating to hazardous materials or petroleum products. He does not have any specialized knowledge of the subject property and surrounding areas material to recognized environmental conditions in connection with the subject property.</p>	None

5.2 PURCHASE PRICE VERSUS FAIR MARKET VALUE INTERVIEW

PHASE ONE INC. uses data supplied by the client to determine if a difference between the purchase price of the property and the fair market value of the property is due to the effect of any releases or threatened releases of hazardous substances or petroleum products. On May 30, 2012, **PHASE ONE INC.** contacted Mr. Carlos Marquez, City of Garden Grove, As Successor Agency to the Garden Grove Agency for Community Development, for the purpose of ascertaining any difference between the purchase price and fair market value of the property. According to Mr. Marquez, there is no purchase price as this report is being prepared for a property sale. Therefore, a determination on the effect of any releases or threatened releases of hazardous substances on the purchase price of the property was not performed as this is not applicable.

SECTION 6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains full descriptions of any recognized environmental conditions (REC) that have been identified as a result of the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies a condition as a REC (as opposed to a *de minimis* condition) when it is one that involves a condition for which, in the opinion of **PHASE ONE INC.**, further investigation and/or remediation is recommended. In addition to the descriptions of condition, this section also contains a statement of the recommended next-step actions for any conditions that are described in the following tables.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of a recognized environmental condition. For the benefit of the reader, the tables also contain the section numbers of the findings cited in support of the condition.

CONDITION # N/A		IDENTIFIED CONDITION APPEARS TO BE A RECOGNIZED ENVIRONMENTAL CONDITION
LOCATION: N/A		
SECTION #	COMMENTS	
N/A	No recognized environmental conditions appear to currently affect the subject site.	
DESCRIPTION OF CONDITION: N/A		
ACTION SUGGESTED: N/A		
TOTAL ESTIMATED COST TO COMPLETE SUGGESTED NEXT STEP ACTION† N/A		

6.2 DE MINIMIS OR HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains descriptions of *de minimis* or historical RECs that have been identified in the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies an issue as a *de minimis* condition (as opposed to a REC) when (1) it involves issues that appear to pose no immediate or imminent threat to the subject site, but which over time (with the occurrence of groundwater movement, demolition, disturbance, etc.) may come to pose an actual or present REC for the subject site and/or when (2) it involves areas that currently appear to have a negligible impact on the subject property and which do not, therefore, require additional investigation at this time, but of which **PHASE ONE INC.** feels the client should be made aware. **PHASE ONE INC.**

classifies a historical REC as an issue which was considered a REC in the past, but is no longer considered a REC as a result of prior investigation and/or mitigation.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of that condition. For the benefit of the reader, the table also contains the section numbers of the findings cited in support of the condition.

CONDITION #1		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: South Side and West Side of Subject Site		
SECTION #	COMMENTS	
3.7	Identification of suspected PCB-containing equipment, pole-mounted transformers.	
<p>DESCRIPTION OF CONDITION: Pole-mounted transformers were observed near the southern and western boundaries of the subject site. They area located on the adjacent sites; however, they are near the property boundaries of the subject site. Given the pre-1979 date of development of the subject site vicinity, the presence of fluids containing polychlorinated biphenyls (PCBs) in the transformers is possible. No leakage or staining was visible on or around the transformers.</p>		
<p>ACTION SUGGESTED: No action is suggested or recommended at this time based on visual observations. If leaks should develop, contact the utility company to sample the fluids for the presence of PCBs. If the analysis results indicate that the electrical transformers contains PCBs, the utility company would be responsible for mitigating any leakage and staining and for replacing the fluids and/or transformers.</p>		

CONDITION # 2		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Nearby Site (12502 Harbor Blvd.)		
SECTION #	COMMENTS	
4.5	Regulatory listing of nearby site with environmental condition.	
<p>DESCRIPTION OF CONDITION: This nearby site, a gas station, is identified in the environmental records search document. It has been reported as having an environmental condition associated with it that has lead to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property.</p>		
<p>ACTION SUGGESTED: No action is suggested or recommended at this time. It does not appear that groundwater contamination constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling can determine whether the groundwater beneath the site has been impacted by off-site sources. See attached subsurface sampling results in Appendix G.</p>		

SECTION 7.0

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, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site walk and examined records. 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 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 compliance status, discussed in Section 3.0, is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to any regulations of any kind.

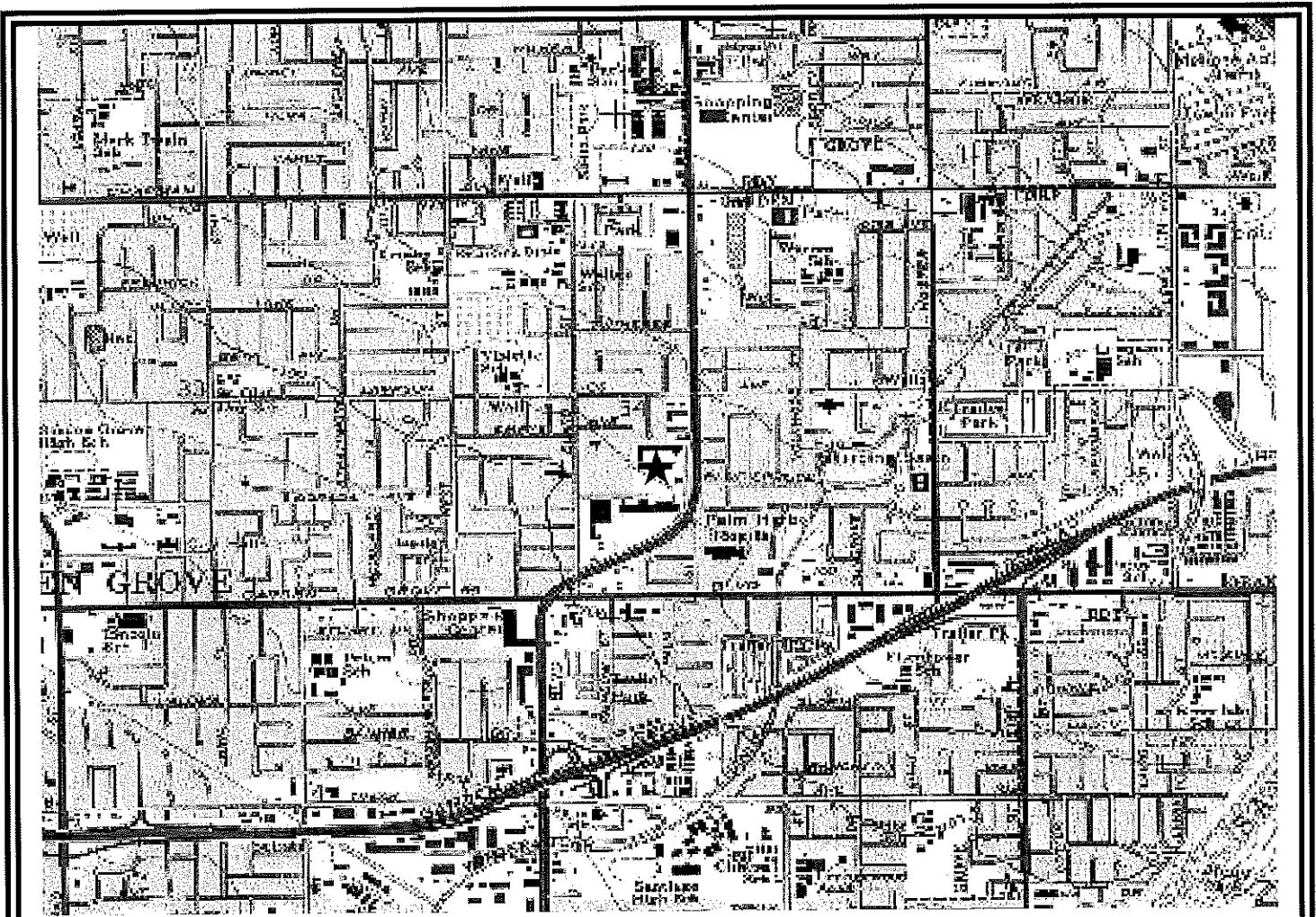
The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of *PHASE ONE INC.*, in accordance with generally accepted professional practices. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with *PHASE ONE INC.*'s recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead, or any other sampling is sampled in a good faith effort by *PHASE ONE INC.* assessors. 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. No interpretation of the sample results is made or implied. *PHASE ONE INC.* only relays the information supplied by the laboratory conducting the analysis.

SECTION 8.0

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: 7282
DATE: 5/21/2012



NOT TO SCALE

KEY	
---	= SUBJECT SITE
OP#	= OUTSIDE PHOTO



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

SITE PLAN	
FIGURE:	2
JOB:	7282
DATE:	5/21/2012

SECTION 9.0

APPENDICES

APPENDIX A
SITE PHOTOGRAPHS



OP01 West facing view of the center of the subject site from Harbor Boulevard.



OP02 North facing view of eastern boundary of the subject site on Harbor Boulevard.



OP03 Northwest facing view of subject site from the southeast corner.



OP04 West facing view of the southern boundary from the southeast corner.



OP05 North facing view from the central southern boundary.



OP06 Northeast facing view from the southwest corner.



OP07 East facing view of the middle area from the center, western boundary.



OP08 South facing view of the western boundary.



OP09 Southeast facing view from the northwest corner.



OP10 East facing view of northern boundary or property from the northwest corner.



OP11 South facing view from the central northern boundary.



OP12 Southwest facing view from the northeast corner.

APPENDIX B
SUMMARY OF AGENCY CONTACTS

Appendix B
Regulatory Agencies for Garden Grove
Orange County, California

Aerial Photographs

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Building Permits/Plans (Original Planning)

Agency: **Garden Grove City Hall** Phone: **(714)741-5000** Fax: **(714)741-5205**
 Dept: **Building Services/Central Records** Phone: **(714)741-5307** Fax:
 Address: **11222 Acacia Parkway** Contact:
First Floor Days: **M-TH** Hours: **07:30-05:30**
 City: **Garden Grove** Procedure:
 State: **Cali** Zip: **92840** Years: **1956-**
 Cross Street: **GG Blvd & Euclid** Last Updated **8/20/2010** Cost: Per:
 Other: **Building Permits/Plans. Open alternating Fridays 7:30-5. Must have exact address.**

Directories: Historical Reverse City/Street

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Fire Insurance Maps/Historical Maps

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Flood Zone

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Appendix B
Regulatory Agencies for Garden Grove
Orange County, California

Geology/Soil Type

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Oil and Gas Wells

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Radon Level

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

USGS/Topography/Geology Maps

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Laguna Hills** Procedure: **Order products online.**
 State: **Cali** Zip: **92653** Years:
 Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Water Quality (RWQCB)

Agency: **California RWQCB - Region 9** Phone: **(858)467-2952** Fax: **(858)571-6972**
 Dept: **SLIC Department** Phone: **(858)637-5593** Fax:
 Address: **9174 Sky Park Court, Suite 100** Contact: **Sylvia Wellnitz, Records Management Officer**
 Days: **M-F** Hours: **08:00-05:00**
 City: **San Diego** Procedure: **View online database (Geotracker)**
 State: **Cali** Zip: **92123** Years: **1960-**
 Cross Street: Last Updated **11/29/2007** Cost: **0** Per: **Request**
 Other: **SLIC information for Region 9. Contact Sylvia to view records.**

Appendix B
Regulatory Agencies for Garden Grove
Orange County, California

Water Quality (RWQCB)

Agency: **California RWQCB - Region 9**
Dept: **LUST Program**
Address: **9174 Sky Park Court, Suite 100**

Phone: **(858)467-2952** Fax: **(858)571-6972**
Phone: **(858)637-5593** Fax:
Contact: **Sylvia Wellnitz, Records Management Officer**
Days: **M-F** Hours: **08:00-05:00**
Procedure: **View online database. (Geotracker)**

City: **San Diego**
State: **Cali** Zip: **92123**

Cross Street: Last Updated **11/29/2007** Cost: **0** Per: **Request**
Other: **LUST information for San Diego Region. Contact Sylvia to view files.**

APPENDIX C
COPIES OF RECORDS

Heather Holmes

From: "Jerry Holstein" <jerryh@ci.garden-grove.ca.us>
To: <heatherh@reccheck.com>
Sent: Tuesday, May 29, 2012 3:36 PM
Attach: 20120529133246974.pdf
Subject: FwdBuilding Permit Records for: 12591, 12625, 12721 Harbor Blvd. And 12601, 12602 Leda Ln.

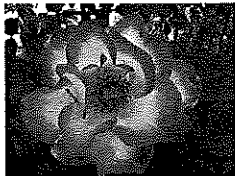
Heather, here are the building permit records you requested for the subject addresses. It appears that the 12591 address started as a furniture store and the building was never modified for subsequent uses. No original building permits found for the Leda Ln. houses I did include some permits to show that the property has always been houses since we started keeping records.



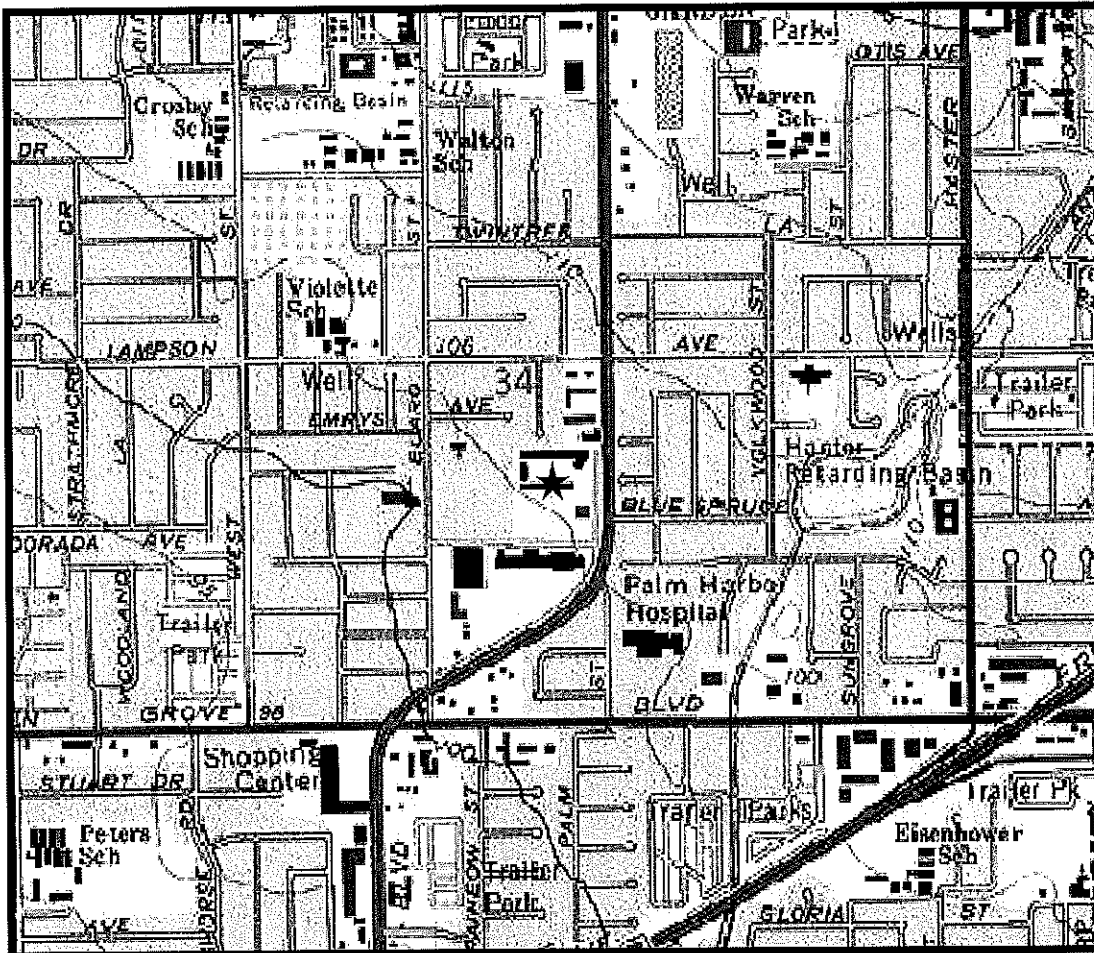
Jerrold R. Holstein

City of Garden Grove, California
Community Development Department
Building Services Division
Building Records

Please call me at (714) 741-5580 If you have any questions.



APPENDIX D
ONE-MILE RADIUS REGULATORY DATABASE REPORT



Prepared by:

ERS – Environmental Record Search
(800) 377-2430

Site Location:

Harbor Blvd Site -- Water Park
Garden Grove, CA 92840
(N 33-46-45, W 117-54-58) NAD83

RecCheck✓

The New Standard for ASTM Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and AAI)

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Harbor Blvd Site -- Water Park Garden Grove, CA 92840
Client Project Number:	7282
Coordinates:	N 33-46-45, W 117-54-58 (NAD 83)
ERS Project Number:	2104633882
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Anaheim
Township, Section and Range:	Township: 04S Range: 10W Section: 34 Baseline: San Bernardino
Site Elevation: (feet above mean sea level)	108
Flood Zone: (FEMA Q3 Digital Data)	Panel: 06059C0020E Zone A - Areas of 100-year flooding
Fire Insurance Map Coverage:	No
Date of Report	June 26, 2012

Soil Type: (USGS STATSGO Data)	
BEACHES 1% to 5% slopes, 1% of total	CHINO 0% to 2% slopes, 3% of total
CHINO 0% to 2% slopes, 2% of total	CROPLEY 2% to 5% slopes, 6% of total
DELHI 0% to 2% slopes, 1% of total	DIABLO 4% to 9% slopes, 1% of total
ELDER 0% to 2% slopes, 1% of total	GREENFIELD 2% to 5% slopes, 2% of total
HANFORD 0% to 2% slopes, 17% of total	HANFORD 2% to 5% slopes, 2% of total
HUENEME 0% to 2% slopes, 1% of total	METZ 0% to 2% slopes, 2% of total
RAMONA 2% to 5% slopes, 2% of total	RIVERWASH 0% to 2% slopes, 1% of total
SORRENTO 0% to 2% slopes, 2% of total	SORRENTO 0% to 2% slopes, 7% of total
SORRENTO 0% to 2% slopes, 2% of total	TUJUNGA 0% to 2% slopes, 2% of total
TUJUNGA 0% to 2% slopes, 1% of total	URBAN LAND 0% to 2% slopes, 43% of total
BEACHES 1% to 5% slopes, 1% of total	

In-House Aerial Photos or Historical Topo Maps	
1994 Aerial File:FSXL3124 Rank: 4	1932 USGS Map File:30D0132_AJC Rank: 3
1963 Aerial File:28D63031064 Rank: 3	1963 Aerial File:28D63031065 Rank: 4
5/23/38 Aerial File:19D38OC0145 Rank: 3	5/23/38 Aerial File:19D38OC0295 Rank: 1
6/22/38 Aerial File:27D38OC1781 Rank: 1	6/22/38 Aerial File:27D38OC1782 Rank: 3
6/22/38 Aerial File:27D38OC1783 Rank: 1	

KEY TO AERIAL RANK OR HISTORICAL TOPO MAPS

Rank:	Description:
4	The subject site located near center of Aerial or Topographical map.
3	The subject site located towards edge of Aerial or Topographical map.
2	The subject site is likely covered and located near outer edge of Aerial or Topographical map.
1	The subject site is likely covered and located near outer corner of Aerial or Topographical map.

Radon
For County: 0.5% of homes predicted to be over 4 Pico Curies/Liter
For zip code 92840
Number of tests per zip code: 1
Number of tests where radon is > 4 pCi/L: 0
Percentage of test where radon is > 4 pCi/L: 0.00%

HIGH RISK* OCCURRENCES FOUND IN REQUESTED SEARCH RADIUS

LIST SEARCHED	DISTANCE SEARCHED (IN MILES)	OCCURRENCES FOUND
NPL	1.07	0
CERCLIS	0.57	0
Cal State Response Active	1.07	0
Cal Superfund Active	1.07	0
Cal Eval-Hist	0.57	0
Cal Military Active	1.07	0
Cal School Active	0.57	0
Cal VCP Active	0.57	0
LUST-Open	0.57	2
Tribal-LUST-Open	0.57	0
ROD-ZZ	0.57	0
SLIC-Open	0.57	0
WIP-Active	0.57	0
RESPONSE-CA	0.195	0
Historical-CA	0.57	0

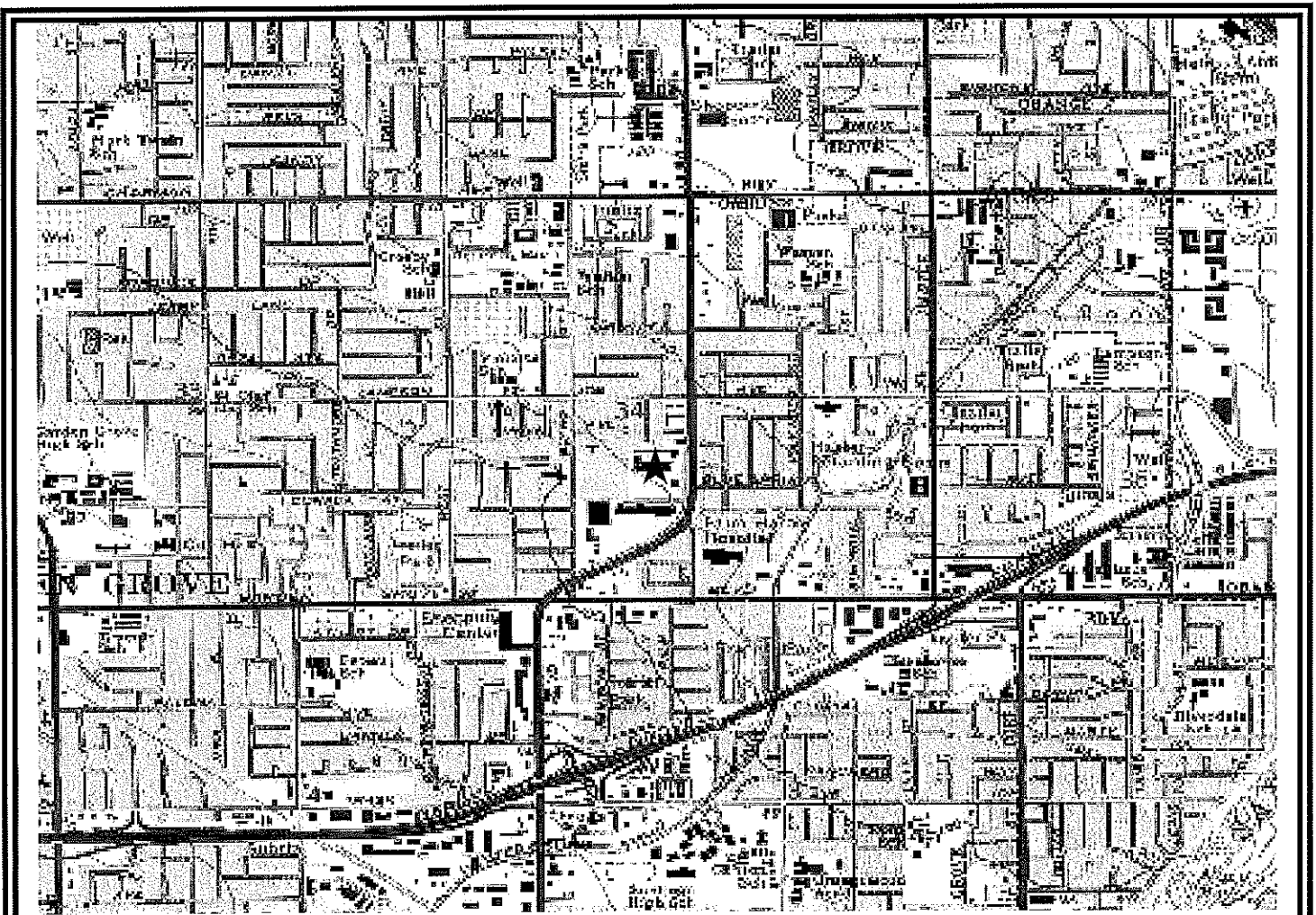
* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

LISTED OCCURRENCE SUMMARY

LIST SEARCHED	DISTANCE SEARCHED	0.195	0.32	0.57	1.07	TOTAL
NPL	1.07	0	0	0	0	0
CERCLIS	0.57	0	0	-	-	0
Cal State Response Active	1.07	0	0	0	0	0
Cal Superfund Active	1.07	0	0	0	0	0
Cal Eval-Hist	0.57	0	0	-	-	0
Cal Military Active	1.07	0	0	0	0	0
Cal School Active	0.57	0	0	-	-	0
Cal VCP Active	0.57	0	0	-	-	0
LUST-Open	0.57	1	0	-	-	2
Tribal-LUST-Open	0.57	0	0	-	-	0
ROD-ZZ	0.57	0	0	-	-	0
SLIC-Open	0.57	0	0	-	-	0
WIP-Active	0.57	0	0	-	-	0
RESPONSE-CA	0.195	0	-	-	-	0
RCRA-COR	1.07	0	0	0	0	0
RCRA-TSD	0.57	0	0	-	-	0
ERNS	0.195	0	-	-	-	0
Cal State Response Other	0.57	0	0	-	-	0
Cal Superfund Other	1.07	0	0	0	0	0
Cal Military Other	1.07	0	0	0	0	0

Cal School Other	0.57	0	0	-	-	0
Cal VCP Other	0.57	0	0	-	-	0
SWIS	0.57	0	0	-	-	0
Land Disposal-CA	0.57	0	0	-	-	0
County-Landfills	0.57	0	0	-	-	0
US-BF	0.57	0	0	-	-	0
Hist-Controls-CA	0.57	0	0	-	-	0
Controls-ZZ	0.57	0	0	-	-	0
Hist-US-IC	0.57	0	0	-	-	0
Hist-US-EC	0.57	0	0	-	-	0
Controls-CA	0.57	0	0	-	-	0
PADS	0.195	0	-	-	-	0
PCB	0.195	0	-	-	-	0
Hist-Trucking	0.32	0	0	-	-	0
FUDS-ZZ	1.07	0	0	0	0	0
FRS-ZZ	0.195	1	-	-	-	1
TRIS-ZZ	0.195	0	-	-	-	0
SSTS-ZZ	0.32	0	0	-	-	0
Hist-FIFRA-ZZ	0.195	1	-	-	-	1
MINES	0.32	0	0	-	-	0
AFS	0.195	0	-	-	-	0
HMIS-ZZ	0.195	0	-	-	-	0
RFG-Lab-ZZ	0.195	0	-	-	-	0
WIP-Backlog	0.57	0	0	-	-	0
CHWF-CA	0.57	0	0	-	-	0
HWT-CA	0.195	0	-	-	-	0
CORTESE-CA	0.195	0	-	-	-	0
Emissions-CA	0.57	0	0	-	-	0
SWRCY-CA	0.195	1	-	-	-	1
HAULERS-CA	0.195	0	-	-	-	0
OGW	0.32	0	0	-	-	0
CDL-CA	0.195	0	-	-	-	0
CUPA-CA	0.32	0	0	-	-	0
BioFuel-ZZ	0.32	0	0	-	-	0
Hist-Auto Dealers	0.195	0	-	-	-	0
Hist-RV-Dealers	0.195	0	-	-	-	0
Hist-Mortuaries	0.195	0	-	-	-	0
Hist-Printers	0.195	0	-	-	-	0
Hist-Chemical Manufacturing	0.195	0	-	-	-	0
Hist-Service Stations	0.195	0	-	-	-	0
Hist-Vehicle-Parts	0.195	0	-	-	-	0
Hist-Petroleum	0.195	0	-	-	-	0
Hist-Tire Dealers	0.195	0	-	-	-	0
Hist-Cleaners	0.195	0	-	-	-	0
Hist-Agriculture	0.195	0	-	-	-	0
Hist-Salvage	0.195	0	-	-	-	0
Cerclis-Archived	0.57	0	0	-	-	0
RCRA	0.195	0	-	-	-	0
Cal Superfund NFA	1.07	0	0	0	0	0
Cal State Response NFA	0.57	0	0	-	-	0
Cal VCP NFA	0.57	0	0	-	-	0
Cal School NFA	0.57	0	0	-	-	0

Cal Military NFA	0.57	0	0	-	-	0
Cal Eval-Hist NFA	0.57	0	0	-	-	0
LUST-Closed	0.57	0	0	-	-	0
Tribal-LUST- Closed	0.57	0	0	-	-	0
Hist-UST	0.195	0	-	-	-	0
Tribal-UST	0.195	0	-	-	-	0
UST	0.195	0	-	-	-	0
HWIS-CA	0.195	7	-	-	-	7
ICIS-FEC	0.57	0	0	-	-	0
USGS- WaterWells	1.07	0	0	0	0	0
SLIC-Closed	0.57	0	0	-	-	0
PCS	0.195	0	-	-	-	0
WIP-Historical	0.57	0	0	-	-	0
RADINFO	0.57	0	0	-	-	0
Historical-CA	0.57	0	0	-	-	0
EGRID	0.57	0	0	-	-	0



SITE LOCATION TOPOGRAPHIC MAP

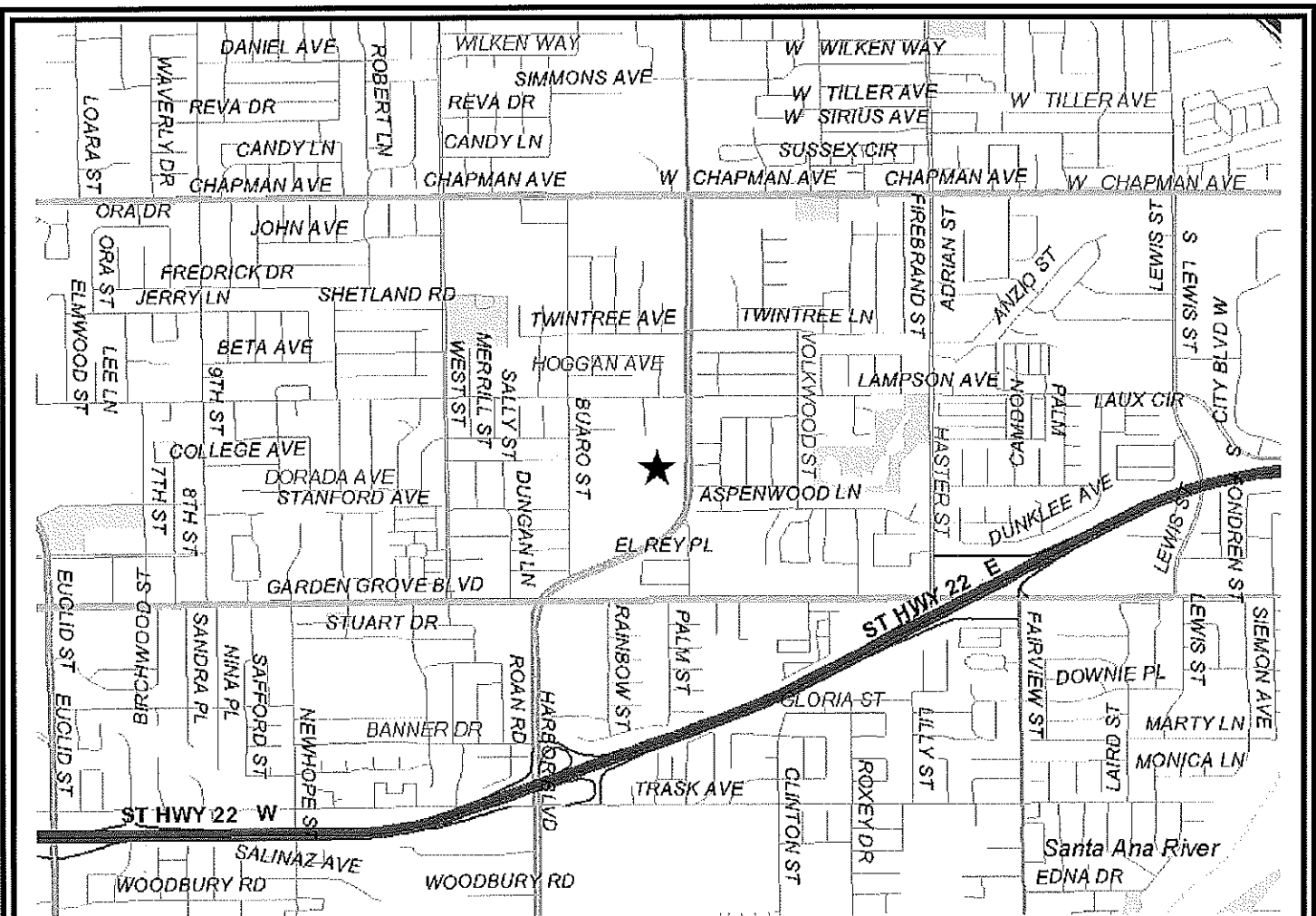
U.S. Geological Survey. Anaheim Quadrangle
 7.5 Minute Series, Approximate Scale: 1: 25680



PHASE ONE INC.

Harbor Blvd Site -- Water Park
 Garden Grove, CA 92840

FIGURE: 1
 JOB: 7282
 DATE: 7/3/2012



SITE LOCATION STREET MAP

Approximate Scale: 1: 25680



PHASE ONE INC.

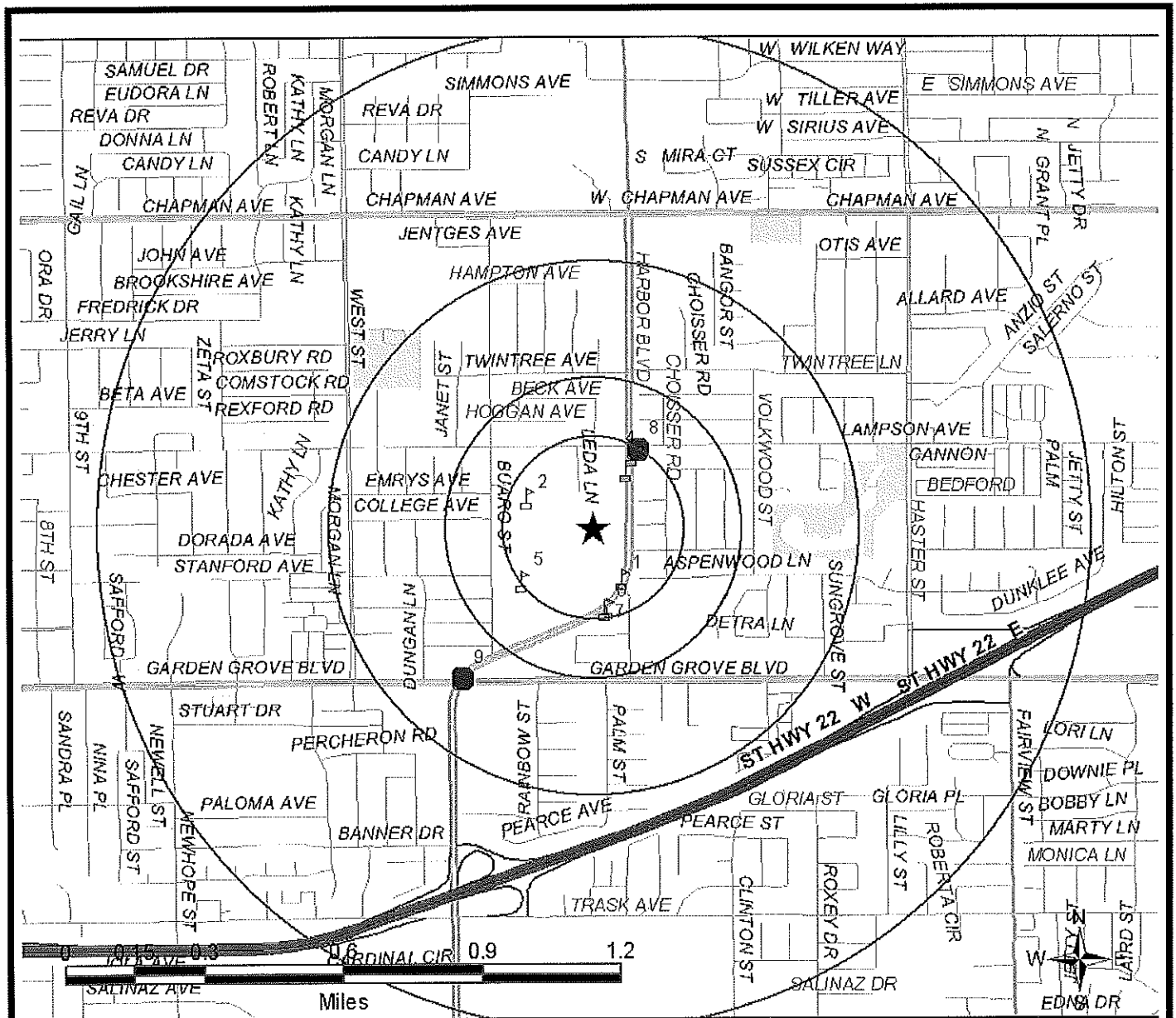
Harbor Blvd Site -- Water Park
Garden Grove, CA 92840

FIGURE:

JOB: 7282

DATE: 7/3/2012

1-MILE RADIUS STREET MAP W/OCCURENCES

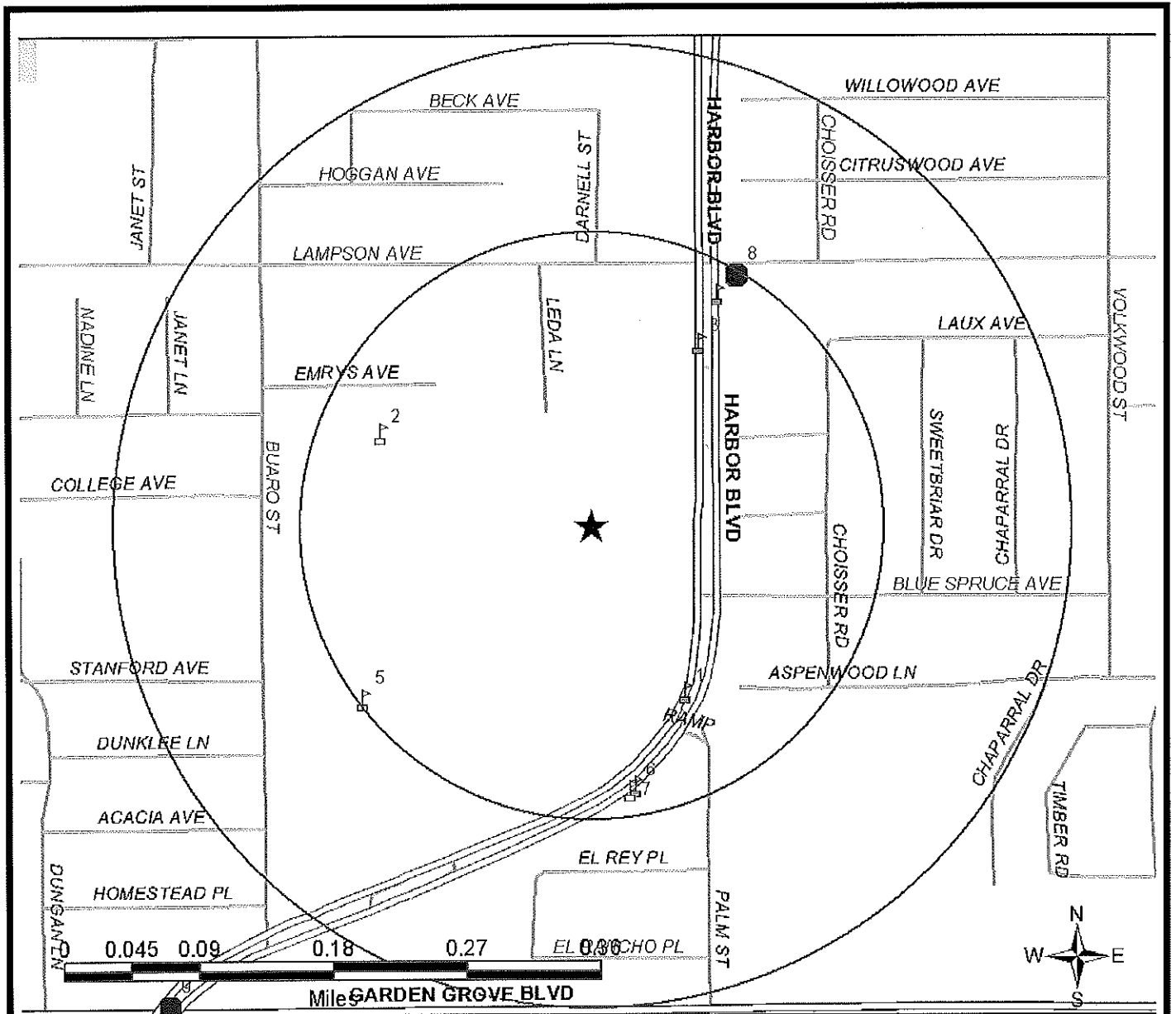


Legend

- | | | |
|---------------------------------|--|-------------------------------------|
| ○ Federal NPL | ■ Federal ERNS | ⊕ State/Tribal Landfill/Solid Waste |
| ○ Federal CERCLIS | □ State/Tribal CERCLIS Equivalent | ⬠ State/Tribal Inst/Eng Controls |
| ◇ Federal CERCLIS NFRAP | ● State/Tribal Voluntary Cleanup Sites | ○ State/Tribal UST |
| △ Federal RCRA CORRACTS | ○ State/Tribal LUST | ⚑ ERS Supplemental Govt Sources |
| ⬠ Federal RCRA non-CORRACTS TSD | ⊕ State/Tribal Brownfield | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal RCRA Generators | | |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in RED are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in YELLOW have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in GREEN are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

1/4-MILE RADIUS STREET MAP W/OCCURRENCES



Legend

- | | | |
|---------------------------------|--|-------------------------------------|
| ○ Federal NPL | ■ Federal ERNS | ⊕ State/Tribal Landfill/Solid Waste |
| ○ Federal CERCLIS | □ State/Tribal CERCLIS Equivalent | ⬠ State/Tribal Inst/Eng Controls |
| ◇ Federal CERCLIS NFRAP | ● State/Tribal Voluntary Cleanup Sites | ○ State/Tribal UST |
| △ Federal RCRA CORRACTS | ○ State/Tribal LUST | ⚑ ERS Supplemental Govt Sources |
| ⬠ Federal RCRA non-CORRACTS TSD | ⊕ State/Tribal Brownfield | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal RCRA Generators | | |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in RED are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in YELLOW have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in GREEN are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

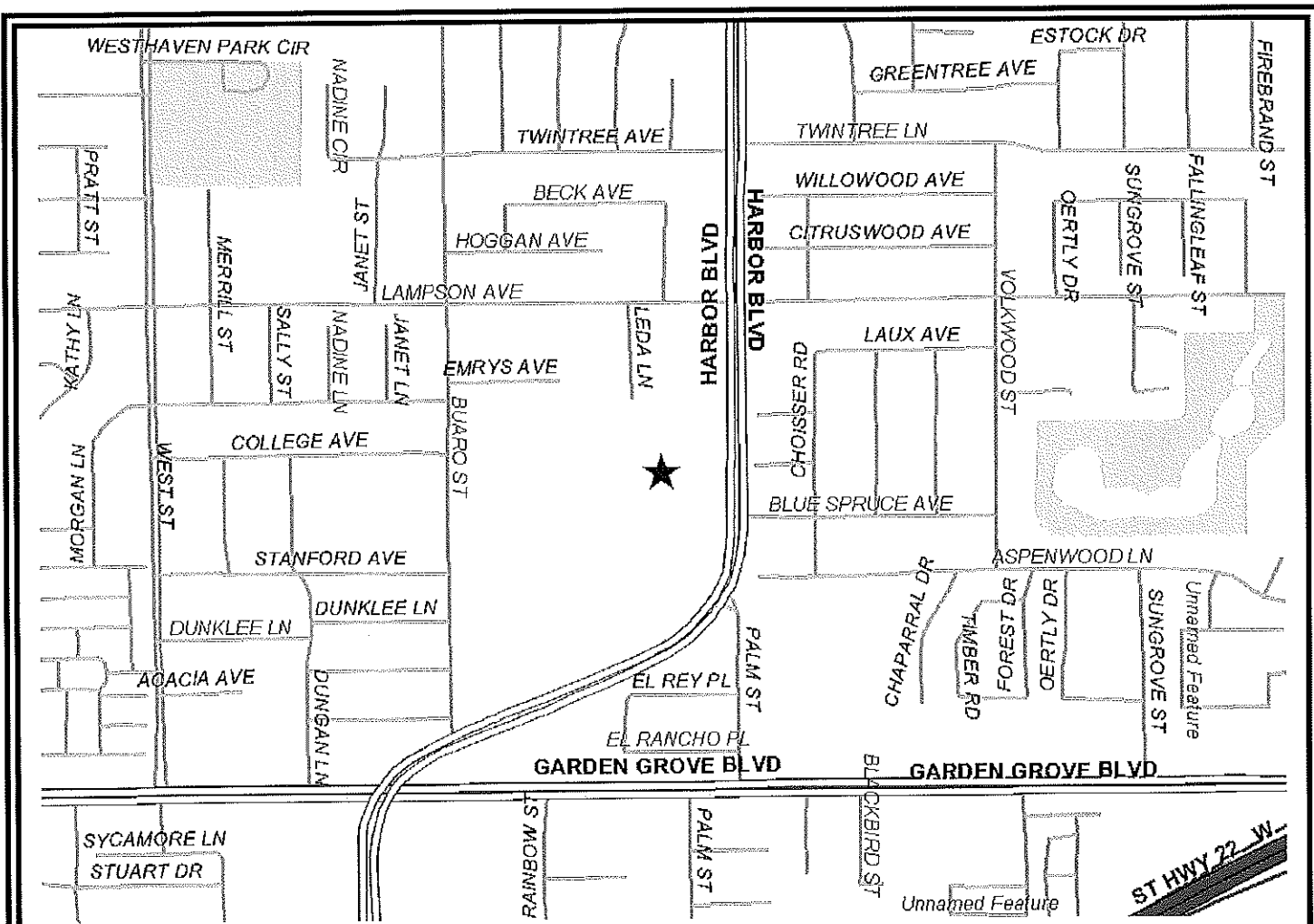
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES



Legend

- | | | |
|---------------------------------|--|-------------------------------------|
| ○ Federal NPL | ■ Federal ERNS | ⊕ State/Tribal Landfill/Solid Waste |
| ○ Federal CERCLIS | □ State/Tribal CERCLIS Equivalent | ⬠ State/Tribal Inst/Eng Controls |
| ◇ Federal CERCLIS NFRAP | ● State/Tribal Voluntary Cleanup Sites | ○ State/Tribal UST |
| △ Federal RCRA CORRACTS | ○ State/Tribal LUST | ⚑ ERS Supplemental Govt Sources |
| ⬠ Federal RCRA non-CORRACTS TSD | ⊕ State/Tribal Brownfield | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal RCRA Generators | | |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in RED are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in YELLOW have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in GREEN are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.



1/2-MILE RADIUS STREET MAP

Showing all Street Names
 Within a 1/2-mile Radius
 Approximate Scale: 1: 8680



<p>PHASE ONE INC.</p>	<p>Harbor Blvd Site -- Water Park Garden Grove, CA 92840</p>	<p>FIGURE: JOB: 7282 DATE: 7/3/2012</p>
-----------------------	---	---

LISTED OCCURRENCE DETAILS

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.12 miles SE	107 ft (1 ft lower than site)	1
SITE NAME				AGENCY ID#
UNIVERSAL CARE MEDICAL GROUP				CAL000082947
ADDRESS			CITY	ZIP
12751 HARBOR BLVD			GARDEN GROVE	92840
DETAILS				
<p>Year: 1998 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.0666</p> <p>Year: 1996 CAT_DESC: Metal sludge (see 121) CODE_VALUE_DESC: RECYCLER TONS: 0.0333</p> <p>Year: 1995 CAT_DESC: Metal sludge (see 121) CODE_VALUE_DESC: RECYCLER TONS: 0.0499</p> <p>Year: 1994 CAT_DESC: Metal sludge (see 121) CODE_VALUE_DESC: RECYCLER TONS: 0.0333</p> <p>Year: 1994 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.0333</p> <p>Year: 1993 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.0333</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-FIFRA-ZZ	Listed	0.13 miles NW	107 ft (1 ft lower than site)	2
SITE NAME				AGENCY ID#
HARVEST CHRISTIAN ACADEMY				3302
ADDRESS			CITY	ZIP
12612 BUARO ST			GARDEN GROVE	92640

DETAILS
Region: 09 Docket Number: 09-90-0068 Major Action Issued: 8/27/1990 First Violation Code: LMF Proposed Penalty: 4000 Final Assessment: 0 Final Order: 0 Action is completed and Closed: 11/6/1990 Major Action is withdrawn: 11/6/1990

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.13 miles NE	110 ft (2 ft higher than site)	3
SITE NAME				AGENCY ID#
BATUTA PHOTO LAB				CAL000153146
ADDRESS			CITY	ZIP
12531 HARBOR BLVD, STE H			GARDEN GROVE	92640
DETAILS				
Year: 1998 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.1				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.17 miles NE	111 ft (3 ft higher than site)	4
SITE NAME				AGENCY ID#
ARCO PRODUCTS COMPANY				CAL000032592
ADDRESS			CITY	ZIP
12502 HARBOR BLVD			GARDEN GROVE	92640

DETAILS

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.46

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.83

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.83

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.7

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.45

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 1.38

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.95

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.68

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.22

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.48

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.81

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.62

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47

Year: 2002

CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.72
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.41
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.56
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.57
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.8
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.73
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.84
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.85
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.5
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.68
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.67
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.49
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER

TONS: 0.49
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.72
Year: 2001
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 23.89
Year: 2001
CAT_DESC: Tank bottom waste
CODE_VALUE_DESC: RECYCLER
TONS: 3.12
Year: 2000
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 22.52
Year: 1999
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 20.4102
Year: 1998
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 10.3446
Year: 1997
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 3.3939
Year: 1996
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 3.536
Year: 1995
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 3.9405
Year: 1995
CAT_DESC: Waste oil and mixed oil
CODE_VALUE_DESC: RECYCLER
TONS: 0.1959
Year: 1994
CAT_DESC: Unspecified oil-containing waste
CODE_VALUE_DESC: TREATMENT, TANK
TONS: 0.5003
Year: 1994
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.9548
Year: 1994
CAT_DESC: Unspecified oil-containing waste
CODE_VALUE_DESC: TREATMENT, TANK
TONS: 0.0625
Year: 1993
CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
CODE_VALUE_DESC: RECYCLER
TONS: 0.5421
Year: 1993

CAT_DESC: Unspecified oil-containing waste
CODE_VALUE_DESC: RECYCLER
TONS: 3.5445

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.17 miles NE	111 ft (3 ft higher than site)	4
SITE NAME				AGENCY ID#
BP WEST COAST PRODUCTS LLC 05202				CAL000261042
ADDRESS			CITY	ZIP
12502 HARBOR BLVD			GARDEN GROVE	92640

DETAILS

Year: 2008

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT

TONS: 0.924

Year: 2007

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT

TONS: 0.56

Year: 2007

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.04

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.6

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: RECYCLER

TONS: 1.32

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: RECYCLER

TONS: 0.62

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.88

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.75

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.02

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.48

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 1.3

Year: 2006

CAT_DESC: Aqueous solution with total organic residues less than 10 percent

CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)

TONS: 0.72

Year: 2006
 CAT_DESC: Aqueous solution with total organic residues less than 10 percent
 CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
 TONS: 0.54
 Year: 2006
 CAT_DESC: Aqueous solution with total organic residues less than 10 percent
 CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
 TONS: 1.36

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
SWRCY-CA	Listed	0.17 miles SW	104 ft (4 ft lower than site)	5
SITE NAME				AGENCY ID#
PRC Collection Inc				RC146973.001
ADDRESS			CITY	ZIP
12891 HARBOR BLVD			GARDEN GROVE	92840
DETAILS				
Facility Phone: (626) 260-7411 Effective Date: 11/01/2011 As of: 4/4/2012 Grandfather: N Rural: N PARTY_NUMBER: 146973 County: ORANGE				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.17 miles S	106 ft (2 ft lower than site)	6
SITE NAME				AGENCY ID#
LEHMAN MEDICAL CORPORATION				CAL000074908
ADDRESS			CITY	ZIP
12828 HARBOR BLVD STE 301			GARDEN GROVE	92640

DETAILS				
Year: 1993 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: TREATMENT, INCINERATION TONS: 0.1876				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.17 miles S	106 ft (2 ft lower than site)	6
SITE NAME				AGENCY ID#
FAMILY MSO INC				CAL000174923
ADDRESS			CITY	ZIP
12828 HARBOR BLVD, #300			GARDEN GROVE	92640
DETAILS				
Year: 2002 CAT_DESC: Unspecified organic liquid mixture CODE_VALUE_DESC: RECYCLER TONS: 0.25				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.17 miles S	106 ft (2 ft lower than site)	6
SITE NAME				AGENCY ID#
EDWARD MEDICAL GROUP				CAL000176113
ADDRESS			CITY	ZIP
12828 HARBOR BLVD STE 200			GARDEN GROVE	92842
DETAILS				
Year: 1999 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.035				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-ZZ	Listed	0.18 miles S	106 ft (2 ft lower than site)	7
SITE NAME				AGENCY ID#
LEHMAN MEDICAL CORPORATION				110006483171
ADDRESS			CITY	ZIP
12828 HARBOR BOULEVARD SUITE 301			GARDEN GROVE	92840
DETAILS				
FRS_FACILITY_DETAIL_REPORT_URL: http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110006483171 CREATE_DATE: 01-MAR-00 UPDATE_DATE: 04-OCT-07 Program System: RCRAINFO INTEREST_TYPES: SQG				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open	Open - Remediation	0.18 miles NE	111 ft (3 ft higher than site)	8
SITE NAME				AGENCY ID#
ARCO #5202				T0605901648
ADDRESS			CITY	ZIP
12502 HARBOR			GARDEN GROVE	92840

DETAILS

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605901648
CASE_TYPE: LUST Cleanup Site
Status Date: 2003-02-18 00:00:00
LEAD_AGENCY: ORANGE COUNTY LOP
CASEWORKER: KL
LOCAL_AGENCY: ORANGE COUNTY LOP
RB_CASE_NUMBER: 083002249T
LOC_CASE_NUMBER: 93UT047
FILE_LOCATION: Local Agency
POTENTIAL_CONTAMINANTS_OF_CONCERN: Gasoline
POTENTIAL_MEDIA_AFFECTED: Aquifer used for drinking water supply
SITE_HISTORY: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.
Date: 1950-01-01 00:00:00
Action Type: REMEDIATION
ACTION: Soil Vapor Extraction (SVE)
Date: 1950-01-01 00:00:00
Action Type: REMEDIATION
ACTION: Excavation
Date: 1950-01-01 00:00:00
Action Type: Other
ACTION: Leak Reported
Date: 1950-01-01 00:00:00
Action Type: REMEDIATION
ACTION: Free Product Removal
Date: 1950-01-01 00:00:00
Action Type: Other
ACTION: Leak Began
Date: 1950-01-01 00:00:00
Action Type: Other
ACTION: Leak Discovery
Date: 1993-03-25 00:00:00
ACTION: Open - Site Assessment
Date: 1993-03-25 00:00:00
ACTION: Open - Case Begin Date
Date: 1993-05-20 00:00:00
ACTION: Open - Site Assessment
Date: 1993-09-01 00:00:00
ACTION: Open - Site Assessment
Date: 1993-12-10 00:00:00
ACTION: Open - Site Assessment
Date: 1999-04-26 00:00:00
Action Type: ENFORCEMENT
ACTION: * Historical Enforcement
Date: 1999-11-10 00:00:00
ACTION: Open - Remediation
Date: 2003-02-18 00:00:00
ACTION: Open - Remediation
Date: 2004-01-09 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2004-06-18 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2005-04-11 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter

Date: 2006-01-23 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2008-04-28 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2009-07-06 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2009-07-27 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2010-11-05 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2011-05-04 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2011-07-28 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter
 Date: 2012-04-06 00:00:00
 Action Type: ENFORCEMENT
 ACTION: Staff Letter

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open	Open - Remediation	0.4 miles SW	101 ft (7 ft lower than site)	9
SITE NAME				AGENCY ID#
SHELL OIL				T0605902051
ADDRESS			CITY	ZIP
12161 GARDEN GROVE			GARDEN GROVE	92843

DETAILS

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902051
CASE_TYPE: LUST Cleanup Site
Status Date: 1999-11-30 00:00:00
LEAD_AGENCY: ORANGE COUNTY LOP
CASEWORKER: KJ
LOCAL_AGENCY: ORANGE COUNTY LOP
RB_CASE_NUMBER: 083002998T
LOC_CASE_NUMBER: 96UT027
FILE_LOCATION: Local Agency
POTENTIAL_CONTAMINANTS_OF_CONCERN: Gasoline
POTENTIAL_MEDIA_AFFECTED: Aquifer used for drinking water supply
SITE_HISTORY: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.
Date: 1950-01-01 00:00:00
Action Type: Other
ACTION: Leak Reported
Date: 1950-01-01 00:00:00
Action Type: REMEDIATION
ACTION: Pump & Treat (P&T) Groundwater
Date: 1950-01-01 00:00:00
Action Type: REMEDIATION
ACTION: Soil Vapor Extraction (SVE)
Date: 1950-01-01 00:00:00
Action Type: Other
ACTION: Leak Discovery
Date: 1950-01-01 00:00:00
Action Type: Other
ACTION: Leak Began
Date: 1996-04-30 00:00:00
ACTION: Open - Site Assessment
Date: 1996-04-30 00:00:00
ACTION: Open - Case Begin Date
Date: 1996-07-03 00:00:00
ACTION: Open - Site Assessment
Date: 1998-03-31 00:00:00
ACTION: Open - Site Assessment
Date: 1999-09-24 00:00:00
ACTION: Open - Site Assessment
Date: 1999-10-04 00:00:00
ACTION: Open - Remediation
Date: 1999-11-30 00:00:00
ACTION: Open - Remediation
Date: 2004-08-04 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2004-11-04 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2007-01-18 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2007-08-20 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2007-10-01 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter

Date: 2009-07-08 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2009-07-27 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2010-04-26 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2010-07-15 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2010-10-18 00:00:00
Action Type: ENFORCEMENT
ACTION: Staff Letter
Date: 2011-09-27 00:00:00
Action Type: ENFORCEMENT
ACTION: File review

RECORD SOURCES SEARCHED

NPL

National Priorities List

ASTM/AAI Category: Federal NPL

Description: The National Priorities List is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 1.07 miles

Sites:

None Found

CERCLIS

Comprehensive Environmental Response, Compensation, and Liability Information System

ASTM/AAI Category: Federal CERCLIS

Description: CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal State Response Active

EnviroStor Database Superfund Other Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: State Response Active sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 1.07 miles

Sites:

None Found

Cal Superfund Active

EnviroStor Database Superfund Active Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 1.07 miles

Sites:

None Found

Cal Eval-Hist

EnviroStor Database Evaluation History Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Historical sites are Identified sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean-up this data by identifying an appropriate site type for each Historic Site.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal Military Active

EnviroStor Database Military Active Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Military sites include open and closed bases and Former Used Defense Sites. Active sites are those with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 1.07 miles

Sites:

None Found

Cal School Active

EnviroStor Database School Active Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Cal School Active identifies proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal VCP Active

EnviroStor Database VCP Active Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Cal VCP Active identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

LUST-Open

Leaking Underground Storage Tanks, Open Cases

ASTM/AAI Category: State/Tribal LUST

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites is those that have not yet been cleaned up and now have a status of Case Open.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

ARCO #5202

Remediation

MapID: 8 Open -

Tribal-LUST-Open

Tribal Leaking Underground Storage Tanks

ASTM/AAI Category: State/Tribal LUST

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

ROD-ZZ

Records of Decision

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Record of Decision (ROD) is a public document that explains which cleanup alternatives will be used to clean up a Superfund site. The ROD for sites listed on the NPL (NPL Site Listing Process) is created from information generated during the Remedial Investigation/Feasibility Study (RI/FS). A ROD contains site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, scope and role of response action and the remedy selected for cleanup.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

SLIC-Open

The Spills, Leaks, Investigation & Cleanup, Open Cases

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Spills, Leaks, Investigation & cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. These particular sites have remediation still ongoing, therefore the case is still Open.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated: 6/5/2012
Date last checked: 4/10/2012
Distance searched: 0.57 miles
Sites:
None Found

WIP-Active

Well Investigation Program Case List, Active Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). These records are active and also on the California SLIC database. Remediation is still ongoing.

Agency: Los Angeles Regional Water Quality Control Board

Phone Number: 2135766725

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.57 miles

Sites:

None Found

RESPONSE-CA

State Response Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Agency: Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

None Found

RCRA-COR

Resource Conservation and Recovery Act - Corrective Actions

ASTM/AAI Category: Federal RCRA CORRACTS

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

EPA estimates that between 50 and 70 percent of all TSDFs have some degree of environmental contamination requiring detailed investigation and perhaps cleanup. Under a program entitled Corrective Action, EPA has the statutory authority to require permitted and interim status TSDFs to clean up hazardous waste contamination.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 1.07 miles

Sites:

None Found

RCRA-TSD

Resource Conservation and Recovery Act - Treatment, Storage, and Disposal sites

ASTM/AAI Category: Federal RCRA non-CORRACTS TSD

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Treatment, Storage and Disposal Facility - Facilities that receive hazardous waste from generators or other facilities for treatment, storage or disposal of waste are known as TSDFs.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

ERNS

Emergency Response Notification System

ASTM/AAI Category: Federal ERNS

Description: The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Agency: National Response Center

Phone Number: 8004248802

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

Cal State Response Other

EnviroStor Database State Response Other Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal Superfund Other

EnviroStor Database Superfund Other Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 1.07 miles

Sites:

None Found

Cal Military Other

EnviroStor Database Military Other Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Military sites include open and closed bases and Former Used Defense Sites.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 1.07 miles

Sites:

None Found

Cal School Other

EnviroStor Database School Other Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: School sites are Identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012
Date last checked: 4/10/2012
Distance searched: 0.57 miles
Sites:
None Found

Cal VCP Other

EnviroStor Database VCP Other Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

SWIS

Solid Waste Information System

ASTM/AAI Category: State/Tribal Landfill/Solid Waste

Description: The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. Includes basic information on each facility in the database including site, enforcement agency, operator, land owner, throughput, capacity, acreage, permit date, waste types, activity type, regulatory status and operational status.

Agency: CA Integrated Waste Management Board

Phone Number: 9163416320

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Land Disposal-CA

Land Disposal-Landfill

ASTM AAI Category: State/Tribal Landfill/Solid Waste

Description: Land Disposal Sites managed by RWQCB. Cleanup status is included on data.

Agency: Regional Water Quality Control Board

Phone Number: 9163415455
Date last updated: 6/5/2012
Date last checked: 4/10/2012
Distance searched: 0.57 miles
Sites:
None Found

County-Landfills

Los Angeles County Landfills
ASTM/AAI Category: State/Tribal Landfill/Solid Waste
Description: This database has all landfills in Los Angeles County.
Agency: Sanitation Department
Phone Number: 2134733231
Date last updated: 5/29/2012
Date last checked: 4/10/2012
Distance searched: 0.57 miles
Sites:
None Found

US-BF

A Listing of Brownfields Sites
ASTM/AAI Category: State/Tribal Brownfield
Description: Brownfields sites listed under the "Cleanups in My Community" program maintained by EPA.
Agency: U.S. Environmental Protective Agency
Phone Number: 2025662777
Date last updated: 3/31/2012
Date last checked: 1/11/2012
Distance searched: 0.57 miles
Sites:
None Found

Hist-Controls-CA

Previous Restricted Use Sites
ASTM/AAI Category: State/Tribal Inst/Eng Controls
Description: Previous(History) restricted use sites where DTSC placed limits or requirements on future use of the property.
Agency: Department of Toxic Substances Control
Phone Number: 9162553745
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.57 miles
Sites:
None Found

Controls-ZZ

Controls List

ASTM/AAI Category: State/Tribal Inst/Eng Controls

Description: Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

Hist-US-IC

Sites with Institutional Controls

ASTM/AAI Category: State/Tribal Inst/Eng Controls

Description: Voluntary Action Program Sites with Institutional Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.57 miles

Sites:

None Found

Hist-US-EC

Engineering Controls Sites List

ASTM/AAI Category: State/Tribal Inst/Eng Controls

Description: Voluntary Action Program Sites with Engineering Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.57 miles

Sites:

None Found

Controls-CA

Calsites with Deed Restrictions or other Controls

ASTM/AAI Category: State/Tribal Inst/Eng Controls

Description: A deed restricted site is a property where DTSC has placed limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site. The DTSC Site Mitigation and Brownfield's Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. Not all deed restrictions are available at this time.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

PADS

PCB Registration Database System

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Agency: Environmental Protection Agency

Phone Number: 2025660500

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

PCB

PCB Transformers

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Most recent PCB Transformer Registration Database. This database indicates the best known current status of registered PCB transformers

Agency: U.S Environmental Protection Agency

Phone Number: 7033088404

Date last updated: 12/15/2011

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

Hist-Trucking

Historic Sources US: Trucking, Shipping, Delivery, and/or Storage

ASTM/AAI Category: ERS Supplemental Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Trucking, Shipping, and/or Delivery Storage. This category covers establishments primarily engaged in furnishing trucking or transfer services without storage for freight generally weighing more than 100 pounds, in a single municipality, contiguous municipalities, or a municipality and its suburban areas. This category also includes establishments primarily engaged in the delivery of individually addressed letters, parcels, and packages (generally under 100 pounds), except by means of air transportation or by the United States Postal Service. This category covers establishments primarily engaged in furnishing "over-the-road" trucking services or storage services, including household goods either as common carriers or under special or individual contracts or agreements, for freight generally weighing more than 100 pounds. This category also includes establishments primarily engaged in the warehousing and storage of special products, not elsewhere classified, such as household goods, automobiles (dead storage only), furs (for the trade), textiles, oil, chemicals, lumber, whiskey, and goods at foreign trade zones, farm products, perishable goods under refrigeration.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.32 miles

Sites:

None Found

FUDS-ZZ

Formerly Used Defense Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Department of Defense (DoD) is responsible for environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the program and the U.S. Army Corps of Engineers manages and directs the program's administration. The scope and magnitude of the FUDS program are significant, with more than 9,900 properties identified for potential inclusion in the program. Information about the origin and extent of contamination, land transfer issues, past and present property ownership, and program policies must be evaluated before DoD considers a property eligible for Defense Environment Restoration Account (DERA) funding under the FUDS program. Environmental cleanup procedures at FUDS are similar to those at active DoD installations.

Agency: Department of Defense

Phone Number: 2025284285

Date last updated: 10/25/2011

Date last checked: 1/11/2012

Distance searched: 1.07 miles

Sites:

None Found

FRS-ZZ

Facility Registry Index (FINDS)

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest.

Agency: Environmental Protection Agency

Phone Number: 2022720167

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

LEHMAN MEDICAL CORPORATION

MapID: 7 Listed

TRIS-ZZ

Toxics Release Inventory System

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: TRIS is a EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 9/19/2011

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

SSTS-ZZ

Section 7 Tracking System

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: All EPA-registered domestic pesticide-producing and device producing establishments and the pesticides produced based on data in the Section Seven Tracking System.

Agency: Environmental Protection Agency

Phone Number: 2025644203

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.32 miles

Sites:

None Found

Hist-FIFRA-ZZ

Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)

ASTM/AAI Category: ERS Supplementa

Description: This database is no longer maintained by EPA since 2006. The system tracked compliance monitoring and enforcement activities from the time an inspector conducts an inspection until the inspector closes the case or settles any resulting enforcement action(s). EPA now has the ICS database to track this information.

Agency: U.S. Environmental Protection Agency

Phone Number: 2025642501

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

HARVEST CHRISTIAN ACADEMY

MapID: 2 Listed

MINES

Mines Master Index File

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Master Index file contains all mine identification numbers issued for mines active or opened since 1971.

Agency: United States Department of Labor

Phone Number: 8777786055

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.32 miles

Sites:

None Found

AFS

Air Facility System for Clean Air Act stationary sources

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: AFS contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners (automobiles and other mobile air pollution sources are tracked by a different AIRS subsystem (AMS).

Agency: Environmental Protection Agency

Phone Number: 2025645962

Date last updated: 12/14/2011

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

HMIS-ZZ

Hazardous Materials Information System

ASTM/AA Category: ERS Supplemental Govt Sources

Description: Data includes spills, releases, or other incidents involving hazardous materials in commerce during the course of transportation. All modes of transportation are included except pipeline and bulk marine transportation. Data represent a census of all incidents reportable to the U.S. Department of Transportation (DOT). U.S. federal regulations require all spills meeting the following criteria to be reported, in writing, to DOT's Office of Hazardous Materials Safety:

As a direct result of hazardous materials:

a person is killed or receives injuries requiring hospitalization; or estimated property damage exceeds \$50,000; or an evacuation of the general public lasts for one or more hours; or a major transportation artery or facility is closed for one or more hours; or the operational flight pattern or routing of an aircraft is altered; or Fire, breakage, spillage, or suspected contamination occurs involving shipment of radioactive materials or infectious substances; or There as been a release of a marine pollutant exceeding 450 L or 400 kg; or Any unintentional release of a hazardous material from a package or any quantity of hazardous waste discharged during transportation.

Agency: US Department of Transportation Pipeline and Hazardous Materials Safety Administration

Phone Number: 2023664433

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

RFG-Lab-ZZ

Reformulated Gasoline (RFG)

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: This database includes the list of registered Reformulated Gasoline Laboratories.

Agency: Environmental Protection Agency, United States

Phone Number: 2023439303

Date last updated: 9/15/2011

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

WIP-Backlog

Well Investigation Program Case List, Backlog Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). The records on this database have not been currently assigned to a staff member and/or has very low priority in terms of contamination.

Agency: Los Angeles Regional Water Quality Control Board

Phone Number: 2135766725

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.57 miles

Sites:

None Found

CHWF-CA

Commercial Offsite Hazardous Waste Facilities

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: This list contains Commercial Recycling Facilities that accept hazardous materials/waste such as: Batteries, Plastics, Oil, Lamps, Metals, Paint-related waste etc. Some of the facilities listed handle more than one material. For more information on the facility go to the Facility website listed on the details section.

Agency: Department of Toxic Substance Control

Phone Number: 8777869427

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

HWT-CA

Hazardous Waste Transporters

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Registered Hazardous Waste Transporters in California defined by the Department of Toxic Substance Control. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Agency: Department of Toxic of Substance Control

Phone Number: 9164407145

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

None Found

CORTESE-CA

Cortese Hazardous Waste & Substances Sites List

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Hazardous Waste and Substances Sites (Cortese) List. These sites are active or backlogged on remediation and may also be listed on other CA databases. The specific database type was done to comply with the California Environmental Quality Act.

Agency: California Department of Toxic Substances Control

Phone Number: 8007286942

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

None Found

Emissions-CA

California Emissions Inventory Data

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Toxics and criteria pollutant emissions data from facilities collected by the ARB and local air pollution agencies.

Agency: California Air Resources Board

Phone Number: 9163222990

Date last updated: 9/10/2010

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

SWRCY-CA

Recycler Database

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: A listing of all operational Recycling Centers identified by their Certification Number. Data also includes the recycling centers effective date.

Agency: Department of Resources Recycling and Recovery

Phone Number: 9163233836

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

PRC Collection Inc

MapID: 5 Listed

HAULERS-CA

Registered Waste Tire Haulers Listing

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: A listing of registered waste tire haulers. State law requires every person who transports 10 or more used/waste tires to hold a valid waste tire hauler registration.

Agency: Department of Resources Recycling and Recovery

Phone Number: 9163416422
Date last updated: 6/5/2012
Date last checked: 4/10/2012
Distance searched: 0.195 miles
Sites:
None Found

OGW

California Oil and Gas Wells

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Oil and Gas Wells database maintained by the Department of Conservation. If available Operators are given for the well along with the Lease Name.

Agency: California Department of Conservation, Division of Oil, Gas & Geothermal Resources

Phone Number: 9163231779

Date last updated: 2/10/2012

Date last checked: 4/10/2012

Distance searched: 0.32 miles

Sites:

None Found

CDL-CA

Clandestine Drug Labs

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: A listing of Clandestine Drug Lab locations. This listing includes active and inactive cases, as well as, labs that need maintenance.

Agency: Department of Toxic Substances Control

Phone Number: 9162556572

Date last updated: 3/21/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

None Found

CUPA-CA

Certified Unified Program Agency

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The records in this database come from county CUPA listings. The CUPA program provides oversight for the following statewide environmental program: Hazardous Waste, Hazardous Materials Business Plan, California Release Prevention Program, UST, AST, Onsite Hazardous Waste Treatment.

Agency: Local County Agencies

Phone Number: 9163232514

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.32 miles

Sites:

None Found

BioFuel-ZZ

Bio Diesel Fuel

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: This database contains the EPA Fuels Programs facilities.

Agency: U.S Environmental Protection Agency

Phone Number: 2023439303

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.32 miles

Sites:

None Found

Hist-Auto Dealers

Historic Sources US: Auto and Truck Dealers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Auto Dealers. This classification is comprised of establishments involved in the retail sale of new automobiles and light trucks. This category also covers establishments primarily engaged in the retail sale of used cars only, with no sales of new automobiles, new automobile tires, batteries, and other automobile parts and accessories.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-RV-Dealers

Historic Sources US: Trailer and Recreational Vehicle Dealers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Trailer and Recreational Vehicle Dealers. This classification is comprised of establishments involved in the retail sale of new and used motor homes, recreational trailers, and campers (pickup coaches), motorcycles, motorboats and other watercraft, marine supplies, and outboard motors.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.195 miles
Sites:
None Found

Hist-Mortuaries

Historic Sources US: Crematories/Mortuaries

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Mortuaries and Crematories. This classification includes establishments primarily engaged in preparing the dead for burial, conducting funerals, and cremating the dead.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-Printers

Historic Sources US: Printers and Publishers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Printers and Publishers. This category is primarily engaged in publishing newspapers or in publishing and printing newspapers, publishing and printing periodicals, publishing and printing books and pamphlets. Other forms of publishing not elsewhere classified, such as, atlases, business service newsletters, calendars, catalogs, directories, guides, maps and map globe covers, paper patterns, race track programs, racing forms, sheet music, shopping news, technical manuals and papers, telephone directories, and yearbooks, as well as the activity of micropublishing. This category also includes, commercial printing of magazines, postage stamps, dollar bills, calendars, fine art prints, wallpaper, catalogs, coupons, directories, newspaper advertising inserts, playing cards, postcards, gift wrap, and product packaging and wrappers, greeting cards, blank books, including checkbooks and books with ruling paper, and loose-leaf binders. Furthermore, these industries are also engaged in typesetting for the trade, including advertising typesetting, hand or machine composition, photocomposition, phototypesetting, computer-controlled typesetting, and typographic composition.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A
Distance searched: 0.195 miles
Sites:
None Found

Hist-Chemical Manufacturing

Historic Sources US: Manufacturing and Distribution of Chemicals, Gases, and/or Solids

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Manufacturing and Distribution of Chemicals, Gases, and/or Solids. This industry classification includes establishments engaged in manufacturing alkalies and chlorine. Examples of products include compressed or liquefied chlorine, sodium or potassium hydroxide, sodium bicarbonate, and soda ash (not produced at mines). Manufacturing of industrial gases (organic as well as inorganic) that may be sold in compressed, liquid, or solid form. Industrial gases include acetylene, argon, carbon dioxide, helium, hydrogen, neon, nitrogen, nitrous oxide, and oxygen. Also, manufacturing industrial inorganic chemicals not elsewhere classified. A few examples are alum, ammonium compounds (except for fertilizer), industrial bleaches (sodium or calcium hypochlorite), chemical catalysts, hydrazine, hydrochloric acid, hydrogen peroxide, inorganic sodium compounds, and sulfuric acid. Other chemicals, not elsewhere classified, such as, fatty acids, essential oils, gelatin (except vegetable), sizes, bluing, laundry soaps, writing and stamp pad ink, industrial compounds, such as boiler and heat insulating compounds, metal, oil, and water treating compounds, waterproofing compounds, and chemical supplies for foundries. This category also includes manufacturing various resins and plastics for sale to other industries that create plastic sheets, rods, films, and other products. The category also includes synthetic rubber, soap and detergents, rayon and acetate fibers. Furthermore, this category includes industrial and household adhesives, glues, caulking compounds, sealants, and linoleum, tile, rubber cements from vegetable, hardwood and softwood distillation products, natural dyes, tanning materials, and related products

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:
None Found

Hist-Service Stations

Historic Sources US: Service Stations/Vehicle Fueling

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification,

may have used hazardous materials or petroleum products. This listing includes sites such as: Service Stations/Vehicle Fueling Stations. This category includes gasoline service stations primarily engaged in selling gasoline and lubricating oils. These establishments frequently sell other merchandise, such as tires, batteries, and other automobile parts, or perform minor repair work.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-Vehicle-Parts

Historic Sources US: Vehicle Parts

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Vehicle Parts Dealers. This category includes establishments primarily engaged in the retail sale of new automobile tires, batteries, and other automobile parts and accessories.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-Petroleum

Historic Sources US: Petroleum Refining/ Manufacturing/ Chemicals

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Petroleum Refining, Manufacturing, and/or processing Chemicals. This category covers establishments engaged primarily in producing gasoline, kerosene, distillate fuel oils, residual fuel oils, and lubricants through fractionation or straight distillation of crude oil, re-distillation of unfinished petroleum derivatives, cracking, or other processes. This category also includes establishments primarily engaged in manufacturing packaged fuel, powdered fuel, and other products of petroleum and coal not elsewhere classified, asphalt and tar paving mixtures and paving blocks made of asphalt mixed. Furthermore, this category includes establishments primarily engaged in blending, compounding, and re-refining lubricating oils and greases from purchased mineral, animal, and vegetable materials.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.195 miles
Sites:
None Found

Hist-Tire Dealers

Historic Sources US: Automotive and Truck Tire Dealers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Tire Dealers. This classification is primarily selling, tires, replacement parts, batteries, and other automotive accessories. In addition, many operate service departments.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-Cleaners

Historic Sources US: Laundry, Cleaners, and Dry Cleaning Services

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites, such as: Laundry, Cleaners, and Dry Cleaning Services. This category includes firms that primarily operate mechanical laundries powered with steam or other means, offer services, such as, dry cleaning or dyeing apparel, household fabrics, cleaning carpets and upholstered furniture, repair, alteration, and storage of clothes for individuals. Also, these establishments may provide laundered or dry-cleaned services to industrial, commercial, and government users. This category also includes establishments that primarily serve as agents for launderers and drycleaners. Furthermore, this category also includes businesses that primarily supply or rent to commercial establishments or household users the following laundered items: uniforms, gowns, and coats used by doctors, nurses, barbers, beauticians, and waitresses; table linens, bed linens, towels and toweling; and similar various items.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-Agriculture

Historic Sources US: Ranches/Farms, Livestock/Agriculture

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Ranches, Farms, Livestock, and/or Agriculture. This classification covers establishments primarily engaged in the production or feeding of beef cattle, except feedlots. Establishments also included are engaged in the production of cows' milk and other dairy products and in raising dairy heifer replacements. Such farms may process and bottle milk on the farm and sell at wholesale or retail. This category also includes establishments primarily engaged in the production of animal specialties, not elsewhere classified, such as pets, bees, worms, and laboratory animals. Furthermore, this industry includes establishments primarily engaged in the production of cash grains, not elsewhere classified. Primary cash grains in this classification include dry field and seed peas and beans, safflowers, sunflowers, and popcorn.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Hist-Salvage

Historic Sources US: Vehicle Salvage Yards or Wreckers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Vehicle Salvage Yards or Wreckers.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Cerclis-Archived

CERCLIS sites that have been archived

ASTM/AAI Category: Federal CERCLIS NFRAP

Description: The Archive designation means that assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority by listing it on the National Priorities List (NPL). No further remedial action is planned for these sites under the Superfund Program.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 12/15/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

RCRA

Resource Conservation and Recovery Act

ASTM/AAI Category: Federal RCRA Generators

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

Cal Superfund NFA

EnviroStor Database Superfund NFA Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress. These particular cases have now received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 1.07 miles

Sites:

None Found

Cal State Response NFA

EnviroStor Database State Response NFA Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These particular cases have now received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal VCP NFA

EnviroStor Database VCP NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: VCP NFA identifies sites where the either confirmed or unconfirmed releases have been cleaned up and have now received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal School NFA

EnviroStor Database School NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: School sites are Identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. These particular cases have now received a No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Cal Military NFA

EnviroStor Database Military NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Military sites include open and closed bases and Former Used Defense Sites. The confirmed or unconfirmed releases and been cleaned up and the case has received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400
Date last updated: 6/6/2012
Date last checked: 4/10/2012
Distance searched: 0.57 miles
Sites:
None Found

Cal Eval-Hist NFA

EnviroStor Database Evaluation History NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Historical sites are Identified sites from an older database where no site type was identified. These particular sites have received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 6/6/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

LUST-Closed

Leaking Underground Storage Tanks, Closed Cases

ASTM/AAI Category: State/Tribal LUST

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites is those that have received closure and now have a status of Case Closed.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 5/29/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

Tribal-LUST-Closed

Tribal Leaking Underground Storage Tanks

ASTM/AAI Category: State/Tribal LUST

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

Hist-UST

Historical Underground Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database that is considered by DTSC as historical and no longer updated.

Agency: California State Water Resources Control Board

Phone Number: 9163415851

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.195 miles

Sites:

None Found

Tribal-UST

Tribal Underground Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 3/31/2012

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

UST

Underground Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: This database maintains all permitted Underground Storage Tanks in CA. To find details on tanks go to the responsible's agency website.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

None Found

HWIS-CA

Hazardous Waste Information Summary

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Hazardous Waste Summary Report (formerly the Tanner Report) is prepared from data extracted from the copies of hazardous waste manifests received each year by DTSC. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated: 4/10/2012

Date last checked: 4/10/2012

Distance searched: 0.195 miles

Sites:

UNIVERSAL CARE MEDICAL GROUP	MapID: 1	Listed
BATUTA PHOTO LAB	MapID: 3	Listed
ARCO PRODUCTS COMPANY	MapID: 4	Listed
BP WEST COAST PRODUCTS LLC 05202	MapID: 4	Listed
LEHMAN MEDICAL CORPORATION	MapID: 6	Listed
FAMILY MSO INC	MapID: 6	Listed
EDWARD MEDICAL GROUP	MapID: 6	Listed

ICIS-FEC

Integrated Compliance Information System for Federal Enforcement Data

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Integrated Compliance Information System (ICIS) tracks all formal administrative and judicial enforcement actions taken by the U.S. EPA and is used as the system of record to provide official enforcement data.

Agency: Environmental Protection Agency

Phone Number: 2025646962

Date last updated: 12/14/2011

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

USGS-WaterWells

Ground Water Site Inventory for California

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The ground-water site inventory consists of records of wells, springs, test holes, tunnels, drains, and excavations in California. Available site descriptive information includes well location information such as latitude and longitude, well depth, aquifer and water levels.

Agency: United States Geological Survey, Water Resources Program

Phone Number: 9162783000

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 1.07 miles

Sites:

None Found

SLIC-Closed

The Spills, Leaks, Investigation & Cleanup, Closed Cases

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Spills, Leaks, Investigation & cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. These particular sites have had all remediation completed and are now considered Closed.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

PCS

Permit Compliance System for Clean Water Act

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: PCS is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. PCS is designed to support the NPDES program at the state, regional, and national levels.

Agency: Environmental Protection Agency

Phone Number: 2025640221

Date last updated: 12/14/2011

Date last checked: 1/11/2012

Distance searched: 0.195 miles

Sites:

None Found

WIP-Historical

Well Investigation Program Case List, Historical Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). The records on this database have received a No Further Action Letter.

Agency: Los Angeles Regional Water Quality Control Board

Phone Number: 2135766725

Date last updated: Historical Database

Date last checked: N/A
Distance searched: 0.57 miles
Sites:
None Found

RADINFO

Radiation Information Database

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Contains information about facilities that are regulated by the US EPA regulations for radiation and radioactivity.

Agency: Environmental Protection Agency

Phone Number: 2023439775

Date last updated: 12/15/2011

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

Historical-CA

Historical Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Identifies sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean-up this data by identifying an appropriate site type for each "Historic" site.

Agency: Department of Toxic Substance Control

Phone Number: 8777869427

Date last updated: 6/5/2012

Date last checked: 4/10/2012

Distance searched: 0.57 miles

Sites:

None Found

EGRID

Emissions & Generation Resource Facilities

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Emissions & Generation Resource Integrated Database (eGRID) is a comprehensive source of data on the environmental characteristics of almost all electric power generated in the United States.

Agency: Environmental Protection Agency

Phone Number: 2023439340

Date last updated: 8/8/2011

Date last checked: 1/11/2012

Distance searched: 0.57 miles

Sites:

None Found

OCCURRENCES NOT MAPPED

The following occurrences were not mapped due to various reasons mostly resulting from incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the subject site. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

No unplottable sites requested.

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The data presented in this report should only be interpreted by an experienced environmental professional that completely understands the potential inaccuracy of the data, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented.

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ERS does however stand behind its representation of the data, any manually plotted occurrences, and all other items directly under its control. This report does comply (as far as the data is reasonably ascertainable as outlined in both the following standards) with section 8.2.1 of ASTM 1527-05 – Standard Environmental Record Sources and EPA's 40 CFR Part 312, All Appropriate Inquiries. *ERS* does ensure that the data is accurately reproduced from the original source. *ERS* backs the reporting of the data with \$2,000,000 of insurance.

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APPENDIX E
SAMPLING AND ANALYSIS DOCUMENTS

APPENDIX F
INTERVIEW NOTES

*INTERVIEW NOTES And/Or
CONVERSATION RECORD*

INTERVIEWEE: Jerry Holstein

DATE: May 29, 2012

PROJECT #: 7282

COMPANY/AGENCY: City of Garden Grove Community Development Department/Building
Services Division/Building Records

TITLE: _____

INTERVIEWER: HH

PHONE #: (714)741-5580

NOTES: Mr. Holstein searched the city building database for any records pertaining to the site address(es). He found several permits and sent them over; however, he did state that some records may be housed in Orange County's Community Development office. After consulting OCCD, it was determined that no records for the site address(es) were housed there.

**PHASE ONE INC.
OWNER INTERVIEW
HARBOR BOULEVARD SITE - WATER PARK
GARDEN GROVE, CALIFORNIA**

JOB# 7282 TODAY'S DATE: May 30, 2012

INTERVIEWEE NAME: Carlos Marquez COMPANY: City of Garden Grove

TITLE: Sr. Real Property Agent PHONE: 714-741-5131

ADDRESS: 1272 Harbor Blvd; 12625 Harbor; 12591 Harbor Blvd; 12581 Harbor Blvd;
12601 Cedar Lane; 12602 Cedar Lane

RELATIONSHIP TO SUBJECT PROPERTY (CHECK ALL THAT APPLY):

OWNER PREVIOUS OWNER SITE MANAGER PREVIOUS SITE MANAGER
 OCCUPANT BUYER OTHER

OF YEARS RELATIONSHIP HAS EXISTED: 5 years

CURRENT OWNER OF SITE: City of Garden Grove HOW LONG AS OWNER: 10 years

OWNER'S PHONE # 714-741-5131

PREVIOUS OWNER OF SITE: Pogorzinski HOW LONG AS OWNER: 10 years

PREVIOUS OWNER'S PHONE # Not available

CURRENT SITE MANAGER: Carlos Marquez HOW LONG AS MANAGER: 5 years

SITE MANAGER'S PHONE # see above

PREVIOUS SITE MANAGER: n/A HOW LONG AS MANAGER: N/A

PREVIOUS SITE MANAGER'S PHONE # N/A

SITE ADDRESSES: (address/city/state/zip) _____

PREVIOUS STREET NAMES/ADDRESSES: see address

SITE NAME: Outlet strip site SITE PARCEL #(S) 6

LEASED OR SUBLEASED BUILDINGS OR SPACE: none

GENERAL BUSINESS TYPE/PRESENT PROPERTY USE: vacant land

PROPOSED PROPERTY USE, if known: Hotel - Resort

1. FOR WHAT TYPE OF TRANSACTION IS THIS PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT BEING CONDUCTED (Property Sale, Refinancing, Bank Loan, etc.)?
Property sale
2. WHAT IS/WAS THE PURCHASE PRICE OF THE SUBJECT PROPERTY? (Current Purchase Price of the property, NOT the original purchase price) No price
3. WHAT IS THE FAIR MARKET VALUE (FMV) OF THE SUBJECT PROPERTY? \$15 million
4. IF THERE IS A DIFFERENCE BETWEEN THE PURCHASE PRICE AND THE FMV, IS IT DUE TO CONTAMINATION, THE PRESENCE OF RELEASES OF HAZARDOUS SUBSTANCES, THREATENED RELEASES OF POLLUTANTS, CONTAMINANTS, PETROLEUM, PETROLEUM PRODUCTS, OR CONTROLLED SUBSTANCES?
N/A

**PHASE ONE INC.
OWNER INTERVIEW
HARBOR BOULEVARD SITE - WATER PARK
GARDEN GROVE, CALIFORNIA**

5. ARE YOU AWARE OF ANY ACTIVITY OR LAND USE LIMITATIONS, ENGINEERING CONTROLS, INSTITUTIONAL CONTROLS, ENVIRONMENTAL LIENS, OR OTHER RESTRICTIONS THAT HAVE BEEN PLACED ON THE PROPERTY RELATING TO HAZARDOUS MATERIALS OR PETROLEUM PRODUCTS?

YES NO
IF YES, WHAT? _____

6. DO YOU HAVE ANY SPECIALIZED KNOWLEDGE OF THE SUBJECT PROPERTY AND SURROUNDING AREAS THAT IS MATERIAL TO RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THE SUBJECT PROPERTY?

YES NO
IF YES, WHAT? _____

TOTAL # OF BUILDINGS OR STRUCTURES: None

TOTAL SQ. FOOTAGE OF EACH BUILDING: Not applicable

Date/Year Buildings Constructed: _____

PAST PROPERTY USES (include dates)

12721 Harbor Blvd - RV Park; 12625 Harbor Blvd - Motel; 12581 Harbor Blvd - Bar; 12591 Harbor Blvd - Furniture Store 12601 Ioda Lane - SFR
12602 Harbor Blvd - SFR
None

CURRENT OCCUPANTS: _____

PROPERTY STATUS AT TIME OF CONSTRUCTION (vacant? prior bldgs. demo'ed?) vacant

LOT SIZE (ACREAGE): 13-D GROUNDWATER DEPTH/FLOW DIRECTION: 30'

POTABLE WATER SUPPLY: Private Wells Municipal: Supplier City of Garden Grove

SEWAGE DISPOSAL: Septic System Municipal: Supplier Garden Grove Sanitary District

AGE OF SEWER LINES/SYSTEM: 40 years

MEANS OF HEATING/COOLING (gas, electric, heating oil, radiators/steam boilers) No utilities

FUEL SOURCE FOR HEATING/AIR CONDITIONING: Not app.

DO YOU HAVE ANY OF THE FOLLOWING: (IF YES, PLEASE FORWARD A COPY):

- YES NO TITLE REPORT / PRELIMINARY TITLE REPORT / CHAIN OF TITLE
- YES NO APPRAISAL REPORT
- YES NO PLOT PLAN SHOWING THE SITE PROPERTY AND ADJACENT BUILDINGS
- YES NO SITE PLAN SHOWING THE INTERIOR WALLS OF THE STRUCTURE(S)
- YES NO AERIAL PHOTOGRAPHS OF THE SITE
- YES NO REGULATORY COMPLIANCE AUDIT REPORTS, GEOTECHNICAL REPORTS, PHASE I ENVIRONMENTAL REPORTS, OR PHASE 2 SUBSURFACE REPORTS, ASBESTOS SURVEY REPORT, PREPARED FOR THE SUBJECT SITE?

**PHASE ONE INC.
OWNER INTERVIEW
HARBOR BOULEVARD SITE - WATER PARK
GARDEN GROVE, CALIFORNIA**

**ARE THERE CURRENTLY, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE
ITEMS ON SITE:**

Y = Yes IF YES, please indicate as much detail as possible
N = No
? = Don't Know

<i>QUESTIONS FOR ALL SITES</i>	<u>Comments, as applicable</u>
_____ rivers, creeks, streams, drainage ditches ponds or lakes	No
_____ fill material (prior to or since construction)	No
_____ storm water drains in parking lots	No
_____ gw wells	Yes
_____ oil or gas wells	No
_____ hazardous materials (other than janitorial)	No
_____ hazardous wastes: disposal permit?	Asbestos - manifest
_____ hazardous materials management plan/business plan	No
_____ MSDSs - Material Safety Data Sheets on file?	No
_____ above-ground storage tanks: Permits?	No
_____ underground storage tanks: Permits?	No
_____ vent or fill pipes or access ways indicating a fill pipe to an underground storage area	No
_____ electrical transformers	Yes
_____ surface impoundments: Permits?	No
_____ landfills: Permits?	No
_____ belowground lifts	No
_____ agricultural use of property	Yes - 50 years ago

**QUESTIONS FOR SITES THAT STORE or USE HAZARDOUS MATERIALS and/or GENERATE
HAZARDOUS WASTES (other than janitorial)**

_____ storm water management plan	No
_____ hazardous waste generator notices or reports	Yes - Manifest
_____ 55-gallon drums of raw materials or waste	No
_____ wastewater discharge points to sewer: wastewater permit?	No
_____ wastewater discharge points to river/stream: NPDES?	No
_____ clarifiers: Permits?	No
_____ sump/clarifier: Permits?	No
_____ trenches	No
_____ floor drains or floor sinks	No
_____ safety, preparedness/prevention, spill prevention plans	No

ADDITIONAL INFORMATION: _____

**PHASE ONE INC.
OWNER INTERVIEW
HARBOR BOULEVARD SITE – WATER PARK
GARDEN GROVE, CALIFORNIA**

ADDITIONAL QUESTIONS	Yes	No	Don't Know
1. Has the subject property been used as any of the following: gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X	
2. Other than stains from parked cars, has there been, or is there any, stained soil of any kind on the subject property?		X	
3. Has there been, or are there any, stained surfaces inside the building on the subject property (concrete or tile floors, etc.)?		X	
4. Other than food preparation, are there any odors associated with operations at the site?		X	
5. Do you know of any notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the subject site, or relating to environmental liens encumbering the subject site?		X	
6. Do you know of any pending, threatened or past <i>litigation or administrative proceedings</i> relevant to hazardous substances or petroleum products in, on, or from the property?		X	
7. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X	
8. Do you know of any environmental concerns associated with the subject site?		X	
9. Do you know of any environmental concerns on an adjacent or nearby properties?		X	

OTHER NOTES:

Completed By: Carlos Marquez, Sr. Real Property Agent

APPENDIX G
MISCELLANEOUS INFORMATION

Revised



**First American Title Insurance Company
National Commercial Services**

**777 South Figueroa Street, Suite 400
Los Angeles, CA 90017**

April 27, 2012

Carlos Marquez
City Of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Phone: (714)741-5131
Fax: (714)741-5136

Customer Reference: Waterpark Hotel

Title Officer: Anthony Rivera / Fernando Alegre
Phone: (866)830-9622
Fax No.: (877)461-2081
E-Mail: arivera@firstam.com

Buyer:

Owner: Garden Grove Agency for Community Development

Property: 12325 Harbor Boulevard, Garden Grove, CA;
12721 Harbor Boulevard, Garden Grove, CA;
12601 Lena Lane, Garden Grove, CA;
12602 Lena Lane, Garden Grove, CA;
12581 Harbor Boulevard, Garden Grove, CA; and
12591 Harbor Boulevard, Garden Grove, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

First American Title Insurance Company

TCCo. Jobsite; Received 10-25-2013

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of April 27, 2012 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

City of Garden Grove, as Successor Agency pursuant to statute to the
Garden Grove Agency for Community Development, a public body, corporate and politic

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple as to Parcel A, B, C1, D1, E, F and G, an Easement as to Parcel C2, C3 and D2.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2012-2013, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$0.00, NO TAX DUE
Penalty:	\$0.00
Second Installment:	\$0.00, NO TAX DUE
Penalty:	\$0.00
Tax Rate Area:	18-020
A. P. No.:	231-441-28

(Affects Parcel G)
3. This item has been intentionally deleted.
- 3a. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$89.01, PAID
Penalty:	\$0.00
Second Installment:	\$89.01, PAID
Penalty:	\$0.00
Tax Rate Area:	18-156
A. P. No.:	231-431-02

(Affects Parcel A)

3b. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$275.08, PAID
Penalty:	\$0.00
Second Installment:	\$275.08, PAID
Penalty:	\$0.00
Tax Rate Area:	18-153
A. P. No.:	231-431-03

(Affects Parcel B)

3c. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$145.29, PAID
Penalty:	\$0.00
Second Installment:	\$145.29, PAID
Penalty:	\$0.00
Tax Rate Area:	18-055
A. P. No.:	231-441-29

(Affects Parcel D)

3d. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$145.48, PAID
Penalty:	\$0.00
Second Installment:	\$145.48, PAID
Penalty:	\$0.00
Tax Rate Area:	18-055
A. P. No.:	231-441-27

(Affects Parcel C)

3e. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$1,347.72, PAID
Penalty:	\$0.00
Second Installment:	\$1,347.72, PAID
Penalty:	\$0.00
Tax Rate Area:	18-341
A. P. No.:	231-441-39

(Affects Parcel E)

3f. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$238.91, PAID
Penalty:	\$0.00
Second Installment:	\$238.91, PAID
Penalty:	\$0.00

Tax Rate Area: 18-341
A. P. No.: 231-441-40

(Affects Parcel F)

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. Water rights, claims or title to water, whether or not shown by the public records.
6. The use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said land to irrigate or drain the adjacent land, as reserved in deed recorded June 11, 1892 in Book 63, Page 308, of Deeds.

The location of the easement cannot be determined from record information.

(Affects Parcels C, D and G)

7. An easement for roads, railroads and ditches; Also the use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said land to irrigate or drain the adjacent land and incidental purposes, recorded June 11, 1892 in Book 63 of Deeds, Page 308.
In Favor of: Stearns and Rancho
Affects: The East 15 feet of Parcels E and F

The location of the easement cannot be determined from record information.

8. An easement for roads, railroads and ditches; Also the use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said land to irrigate or drain the adjacent land and incidental purposes, recorded April 20, 1894 in Book 87 of Deeds, Page 92.
In Favor of: Stearns and Rancho
Affects: The East 15 feet of Parcels A and B

The location of the easement cannot be determined from record information.

9. An easement for road and incidental purposes, recorded October 14, 1926 in Book 681, Page 186 of Deeds.
In Favor of: Orange County
Affects: as described therein

The location of the easement cannot be determined from record information.

10. An easement for widening of Harbor Boulevard and incidental purposes, recorded May 12, 1947 in Book 1521, Page 294 of Official Records.
In Favor of: County of Orange
Affects: Parcels A, B, E and F

Document re-recorded March 29, 1948 in Book 1743, Page 131 of Official Records.

First American Title Insurance Company

11. This item has been intentionally deleted.
12. An easement for polelines and conduits and incidental purposes, recorded April 16, 1953 in Book 2488, Page 122 of Official Records.
In Favor of: Southern California Edison
Affects: as described therein

(Affects Parcel C and D)
13. This item has been intentionally deleted.
14. This item has been intentionally deleted.
15. An easement for pipe lines and incidental purposes, recorded January 28, 1954 in Book 2659, Page 87 of Official Records.
In Favor of: Southern Counties Gas Company of California
Affects: Parcel D
16. An easement for widening of Harbor Boulevard and incidental purposes, recorded March 29, 1955 in Book 3013, Page 205 of Official Records.
In Favor of: County of Orange
Affects: Parcels A, B, E and F

A portion of said easement was abandoned by Resolution No. 79 of the City of Garden Grove a certified copy of which was recorded January 09, 1957 in Book 3765, Page 42 of Official Records.

A portion of said easement was abandoned by Resolution No. 994 of the City of Garden Grove a certified copy of which was recorded November 09, 1959 in Book 4965, Page 241 of Official Records.

A portion of said easement was abandoned by Resolution No. 9066-11 of the City of Garden Grove a certified copy of which was recorded August 23, 2011 as Instrument No. 2011000415068 of Official Records.
17. An easement for road and incidental purposes, recorded August 26, 1955 in Book 3189, Page 126 of Official Records.
In Favor of: Frieda Kathryne Dickson
Affects: Parcels C and D
18. This item has been intentionally deleted.
19. This item has been intentionally deleted.
20. This item has been intentionally deleted.
21. This item has been intentionally deleted.
22. This item has been intentionally deleted.

23. An easement for public utilities and incidental purposes, recorded October 17, 1962 in Book 6287, Page 916 of Official Records.
In Favor of: Southern California Edison Company
Affects: Parcel B
24. An easement for public utilities and incidental purposes, recorded March 02, 1972 in Book 10023, Page 772 of Official Records.
In Favor of: Southern California Edison Company
Affects: Parcel B
25. An easement for public utilities and incidental purposes, recorded March 02, 1972 in Book 10023, Page 774 of Official Records.
In Favor of: Southern California Edison Company
Affects: Parcel B
26. The fact that the land lies within the boundaries of the Agency for Community Development (Garden Grove Community Project) Redevelopment Project Area, as disclosed by the document recorded October 23, 1979 in Book 13365, Page 348 of Official Records.
27. This item has been intentionally deleted.
28. This item has been intentionally deleted.
29. This item has been intentionally deleted.
30. This item has been intentionally deleted.
31. This item has been intentionally deleted.
32. The terms and provisions contained in the document entitled "Agreement Affecting Real Property and Water Main and Service Extension Agreement" recorded October 27, 2008 as Instrument No. 2008000493472 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493474 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493476 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493478 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493480 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493481 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493483 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493485 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493487 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493506 of Official Records.

And recorded: October 27, 2008 as Instrument No. 2008000493509 of Official Records.

Document(s) declaring modifications thereof recorded June 29, 2011 as Instrument No. 2011000317793 of Official Records.

Document(s) declaring modifications thereof recorded March 15, 2012 as Instrument No. 2012000147673 of Official Records.

(Affects Parcels C, D, and G)

33. This item has been intentionally deleted.

34. This item has been intentionally deleted.

35. A Deed of Trust to secure an original indebtedness of \$Amount Not Shown recorded March 09, 2011 as Instrument No. 2011000124340 of Official Records.

Dated: March 08, 2011

Trustor: Garden Grove Agency for Community Development, a public body, corporate and politic

Trustee: Stewart Title of California

Beneficiary: City of Garden Grove

(Affects Parcel D)

36. A Deed of Trust to secure an original indebtedness of \$Amount Not Shown recorded March 09, 2011 as Instrument No. 2011000124341 of Official Records.

Dated: March 08, 2011

Trustor: Garden Grove Agency for Community Development, a public body, corporate and politic

Trustee: Stewart Title of California

Beneficiary: City of Garden Grove

(Affects Parcel C)

37. A Deed of Trust to secure an original indebtedness of \$Amount Not Shown recorded March 09, 2011 as Instrument No. 2011000124346 of Official Records.

Dated: March 08, 2011
Trustor: Garden Grove Agency for Community Development, a public body, corporate and politic
Trustee: Stewart Title of California
Beneficiary: City of Garden Grove

(Affects Parcel B)

38. A Deed of Trust to secure an original indebtedness of \$Amount Not Shown recorded March 09, 2011 as Instrument No. 2011000124347 of Official Records.

Dated: March 08, 2011
Trustor: Garden Grove Agency for Community Development, a public body, corporate and politic
Trustee: Stewart Title of California
Beneficiary: City of Garden Grove

(Affects Parcel A)

39. A Deed of Trust to secure an original indebtedness of \$Amount Not Shown recorded March 09, 2011 as Instrument No. 2011000124348 of Official Records.

Dated: March 08, 2011
Trustor: Garden Grove Agency for Community Development, a public body, corporate and politic
Trustee: Stewart Title of California
Beneficiary: City of Garden Grove

(Affects Parcel F)

40. A Deed of Trust to secure an original indebtedness of \$Amount Not Shown recorded March 09, 2011 as Instrument No. 2011000124349 of Official Records.

Dated: March 08, 2011
Trustor: Garden Grove Agency for Community Development, a public body, corporate and politic
Trustee: Stewart Title of California
Beneficiary: City of Garden Grove

(Affects Parcel E)

41. The terms and provisions contained in the document entitled "Development Agreement No. DA-183-10 (Conditional Use Permit No. CUP-303-10 and Tentative Parcel Map No. PM-2010-1178 (Garden Grove MXD, Inc.))" recorded April 01, 2011 as Instrument No. 2011000167435 of Official Records. By and between the City of Garden Grove, a Municipal Corporation and Garden Grove MXD, Inc.

42. This item has been intentionally deleted.

43. This item has been intentionally deleted.

44. This item has been intentionally deleted.
45. This item has been intentionally deleted.
46. Rights of parties in possession.
47. Prior to the issuance of any policy of title insurance, the Company will require:
Approval from the Company's Underwriting Department must be obtained for matters arising under or related to ABx1 26 by the State of California

INFORMATIONAL NOTES

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) known as 12325 Harbor Boulevard, Garden Grove, California, as to Parcel A; 12721 Harbor Boulevard, Garden Grove, California, as to Parcel B; 12601 Lena Lane, Garden Grove, California, as to Parcel C; 12602 Lena Lane, Garden Grove, California, as to Parcel D; 12581 Harbor Boulevard, Garden Grove, California, as to Parcel E; and 12591 Harbor Boulevard, Garden Grove, California, as to Parcel F.

2. The property covered by this report is vacant land. As to Parcel G

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded December 30, 2010 as Instrument No. 2010000708009 of Official Records.

From: The Cheyenne Gold and Leila Slayton Family Trust dated May 23, 2003, Leila Slayton, Trustee as to an undivided 95% interest and Charles Hance, a married man as his sole and separate property as to a an undivided 5% interest as Tenants in Common

To: Garden Grove Agency for Community Development, a public body, corporate and politic

(Affects Parcel E)

A document recorded December 30, 2010 as Instrument No. 2010000708010 of Official Records.

From: Sharon Hance, spouse of Grantee

To: Charles Hance, a married man as his sole and separate property, as to an undivided 5% interest

(Affects Parcel E)

A document recorded June 29, 2011 as Instrument No. 2011000317795 of Official Records.

From: Terijo Tardiff, successor trustee of the Helen H. Brewbaker Trust, dated May 06, 2005

To: City of Garden Grove, a municipal corporation

A document recorded August 23, 2011 as Instrument No. 2011000415065 of Official Records.

From: Ngoc Lan Thi Du, a married woman as her sole and separate property

To: City of Garden Grove, a municipal corporation

A document recorded August 23, 2011 as Instrument No. 2011000415066 of Official Records.

From: Tin Van Nguyen and Rue Thi Tran, husband and wife as joint tenants

To: City of Garden Grove, a municipal corporation

A document recorded August 23, 2011 as Instrument No. 2011000415067 of Official Records.

From: Mien Van Pham and Van Thuy Pham, husband and wife as joint tenants

To: City of Garden Grove, a municipal corporation

A document recorded December 22, 2011 as Instrument No. 2011000669601 of Official Records.

From: Susan K. Sousley

To: John William Sousley, Jr.

A document recorded December 22, 2011 as Instrument No. 2011000669602 of Official Records.

From: Gregory John Spaulding

To: Charol Anne Spaulding

A document recorded December 22, 2011 as Instrument No. 2011000669603 of Official Records.

From: Gregory Glen Ogin

To: Cherrie Kay Ogin

A document recorded December 22, 2011 as Instrument No. 2011000669604 of Official Records.

From: Vernon Norman Jewett, Jr.

To: Leda Kathryn Jewett

A document recorded December 22, 2011 as Instrument No. 2011000669605 of Official Records.

From: Leda Kathryn Jewett, a married woman, as her sole and separate property, Cherrie Kay Ogin, a married woman, as her sole and separate property, Charol Anne Spaulding, a married woman, as her sole and separate property, Christie Jean Torres, an unmarried woman, and John William Sousley, Jr., a married man, as his sole and separate property (the "Grantors"), being all the living heirs of Bert S. Coale and Edna K. Coale

To: Garden Grove Agency for Community Development, a municipal corporation

A document recorded December 22, 2011 as Instrument No. 2011000669606 of Official Records.

From: Gregory Glen Ogin, also known as Greg Ogin, as sole Trustee of the Frieda Kathryn Rutherford Revocable Living Trust, u/d/t dated December 07, 2004

To: Garden Grove Agency for Community Development, a municipal corporation

4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
5. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
 - A. WITH RESPECT TO A CORPORATION:
 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.

2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 3. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

F. WITH RESPECT TO A TRUST:

1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.

G. WITH RESPECT TO INDIVIDUALS:

1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

******To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.******

LEGAL DESCRIPTION

Real property in the City of Garden Grove, County of Orange, State of California, described as follows:

PARCEL A: (231-431-02)

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 8 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (231-431-03)

THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 8 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EASTERLY 35 FEET.

PARCEL C: (231-441-27)

PARCEL 1:

THE SOUTH 140 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FOUR SOUTH, RANGE TEN WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE EAST 28 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FOUR SOUTH, RANGE TEN WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTH 140 FEET.

PARCEL 3:

AN EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WEST 25 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FOUR SOUTH, RANGE TEN WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL D: (231-441-29)

PARCEL 1:

THE SOUTH 140.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE SOUTH 20.00 FEET OF THE WEST 20.00 FEET.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 25.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTH 140.00 FEET.

PARCEL E: (231-441-39)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THE SOUTH 100.00 FEET THEREOF.

ALSO EXCEPT THE NORTH 490.00 FEET THEREOF.

PARCEL F: (231-441-40)

THE SOUTH 100.00 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL G: (231-441-28)

THE SOUTH 20.00 FEET OF THE WEST 20.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

APN: 231-431-02; 231-431-03; 231-441-27; 231-441-28; 231-441-29; 231-441-39; and 231-441-40

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

First American Title Insurance Company

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or

- any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
 3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
 4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

* land use	* land division
* improvements on the land	* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.

- 5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 2008
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 2008**

Covered Risks 16 (Subdivision Law Violation). 18 (Building Permit). 19 (Zoning) and 21 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building
 - b. zoning
 - c. land use
 - d. improvements on the land
 - e. land division
 - f. environmental protection
 This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

12. THIRD GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (1/01/08)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
 - (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

**14. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 13 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

**15. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

**16. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 15 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

GROUNDWATER SAMPLING AND LABORATORY ANALYSIS
RESULTS FOR NATIONAL POLLUTANT
DISCHARGE ELIMINATION SYSTEM (NPDES)
FOR THE GREAT WOLF LODGE RESORT HOTEL,
CITY OF GARDEN GROVE, CALIFORNIA

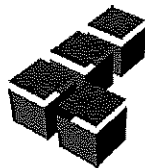
Prepared for:

MCWHINNEY DEVELOPMENT

2725 Rocky Mountain Avenue, Suite 200
Loveland, Colorado 80538-8716

Project No. 602778-003

August 8, 2011



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

August 8, 2011

Project No. 602778-003

To: McWhinney Development
2725 Rocky Mountain Avenue, Suite 200
Loveland, Colorado 80538-8716

Attention: Mr. Trae Rigby

Subject: Groundwater Sampling and Laboratory Analysis Results for National Pollutant Discharge Elimination System (NPDES) for the Great Wolf Lodge Resort Hotel, City of Garden Grove, California

Introduction

Leighton Consulting, Inc. is pleased to present the groundwater sampling and laboratory analysis results for the National Pollutant Discharge Elimination System (NPDES) for the Great Wolf Lodge Resort Hotel, City of Garden Grove, California. The intent of the sampling and analysis was to characterize the groundwater constituents for a dewatering contractor to obtain a discharge permit under the existing NPDES permit for the City of Garden Grove or if required by the Regional Water Quality Control Board to obtain a separate permit under Order No. R8-2009-0030 NPDES No. CAS618030 as amended by Order No. R8-2010-0062.

Monitoring Well MW-1

The monitoring well (MW-1) was installed by others to a depth of forty feet below ground surface prior to the groundwater sampling event under an approved application for well construction permit by the Orange County Health Care Agency (OCHCA). A copy of the approved well installation permit is included in Appendix A. On July 21, 2011 the depth to groundwater, as measured from the top of the casing (TOC) prior to the sampling

event was 19.46 feet which corresponds to an elevation of 87.54 feet. Elevation of the ground surface was provided by the civil engineer for the project and is reported as 107.00 feet. Groundwater was pumped from MW-1 using a low flow pump at a rate of approximately .16 gallons per minute (GPM). Approximately 2.65 feet of drawdown was achieved after seventy five minutes of pumping where equilibrium was reached between drawdown and the low pumping rate. The pump was then shut down and groundwater returned to static level of 19.46 feet below ground surface (87.54 ft. elevation) after thirty six minutes.

Groundwater Sampling and Laboratory Analysis

During the pumping event monitoring well (MW-1) was purged a minimum of three well volumes (approximately 10.04 gallons) and allowed to return to static water levels prior to sampling. The groundwater sampling activities were completed under the oversight of a California-licensed Professional/Engineering Geologist (PG/CEG).

On July 21, 2011 Leighton Consulting Inc. personnel collected one groundwater sample and submitted to TestAmerica, a California-certified (ELAP) laboratory. The groundwater sample was tested for the following constituents: Silica Gel treated Hexane Extract Material 1664 and Hexane Extract Maerial 1664; 8081A Pesticides; 8260+MTBE+OXY+K,LL; Biological Oxygen Demand BOD-SM5210B; Total Suspended Solids TSS-SM2540D; Total Dissolved Solids TDS-SM2540C; pH; Nitorgen-NO3+NO2; Chlorine, Redisual-SM4500-CI G; CAM Metals; TKN-351.2 Phosphate P, ortho-365.3 and Total Sulfide. A copy of the chain of custody form and a complete analytical report are included in Appendix A.



If you have any questions regarding this report, please call the undersigned at (949) 681-4263.



Respectfully Submitted,

LEIGHTON CONSULTING, INC.

A handwritten signature in black ink that reads "Joe Roe".

Joe Roe PG, CEG 2456
Project Geologist

JAR/gv

Attachment: Appendix A

Distribution: (4) Addressee



APPLICATION FOR WELL CONSTRUCTION PERMIT

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION

1241 E. DYER ROAD, SUITE 120
SANTA ANA, CA 92705-4720

(714) 443-6000
FAX: (714) 443-6481

JUL 13 2011

CITY <u>Garden Grove, CA</u>	DATE <u>July 13, 2011</u>										
WELL LOCATION (ADDRESS IF AVAILABLE) <u>12900 Harbor Blvd, Garden Grove, CA (see attached map)</u>											
NAME OF WELL OWNER <u>McWhinney Development</u>	TYPE OF WELL (CHECK) <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">PRIVATE DOMESTIC <input type="checkbox"/></td> <td style="width: 50%;">PROBE SURVEY <input type="checkbox"/></td> </tr> <tr> <td>PUBLIC DOMESTIC <input type="checkbox"/></td> <td>MONITORING <input checked="" type="checkbox"/></td> </tr> <tr> <td>IRRIGATION <input type="checkbox"/></td> <td>SOIL BORING <input type="checkbox"/></td> </tr> <tr> <td>CATHODIC <input type="checkbox"/></td> <td>OTHER _____ <input type="checkbox"/></td> </tr> <tr> <td colspan="2">TOTAL NUMBER <u>1</u></td> </tr> </table>	PRIVATE DOMESTIC <input type="checkbox"/>	PROBE SURVEY <input type="checkbox"/>	PUBLIC DOMESTIC <input type="checkbox"/>	MONITORING <input checked="" type="checkbox"/>	IRRIGATION <input type="checkbox"/>	SOIL BORING <input type="checkbox"/>	CATHODIC <input type="checkbox"/>	OTHER _____ <input type="checkbox"/>	TOTAL NUMBER <u>1</u>	
PRIVATE DOMESTIC <input type="checkbox"/>		PROBE SURVEY <input type="checkbox"/>									
PUBLIC DOMESTIC <input type="checkbox"/>		MONITORING <input checked="" type="checkbox"/>									
IRRIGATION <input type="checkbox"/>		SOIL BORING <input type="checkbox"/>									
CATHODIC <input type="checkbox"/>		OTHER _____ <input type="checkbox"/>									
TOTAL NUMBER <u>1</u>											
ADDRESS <u>2725 Rocky Mountain Ave., Suite 200</u>											
CITY ZIP TELEPHONE <u>Loveland, CO 80538 970-776-4028</u>											
NAME OF CONSULTING FIRM <u>Leighton Consulting, Inc.</u>											
BUSINESS ADDRESS <u>17781 Cowan</u>	A. WELLS - SUBMIT A WELL CONSTRUCTION DIAGRAM (INCLUDE DIMENSIONS) <u>Attached</u>										
CITY ZIP TELEPHONE <u>Irvine, CA 92614 949-250-1421</u>	B. SOIL BORINGS AND PROBES - TOTAL DEPTH _____ SEALING MATERIAL _____										
NAME OF DRILLING CO. C-57 LICENSE NO. <u>Malcolm Drilling 259543</u>	C. PROPOSED START DATE <u>July 15, 2011</u>										
CITY ZIP TELEPHONE <u>Irwindale, CA 91706 626-338-0035</u>	I hereby agree to comply in every respect with all requirements of the Health Care Agency and with all ordinances and laws of the County of Orange and of the State of California pertaining to well construction, reconstruction and destruction, including the requirements to maintain the integrity of all significant confining zones.										
DIAGRAM OF WELL SITE (Use additional sheets and/or attachments)											
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Site location map Site plan well construction diagram (attached) </div>											
<input checked="" type="checkbox"/> SITE PLAN ATTACHED	APPLICANT'S SIGNATURE <u>[Signature]</u> DATE <u>7/13/11</u> PRINT NAME <u>Jeff Pflueger</u> <u>jpflueger@leightongroup.com</u> PHONE NUMBER <u>949-250-1421</u> FAX NUMBER <u>949-250-1114</u>										
FOR ACCOUNTING USE ONLY: HSO NO. <u>334437</u> CHECK NO. <u>19684</u> DATE <u>7.13.11</u> AMOUNT <u>328</u> INTL. <u>At</u>	DISPOSITION OF PERMIT (DO NOT FILL IN): <input checked="" type="checkbox"/> APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: A. NOTIFY THIS AGENCY AT LEAST 48 HOURS <input checked="" type="checkbox"/> PRIOR TO START. <u>Please call if start date change</u> <input type="checkbox"/> PRIOR TO SEALING THE ANNULAR SPACE OR FILLING OF THE CONDUCTOR CASING. B. <input type="checkbox"/> SUBMIT TO THE AGENCY WITHIN 30 DAYS AFTER COMPLETION OF WORK, A WELL COMPLETION REPORT AND/OR DRILLING LOGS. PLEASE REFERENCE PERMIT NO. <input checked="" type="checkbox"/> SECURE ALL MONITORING WELLS TO PREVENT TAMPERING. <input type="checkbox"/> OTHER _____ <input type="checkbox"/> DENIED										
APPROVAL BY OTHER AGENCIES: JURISDICTION _____ REMARKS _____ _____ _____ _____											
AUTHORIZED SIGNATURE _____ DATE _____	PERMIT ISSUED BY <u>[Signature]</u> DATE <u>07.14.2011</u> PRINT NAME <u>Juan Arzora</u> PHONE NUMBER <u>7144336287</u>										

WELL PERMIT NUMBER 11-07-15

WHEN SIGNED BY ORANGE COUNTY HEALTH CARE AGENCY REPRESENTATIVE, THIS APPLICATION IS A PERMIT.

LABORATORY REPORT

Prepared For: Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project: 602778-003

Sampled: 07/21/11
Received: 07/21/11
Issued: 08/01/11 16:33

NELAP #01108CA California ELAP#2706 CSDLAC #10256 AZ #AZ0671 NV #CA01531

The results listed within this Laboratory Report pertain only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a wet weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the sole use of TestAmerica and its client. This report shall not be reproduced, except in full, without written permission from TestAmerica. The Chain of Custody, 1 page, is included and is an integral part of this report.

This entire report was reviewed and approved for release.

CASE NARRATIVE

SAMPLE RECEIPT: Samples were received intact, at 10°C, on ice and with chain of custody documentation.

HOLDING TIMES: Not all holding times were met. Results were qualified where the sample analysis did not occur within method specified holding time requirements.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: Results that fall between the MDL and RL are 'J' flagged.

SUBCONTRACTED: No analyses were subcontracted to an outside laboratory.

LABORATORY ID

IUG2022-01

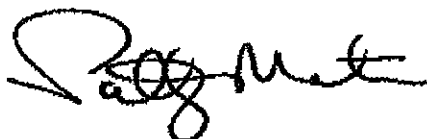
CLIENT ID

MW-1

MATRIX

Water

Reviewed By:



TestAmerica Irvine

Patty Mata
Project Manager

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water)									
Reporting Units: ug/l									
Acetone	EPA 8260B	11G3172	4.5	10	ND	1	07/27/11	07/28/11	
Benzene	EPA 8260B	11G3172	0.28	0.50	ND	1	07/27/11	07/28/11	
Bromobenzene	EPA 8260B	11G3172	0.27	1.0	ND	1	07/27/11	07/28/11	
Bromochloromethane	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
Bromodichloromethane	EPA 8260B	11G3172	0.30	1.0	ND	1	07/27/11	07/28/11	
Bromoform	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
Bromomethane	EPA 8260B	11G3172	0.42	1.0	ND	1	07/27/11	07/28/11	
2-Butanone (MEK)	EPA 8260B	11G3172	4.7	10	ND	1	07/27/11	07/28/11	
n-Butylbenzene	EPA 8260B	11G3172	0.37	1.0	ND	1	07/27/11	07/28/11	
sec-Butylbenzene	EPA 8260B	11G3172	0.25	1.0	ND	1	07/27/11	07/28/11	
tert-Butylbenzene	EPA 8260B	11G3172	0.22	1.0	ND	1	07/27/11	07/28/11	
Carbon tetrachloride	EPA 8260B	11G3172	0.28	0.50	ND	1	07/27/11	07/28/11	
Chlorobenzene	EPA 8260B	11G3172	0.36	1.0	ND	1	07/27/11	07/28/11	
Chloroethane	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
Chloroform	EPA 8260B	11G3172	0.33	1.0	ND	1	07/27/11	07/28/11	
Chloromethane	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
2-Chlorotoluene	EPA 8260B	11G3172	0.28	1.0	ND	1	07/27/11	07/28/11	
4-Chlorotoluene	EPA 8260B	11G3172	0.29	1.0	ND	1	07/27/11	07/28/11	
1,2-Dibromo-3-chloropropane	EPA 8260B	11G3172	0.97	5.0	ND	1	07/27/11	07/28/11	
Dibromochloromethane	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
1,2-Dibromoethane (EDB)	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
Dibromomethane	EPA 8260B	11G3172	0.36	1.0	ND	1	07/27/11	07/28/11	
1,2-Dichlorobenzene	EPA 8260B	11G3172	0.32	1.0	ND	1	07/27/11	07/28/11	
1,3-Dichlorobenzene	EPA 8260B	11G3172	0.35	1.0	ND	1	07/27/11	07/28/11	
1,4-Dichlorobenzene	EPA 8260B	11G3172	0.37	1.0	ND	1	07/27/11	07/28/11	
Dichlorodifluoromethane	EPA 8260B	11G3172	0.26	2.0	ND	1	07/27/11	07/28/11	
1,1-Dichloroethane	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
1,2-Dichloroethane	EPA 8260B	11G3172	0.28	0.50	ND	1	07/27/11	07/28/11	
1,1-Dichloroethene	EPA 8260B	11G3172	0.42	1.0	ND	1	07/27/11	07/28/11	
cis-1,2-Dichloroethene	EPA 8260B	11G3172	0.32	1.0	ND	1	07/27/11	07/28/11	
trans-1,2-Dichloroethene	EPA 8260B	11G3172	0.30	1.0	ND	1	07/27/11	07/28/11	
1,2-Dichloropropane	EPA 8260B	11G3172	0.35	1.0	ND	1	07/27/11	07/28/11	
1,3-Dichloropropane	EPA 8260B	11G3172	0.32	1.0	ND	1	07/27/11	07/28/11	
2,2-Dichloropropane	EPA 8260B	11G3172	0.34	1.0	ND	1	07/27/11	07/28/11	
cis-1,3-Dichloropropene	EPA 8260B	11G3172	0.22	0.50	ND	1	07/27/11	07/28/11	
trans-1,3-Dichloropropene	EPA 8260B	11G3172	0.32	0.50	ND	1	07/27/11	07/28/11	
1,1-Dichloropropene	EPA 8260B	11G3172	0.28	1.0	ND	1	07/27/11	07/28/11	
Ethylbenzene	EPA 8260B	11G3172	0.25	0.50	ND	1	07/27/11	07/28/11	
Hexachlorobutadiene	EPA 8260B	11G3172	0.38	1.0	ND	1	07/27/11	07/28/11	
2-Hexanone	EPA 8260B	11G3172	2.6	10	ND	1	07/27/11	07/28/11	
Isopropylbenzene	EPA 8260B	11G3172	0.25	1.0	ND	1	07/27/11	07/28/11	

TestAmerica Irvine

Patty Mata
Project Manager

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IUG2022 <Page 2 of 33>

TCCo. Jobsite; Received 10-25-2013

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water) - cont.									
Reporting Units: ug/l									
p-Isopropyltoluene	EPA 8260B	11G3172	0.28	1.0	ND	1	07/27/11	07/28/11	
4-Methyl-2-pentanone (MIBK)	EPA 8260B	11G3172	3.5	10	ND	1	07/27/11	07/28/11	
Methylene chloride	EPA 8260B	11G3172	0.95	5.0	1.1	1	07/27/11	07/28/11	J
Naphthalene	EPA 8260B	11G3172	0.41	1.0	ND	1	07/27/11	07/28/11	
n-Propylbenzene	EPA 8260B	11G3172	0.27	1.0	ND	1	07/27/11	07/28/11	
Styrene	EPA 8260B	11G3172	0.20	1.0	ND	1	07/27/11	07/28/11	
1,1,1,2-Tetrachloroethane	EPA 8260B	11G3172	0.27	1.0	ND	1	07/27/11	07/28/11	
1,1,2,2-Tetrachloroethane	EPA 8260B	11G3172	0.30	1.0	ND	1	07/27/11	07/28/11	
Tetrachloroethene	EPA 8260B	11G3172	0.32	1.0	ND	1	07/27/11	07/28/11	
Toluene	EPA 8260B	11G3172	0.36	0.50	ND	1	07/27/11	07/28/11	
1,2,3-Trichlorobenzene	EPA 8260B	11G3172	0.30	1.0	ND	1	07/27/11	07/28/11	
1,2,4-Trichlorobenzene	EPA 8260B	11G3172	0.48	1.0	ND	1	07/27/11	07/28/11	
1,1,1-Trichloroethane	EPA 8260B	11G3172	0.30	1.0	ND	1	07/27/11	07/28/11	
1,1,2-Trichloroethane	EPA 8260B	11G3172	0.30	1.0	ND	1	07/27/11	07/28/11	
Trichloroethene	EPA 8260B	11G3172	0.26	1.0	ND	1	07/27/11	07/28/11	
Trichlorofluoromethane	EPA 8260B	11G3172	0.34	1.0	ND	1	07/27/11	07/28/11	
1,2,3-Trichloropropane	EPA 8260B	11G3172	0.40	1.0	ND	1	07/27/11	07/28/11	
1,2,4-Trimethylbenzene	EPA 8260B	11G3172	0.23	1.0	ND	1	07/27/11	07/28/11	
1,3,5-Trimethylbenzene	EPA 8260B	11G3172	0.26	1.0	ND	1	07/27/11	07/28/11	
Vinyl chloride	EPA 8260B	11G3172	0.40	0.50	ND	1	07/27/11	07/28/11	
m,p-Xylenes	EPA 8260B	11G3172	0.60	1.0	ND	1	07/27/11	07/28/11	
o-Xylene	EPA 8260B	11G3172	0.30	0.50	ND	1	07/27/11	07/28/11	
Xylenes, Total	EPA 8260B	11G3172	0.90	1.5	ND	1	07/27/11	07/28/11	
Di-isopropyl Ether (DIPE)	EPA 8260B	11G3172	0.25	1.0	ND	1	07/27/11	07/28/11	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	11G3172	0.28	1.0	ND	1	07/27/11	07/28/11	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	11G3172	0.32	1.0	ND	1	07/27/11	07/28/11	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	11G3172	0.33	1.0	ND	1	07/27/11	07/28/11	
tert-Butanol (TBA)	EPA 8260B	11G3172	6.5	10	ND	1	07/27/11	07/28/11	
Surrogate: 4-Bromofluorobenzene (80-120%)									99 %
Surrogate: Dibromofluoromethane (80-120%)									104 %
Surrogate: Toluene-d8 (80-120%)									101 %

TestAmerica Irvine

Patty Mata
Project Manager

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IUG2022 <Page 3 of 33>

TCCo. Jobsite; Received 10-25-2013

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

ORGANOCHLORINE PESTICIDES (EPA 3510C/8081A)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water)									
Reporting Units: ug/l									
4,4'-DDD	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
4,4'-DDE	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
4,4'-DDT	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Aldrin	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
alpha-BHC	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
beta-BHC	EPA 8081A	11G3054	0.028	0.094	ND	0.943	07/26/11	07/27/11	
delta-BHC	EPA 8081A	11G3054	0.019	0.19	ND	0.943	07/26/11	07/27/11	
Dieldrin	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Endosulfan I	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Endosulfan II	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Endosulfan sulfate	EPA 8081A	11G3054	0.019	0.19	ND	0.943	07/26/11	07/27/11	
Endrin	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Endrin aldehyde	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Endrin ketone	EPA 8081A	11G3054	0.038	0.094	ND	0.943	07/26/11	07/27/11	
gamma-BHC (Lindane)	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Heptachlor	EPA 8081A	11G3054	0.028	0.094	ND	0.943	07/26/11	07/27/11	
Heptachlor epoxide	EPA 8081A	11G3054	0.028	0.094	ND	0.943	07/26/11	07/27/11	
Methoxychlor	EPA 8081A	11G3054	0.019	0.094	ND	0.943	07/26/11	07/27/11	
Chlordane	EPA 8081A	11G3054	0.19	0.94	ND	0.943	07/26/11	07/27/11	
Toxaphene	EPA 8081A	11G3054	0.47	4.7	ND	0.943	07/26/11	07/27/11	
Surrogate: Decachlorobiphenyl (45-120%)					87 %				
Surrogate: Tetrachloro-m-xylene (35-115%)					77 %				

TestAmerica Irvine
Patty Mata
Project Manager

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IUG2022 <Page 4 of 33>

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11

Received: 07/21/11

HEXANE EXTRACTABLE MATERIAL

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water)									
Reporting Units: mg/l									
Hexane Extractable Material (Oil & Grease)	EPA 1664A	11G3530	1.3	4.7	ND	1	07/29/11	07/29/11	
SilicaGel Treated Hexane Extractable Material(TPH)	EPA 1664A	11G3531	1.3	4.7	ND	1	07/29/11	07/29/11	

TestAmerica Irvine

Patty Mata
Project Manager

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IUG2022 <Page 5 of 33>

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METALS

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water)									
Reporting Units: mg/l									
Mercury	EPA 7470A	11G2933	0.00010	0.00020	ND	1	07/25/11	07/26/11	
Antimony	EPA 6010B	11G3426	0.0070	0.010	ND	1	07/28/11	07/29/11	
Arsenic	EPA 6010B	11G3426	0.0070	0.010	ND	1	07/28/11	07/29/11	
Barium	EPA 6010B	11G3426	0.0060	0.010	0.24	1	07/28/11	07/29/11	
Beryllium	EPA 6010B	11G3426	0.00090	0.0040	0.0012	1	07/28/11	07/29/11	J
Cadmium	EPA 6010B	11G3426	0.0020	0.0050	ND	1	07/28/11	07/29/11	
Chromium	EPA 6010B	11G3426	0.0020	0.0050	0.021	1	07/28/11	07/29/11	
Cobalt	EPA 6010B	11G3426	0.0020	0.010	0.0060	1	07/28/11	07/29/11	J
Copper	EPA 6010B	11G3426	0.0030	0.010	0.025	1	07/28/11	07/29/11	
Lead	EPA 6010B	11G3426	0.0040	0.0050	0.0085	1	07/28/11	07/29/11	
Molybdenum	EPA 6010B	11G3426	0.0020	0.020	0.0073	1	07/28/11	07/29/11	J
Nickel	EPA 6010B	11G3426	0.0020	0.010	0.014	1	07/28/11	07/29/11	
Selenium	EPA 6010B	11G3426	0.0080	0.010	0.016	1	07/28/11	07/29/11	
Silver	EPA 6010B	11G3426	0.0060	0.010	ND	1	07/28/11	07/29/11	
Thallium	EPA 6010B	11G3426	0.0070	0.010	ND	1	07/28/11	07/29/11	
Vanadium	EPA 6010B	11G3426	0.0030	0.010	0.045	1	07/28/11	07/29/11	
Zinc	EPA 6010B	11G3426	0.0060	0.020	0.065	1	07/28/11	07/29/11	

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THE LEADER IN ENVIRONMENTAL TESTING

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

INORGANICS

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water)									
Reporting Units: mg/l									
Total Nitrogen	[CALC]	[CALC]	N/A	0.50	0.53	1	07/25/11	07/25/11	
Total Kjeldahl Nitrogen	EPA 351.2	11G2935	0.15	0.50	0.53	1	07/25/11	07/25/11	
Biochemical Oxygen Demand	SM5210B	11G2698	0.50	2.0	1.1	1	07/22/11	07/27/11	J
Nitrate-N	EPA 300.0	11G2464	0.060	0.11	ND	1	07/21/11	07/21/11	
Nitrite-N	EPA 300.0	11G2464	0.090	0.15	ND	1	07/21/11	07/21/11	
Orthophosphate - P	EPA 365.3	11G2522	0.020	0.050	0.020	1	07/21/11	07/21/11	J
Residual Chlorine	SM 4500-Cl G	11G2652	0.060	0.10	ND	1	07/22/11	07/22/11	HFT
Sulfide	SM4500-S C, D	11G3121	0.020	0.10	ND	1	07/26/11	07/26/11	
Total Dissolved Solids	SM2540C	11G2576	1.0	10	1100	1	07/22/11	07/22/11	
Total Suspended Solids	SM 2540D	11G2960	2.0	20	870	1	07/25/11	07/25/11	

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Received: 07/21/11

INORGANICS

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IUG2022-01 (MW-1 - Water)									
Reporting Units: pH Units									
pH	SM4500-H,B	11G2623	0.10	0.10	7.7	1	07/22/11	07/22/11	HFT

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Received: 07/21/11

SHORT HOLD TIME DETAIL REPORT

	Hold Time (in days)	Date/Time Sampled	Date/Time Received	Date/Time Extracted	Date/Time Analyzed
Sample ID: MW-1 (IUG2022-01) - Water					
[CALC]	2	07/21/2011 10:20	07/21/2011 11:41	07/25/2011 14:56	07/25/2011 21:00
BPA 300.0	2	07/21/2011 10:20	07/21/2011 11:41	07/21/2011 17:45	07/21/2011 17:58
BPA 365.3	2	07/21/2011 10:20	07/21/2011 11:41	07/21/2011 15:00	07/21/2011 17:17
SM 4500-Cl G	0	07/21/2011 10:20	07/21/2011 11:41	07/22/2011 10:18	07/22/2011 10:20
SM4500-H,B	0	07/21/2011 10:20	07/21/2011 11:41	07/22/2011 07:10	07/22/2011 07:10
SM5210B	2	07/21/2011 10:20	07/21/2011 11:41	07/22/2011 14:30	07/27/2011 09:50

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Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11										
Blank Analyzed: 07/27/2011 (11G3172-BLK1)										
Acetone	ND	10	4.5	ug/l						
Benzene	ND	0.50	0.28	ug/l						
Bromobenzene	ND	1.0	0.27	ug/l						
Bromochloromethane	ND	1.0	0.40	ug/l						
Bromodichloromethane	ND	1.0	0.30	ug/l						
Bromoform	ND	1.0	0.40	ug/l						
Bromomethane	ND	1.0	0.42	ug/l						
2-Butanone (MEK)	ND	10	4.7	ug/l						
n-Butylbenzene	ND	1.0	0.37	ug/l						
sec-Butylbenzene	ND	1.0	0.25	ug/l						
tert-Butylbenzene	ND	1.0	0.22	ug/l						
Carbon tetrachloride	ND	0.50	0.28	ug/l						
Chlorobenzene	ND	1.0	0.36	ug/l						
Chloroethane	ND	1.0	0.40	ug/l						
Chloroform	ND	1.0	0.33	ug/l						
Chloromethane	ND	1.0	0.40	ug/l						
2-Chlorotoluene	ND	1.0	0.28	ug/l						
4-Chlorotoluene	ND	1.0	0.29	ug/l						
1,2-Dibromo-3-chloropropane	ND	5.0	0.97	ug/l						
Dibromochloromethane	ND	1.0	0.40	ug/l						
1,2-Dibromoethane (EDB)	ND	1.0	0.40	ug/l						
Dibromomethane	ND	1.0	0.36	ug/l						
1,2-Dichlorobenzene	ND	1.0	0.32	ug/l						
1,3-Dichlorobenzene	ND	1.0	0.35	ug/l						
1,4-Dichlorobenzene	ND	1.0	0.37	ug/l						
Dichlorodifluoromethane	ND	2.0	0.26	ug/l						
1,1-Dichloroethane	ND	1.0	0.40	ug/l						
1,2-Dichloroethane	ND	0.50	0.28	ug/l						
1,1-Dichloroethene	ND	1.0	0.42	ug/l						
cis-1,2-Dichloroethene	ND	1.0	0.32	ug/l						
trans-1,2-Dichloroethene	ND	1.0	0.30	ug/l						

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Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11

Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD RPD	Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
Blank Analyzed: 07/27/2011 (11G3172-BLK1)											
1,2-Dichloropropane	ND	1.0	0.35	ug/l							
1,3-Dichloropropane	ND	1.0	0.32	ug/l							
2,2-Dichloropropane	ND	1.0	0.34	ug/l							
cis-1,3-Dichloropropene	ND	0.50	0.22	ug/l							
trans-1,3-Dichloropropene	ND	0.50	0.32	ug/l							
1,1-Dichloropropene	ND	1.0	0.28	ug/l							
Ethylbenzene	ND	0.50	0.25	ug/l							
Hexachlorobutadiene	ND	1.0	0.38	ug/l							
2-Hexanone	ND	10	2.6	ug/l							
Isopropylbenzene	ND	1.0	0.25	ug/l							
p-Isopropyltoluene	ND	1.0	0.28	ug/l							
4-Methyl-2-pentanone (MIBK)	ND	10	3.5	ug/l							
Methylene chloride	ND	5.0	0.95	ug/l							
Naphthalene	ND	1.0	0.41	ug/l							
n-Propylbenzene	ND	1.0	0.27	ug/l							
Styrene	ND	1.0	0.20	ug/l							
1,1,1,2-Tetrachloroethane	ND	1.0	0.27	ug/l							
1,1,2,2-Tetrachloroethane	ND	1.0	0.30	ug/l							
Tetrachloroethene	ND	1.0	0.32	ug/l							
Toluene	ND	0.50	0.36	ug/l							
1,2,3-Trichlorobenzene	ND	1.0	0.30	ug/l							
1,2,4-Trichlorobenzene	ND	1.0	0.48	ug/l							
1,1,1-Trichloroethane	ND	1.0	0.30	ug/l							
1,1,2-Trichloroethane	ND	1.0	0.30	ug/l							
Trichloroethene	ND	1.0	0.26	ug/l							
Trichlorofluoromethane	ND	1.0	0.34	ug/l							
1,2,3-Trichloropropane	ND	1.0	0.40	ug/l							
1,2,4-Trimethylbenzene	ND	1.0	0.23	ug/l							
1,3,5-Trimethylbenzene	ND	1.0	0.26	ug/l							
Vinyl chloride	ND	0.50	0.40	ug/l							
m,p-Xylenes	ND	1.0	0.60	ug/l							

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Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
Blank Analyzed: 07/27/2011 (11G3172-BLK1)											
o-Xylene	ND	0.50	0.30	ug/l							
Xylenes, Total	ND	1.5	0.90	ug/l							
Di-isopropyl Ether (DIPE)	ND	1.0	0.25	ug/l							
Ethyl tert-Butyl Ether (ETBE)	ND	1.0	0.28	ug/l							
Methyl-tert-butyl Ether (MTBE)	ND	1.0	0.32	ug/l							
tert-Amyl Methyl Ether (TAME)	ND	1.0	0.33	ug/l							
tert-Butanol (TBA)	ND	10	6.5	ug/l							
Surrogate: 4-Bromofluorobenzene	23.9			ug/l	25.0		96	80-120			
Surrogate: Dibromofluoromethane	22.6			ug/l	25.0		90	80-120			
Surrogate: Toluene-d8	24.8			ug/l	25.0		99	80-120			
LCS Analyzed: 07/27/2011 (11G3172-BS1)											
Acetone	27.3	10	4.5	ug/l	25.0		109	30-140			
Benzene	22.3	0.50	0.28	ug/l	25.0		89	70-120			
Bromobenzene	25.6	1.0	0.27	ug/l	25.0		102	75-120			
Bromochloromethane	23.4	1.0	0.40	ug/l	25.0		94	70-130			
Bromodichloromethane	26.2	1.0	0.30	ug/l	25.0		105	70-135			
Bromoform	22.7	1.0	0.40	ug/l	25.0		91	55-130			
Bromomethane	24.6	1.0	0.42	ug/l	25.0		98	65-140			
2-Butanone (MEK)	24.8	10	4.7	ug/l	25.0		99	40-140			
n-Butylbenzene	23.7	1.0	0.37	ug/l	25.0		95	70-130			
sec-Butylbenzene	23.6	1.0	0.25	ug/l	25.0		95	70-125			
tert-Butylbenzene	24.8	1.0	0.22	ug/l	25.0		99	70-125			
Carbon tetrachloride	30.6	0.50	0.28	ug/l	25.0		122	65-140			
Chlorobenzene	24.9	1.0	0.36	ug/l	25.0		99	75-120			
Chloroethane	22.2	1.0	0.40	ug/l	25.0		89	60-140			
Chloroform	21.4	1.0	0.33	ug/l	25.0		85	70-130			
Chloromethane	23.2	1.0	0.40	ug/l	25.0		93	50-140			
2-Chlorotoluene	23.5	1.0	0.28	ug/l	25.0		94	70-125			
4-Chlorotoluene	24.4	1.0	0.29	ug/l	25.0		97	75-125			
1,2-Dibromo-3-chloropropane	24.9	5.0	0.97	ug/l	25.0		100	50-135			
Dibromochloromethane	27.1	1.0	0.40	ug/l	25.0		108	70-140			

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Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
LCS Analyzed: 07/27/2011 (11G3172-BS1)											
1,2-Dibromoethane (EDB)	24.9	1.0	0.40	ug/l	25.0		100	75-125			
Dibromomethane	23.5	1.0	0.36	ug/l	25.0		94	70-125			
1,2-Dichlorobenzene	24.7	1.0	0.32	ug/l	25.0		99	75-120			
1,3-Dichlorobenzene	24.6	1.0	0.35	ug/l	25.0		98	75-120			
1,4-Dichlorobenzene	24.5	1.0	0.37	ug/l	25.0		98	75-120			
Dichlorodifluoromethane	24.3	2.0	0.26	ug/l	25.0		97	35-155			
1,1-Dichloroethane	21.2	1.0	0.40	ug/l	25.0		85	70-125			
1,2-Dichloroethane	23.1	0.50	0.28	ug/l	25.0		92	60-140			
1,1-Dichloroethene	23.8	1.0	0.42	ug/l	25.0		95	70-125			
cis-1,2-Dichloroethene	23.6	1.0	0.32	ug/l	25.0		94	70-125			
trans-1,2-Dichloroethene	21.8	1.0	0.30	ug/l	25.0		87	70-125			
1,2-Dichloropropane	22.4	1.0	0.35	ug/l	25.0		90	70-125			
1,3-Dichloropropane	23.5	1.0	0.32	ug/l	25.0		94	70-120			
2,2-Dichloropropane	28.1	1.0	0.34	ug/l	25.0		112	65-140			
cis-1,3-Dichloropropene	26.7	0.50	0.22	ug/l	25.0		107	75-125			
trans-1,3-Dichloropropene	27.3	0.50	0.32	ug/l	25.0		109	70-125			
1,1-Dichloropropene	24.0	1.0	0.28	ug/l	25.0		96	75-130			
Ethylbenzene	23.8	0.50	0.25	ug/l	25.0		95	75-125			
Hexachlorobutadiene	25.7	1.0	0.38	ug/l	25.0		103	65-135			
2-Hexanone	23.0	10	2.6	ug/l	25.0		92	45-140			
Isopropylbenzene	24.9	1.0	0.25	ug/l	25.0		100	75-130			
p-Isopropyltoluene	26.1	1.0	0.28	ug/l	25.0		104	75-125			
4-Methyl-2-pentanone (MIBK)	22.0	10	3.5	ug/l	25.0		88	45-140			
Methylene chloride	22.9	5.0	0.95	ug/l	25.0		92	55-130			
Naphthalene	27.0	1.0	0.41	ug/l	25.0		108	55-135			
n-Propylbenzene	23.5	1.0	0.27	ug/l	25.0		94	75-130			
Styrene	25.9	1.0	0.20	ug/l	25.0		104	75-130			
1,1,1,2-Tetrachloroethane	28.6	1.0	0.27	ug/l	25.0		114	70-130			
1,1,1,2,2-Tetrachloroethane	23.2	1.0	0.30	ug/l	25.0		93	55-130			
Tetrachloroethene	26.1	1.0	0.32	ug/l	25.0		104	70-125			
Toluene	23.2	0.50	0.36	ug/l	25.0		93	70-120			

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Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD RPD	Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
LCS Analyzed: 07/27/2011 (11G3172-BS1)											
1,2,3-Trichlorobenzene	25.8	1.0	0.30	ug/l	25.0		103	65-125			
1,2,4-Trichlorobenzene	26.9	1.0	0.48	ug/l	25.0		108	70-135			
1,1,1-Trichloroethane	27.0	1.0	0.30	ug/l	25.0		108	65-135			
1,1,2-Trichloroethane	24.3	1.0	0.30	ug/l	25.0		97	70-125			
Trichloroethene	25.5	1.0	0.26	ug/l	25.0		102	70-125			
Trichlorofluoromethane	28.0	1.0	0.34	ug/l	25.0		112	65-145			
1,2,3-Trichloropropane	22.9	1.0	0.40	ug/l	25.0		91	60-130			
1,2,4-Trimethylbenzene	25.6	1.0	0.23	ug/l	25.0		102	75-125			
1,3,5-Trimethylbenzene	25.3	1.0	0.26	ug/l	25.0		101	75-125			
Vinyl chloride	25.7	0.50	0.40	ug/l	25.0		103	55-135			
m,p-Xylenes	49.1	1.0	0.60	ug/l	50.0		98	75-125			
o-Xylene	24.2	0.50	0.30	ug/l	25.0		97	75-125			
Xylenes, Total	73.4	1.5	0.90	ug/l	75.0		98	70-125			
Di-isopropyl Ether (DIPE)	19.3	1.0	0.25	ug/l	25.0		77	60-135			
Ethyl tert-Butyl Ether (ETBE)	19.7	1.0	0.28	ug/l	25.0		79	65-135			
Methyl-tert-butyl Ether (MTBE)	19.3	1.0	0.32	ug/l	25.0		77	60-135			
tert-Amyl Methyl Ether (TAME)	22.6	1.0	0.33	ug/l	25.0		90	60-135			
tert-Butanol (TBA)	134	10	6.5	ug/l	125		107	70-135			
Surrogate: 4-Bromofluorobenzene	23.7			ug/l	25.0		95	80-120			
Surrogate: Dibromofluoromethane	22.7			ug/l	25.0		91	80-120			
Surrogate: Toluene-d8	24.4			ug/l	25.0		98	80-120			

Matrix Spike Analyzed: 07/27/2011 (11G3172-MS1)

Source: IUG2308-02

Acetone	15.5	10	4.5	ug/l	25.0	ND	62	20-150			
Benzene	23.0	0.50	0.28	ug/l	25.0	ND	92	65-125			
Bromobenzene	26.9	1.0	0.27	ug/l	25.0	ND	108	70-125			
Bromochloromethane	25.6	1.0	0.40	ug/l	25.0	ND	102	65-135			
Bromodichloromethane	28.4	1.0	0.30	ug/l	25.0	ND	113	70-135			
Bromoform	24.0	1.0	0.40	ug/l	25.0	ND	96	55-135			
Bromomethane	25.3	1.0	0.42	ug/l	25.0	ND	101	55-145			
2-Butanone (MEK)	18.6	10	4.7	ug/l	25.0	ND	74	30-145			
n-Butylbenzene	23.9	1.0	0.37	ug/l	25.0	ND	96	65-135			

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IUG2022 <Page 14 of 33>

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	RPD Limits	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11										
Matrix Spike Analyzed: 07/27/2011 (11G3172-MS1)					Source: IUG2308-02					
sec-Butylbenzene	24.5	1.0	0.25	ug/l	25.0	ND	98	70-125		
tert-Butylbenzene	25.9	1.0	0.22	ug/l	25.0	ND	104	65-130		
Carbon tetrachloride	32.4	0.50	0.28	ug/l	25.0	ND	129	65-140		
Chlorobenzene	27.1	1.0	0.36	ug/l	25.0	ND	108	75-125		
Chloroethane	24.2	1.0	0.40	ug/l	25.0	ND	97	55-140		
Chloroform	23.5	1.0	0.33	ug/l	25.0	ND	94	65-135		
Chloromethane	24.1	1.0	0.40	ug/l	25.0	ND	96	45-145		
2-Chlorotoluene	25.3	1.0	0.28	ug/l	25.0	ND	101	65-135		
4-Chlorotoluene	25.7	1.0	0.29	ug/l	25.0	ND	103	70-135		
1,2-Dibromo-3-chloropropane	24.6	5.0	0.97	ug/l	25.0	ND	98	45-145		
Dibromochloromethane	29.2	1.0	0.40	ug/l	25.0	ND	117	65-140		
1,2-Dibromoethane (EDB)	26.6	1.0	0.40	ug/l	25.0	ND	106	70-130		
Dibromomethane	24.9	1.0	0.36	ug/l	25.0	ND	100	65-135		
1,2-Dichlorobenzene	25.0	1.0	0.32	ug/l	25.0	ND	100	75-125		
1,3-Dichlorobenzene	25.8	1.0	0.35	ug/l	25.0	ND	103	75-125		
1,4-Dichlorobenzene	25.2	1.0	0.37	ug/l	25.0	ND	101	75-125		
Dichlorodifluoromethane	25.6	2.0	0.26	ug/l	25.0	ND	102	25-155		
1,1-Dichloroethane	22.9	1.0	0.40	ug/l	25.0	ND	92	65-130		
1,2-Dichloroethane	24.4	0.50	0.28	ug/l	25.0	ND	97	60-140		
1,1-Dichloroethene	24.6	1.0	0.42	ug/l	25.0	ND	99	60-130		
cis-1,2-Dichloroethene	24.6	1.0	0.32	ug/l	25.0	ND	98	65-130		
trans-1,2-Dichloroethene	23.5	1.0	0.30	ug/l	25.0	ND	94	65-130		
1,2-Dichloropropane	23.6	1.0	0.35	ug/l	25.0	ND	94	65-130		
1,3-Dichloropropane	25.7	1.0	0.32	ug/l	25.0	ND	103	65-135		
2,2-Dichloropropane	30.7	1.0	0.34	ug/l	25.0	ND	123	60-145		
cis-1,3-Dichloropropene	27.5	0.50	0.22	ug/l	25.0	ND	110	70-130		
trans-1,3-Dichloropropene	29.3	0.50	0.32	ug/l	25.0	ND	117	65-135		
1,1-Dichloropropene	25.2	1.0	0.28	ug/l	25.0	ND	101	70-135		
Ethylbenzene	26.2	0.50	0.25	ug/l	25.0	ND	105	65-130		
Hexachlorobutadiene	29.2	1.0	0.38	ug/l	25.0	ND	117	60-135		
2-Hexanone	20.7	10	2.6	ug/l	25.0	ND	83	25-140		

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limit	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
Matrix Spike Analyzed: 07/27/2011 (11G3172-MS1)						Source: IUG2308-02					
Isopropylbenzene	25.7	1.0	0.25	ug/l	25.0	ND	103	70-135			
p-Isopropyltoluene	26.7	1.0	0.28	ug/l	25.0	ND	107	65-130			
4-Methyl-2-pentanone (MIBK)	21.7	10	3.5	ug/l	25.0	ND	87	40-140			
Methylene chloride	23.9	5.0	0.95	ug/l	25.0	ND	96	50-135			
Naphthalene	27.9	1.0	0.41	ug/l	25.0	ND	112	50-140			
n-Propylbenzene	24.2	1.0	0.27	ug/l	25.0	ND	97	70-135			
Styrene	25.9	1.0	0.20	ug/l	25.0	ND	104	50-145			
1,1,1,2-Tetrachloroethane	31.2	1.0	0.27	ug/l	25.0	ND	125	65-140			
1,1,2,2-Tetrachloroethane	23.6	1.0	0.30	ug/l	25.0	ND	94	55-135			
Tetrachloroethene	27.8	1.0	0.32	ug/l	25.0	ND	111	65-130			
Toluene	24.7	0.50	0.36	ug/l	25.0	ND	99	70-125			
1,2,3-Trichlorobenzene	27.8	1.0	0.30	ug/l	25.0	ND	111	60-135			
1,2,4-Trichlorobenzene	29.3	1.0	0.48	ug/l	25.0	ND	117	65-135			
1,1,1-Trichloroethane	28.5	1.0	0.30	ug/l	25.0	ND	114	65-140			
1,1,2-Trichloroethane	25.3	1.0	0.30	ug/l	25.0	ND	101	65-130			
Trichloroethene	26.1	1.0	0.26	ug/l	25.0	ND	105	65-125			
Trichlorofluoromethane	30.3	1.0	0.34	ug/l	25.0	ND	121	60-145			
1,2,3-Trichloropropane	22.9	1.0	0.40	ug/l	25.0	ND	91	55-135			
1,2,4-Trimethylbenzene	25.4	1.0	0.23	ug/l	25.0	ND	101	55-135			
1,3,5-Trimethylbenzene	26.7	1.0	0.26	ug/l	25.0	ND	107	70-130			
Vinyl chloride	26.2	0.50	0.40	ug/l	25.0	ND	105	45-140			
m,p-Xylenes	51.0	1.0	0.60	ug/l	50.0	ND	102	65-130			
o-Xylene	25.9	0.50	0.30	ug/l	25.0	ND	104	65-125			
Xylenes, Total	77.0	1.5	0.90	ug/l	75.0	ND	103	60-130			
Di-isopropyl Ether (DIPE)	20.7	1.0	0.25	ug/l	25.0	ND	83	60-140			
Ethyl tert-Butyl Ether (ETBE)	22.0	1.0	0.28	ug/l	25.0	ND	88	60-135			
Methyl-tert-butyl Ether (MTBE)	20.2	1.0	0.32	ug/l	25.0	ND	81	55-145			
tert-Amyl Methyl Ether (TAME)	23.0	1.0	0.33	ug/l	25.0	ND	92	60-140			
tert-Butanol (TBA)	140	10	6.5	ug/l	125	ND	112	65-140			
Surrogate: 4-Bromofluorobenzene	24.5			ug/l	25.0		98	80-120			
Surrogate: Dibromofluoromethane	23.8			ug/l	25.0		95	80-120			
Surrogate: Toluene-d8	24.4			ug/l	25.0		98	80-120			

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
Matrix Spike Analyzed: 07/27/2011 (11G3172-MS1)						Source: IUG2308-02					
Matrix Spike Dup Analyzed: 07/27/2011 (11G3172-MSD1)						Source: IUG2308-02					
Acetone	15.8	10	4.5	ug/l	25.0	ND	63	20-150	2	35	
Benzene	23.0	0.50	0.28	ug/l	25.0	ND	92	65-125	0.3	20	
Bromobenzene	26.2	1.0	0.27	ug/l	25.0	ND	105	70-125	3	20	
Bromochloromethane	24.4	1.0	0.40	ug/l	25.0	ND	98	65-135	5	25	
Bromodichloromethane	28.5	1.0	0.30	ug/l	25.0	ND	114	70-135	0.4	20	
Bromoform	24.1	1.0	0.40	ug/l	25.0	ND	96	55-135	0.6	25	
Bromomethane	24.8	1.0	0.42	ug/l	25.0	ND	99	55-145	2	25	
2-Butanone (MEK)	18.2	10	4.7	ug/l	25.0	ND	73	30-145	2	40	
n-Butylbenzene	24.0	1.0	0.37	ug/l	25.0	ND	96	65-135	0.4	20	
sec-Butylbenzene	24.5	1.0	0.25	ug/l	25.0	ND	98	70-125	0.2	20	
tert-Butylbenzene	25.6	1.0	0.22	ug/l	25.0	ND	102	65-130	1	20	
Carbon tetrachloride	32.4	0.50	0.28	ug/l	25.0	ND	130	65-140	0.2	25	
Chlorobenzene	27.1	1.0	0.36	ug/l	25.0	ND	108	75-125	0.1	20	
Chloroethane	23.1	1.0	0.40	ug/l	25.0	ND	92	55-140	5	25	
Chloroform	22.0	1.0	0.33	ug/l	25.0	ND	88	65-135	6	20	
Chloromethane	22.9	1.0	0.40	ug/l	25.0	ND	92	45-145	5	25	
2-Chlorotoluene	24.1	1.0	0.28	ug/l	25.0	ND	96	65-135	5	20	
4-Chlorotoluene	24.9	1.0	0.29	ug/l	25.0	ND	99	70-135	3	20	
1,2-Dibromo-3-chloropropane	25.8	5.0	0.97	ug/l	25.0	ND	103	45-145	5	30	
Dibromochloromethane	28.9	1.0	0.40	ug/l	25.0	ND	116	65-140	0.9	25	
1,2-Dibromoethane (EDB)	26.6	1.0	0.40	ug/l	25.0	ND	106	70-130	0.08	25	
Dibromomethane	24.8	1.0	0.36	ug/l	25.0	ND	99	65-135	0.6	25	
1,2-Dichlorobenzene	25.2	1.0	0.32	ug/l	25.0	ND	101	75-125	0.6	20	
1,3-Dichlorobenzene	25.3	1.0	0.35	ug/l	25.0	ND	101	75-125	2	20	
1,4-Dichlorobenzene	24.2	1.0	0.37	ug/l	25.0	ND	97	75-125	4	20	
Dichlorodifluoromethane	24.8	2.0	0.26	ug/l	25.0	ND	99	25-155	3	30	
1,1-Dichloroethane	22.4	1.0	0.40	ug/l	25.0	ND	90	65-130	2	20	
1,2-Dichloroethane	25.0	0.50	0.28	ug/l	25.0	ND	100	60-140	3	20	
1,1-Dichloroethene	24.1	1.0	0.42	ug/l	25.0	ND	96	60-130	2	20	
cis-1,2-Dichloroethene	24.3	1.0	0.32	ug/l	25.0	ND	97	65-130	1	20	

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TCCo. Jobsite; Received 10-25-2013

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
Matrix Spike Dup Analyzed: 07/27/2011 (11G3172-MSD1)						Source: IUG2308-02					
trans-1,2-Dichloroethene	22.5	1.0	0.30	ug/l	25.0	ND	90	65-130	4	20	
1,2-Dichloropropane	23.4	1.0	0.35	ug/l	25.0	ND	94	65-130	0.9	20	
1,3-Dichloropropane	26.0	1.0	0.32	ug/l	25.0	ND	104	65-135	1	25	
2,2-Dichloropropane	29.7	1.0	0.34	ug/l	25.0	ND	119	60-145	3	25	
cis-1,3-Dichloropropene	27.9	0.50	0.22	ug/l	25.0	ND	111	70-130	1	20	
trans-1,3-Dichloropropene	30.8	0.50	0.32	ug/l	25.0	ND	123	65-135	5	25	
1,1-Dichloropropene	25.1	1.0	0.28	ug/l	25.0	ND	100	70-135	0.4	20	
Ethylbenzene	26.2	0.50	0.25	ug/l	25.0	ND	105	65-130	0.2	20	
Hexachlorobutadiene	27.1	1.0	0.38	ug/l	25.0	ND	108	60-135	8	20	
2-Hexanone	21.2	10	2.6	ug/l	25.0	ND	85	25-140	2	35	
Isopropylbenzene	25.1	1.0	0.25	ug/l	25.0	ND	100	70-135	2	20	
p-Isopropyltoluene	25.4	1.0	0.28	ug/l	25.0	ND	102	65-130	5	20	
4-Methyl-2-pentanone (MIBK)	22.6	10	3.5	ug/l	25.0	ND	90	40-140	4	35	
Methylene chloride	23.1	5.0	0.95	ug/l	25.0	ND	93	50-135	3	20	
Naphthalene	26.4	1.0	0.41	ug/l	25.0	ND	106	50-140	6	30	
n-Propylbenzene	23.6	1.0	0.27	ug/l	25.0	ND	94	70-135	3	20	
Styrene	25.7	1.0	0.20	ug/l	25.0	ND	103	50-145	0.8	30	
1,1,1,2-Tetrachloroethane	31.1	1.0	0.27	ug/l	25.0	ND	124	65-140	0.5	20	
1,1,2,2-Tetrachloroethane	23.3	1.0	0.30	ug/l	25.0	ND	93	55-135	1	30	
Tetrachloroethene	27.6	1.0	0.32	ug/l	25.0	ND	111	65-130	0.6	20	
Toluene	24.6	0.50	0.36	ug/l	25.0	ND	98	70-125	0.4	20	
1,2,3-Trichlorobenzene	27.2	1.0	0.30	ug/l	25.0	ND	109	60-135	2	20	
1,2,4-Trichlorobenzene	27.5	1.0	0.48	ug/l	25.0	ND	110	65-135	6	20	
1,1,1-Trichloroethane	27.5	1.0	0.30	ug/l	25.0	ND	110	65-140	3	20	
1,1,2-Trichloroethane	25.9	1.0	0.30	ug/l	25.0	ND	104	65-130	2	25	
Trichloroethene	26.0	1.0	0.26	ug/l	25.0	ND	104	65-125	0.7	20	
Trichlorofluoromethane	28.8	1.0	0.34	ug/l	25.0	ND	115	60-145	5	25	
1,2,3-Trichloropropane	23.3	1.0	0.40	ug/l	25.0	ND	93	55-135	2	30	
1,2,4-Trimethylbenzene	25.8	1.0	0.23	ug/l	25.0	ND	103	55-135	2	25	
1,3,5-Trimethylbenzene	25.5	1.0	0.26	ug/l	25.0	ND	102	70-130	5	20	
Vinyl chloride	25.1	0.50	0.40	ug/l	25.0	ND	100	45-140	4	30	

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Project Manager

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Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

VOLATILE ORGANICS with OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3172 Extracted: 07/27/11											
Matrix Spike Dup Analyzed: 07/27/2011 (11G3172-MSD1)						Source: IUG2308-02					
m,p-Xylenes	50.2	1.0	0.60	ug/l	50.0	ND	100	65-130	2	25	
o-Xylene	24.9	0.50	0.30	ug/l	25.0	ND	100	65-125	4	20	
Xylenes, Total	75.1	1.5	0.90	ug/l	75.0	ND	100	60-130	2	20	
Di-isopropyl Ether (DIPE)	19.4	1.0	0.25	ug/l	25.0	ND	78	60-140	6	25	
Ethyl tert-Butyl Ether (ETBE)	21.2	1.0	0.28	ug/l	25.0	ND	85	60-135	4	25	
Methyl-tert-butyl Ether (MTBE)	19.8	1.0	0.32	ug/l	25.0	ND	79	55-145	2	25	
tert-Amyl Methyl Ether (TAME)	22.6	1.0	0.33	ug/l	25.0	ND	90	60-140	2	30	
tert-Butanol (TBA)	132	10	6.5	ug/l	125	ND	105	65-140	6	25	
Surrogate: 4-Bromofluorobenzene	25.0			ug/l	25.0		100	80-120			
Surrogate: Dibromofluoromethane	23.6			ug/l	25.0		95	80-120			
Surrogate: Toluene-d8	26.0			ug/l	25.0		104	80-120			

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Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

ORGANOCHLORINE PESTICIDES (EPA 3510C/8081A)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD RPD	Limit	Data Qualifiers
Batch: 11G3054 Extracted: 07/26/11											
Blank Analyzed: 07/27/2011 (11G3054-BLK1)											
4,4'-DDD	ND	0.10	0.020	ug/l							
4,4'-DDE	ND	0.10	0.020	ug/l							
4,4'-DDT	ND	0.10	0.020	ug/l							
Aldrin	ND	0.10	0.020	ug/l							
alpha-BHC	ND	0.10	0.020	ug/l							
beta-BHC	ND	0.10	0.030	ug/l							
delta-BHC	ND	0.20	0.020	ug/l							
Dieldrin	ND	0.10	0.020	ug/l							
Endosulfan I	ND	0.10	0.020	ug/l							
Endosulfan II	ND	0.10	0.020	ug/l							
Endosulfan sulfate	ND	0.20	0.020	ug/l							
Endrin	ND	0.10	0.020	ug/l							
Endrin aldehyde	ND	0.10	0.020	ug/l							
Endrin ketone	ND	0.10	0.040	ug/l							
gamma-BHC (Lindane)	ND	0.10	0.020	ug/l							
Heptachlor	ND	0.10	0.030	ug/l							
Heptachlor epoxide	ND	0.10	0.030	ug/l							
Methoxychlor	ND	0.10	0.020	ug/l							
Chlordane	ND	1.0	0.20	ug/l							
Toxaphene	ND	5.0	0.50	ug/l							
Surrogate: Decachlorobiphenyl	0.421			ug/l	0.500		84	45-120			
Surrogate: Tetrachloro-m-xylene	0.415			ug/l	0.500		83	35-115			
LCS Analyzed: 07/27/2011 (11G3054-BS1)											
4,4'-DDD	0.549	0.10	0.020	ug/l	0.500		110	55-120			
4,4'-DDE	0.526	0.10	0.020	ug/l	0.500		105	50-120			
4,4'-DDT	0.506	0.10	0.020	ug/l	0.500		101	55-120			
Aldrin	0.467	0.10	0.020	ug/l	0.500		93	40-115			
alpha-BHC	0.517	0.10	0.020	ug/l	0.500		103	45-115			
beta-BHC	0.449	0.10	0.030	ug/l	0.500		90	55-115			
delta-BHC	0.492	0.20	0.020	ug/l	0.500		98	55-115			
Dieldrin	0.494	0.10	0.020	ug/l	0.500		99	55-115			

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

ORGANOCHLORINE PESTICIDES (EPA 3510C/8081A)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC Limits	RPD RPD Limit	Data Qualifiers
Batch: 11G3054 Extracted: 07/26/11									
LCS Analyzed: 07/27/2011 (11G3054-BS1)									
Endosulfan I	0.480	0.10	0.020	ug/l	0.500		96 55-115		
Endosulfan II	0.410	0.10	0.020	ug/l	0.500		82 55-120		
Endosulfan sulfate	0.500	0.20	0.020	ug/l	0.500		100 60-120		
Endrin	0.520	0.10	0.020	ug/l	0.500		104 55-115		
Endrin aldehyde	0.481	0.10	0.020	ug/l	0.500		96 50-120		
Endrin ketone	0.507	0.10	0.040	ug/l	0.500		101 55-120		
gamma-BHC (Lindane)	0.502	0.10	0.020	ug/l	0.500		100 45-115		
Heptachlor	0.481	0.10	0.030	ug/l	0.500		96 45-115		
Heptachlor epoxide	0.402	0.10	0.030	ug/l	0.500		80 55-115		
Methoxychlor	0.487	0.10	0.020	ug/l	0.500		97 60-120		
Surrogate: Decachlorobiphenyl	0.417			ug/l	0.500		83 45-120		
Surrogate: Tetrachloro-m-xylene	0.414			ug/l	0.500		83 35-115		
LCS Dup Analyzed: 07/27/2011 (11G3054-BSD1)									
4,4'-DDD	0.546	0.10	0.020	ug/l	0.500		109 55-120	0.6	30
4,4'-DDE	0.515	0.10	0.020	ug/l	0.500		103 50-120	2	30
4,4'-DDT	0.513	0.10	0.020	ug/l	0.500		103 55-120	1	30
Aldrin	0.463	0.10	0.020	ug/l	0.500		93 40-115	0.8	30
alpha-BHC	0.507	0.10	0.020	ug/l	0.500		101 45-115	2	30
beta-BHC	0.445	0.10	0.030	ug/l	0.500		89 55-115	0.9	30
delta-BHC	0.490	0.20	0.020	ug/l	0.500		98 55-115	0.3	30
Dieldrin	0.492	0.10	0.020	ug/l	0.500		98 55-115	0.4	30
Endosulfan I	0.468	0.10	0.020	ug/l	0.500		94 55-115	3	30
Endosulfan II	0.409	0.10	0.020	ug/l	0.500		82 55-120	0.4	30
Endosulfan sulfate	0.501	0.20	0.020	ug/l	0.500		100 60-120	0.2	30
Endrin	0.519	0.10	0.020	ug/l	0.500		104 55-115	0.2	30
Endrin aldehyde	0.480	0.10	0.020	ug/l	0.500		96 50-120	0.08	30
Endrin ketone	0.505	0.10	0.040	ug/l	0.500		101 55-120	0.4	30
gamma-BHC (Lindane)	0.500	0.10	0.020	ug/l	0.500		100 45-115	0.4	30
Heptachlor	0.483	0.10	0.030	ug/l	0.500		97 45-115	0.4	30
Heptachlor epoxide	0.398	0.10	0.030	ug/l	0.500		80 55-115	0.8	30
Methoxychlor	0.481	0.10	0.020	ug/l	0.500		96 60-120	1	30

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Project ID: 602778-003

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Sampled: 07/21/11

Received: 07/21/11

METHOD BLANK/QC DATA

ORGANOCHLORINE PESTICIDES (EPA 3510C/8081A)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G3054 Extracted: 07/26/11											
LCS Dup Analyzed: 07/27/2011 (11G3054-BSD1)											
Surrogate: Decachlorobiphenyl	0.422			ug/l	0.500		84	45-120			
Surrogate: Tetrachloro-m-xylene	0.413			ug/l	0.500		83	35-115			

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METHOD BLANK/QC DATA

HEXANE EXTRACTABLE MATERIAL

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	Limit	RPD	RPD Limit	Data Qualifiers
Batch: 11G3530 Extracted: 07/29/11											
Blank Analyzed: 07/29/2011 (11G3530-BLK1)											
Hexane Extractable Material (Oil & Grease)	ND	5.0	1.4	mg/l							
LCS Analyzed: 07/29/2011 (11G3530-BS1)											
Hexane Extractable Material (Oil & Grease)	18.9	5.0	1.4	mg/l	20.0		94	78-114			MNR1
LCS Dup Analyzed: 07/29/2011 (11G3530-BSD1)											
Hexane Extractable Material (Oil & Grease)	18.7	5.0	1.4	mg/l	20.0		94	78-114	1	11	
Batch: 11G3531 Extracted: 07/29/11											
Blank Analyzed: 07/29/2011 (11G3531-BLK1)											
SilicaGel Treated Hexane Extractable Material(TPH)	ND	5.0	1.4	mg/l							
LCS Analyzed: 07/29/2011 (11G3531-BS1)											
SilicaGel Treated Hexane Extractable Material(TPH)	9.30	5.0	1.4	mg/l	10.0		93	70-110			MNR1
LCS Dup Analyzed: 07/29/2011 (11G3531-BSD1)											
SilicaGel Treated Hexane Extractable Material(TPH)	8.90	5.0	1.4	mg/l	10.0		89	70-110	4	15	

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METHOD BLANK/QC DATA

METALS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G2933 Extracted: 07/25/11										
Blank Analyzed: 07/26/2011 (11G2933-BLK1)										
Mercury	ND	0.00020	0.00010	mg/l						
LCS Analyzed: 07/26/2011 (11G2933-BS1)										
Mercury	0.00769	0.00020	0.00010	mg/l	0.00800		96 80-120			
Matrix Spike Analyzed: 07/26/2011 (11G2933-MS1)										
Source: IUG1909-01										
Mercury	0.00656	0.00020	0.00010	mg/l	0.00800	ND	82 70-130			
Matrix Spike Dup Analyzed: 07/26/2011 (11G2933-MSD1)										
Source: IUG1909-01										
Mercury	0.00658	0.00020	0.00010	mg/l	0.00800	ND	82 70-130	0.4	20	
Batch: 11G3426 Extracted: 07/28/11										
Blank Analyzed: 07/29/2011 (11G3426-BLK1)										
Antimony	ND	0.010	0.0070	mg/l						
Arsenic	ND	0.010	0.0070	mg/l						
Barium	ND	0.010	0.0060	mg/l						
Beryllium	ND	0.0040	0.00090	mg/l						
Cadmium	ND	0.0050	0.0020	mg/l						
Chromium	ND	0.0050	0.0020	mg/l						
Cobalt	ND	0.010	0.0020	mg/l						
Copper	ND	0.010	0.0030	mg/l						
Lead	ND	0.0050	0.0040	mg/l						
Molybdenum	ND	0.020	0.0020	mg/l						
Nickel	ND	0.010	0.0020	mg/l						
Selenium	ND	0.010	0.0080	mg/l						
Silver	ND	0.010	0.0060	mg/l						
Thallium	ND	0.010	0.0070	mg/l						
Vanadium	ND	0.010	0.0030	mg/l						
Zinc	ND	0.020	0.0060	mg/l						

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METHOD BLANK/QC DATA

METALS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC Limits	RPD RPD	RPD Limit	Data Qualifiers
Batch: 11G3426 Extracted: 07/28/11										
LCS Analyzed: 07/29/2011 (11G3426-BS1)										
Antimony	0.965	0.010	0.0070	mg/l	1.00		97 80-120			
Arsenic	0.952	0.010	0.0070	mg/l	1.00		95 80-120			
Barium	0.986	0.010	0.0060	mg/l	1.00		99 80-120			
Beryllium	0.986	0.0040	0.00090	mg/l	1.00		99 80-120			
Cadmium	0.942	0.0050	0.0020	mg/l	1.00		94 80-120			
Chromium	0.987	0.0050	0.0020	mg/l	1.00		99 80-120			
Cobalt	0.956	0.010	0.0020	mg/l	1.00		96 80-120			
Copper	0.989	0.010	0.0030	mg/l	1.00		99 80-120			
Lead	0.971	0.0050	0.0040	mg/l	1.00		97 80-120			
Molybdenum	0.932	0.020	0.0020	mg/l	1.00		93 80-120			
Nickel	0.978	0.010	0.0020	mg/l	1.00		98 80-120			
Selenium	0.918	0.010	0.0080	mg/l	1.00		92 80-120			
Silver	0.500	0.010	0.0060	mg/l	0.500		100 80-120			
Thallium	0.959	0.010	0.0070	mg/l	1.00		96 80-120			
Vanadium	0.987	0.010	0.0030	mg/l	1.00		99 80-120			
Zinc	0.938	0.020	0.0060	mg/l	1.00		94 80-120			

Matrix Spike Analyzed: 07/29/2011 (11G3426-MS1)

Source: IUG2143-01

Antimony	0.928	0.010	0.0070	mg/l	1.00	ND	93 75-125			
Arsenic	0.932	0.010	0.0070	mg/l	1.00	0.00878	92 75-125			
Barium	1.04	0.010	0.0060	mg/l	1.00	0.122	92 75-125			
Beryllium	0.953	0.0040	0.00090	mg/l	1.00	ND	95 75-125			
Cadmium	0.875	0.0050	0.0020	mg/l	1.00	ND	88 75-125			
Chromium	0.928	0.0050	0.0020	mg/l	1.00	ND	93 75-125			
Cobalt	0.874	0.010	0.0020	mg/l	1.00	ND	87 75-125			
Copper	0.948	0.010	0.0030	mg/l	1.00	ND	95 75-125			
Lead	0.886	0.0050	0.0040	mg/l	1.00	ND	89 75-125			
Molybdenum	0.887	0.020	0.0020	mg/l	1.00	ND	89 75-125			
Nickel	0.899	0.010	0.0020	mg/l	1.00	0.0166	88 75-125			
Selenium	0.870	0.010	0.0080	mg/l	1.00	ND	87 75-125			
Silver	0.476	0.010	0.0060	mg/l	0.500	ND	95 75-125			
Thallium	0.884	0.010	0.0070	mg/l	1.00	ND	88 75-125			

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Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

METALS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	%REC Limits	RPD RPD	RPD Limit	Data Qualifiers
Batch: 11G3426 Extracted: 07/28/11											
Matrix Spike Analyzed: 07/29/2011 (11G3426-MS1)						Source: IUG2143-01					
Vanadium	0.956	0.010	0.0030	mg/l	1.00	0.0144	94	75-125			
Zinc	0.889	0.020	0.0060	mg/l	1.00	ND	89	75-125			
Matrix Spike Dup Analyzed: 07/29/2011 (11G3426-MSD1)						Source: IUG2143-01					
Antimony	0.909	0.010	0.0070	mg/l	1.00	ND	91	75-125	2	20	
Arsenic	0.911	0.010	0.0070	mg/l	1.00	0.00878	90	75-125	2	20	
Barium	1.02	0.010	0.0060	mg/l	1.00	0.122	90	75-125	2	20	
Beryllium	0.927	0.0040	0.00090	mg/l	1.00	ND	93	75-125	3	20	
Cadmium	0.853	0.0050	0.0020	mg/l	1.00	ND	85	75-125	3	20	
Chromium	0.908	0.0050	0.0020	mg/l	1.00	ND	91	75-125	2	20	
Cobalt	0.856	0.010	0.0020	mg/l	1.00	ND	86	75-125	2	20	
Copper	0.924	0.010	0.0030	mg/l	1.00	ND	92	75-125	3	20	
Lead	0.868	0.0050	0.0040	mg/l	1.00	ND	87	75-125	2	20	
Molybdenum	0.865	0.020	0.0020	mg/l	1.00	ND	87	75-125	2	20	
Nickel	0.871	0.010	0.0020	mg/l	1.00	0.0166	85	75-125	3	20	
Selenium	0.848	0.010	0.0080	mg/l	1.00	ND	85	75-125	3	20	
Silver	0.466	0.010	0.0060	mg/l	0.500	ND	93	75-125	2	20	
Thallium	0.866	0.010	0.0070	mg/l	1.00	ND	87	75-125	2	20	
Vanadium	0.924	0.010	0.0030	mg/l	1.00	0.0144	91	75-125	3	20	
Zinc	0.862	0.020	0.0060	mg/l	1.00	ND	86	75-125	3	20	

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Attention: Joe Roe

Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

INORGANICS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	Limits	RPD	RPD Limit	Data Qualifiers
<u>Batch: 11G2464 Extracted: 07/21/11</u>											
Blank Analyzed: 07/21/2011 (11G2464-BLK1)											
Nitrate-N	ND	0.11	0.060	mg/l							
Nitrite-N	ND	0.15	0.090	mg/l							
LCS Analyzed: 07/21/2011 (11G2464-BS1)											
Nitrate-N	1.15	0.11	0.060	mg/l	1.13		101	90-110			
Nitrite-N	1.56	0.15	0.090	mg/l	1.52		103	90-110			
Matrix Spike Analyzed: 07/21/2011 (11G2464-MS1) Source: IUG1984-02											
Nitrate-N	13.5	2.2	1.2	mg/l	11.3	ND	119	80-120			
Nitrite-N	24.1	3.0	1.8	mg/l	15.2	ND	159	80-120			MI
Matrix Spike Analyzed: 07/22/2011 (11G2464-MS2) Source: IUG2101-02											
Nitrate-N	15.7	2.2	1.2	mg/l	11.3	2.95	113	80-120			
Nitrite-N	18.3	3.0	1.8	mg/l	15.2	ND	120	80-120			
Matrix Spike Dup Analyzed: 07/21/2011 (11G2464-MSD1) Source: IUG1984-02											
Nitrate-N	11.2	2.2	1.2	mg/l	11.3	ND	99	80-120	18	20	
Nitrite-N	23.7	3.0	1.8	mg/l	15.2	ND	156	80-120	2	20	MI
<u>Batch: 11G2522 Extracted: 07/21/11</u>											
Blank Analyzed: 07/21/2011 (11G2522-BLK1)											
Orthophosphate - P	ND	0.050	0.020	mg/l							
LCS Analyzed: 07/21/2011 (11G2522-BS1)											
Orthophosphate - P	0.531	0.050	0.020	mg/l	0.500		106	90-110			

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METHOD BLANK/QC DATA

INORGANICS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
<u>Batch: 11G2522 Extracted: 07/21/11</u>											
Matrix Spike Analyzed: 07/21/2011 (11G2522-MS1)						Source: IUG1928-01					
Orthophosphate - P	0.634	0.050	0.020	mg/l	0.500	0.0714	112	75-125			
Matrix Spike Dup Analyzed: 07/21/2011 (11G2522-MSD1)						Source: IUG1928-01					
Orthophosphate - P	0.637	0.050	0.020	mg/l	0.500	0.0714	113	75-125	0.5	20	
<u>Batch: 11G2576 Extracted: 07/22/11</u>											
Blank Analyzed: 07/22/2011 (11G2576-BLK1)											
Total Dissolved Solids	ND	10	1.0	mg/l							
LCS Analyzed: 07/22/2011 (11G2576-BS1)											
Total Dissolved Solids	1000	10	1.0	mg/l	1000		100	90-110			
Duplicate Analyzed: 07/22/2011 (11G2576-DUP1)						Source: IUG2022-01					
Total Dissolved Solids	1090	10	1.0	mg/l		1090			0.2	10	
<u>Batch: 11G2623 Extracted: 07/22/11</u>											
Duplicate Analyzed: 07/22/2011 (11G2623-DUP1)						Source: IUG2071-01					
pH	6.14	0.10	0.10	pH Units		6.11			0.5	5	
Duplicate Analyzed: 07/22/2011 (11G2623-DUP2)						Source: IUG2106-04					
pH	7.75	0.10	0.10	pH Units		7.75			0	5	
<u>Batch: 11G2652 Extracted: 07/22/11</u>											
Blank Analyzed: 07/22/2011 (11G2652-BLK1)											
Residual Chlorine	ND	0.10	0.060	mg/l							

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METHOD BLANK/QC DATA

INORGANICS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 11G2652 Extracted: 07/22/11											
Duplicate Analyzed: 07/22/2011 (11G2652-DUP1)						Source: IUG2022-01					
Residual Chlorine	ND	0.10	0.060	mg/l		ND				20	
Batch: 11G2698 Extracted: 07/22/11											
Blank Analyzed: 07/27/2011 (11G2698-BLK1)											
Biochemical Oxygen Demand	ND	2.0	0.50	mg/l							
LCS Analyzed: 07/27/2011 (11G2698-BS1)											
Biochemical Oxygen Demand	201	100	25	mg/l	198		102	85-115			
LCS Dup Analyzed: 07/27/2011 (11G2698-BSD1)											
Biochemical Oxygen Demand	209	100	25	mg/l	198		106	85-115	4	20	
Batch: 11G2935 Extracted: 07/25/11											
Blank Analyzed: 07/25/2011 (11G2935-BLK1)											
Total Kjeldahl Nitrogen	ND	0.50	0.15	mg/l							
LCS Analyzed: 07/25/2011 (11G2935-BS1)											
Total Kjeldahl Nitrogen	4.64	0.50	0.15	mg/l	5.00		93	90-110			
Matrix Spike Analyzed: 07/25/2011 (11G2935-MS1)						Source: IUG1984-02					
Total Kjeldahl Nitrogen	29.4	5.0	1.5	mg/l	5.00	21.0	168	90-110			MFA
Matrix Spike Analyzed: 07/25/2011 (11G2935-MS2)						Source: IUG2047-01					
Total Kjeldahl Nitrogen	6.90	0.50	0.15	mg/l	5.00	1.85	101	90-110			

TestAmerica Irvine

Patty Mata
Project Manager

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IUG2022 <Page 29 of 33>

TCCo. Jobsite; Received 10-25-2013

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

17461 Derjan Avenue, Suite 100, Irvine, CA 92614 (949) 261-1022 Fax: (949) 260-3297

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

INORGANICS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
<u>Batch: 11G2935 Extracted: 07/25/11</u>											
Matrix Spike Dup Analyzed: 07/25/2011 (11G2935-MSD1)					Source: IUG1984-02						
Total Kjeldahl Nitrogen	25.2	5.0	1.5	mg/l	5.00	21.0	84	90-110	16	20	MHA
Matrix Spike Dup Analyzed: 07/25/2011 (11G2935-MSD2)					Source: IUG2047-01						
Total Kjeldahl Nitrogen	6.78	0.50	0.15	mg/l	5.00	1.85	99	90-110	2	20	
<u>Batch: 11G2960 Extracted: 07/25/11</u>											
Blank Analyzed: 07/25/2011 (11G2960-BLK1)											
Total Suspended Solids	ND	10	1.0	mg/l							
LCS Analyzed: 07/25/2011 (11G2960-BS1)											
Total Suspended Solids	989	10	1.0	mg/l	1000		99	85-115			
Duplicate Analyzed: 07/25/2011 (11G2960-DUP1)					Source: IUG2302-01						
Total Suspended Solids	14.0	10	1.0	mg/l		14.0			0	10	
<u>Batch: 11G3121 Extracted: 07/26/11</u>											
Blank Analyzed: 07/26/2011 (11G3121-BLK1)											
Sulfide	ND	0.10	0.020	mg/l							
LCS Analyzed: 07/26/2011 (11G3121-BS1)											
Sulfide	0.631	0.10	0.020	mg/l	0.580		109	80-120			
Matrix Spike Analyzed: 07/26/2011 (11G3121-MS1)					Source: IUG2357-03						
Sulfide	0.766	0.10	0.020	mg/l	0.580	0.121	111	70-130			

TestAmerica Irvine

Patty Mata
Project Manager

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IUG2022 <Page 30 of 33>

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TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

17461 Derian Avenue, Suite 100, Irvine, CA 92614 (949) 261-1022 Fax:(949) 260-3297

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003
Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

METHOD BLANK/QC DATA

INORGANICS

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC %REC	%REC Limits	RPD RPD	RPD Limit	Data Qualifiers
Batch: 11G3121 Extracted: 07/26/11											
Matrix Spike Dup Analyzed: 07/26/2011 (11G3121-MSD1)						Source: IUG2357-03					
Sulfide	0.753	0.10	0.020	mg/l	0.580	0.121	109	70-130	2	30	

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Patty Mata
Project Manager

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IUG2022 <Page 31 of 33>

TCCo. Jobsite; Received 10-25-2013

Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11

Received: 07/21/11

DATA QUALIFIERS AND DEFINITIONS

- HFT** The holding time for this test is immediate. It was analyzed in the laboratory as soon as possible after receipt.
- J** Estimated value. Analyte detected at a level less than the Reporting Limit (RL) and greater than or equal to the Method Detection Limit (MDL). The user of this data should be aware that this data is of limited reliability.
- M1** The MS and/or MSD were above the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
- MHA** Due to high levels of analyte in the sample, the MS/MSD calculation does not provide useful spike recovery information. See Blank Spike (LCS).
- MNR1** There was no MS/MSD analyzed with this batch due to insufficient sample volume. See Blank Spike/Blank Spike Duplicate.
- ND** Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.
- RPD** Relative Percent Difference

ADDITIONAL COMMENTS

For 8260 analyses:

Due to the high water solubility of alcohols and ketones, the calibration criteria for these compounds is <30% RSD. The average % RSD of all compounds in the calibration is 15%, in accordance with EPA methods.

TestAmerica Irvine

Patty Mata
Project Manager

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Leighton Consulting, Inc.
17781 Cowan, Suite 140
Irvine, CA 92614
Attention: Joe Roe

Project ID: 602778-003

Report Number: IUG2022

Sampled: 07/21/11
Received: 07/21/11

Certification Summary

TestAmerica Irvine

Method	Matrix	Nelac	California
[CALC]	Water		
EPA 1664A	Water	X	X
EPA 300.0	Water	X	N/A
EPA 351.2	Water		X
EPA 365.3	Water	X	X
EPA 6010B	Water	X	X
EPA 7470A	Water	X	X
EPA 8081A	Water	X	X
EPA 8260B	Water	X	X
SM 2540D	Water	X	X
SM 4500-CI G	Water		
SM2540C	Water	X	N/A
SM4500-H,B	Water	X	N/A
SM4500-S C, D	Water	X	
SM5210B	Water	X	X

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for TestAmerica may be obtained by contacting the laboratory or visiting our website at www.testamericainc.com

TestAmerica Irvine

Patty Mata
Project Manager

The results pertain only to the samples tested in the laboratory. This report shall not be reproduced, except in full, without written permission from TestAmerica.

IUG2022 <Page 33 of 33>

TCCo. Jobsite; Received 10-25-2013



Associated Laboratories

806 N. Batavia - Orange, CA 92868
Tel (714)771-6900 Fax (714)538-1209
www.associatedlabs.com
Info@associatedlabs.com



Client: Pure Effect, Inc.
Address: 601 W. Valencia Drive
Fullerton, CA 92832
Attn: Jeff Sherod

Lab Request: 304078
Report Date: 05/22/2012
Date Received: 05/11/2012
Client ID: 10043

Comments: Great Wolf Lodge - Garden Grove, CA
P.O. #5032012-JS-TURNERGREATWOLF-12-291

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods indicated on the attached report and all NELAC criteria. This cover letter is an integral part of the final report.

<u>Sample #</u>	<u>Client Sample ID</u>
304078-001	50312-EFF-GW

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

ASSOCIATED LABORATORIES by,

Edward S. Behare, Ph.D.
Lab Director

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 45 days from date reported.

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TESTING & CONSULTING
Chemical
Microbiological
Environmental

Sample #: 304078-001 Client: Pure Effect, Inc.
 Matrix: Water Client Sample #: 50312-EFF-GW
 Collect Date: 05/03/12 Site:
 Collect Time: 12:00 Collector: client

Compound	Result	DF	MDL	RDL	Units	Analysis Date	Analyst
Method: EPA 6010B		Prep Method:		QCBatchID: QC1126210			
Antimony	ND	1	0.016	0.02	mg/L	05/15/12	kedy
Arsenic	0.015	1	0.004	0.01	mg/L	05/15/12	kedy
Barium	0.061	1	0.001	0.01	mg/L	05/15/12	kedy
Beryllium	ND	1	0.001	0.005	mg/L	05/15/12	kedy
Cadmium	ND	1	0.001	0.005	mg/L	05/15/12	kedy
Chromium	0.003 J	1	0.002	0.01	mg/L	05/15/12	kedy
Cobalt	ND	1	0.001	0.005	mg/L	05/15/12	kedy
Copper	0.002 J	1	0.001	0.01	mg/L	05/15/12	kedy
Lead	ND	1	0.004	0.005	mg/L	05/15/12	kedy
Molybdenum	0.014	1	0.002	0.01	mg/L	05/15/12	kedy
Nickel	ND	1	0.001	0.02	mg/L	05/15/12	kedy
Selenium	ND	1	0.004	0.01	mg/L	05/15/12	kedy
Silver	0.002 J	1	0.001	0.005	mg/L	05/15/12	kedy
Thallium	ND	1	0.003	0.005	mg/L	05/15/12	kedy
Vanadium	0.007	1	0.003	0.005	mg/L	05/15/12	kedy
Zinc	0.005 J	1	0.002	0.02	mg/L	05/15/12	kedy

Method: EPA 7470A		Prep Method:		QCBatchID: QC1126183			
Mercury	ND	1	0.05	0.4	ug/L	05/15/12	metha

Method: EPA 8260B		Prep Method: EPA 5030B		QCBatchID: QC1126190			
1,1,1,2-Tetrachloroethane	ND	1	0.25	5	ug/L	05/14/12	akk
1,1,1-Trichloroethane	ND	1	0.38	5	ug/L	05/14/12	akk
1,1,2,2-Tetrachloroethane	ND	1	0.25	5	ug/L	05/14/12	akk
1,1,2-Trichloroethane	ND	1	0.25	5	ug/L	05/14/12	akk
1,1,2-Trichlorotrifluoroethane	ND	1	0.29	5	ug/L	05/14/12	akk
1,1-Dichloroethane	ND	1	0.32	5	ug/L	05/14/12	akk
1,1-Dichloroethene	ND	1	0.3	5	ug/L	05/14/12	akk
1,1-Dichloropropene	ND	1	0.25	5	ug/L	05/14/12	akk
1,2,3-Trichlorobenzene	ND	1	0.28	5	ug/L	05/14/12	akk
1,2,3-Trichloropropane	ND	1	0.16	5	ug/L	05/14/12	akk
1,2,4-Trichlorobenzene	ND	1	0.27	5	ug/L	05/14/12	akk
1,2,4-Trimethylbenzene	ND	1	0.28	5	ug/L	05/14/12	akk
1,2-Dibromo-3-chloropropane	ND	1	0.12	5	ug/L	05/14/12	akk
1,2-Dibromoethane	ND	1	0.19	5	ug/L	05/14/12	akk
1,2-Dichlorobenzene	ND	1	0.26	5	ug/L	05/14/12	akk
1,2-Dichloroethane	ND	1	0.2	5	ug/L	05/14/12	akk
1,2-Dichloropropane	ND	1	0.36	5	ug/L	05/14/12	akk
1,3,5-Trimethylbenzene	ND	1	0.24	5	ug/L	05/14/12	akk
1,3-Dichlorobenzene	ND	1	0.34	5	ug/L	05/14/12	akk
1,3-Dichloropropane	ND	1	0.19	5	ug/L	05/14/12	akk
1,4-Dichlorobenzene	ND	1	0.43	5	ug/L	05/14/12	akk
2,2-Dichloropropane	ND	1	0.32	5	ug/L	05/14/12	akk
2-Butanone (MEK)	ND	1	0.78	100	ug/L	05/14/12	akk
2-Chloroethyl Vinyl Ether	ND	1	0.23	5	ug/L	05/14/12	akk
2-Chlorotoluene	ND	1	0.33	5	ug/L	05/14/12	akk
4-Chlorotoluene	ND	1	0.31	5	ug/L	05/14/12	akk
4-Isopropyltoluene	ND	1	0.32	5	ug/L	05/14/12	akk
4-Methyl-2-pentanone (MIBK)	ND	1	0.12	5	ug/L	05/14/12	akk

ND = Not Detected or < MDL MDL = Method Detection Limit RDL = Reporting Detection Limit DF = Dilution Factor



Sample #: 304078-001 Client: Pure Effect, Inc.
 Matrix: Water Client Sample #: 50312-EFF-GW
 Collect Date: 05/03/12 Site:
 Collect Time: 12:00 Collector: client

Compound	Result	DF	MDL	RDL	Units	Analysis Date	Analyst
Acetone	ND	1	10	100	ug/L	05/14/12	akk
Allyl Chloride	ND	1	0.19	5	ug/L	05/14/12	akk
Benzene	ND	1	0.18	1	ug/L	05/14/12	akk
Bromobenzene	ND	1	0.53	5	ug/L	05/14/12	akk
Bromochloromethane	ND	1	0.17	5	ug/L	05/14/12	akk
Bromodichloromethane	ND	1	0.31	5	ug/L	05/14/12	akk
Bromoform	ND	1	0.13	5	ug/L	05/14/12	akk
Bromomethane	ND	1	0.68	5	ug/L	05/14/12	akk
Carbon Tetrachloride	ND	1	0.27	5	ug/L	05/14/12	akk
Chlorobenzene	ND	1	0.19	5	ug/L	05/14/12	akk
Chlorodibromomethane	ND	1	0.21	5	ug/L	05/14/12	akk
Chloroethane	ND	1	0.45	5	ug/L	05/14/12	akk
Chloroform	ND	1	0.18	5	ug/L	05/14/12	akk
Chloromethane	ND	1	0.27	5	ug/L	05/14/12	akk
cis-1,2-Dichloroethene	ND	1	0.27	5	ug/L	05/14/12	akk
cis-1,3-dichloropropene	ND	1	0.25	5	ug/L	05/14/12	akk
cis-1,4-dichloro-2-butene	ND	1	0.17	5	ug/L	05/14/12	akk
Dibromomethane	ND	1	0.23	5	ug/L	05/14/12	akk
Dichlorodifluoromethane	ND	1	0.33	5	ug/L	05/14/12	akk
Di-isopropyl ether (DIPE)	ND	1	0.2	1	ug/L	05/14/12	akk
Ethylbenzene	ND	1	0.21	5	ug/L	05/14/12	akk
Ethyl-terbutylether (ETBE)	ND	1	0.23	1	ug/L	05/14/12	akk
Hexachlorobutadiene	ND	1	0.51	5	ug/L	05/14/12	akk
Isopropylbenzene	ND	1	0.24	5	ug/L	05/14/12	akk
m and p-Xylene	ND	1	0.45	5	ug/L	05/14/12	akk
Methylene chloride	ND	1	0.16	5	ug/L	05/14/12	akk
Methyl-t-butyl Ether (MTBE)	ND	1	0.19	1	ug/L	05/14/12	akk
Naphthalene	ND	1	0.25	5	ug/L	05/14/12	akk
N-butylbenzene	ND	1	0.25	5	ug/L	05/14/12	akk
N-propylbenzene	ND	1	0.31	5	ug/L	05/14/12	akk
o-Xylene	ND	1	0.29	5	ug/L	05/14/12	akk
Sec-butylbenzene	ND	1	0.32	5	ug/L	05/14/12	akk
Styrene	ND	1	0.22	5	ug/L	05/14/12	akk
t-Butyl alcohol (TBA)	ND	1	5.2	10	ug/L	05/14/12	akk
Tert-amylmethylether (TAME)	ND	1	0.19	1	ug/L	05/14/12	akk
Tert-butylbenzene	ND	1	0.4	5	ug/L	05/14/12	akk
Tetrachloroethene	ND	1	0.8	5	ug/L	05/14/12	akk
Toluene	ND	1	0.24	5	ug/L	05/14/12	akk
trans-1,2-dichloroethene	ND	1	0.33	5	ug/L	05/14/12	akk
trans-1,3-dichloropropene	ND	1	0.23	5	ug/L	05/14/12	akk
trans-1,4-dichloro-2-butene	ND	1	0.17	5	ug/L	05/14/12	akk
Trichloroethene	ND	1	0.39	5	ug/L	05/14/12	akk
Trichlorofluoromethane	ND	1	0.25	5	ug/L	05/14/12	akk
Vinyl Chloride	ND	1	0.18	5	ug/L	05/14/12	akk
Xylenes (Total)	ND	1	0.45	5	ug/L	05/14/12	akk

ND = Not Detected or < MDL MDL = Method Detection Limit RDL = Reporting Detection Limit DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report
 Lab Request 304078 Page 3 of 4



TCCo. Jobsite; Received 10-25-2013

Sample #: 304078-001 Client: Pure Effect, Inc.
 Matrix: Water Client Sample #: 50312-EFF-GW
 Collect Date: 05/03/12 Site:
 Collect Time: 12:00 Collector: client

Compound **Result** **DF** **MDL** **RDL** **Units** **Analysis Date** **Analyst**

Surrogates for Method EPA 8260B By Prep Method EPA 5030B

<u>Analytes</u>	<u>Percent Recovery</u>	<u>Control Limits</u>
1,2-Dichloroethane-d4 (SUR)	117	70-145
4-Bromofluorobenzene (SUR)	102	70-145
Dibromodifluoromethane (SUR)	90	70-145
Toluene-d8 (SUR)	96	70-145

ND = Not Detected or < MDL MDL = Method Detection Limit RDL = Reporting Detection Limit DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report

Lab Request 304078 Page 4 of 4



TCCo. Jobsite; Received 10-25-2013



ASSOCIATED LABORATORIES

806 North Batavia - Orange, California 92868 - 714-771-6900

FAX 714-538-1209

SAMPLE ACCEPTANCE CHECKLIST

Section 1
 Client: Pure Effect Project: _____
 Date Received: 5/11/12 Sampler's Name: Yes No
 Sample(s) received in cooler: Yes No (Skip Section 2)
 Shipping Information: _____

Section 2
 Was the cooler packed with: Ice Ice Packs Bubble Wrap Styrofoam
 Paper None Other _____
 Cooler or box temperature: 3°C
 (Acceptance range is 2 to 6 Deg. C.)

Section 3	YES	NO	N/A
Was a COC received?	✓		
Is it properly completed? (IDs, sampling date and time, signature, test)	✓		
Were custody seals present?		✓	
If Yes - were they intact?			✓
Were all samples sealed in plastic bags?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of sample sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?	✓		
Was total residual chlorine measured (Fish Bioassay samples only)? *			✓

*: If the answer is no, please inform Fish Bioassay Dept. immediately.

Section 4
 Explanations/Comments

Section 5
 Was Project Manager notified of discrepancies: Y / N N/A

Completed By: David Ed Date: 5/11/12



Associated Laboratories

806 N. Batavia - Orange, CA 92868
Tel (714)771-6900 Fax (714)538-1209
www.associatedlabs.com
Info@associatedlabs.com



Client: Pure Effect, Inc.
Address: 601 W. Valencia Drive
Fullerton, CA 92832
Attn: Jeff Sherod

Lab Request: 304079
Report Date: 05/23/2012
Date Received: 05/11/2012
Client ID: 10043

Comments: Great Wolf Lodge - Garden Grove, CA
P.O. #5032012-JS-TURNERGREATWOLF-12-291

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods indicated on the attached report and all NELAC criteria. This cover letter is an integral part of the final report.

<u>Sample #</u>	<u>Client Sample ID</u>
304079-001	50312-EFF-GW

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

ASSOCIATED LABORATORIES by,

Edward S. Behale, Ph.D.
Lab Director

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 45 days from date reported.

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TESTING & CONSULTING
Chemical
Microbiological
Environmental

Sample #: 304079-001 Client: Pure Effect, Inc.
 Matrix: Water Client Sample #: 50312-EFF-GW
 Collect Date: 05/03/12 Site:
 Collect Time: 12:00 Collector: client

Compound	Result	DF	MDL	RDL	Units	Analysis Date	Analyst
Method: ALCH 4023	Prep Method: None				QCBatchID:		
Total Inorganic Nitrogen	0.8	1	0.04	0.1	mg/L	05/22/12	soheir
Method: EPA 1664A	Prep Method: Method				QCBatchID: QC1126177		
Total Oil and Grease	ND	1	1.7	5	mg/L	05/14/12	rybechay
Method: EPA 300.0	Prep Method: Method				QCBatchID: QC1126175		
Nitrate, as Nitrogen	0.55	1	0.06	0.1	mg/L	05/11/12	wei
Nitrite, as Nitrogen	ND	1	0.018	0.1	mg/L	05/11/12	wei
Method: EPA 350.1	Prep Method: Method				QCBatchID: QC1126385		
Ammonia, as Nitrogen	0.3	1	0.01	0.1	mg/L	05/14/12	rvenal
Method: EPA 8015B	Prep Method: EPA 3510C				QCBatchID: QC1126269		
TPH (C6 to C10)	ND	1	0.06	0.2	mg/L	05/16/12	anca
TPH (C10 to C22)	ND	1	0.04	0.2	mg/L	05/16/12	anca
TPH (C22 to C36)	ND	1	0.07	0.3	mg/L	05/16/12	anca
Surrogates for Method EPA 8015B By Prep Method EPA 3510C							
Analytes	Percent Recovery	Control Limits					
Triacotane (SUR)	70	60-140					
Method: SM 2340-B	Prep Method: None				QCBatchID: QC1126197		
Total Hardness	733	1	0.2	0.5	mg/L	05/15/12	kedy
Method: SM 2540-C	Prep Method: Method				QCBatchID: QC1126266		
Total Dissolved Solids	1020	1	5.7	10	mg/L	05/16/12	rybechay
Method: SM 2540-D	Prep Method: SM 2540-D				QCBatchID: QC1126207		
Total Suspended Solids	ND	1	2.7	5	mg/L	05/14/12	ame
Method: SM 4500-Cl	Prep Method: Method				QCBatchID: QC1126169		
Chlorine, Total Residual	ND	1	0.02	0.1	mg/L	05/11/12	dung
Method: SM 4500-H+B	Prep Method: Method				QCBatchID:		
pH	6.97	1			pH Units	05/11/12	soheir

ND = Not Detected or < MDL MDL = Method Detection Limit RDL = Reporting Detection Limit DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report
 Lab Request 304079 Page 2 of 2



TCCo. Jobsite; Received 10-25-2013



ASSOCIATED LABORATORIES

806 North Batavia - Orange, California 92868 - 714-771-6900

FAX 714-538-1209

SAMPLE ACCEPTANCE CHECKLIST

Section 1
 Client: Pure Effect Project: _____
 Date Received: 5/11/12 Sampler's Name: Yes No
 Sample(s) received in cooler: Yes No (Skip Section 2)
 Shipping Information: _____

Section 2
 Was the cooler packed with: Ice Ice Packs Bubble Wrap Styrofoam
 Paper None Other _____
 Cooler or box temperature: 3°C
 (Acceptance range is 2 to 6 Deg. C.)

Section 3	YES	NO	N/A
Was a COC received?	✓		
Is it properly completed? (IDs, sampling date and time, signature, test)	✓		
Were custody seals present?		✓	
If Yes - were they intact?			✓
Were all samples sealed in plastic bags?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of sample sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?	✓		
Was total residual chlorine measured (Fish Bioassay samples only)? *			✓

*: If the answer is no, please inform Fish Bioassay Dept. immediately.

Section 4
 Explanations/Comments
Out of Holding Time

Section 5
 Was Project Manager notified of discrepancies: Y / N N/A

Completed By: David Ed Date: 5/11/12

**LIMITED PHASE II
ENVIRONMENTAL SITE ASSESSMENT**

**PREPARED FOR:
CITY OF GARDEN GROVE,
AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT**

**PROPERTY LOCATION:
HARBOR BOULEVARD SITE – WATER PARK
12581, 12591, 12625 AND 12721 HARBOR BOULEVARD
12601 AND 12602 LEDA LANE
GARDEN GROVE, CALIFORNIA 92840**

DATE: DECEMBER 2012



PHASE ONE INC.

THE NATIONWIDE ENVIRONMENTAL SPECIALISTS

"Setting the Due Diligence Industry Standard"

PHASE ONE INC.

ENVIRONMENTAL ASSESSMENT SPECIALISTS

December 4, 2012

Carlos Marquez
City of Garden Grove
As Successor Agency to the Garden Grove Agency for Community Development
11222 Acacia Parkway, 3rd Floor
Garden Grove, California 92840

**RE: *PHASE ONE* INC. Project No. 7352
 Limited Phase II Environmental Site Assessment (ESA)
 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 Limited Phase II ESA Report completed by *PHASE ONE* INC. for the site referenced above (See Figure 1, *Site Location Map*). The Limited Phase II ESA 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 N^o7352.

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

**LIMITED PHASE II
ENVIRONMENTAL SITE ASSESSMENT**

**PREPARED FOR:
CITY OF GARDEN GROVE
AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPEMENT**

**PROPERTY LOCATION:
HARBOR BOULEVARD SITE – WATER PARK
12581, 12591, 12625 AND 12721 HARBOR BOULEVARD
12601 AND 12602 LEDA LANE
GARDEN GROVE, CALIFORNIA 92840**

PROJECT NO. 7352

BY

PHASE ONE INC.
23282 MILLCREEK DRIVE, SUITE 160
LAGUNA HILLS, CA 92653
(800) 524-8877

THIS REPORT WAS PREPARED FOR THE SOLE USE AND BENEFIT OF OUR CLIENT, GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY OUR CLIENT. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN, SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN OUR CLIENT. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY *PHASE ONE* INC. APPLY AT ALL TIMES AND FOR THIS REPORT AND ALL REPORTS ISSUED BY *PHASE ONE* INC.

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1.0 BACKGROUND INFORMATION

This report presents the results of the Limited Phase II ESA conducted by **PHASE ONE INC.** at the Harbor Boulevard Site – Water Park, 12581, 12591, 12625, and 12721 Harbor Boulevard, 12601 and 12602 Leda Lane, Garden Grove, California 92840 (See **Figure 1, Site Location Map**). This Limited Phase II ESA was undertaken at the request of Carlos Marquez, City of Garden Grove, As Successor Agency to the 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 N^o 7352.

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

- **Address:** Harbor Boulevard Site – Water Park
12581, 12591, 12625, and 12721 Harbor Boulevard
12601 and 12602 Leda Lane
Garden Grove, CA 92840
- **Acres:** 17 acres
- **Improvements:** Vacant Land
- **Current Site Use:** Vacant Land
- **Proposed Site Use:** Water Park and Hotel
- **Site Contact:** Carlos Marquez, City of Garden Grove Agency for Community Development

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 Report, Project No. 7282, dated June 27, 2012. The conclusions and recommendation of the Phase I ESA are as follows:

ITEMS OF RECOGNIZED ENVIRONMENTAL CONDITION

Condition #	Location Description	Description of Recognized Environmental Condition	Level of Condition
1	Nearby Site (12502 Harbor Blvd.)	<p>DESCRIPTION OF CONDITION: This nearby site, a gas station, is identified in the environmental records search document. It has been reported as having an environmental conditions associated with it that has lead to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property.</p> <p>ACTION SUGGESTED: No action is suggested or recommended at this time. It does not appear that groundwater contamination constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling can determine whether the groundwater beneath the site has been impacted by off-site sources</p>	REC*

REC=Recognized Environmental Condition

2.0 PROPOSED FIELD INVESTIGATION

Drill **one (1)** boring to a maximum depth of **thirty five (35)** feet below ground surface (bgs). Soil and water samples will be collected. Sample collection, analysis, and boring depths are as follows

Area	Northeast Corner of Lot
# of Borings	1
Depth of Borings (feet)	35
Soil Sample Depths (feet)	Every 5' bgs
# of Soil & Water Samples	9 (includes Duplicate Water Sample)
Analysis	EPA 8260B for VOCs EPA 8270C for SVOCs EPA 7420 Lead & EPA 8021B TPH, BTEX, MTBE on all Water samples; Hold soil samples.

Up to two (2) water samples will be collected and may be analyzed in accordance with one or more of the following analysis: United States Environmental Protection Agency (EPA) EPA 8260B for VOCs, EPA 8270C for SVOCs and EPA 8021B TPH BTEX and lead.

The temporary well installation will use a direct push drilling rig; this technique will increase the assurance that the temporary well will be completed and straight. The well will be completed in 1-inch PVC casing to a depth of approximately 35 feet bgs. The 1-inch diameter, sch. 40 PVC casing will be installed as follows: 15 feet of screened casing and 20 feet of blank casing. The well will be completed using a sand pack around the well casing, sealing the screened section, and the sealing of the overlying boring annulus, per California Department of Water Resources requirements. The well will be sparged and bailed prior to the placement of the seals. The surface of the well will remain the native soil as the well casing will be removed after sampling.

The groundwater will be sampled using a 3/4-inch Teflon bailer. The well will be purged prior to sampling; the purged water will be placed in 55 drums for storage, if necessary, until the condition of the groundwater can be assessed. Groundwater samples collected will be analyzed.

If contamination is encountered, the water may require proper storage, transport and disposal. This cost is extra.

All samples submitted for analysis will be chemically analyzed at a state certified chemical laboratory.

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

3.0 ACTUAL FIELD INVESTIGATION

On October 30, 2012, **PHASE ONE INC.** completed one direct push soil boring at the subject site. The soil boring was identified as GP-1. 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	35	5, 10, 15, 20, 15, 30, 35, Water	EPA 8260B (VOCs & Oxygenates) EPA 8021B (BTEX & MTBE) EPA7420-Pb EPA 8270-C (SVOCs)	Northeast Corner of Lot
TOTAL SAMPLES	9			

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:

- One soil sample 7352-GP-1-30 was analyzed for EPA 8260B VOCs (BTEX & MTBE).
- Two (2) additional water samples were analyzed (filtered and unfiltered) for Pb (lead).

4.0 FIELD INVESTIGATION RESULTS

4.1 Subsurface Conditions Encountered

The soils encountered at the subject site within the maximum explored depth of 35 feet below ground surface (bgs) consisted of fine grained silty sand to small interspersed gravels with depth. Groundwater was encountered in the soil boring. The field personnel did not notice any unusual odors emanating from the soil samples. No other unusual conditions were noted during the field work.

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

Soil Sample Collected October 30, 2012

Sample ID#	EPA 8260B (VOCs & Oxygenates)	EPA 6010B (Lead)	Pertinent Screening Levels RWQCB ESL's
Reporting Unit	mg/kg (PPM)	mg/kg (PPM)	mg/kg (PPM)
7352-GP-1-30	ND	0.66 Lead	750.0 Lead

ND Non-Detect
 RWQCB ESL's Regional Water Quality Control Board Environmental Screening Levels
 mg/kg milligrams per kilogram
 PPM Parts Per Million

SUMMARY OF ANALYTICAL RESULTS

Water Samples Non-Filtered Collected October 30, 2012

Sample ID#	EPA 8260B (VOCs & Oxygenates)	EPA 8270C (SVOCs)	EPA 6010B Lead	Pertinent Screening Levels RWQCB ESL's
Reporting Unit	ug/L (PPB)	mg/L (PPM)	mg/L (PPM)	
7352-GP-1-A	ND	ND	0.314 Lead	N/A (No levels for Non-Filtered Water)
7352-GP-1-B	ND	N/A	0.27 Lead	N/A (No levels for Non-Filtered Water)

ND Non-Detect
 RWQCB ESL's Regional Water Quality Control Board Environmental Screening Levels
 mg/kg milligrams per kilogram
 ug/L micrograms per liter
 PPB Parts Per Billion
 PPM Parts Per Million

SUMMARY OF ANALYTICAL RESULTS
Water Samples, Filtered Collected October 30, 2012
Second Analysis

Sample ID#	EPA 6010B Lead	Pertinent Screening Levels RWQCB ESL's
Reporting Unit	ug/L (PPB)	ug/L (PPB)
7352-GP-1-A	13.9	15.0
7352-GP-1-B	ND	N/A

ND Non-Detect
RWQCB ESL's Regional Water Quality Control Board Environmental Screening Levels
ug/L micrograms per liter
PPB Parts Per Billion

5.0 CONCLUSIONS AND RECOMMENDATIONS

The principal findings of *PHASE ONE INC.*'s Limited Phase II ESA for all the areas sampled are as follows:

- No levels of VOCs (USEPA Method 8260B) or SVOCs (EPA Method 8270C) were detected that are a concern or exceed their respective reporting limits and/or any identified action levels. Further sampling for VOCs or SVOCs is not recommended.
- No levels of Pb (lead) (USEPA Method 6010B) were detected that are a concern or exceed their respective reporting limits and/or any identified action level. Further sampling for Pb (lead) is not recommended.

Based on the soil and water sample results presented in this report, *PHASE ONE INC.* does not find evidence of significant contamination. Therefore, the previous off-site fuel contamination does not appear to have significantly impacted the site and further investigation is not recommended. Since one of the filtered water samples was near the maximum contaminant level (MCL) for drinking water, any significant groundwater use and/or dewatering of the subject site should include periodic Pb (lead) sampling. This will insure that the groundwater use and/or dewatering activities have not caused a rise in the on-site contaminate Pb (lead) levels from the drawdown zone pulling from the nearby fuel contaminated site.

PHASE ONE INC. attempted to assess the most likely potential sources of contamination; however, it is not possible or feasible to sample all the possible locations where impact from the previous land and/or site use may have occurred. Specific areas of impact may have escaped detection due to:

- 1) Unknown areas where releases or spills may have occurred,
- 2) Unknown areas of chemicals storage and handling,
- 3) Difficulty in accessing suspect locations, or
- 4) The limited extent of the assessments performed.

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 #7352. 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.

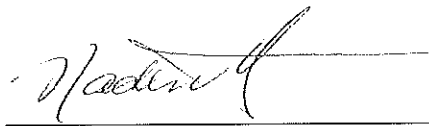
The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and environmental consulting industries. The personnel who performed the investigation (or are under the direct supervision of 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.



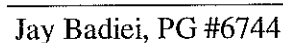
Eric Kieselbach President



Nadine Kieselbach, Copy Editor

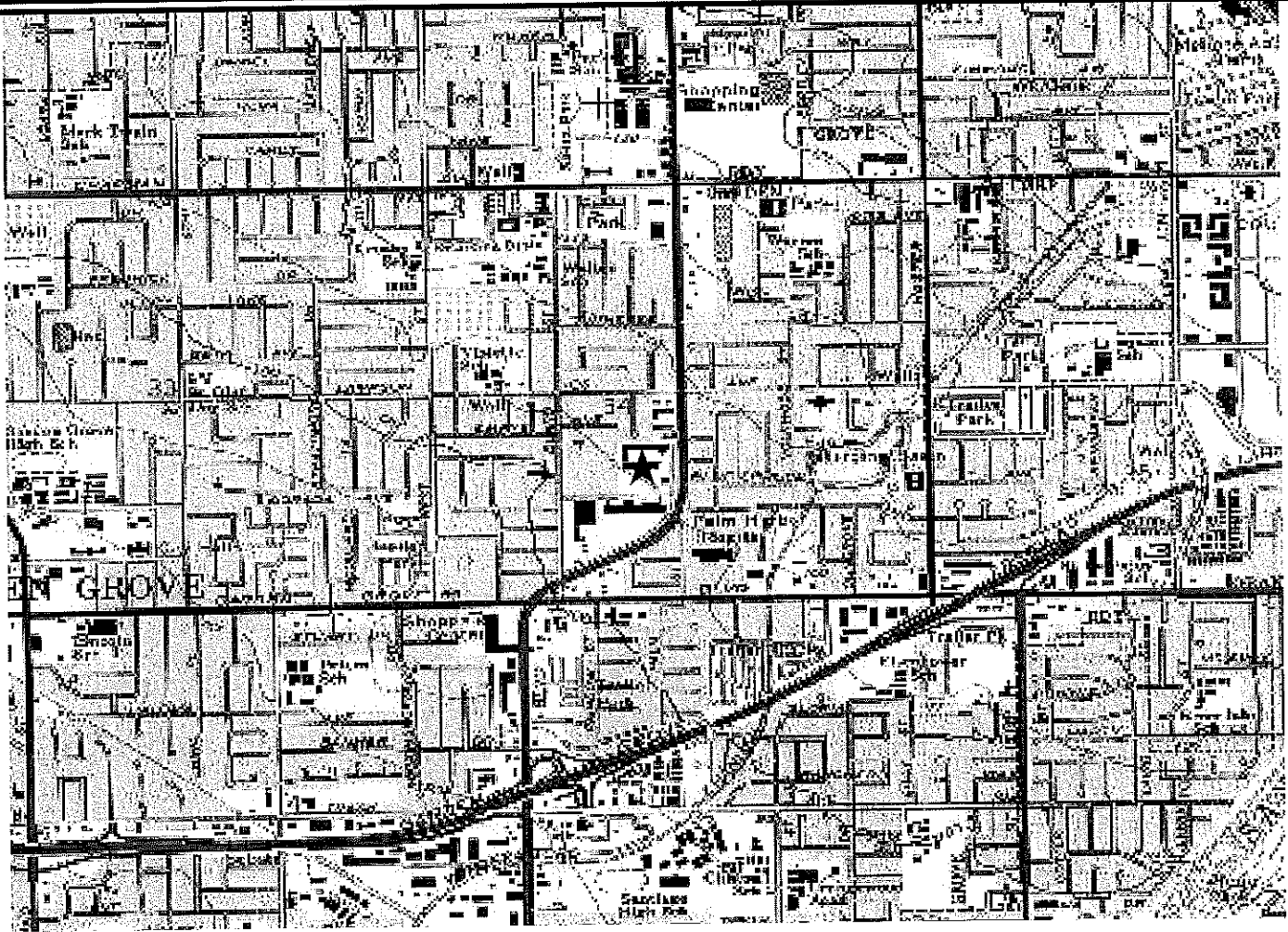


Eric Charles Exton, Operations Manager



Jay Badiei, PG #6744

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: 7282
 DATE: 5/21/2012



NOT TO SCALE

KEY	
---	= SUBJECT SITE
OP#	= OUTSIDE PHOTO



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

SITE PLAN

FIGURE:	2
JOB:	7282
DATE:	5/21/2012

DRAWN: LT

APPENDICES

APPENDIX A
SAMPLING PROTOCOL

SAMPLING PROTOCOL
Harbor Boulevard Site – Water Park
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 7352.

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 - DRILL RIG

The following procedures were observed during soil sampling operations:

1. The sampler on the drilling rig was driven by a 140-pound hammer with a thirty-inch free fall. If the drilling rig used a pneumatic hammer rather than a free falling, down-hole hammer, the force of each stroke was assumed to be consistent with a thirty-inch free fall from a down-hole hammer. Blow counts, if noted, were recorded as the number of blows per six inches for a total of eighteen inches. Density of material was estimated by the number of "blows" required to drive the sampler the final twelve inches.
2. Soil samples from drilling rigs were collected by a modified Sprague and Henwood split-barrel sampler. The sampler uses three, six-inch-long sample tubes that have a two-inch outer diameter.
3. The spoon sampler used by the drilling rig was driven a total of eighteen inches at each sampling interval. The first tube, which was adjacent to the shoe of the sampler, was retained for analysis. The second sample was retained as a backup for the first, and for visual description of the subsurface. The material in the last sample tube was disposed of as slough associated with the advancement of the augers into the subsurface.
4. Soil samples obtained for organic compounds were collected in glass jars.
5. After the soil samples were removed, the sampler was disassembled; scrubbed in a water bath with TsP[®]; rinsed in two separate water baths, the last of which contained double-distilled water; and re-assembled with three new sample tubes.

6. Due to the loose nature of the soil (i.e. beach sand, etc.), a sand-catcher was used to collect soil samples. Between sampling intervals, the sand-catcher was washed in a TSP[®] bath and rinsed.

FIELD PROCEDURES: SUBSURFACE GROUNDWATER SAMPLING

Using a new disposable polyethylene bailer, a groundwater sample is collected from each monitoring well. The samples are labeled and stored in accordance with prevailing regulatory standards. They samples are transported in a chilled cooler to a State certified DHS laboratory for analysis.

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: 7334
Client Name: Phelan Development Company

The soil sample tubes have the project number written on the label as follows:

7334

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:

<u>SYMBOL</u>	=	<u>TYPE OF SAMPLE</u>
HA or B		Hand auger soil boring

For example, if a subsurface soil sample (T=HA) 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:

HA-1-3

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:	March 6, 2008
Sample Labeled:	03/06/07

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

Job Number with appropriate number (i.e. 7352)
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 SB-1 would be as follows:

7352
HA-1-3
03/06/07

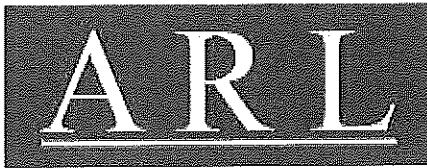
APPENDIX B

SOIL BORING LOGS

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

APPENDIX C

ANALYTICAL LABORATORY REPORT



A & R Laboratories

Formerly Microbac Southern California

1401 RESEARCH PARK DRIVE, SUITE 100
RIVERSIDE CA, 92507

951-779-0310

www.arlaboratories.com

FAX 951-779-0344

office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#s	2789
	2790
	2122

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CASE NARRATIVE

Authorized Signature Name / Title (print)

Ken Zheng, President

Signature / Date

Ken Zheng

Ken Zheng, President
11/02/2012 12:05:09

Laboratory Job No. (Certificate of Analysis No.)

1210-00237

Project Name / No.

7352

Dates Sampled (from/to)

10/30/12 To 10/30/12

Dates Received (from/to)

10/30/12 To 10/30/12

Dates Reported (from/to)

11/02/12 To 11/2/2012

Chains of Custody Received

Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None



A & R Laboratories

Formerly Microbac Southern California

1401 RESEARCH PARK DRIVE, SUITE 100

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951-779-0310

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ELAP#s	2789
	2790
	2122

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CERTIFICATE OF ANALYSIS

1210-00237

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/02/12
Date Received 10/30/12
Invoice No. 68826
Cust # 1548
Permit Number
Customer P.O.

Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 7352-GP-1-30							Date & Time Sampled: 10/30/12 @ 9:00	
Sample Matrix: Solid								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		11/01/12	KZ
Lead	0.66		mg/Kg	EPA 6010B	1	0.500	11/01/12	KZ
[VOCs BTEX & OXYs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1		10/31/12	ADF
Benzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	10/31/12	ADF
Ethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	10/31/12	ADF
Methyl-t-butyl Ether (MtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	10/31/12	ADF
Toluene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	10/31/12	ADF
m,p-Xylenes	<0.0020		mg/Kg	EPA 8260B	1	0.0020	10/31/12	ADF
o-Xylene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	10/31/12	ADF
[VOC Surrogates]								
Dibromofluoromethane	94		%REC	EPA 8260B		70-130	10/31/12	ADF
Toluene-DB	103		%REC	EPA 8260B		70-130	10/31/12	ADF
Bromofluorobenzene	86		%REC	EPA 8260B		70-130	10/31/12	ADF
Sample: 002 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
[VOCs by GCMS]								
Acetone	<100		µg/L	EPA 8260B	1	100	10/31/12	ADF
t-Amyl Methyl Ether (TAME)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Benzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Bromobenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Bromochloromethane	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Bromodichloromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Bromoform	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Bromomethane	<2.0		µg/L	EPA 8260B	1	2.0	10/31/12	ADF
t-Butanol (TBA)	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
2-Butanone (MEK)	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
n-Butylbenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
sec-Butylbenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
tert-Butylbenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF

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CERTIFICATE OF ANALYSIS

1210-00237

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/02/12
Date Received 10/30/12
Invoice No. 68826
Cust # 1548
Permit Number
Customer P.O.

Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
.....continued								
Carbon Disulfide	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
Carbon Tetrachloride	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chloroform	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chloromethane	<2.0		µg/L	EPA 8260B	1	2.0	10/31/12	ADF
2-Chlorotoluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
4-Chlorotoluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Dibromochloromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dibromoethane (EDB)	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dibromo-3-Chloropropane	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
Dibromomethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,3-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,4-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Dichlorodifluoromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1-Dichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1-Dichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
cis-1,2-Dichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
trans-1,2-Dichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,3-Dichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
2,2-Dichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1-Dichloropropene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
cis-1,3-Dichloropropene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
trans-1,3-Dichloropropene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Diisopropyl Ether (DIPE)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Ethylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Ethyl-t-Butyl Ether (EtBE)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Hexachlorobutadiene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF

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Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
.....continued								
2-Hexanone	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
Isopropylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
4-Isopropyltoluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Methylene Chloride	<20		µg/L	EPA 8260B	1	20	10/31/12	ADF
4-Methyl-2-Pentanone (MIBK)	<5.0		µg/L	EPA 8260B	1	5.0	10/31/12	ADF
Methyl-t-butyl Ether (MtBE)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Naphthalene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
n-Propylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Styrene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,1,2-Tetrachloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,2,2-Tetrachloroethane	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Tetrachloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Toluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2,3-Trichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2,4-Trichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,1-Trichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,2-Trichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Trichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2,3-Trichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Trichlorofluoromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Trichlorotrifluoroethane	<5.0		µg/L	EPA 8260B	1	5.0	10/31/12	ADF
1,2,4-Trimethylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,3,5-Trimethylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Vinyl Chloride	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
m,p-Xylenes	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
o-Xylene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
[VOC Surrogates]								
Dibromofluoromethane	102		%REC	EPA 8260B		70-130	10/31/12	ADF
Toluene-D8	98		%REC	EPA 8260B		70-130	11/02/12	KZ
Bromofluorobenzene	93		%REC	EPA 8260B		70-130	11/02/12	KZ
[Semi-Volatile Organics]								

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Date Received 10/30/12
Invoice No. 68826
Cust # 1548
Permit Number
Customer P.O.

Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
.....continued								
Sep Funnel LLE	Complete			EPA 3510C	1		11/01/12	KZ
bis(2-Chloroethyl) ether	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Phenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
2-Chlorophenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
1,3-Dichlorobenzene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
1,4-Dichlorobenzene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
1,2-Dichlorobenzene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
bis(2-Chloroisopropyl)ether	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Hexachloroethane	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
n-Nitrosodi-n-Propylamine	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Nitrobenzene	<0.0030		mg/L	EPA 8270C	1	0.0030	11/01/12	KZ
Isophorone	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
2-Nitrophenol	<0.0040		mg/L	EPA 8270C	1	0.0040	11/01/12	KZ
2,4-Dimethylphenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
bis(2-Chloroethoxy)methane	<0.0020		mg/L	EPA 8270C	1	0.0020	11/01/12	KZ
2,4-Dichlorophenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
1,2,4-Trichlorobenzene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Naphthalene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
4-Chloroaniline	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Hexachlorobutadiene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
4-Chloro-3-Methylphenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Hexachlorocyclopentadiene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
2,4,6-Trichlorophenol	<0.010		mg/L	EPA 8270C	1	0.010	11/01/12	KZ
2-Chloronaphthalene	<0.019		mg/L	EPA 8270C	1	0.019	11/01/12	KZ
Dimethyl Phthalate(DEP)	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Acenaphthylene	<0.0010		mg/L	EPA 8270C	1	0.0010	11/01/12	KZ
2,6-Dinitrotoluene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Acenaphthene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
2,4-Dinitrophenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
4-Nitrophenol	<0.010		mg/L	EPA 8270C	1	0.010	11/01/12	KZ
2,4-Dinitrotoluene	<0.048		mg/L	EPA 8270C	1	0.048	11/01/12	KZ

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Date Reported 11/02/12
Date Received 10/30/12
Invoice No. 68826
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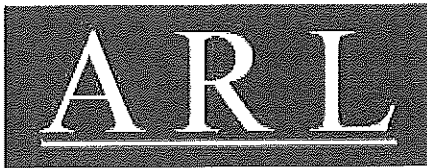
Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
.....continued								
Fluorene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Diethyl Phthalate	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
4-Chlorophenyl Phenyl Ether	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
2-Methyl-4,6-Dinitrophenol	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
n-Nitroso-Diphenylamine	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
4-Bromophenyl Phenyl Ether	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Hexachlorobenzene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Pentachlorophenol	<0.048		mg/L	EPA 8270C	1	0.048	11/01/12	KZ
Anthracene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Phenanthrene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Di-n-Butyl Phthalate	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Fluoranthene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Pyrene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Benzyl Butyl Phthalate(BBP)	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Benzo(a)anthracene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
3,3-Dichlorobenzidine	<0.048		mg/L	EPA 8270C	1	0.048	11/01/12	KZ
bis(2-Ethylhexyl) phthalate	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Chrysene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Di-n-Octyl Phthalate	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Benzo(b)fluoranthene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Benzo(k)fluoranthene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Benzo(a)pyrene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Indeno(1,2,3-c,d)pyrene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Dibenzo(a,h)anthracene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Benzo(g,h,i)perylene	<0.0095		mg/L	EPA 8270C	1	0.0095	11/01/12	KZ
Dibenzofuran	<0.0010		mg/L	EPA 8270C	1	0.0010	11/01/12	KZ
2-Methylnaphthalene	<0.0010		mg/L	EPA 8270C	1	0.0010	11/01/12	KZ
3/4-Methylphenol(Cresol)	<0.0050		mg/L	EPA 8270C	1	0.0050	11/01/12	KZ
2-Methylphenol(o-Cresol)	<0.0050		mg/L	EPA 8270C	1	0.0050	11/01/12	KZ
2-Nitroaniline	<0.0030		mg/L	EPA 8270C	1	0.0030	11/01/12	KZ
3-Nitroaniline	<0.0030		mg/L	EPA 8270C	1	0.0030	11/01/12	KZ

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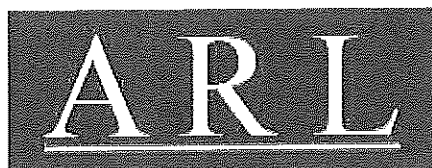
Date Reported 11/02/12
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Customer P.O.

Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
.....continued								
4-Nitroaniline	<0.010		mg/L	EPA 8270C	1	0.010	11/01/12	KZ
2,4,5-Trichlorophenol	<0.0060		mg/L	EPA 8270C	1	0.0060	11/01/12	KZ
[Semi-Volatile Surrogates]								
2-Fluorophenol	66		%REC	EPA 8270C		10-124	11/01/12	KZ
Phenol-D5	69		%REC	EPA 8270C		10-97.5	11/01/12	KZ
Nitrobenzene-D5	72		%REC	EPA 8270C		10-139	11/01/12	KZ
2-Fluorobiphenyl	61		%REC	EPA 8270C		5-91.4	11/01/12	KZ
2,4,6-Tribromophenol	73		%REC	EPA 8270C		10-107	11/01/12	KZ
p-Terphenyl-D14	69		%REC	EPA 8270C		10-157	11/01/12	KZ
Sample: 003 7352-GP-1-B							Date & Time Sampled: 10/30/12 @ 9:35	
Sample Matrix: Aqueous								
[Metals]								
Metals Acid Digestion	Complete			EPA 3010A	1		11/01/12	KZ
Lead	0.27		mg/L	EPA 6010B	1	0.0200	11/01/12	KZ
[VOCs by GCMS]								
Acetone	<100		µg/L	EPA 8260B	1	100	10/31/12	ADF
t-Amyl Methyl Ether (TAME)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Benzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Bromobenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Bromochloromethane	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Bromodichloromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Bromoform	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Bromomethane	<2.0		µg/L	EPA 8260B	1	2.0	10/31/12	ADF
t-Butanol (TBA)	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
2-Butanone (MEK)	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
n-Butylbenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
sec-Butylbenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
tert-Butylbenzene	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Carbon Disulfide	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
Carbon Tetrachloride	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF

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USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

TCCo. Jobsite; Received 10-25-2013



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CERTIFICATE OF ANALYSIS

1210-00237

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/02/12
Date Received 10/30/12
Invoice No. 68826
Cust # 1548
Permit Number
Customer P.O.

Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 7352-GP-1-B							Date & Time Sampled: 10/30/12 @ 9:35	
Sample Matrix: Aqueous								
.....continued								
Chlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chloroform	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Chloromethane	<2.0		µg/L	EPA 8260B	1	2.0	10/31/12	ADF
2-Chlorotoluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
4-Chlorotoluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Dibromochloromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dibromoethane (EDB)	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dibromo-3-Chloropropane	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
Dibromomethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,3-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,4-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Dichlorodifluoromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1-Dichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1-Dichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
cis-1,2-Dichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
trans-1,2-Dichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2-Dichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,3-Dichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
2,2-Dichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1-Dichloropropene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
cis-1,3-Dichloropropene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
trans-1,3-Dichloropropene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Diisopropyl Ether (DIPE)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Ethylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Ethyl-t-Butyl Ether (EtBE)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Hexachlorobutadiene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
2-Hexanone	<10		µg/L	EPA 8260B	1	10	10/31/12	ADF
Isopropylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF

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CERTIFICATE OF ANALYSIS

1210-00237

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/02/12
Date Received 10/30/12
Invoice No. 68826
Cust # 1548
Permit Number
Customer P.O.

Project: 7352

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 7352-GP-1-B							Date & Time Sampled: 10/30/12 @ 9:35	
Sample Matrix: Aqueous								
.....continued								
4-Isopropyltoluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Methylene Chloride	<20		µg/L	EPA 8260B	1	20	10/31/12	ADF
4-Methyl-2-Pentanone (MIBK)	<5.0		µg/L	EPA 8260B	1	5.0	10/31/12	ADF
Methyl-t-butyl Ether (MtBE)	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Naphthalene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
n-Propylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Styrene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,1,2-Tetrachloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,2,2-Tetrachloroethane	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
Tetrachloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Toluene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2,3-Trichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2,4-Trichlorobenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,1-Trichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,1,2-Trichloroethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Trichloroethene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,2,3-Trichloropropane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Trichlorofluoromethane	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Trichlorotrifluoroethane	<5.0		µg/L	EPA 8260B	1	5.0	10/31/12	ADF
1,2,4-Trimethylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
1,3,5-Trimethylbenzene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
Vinyl Chloride	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
m,p-Xylenes	<1.0		µg/L	EPA 8260B	1	1.0	10/31/12	ADF
o-Xylene	<0.50		µg/L	EPA 8260B	1	0.50	10/31/12	ADF
[VOC Surrogates]								
Dibromofluoromethane	96	%REC		EPA 8260B		70-130	10/31/12	ADF
Toluene-D8	105	%REC		EPA 8260B		70-130	10/31/12	ADF
Bromofluorobenzene	85	%REC		EPA 8260B		70-130	10/31/12	ADF

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Respectfully Submitted:

Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications. The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.



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QUALITY CONTROL DATA REPORT

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

1210-00237

Date Reported 11/02/2012
Date Received 10/30/2012
Date Sampled 10/30/2012
Invoice No. 68826
Customer # 1548
Customer P.O.

Project: 7352

Method # EPA 6010B
QC Reference # 37162 Date Analyzed: 11/1/2012 Technician: KZ

Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	90	98	9

Lead

90 98 9

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

75 - 125 0 - 20

QC Reference # 37164 Date Analyzed: 11/1/2012 Technician: KZ

Samples 003

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	85	89	5

Lead

85 89 5

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

75 - 125 0 - 20

Method # EPA 8260B
QC Reference # 0 Date Analyzed: 11/2/2012 Technician: KZ

Samples 002

No QC recoveries reported.

QC Reference # 37126 Date Analyzed: 10/31/2012 Technician: ADF

Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD
Benzene	102	97	6
Toluene	94	96	3

Benzene

102 97 6

Toluene

94 96 3

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25
70 - 130	0 - 25

70 - 130 0 - 25

70 - 130 0 - 25

QC Reference # 37127 Date Analyzed: 10/31/2012 Technician: ADF

Samples 002 003

Results

	LCS %DUP
1,1-Dichloroethene	103
Benzene	97
Chlorobenzene	99
Toluene	95
Trichloroethene	96

1,1-Dichloroethene

103

Benzene

97

Chlorobenzene

99

Toluene

95

Trichloroethene

96

Method # EPA 8270C
QC Reference # 37165 Date Analyzed: 11/1/2012 Technician: KZ

Samples 002



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QUALITY CONTROL DATA REPORT

PHASE ONE, INC.
ERIC K.

1210-00237

Date Reported 11/02/2012
Date Received 10/30/2012
Date Sampled 10/30/2012

Project: 7352

Method # EPA 8270C

QC Reference # 37165 Date Analyzed: 11/1/2012 Technician: KZ

Samples 002

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR%R EC
1,2,4-Trichlorobenzen	85	97	13	
1,4-Dichlorobenzene	87	92	6	
2,4,6-Tribromophenol				76
2,4-Dinitrotoluene	82	98	17	
2-Chlorophenol	86	94	9	
2-Fluorobiphenyl				83
2-Fluorophenol				86
4-Chloro-3-Methylphe	83	91	9	
4-Nitrophenol	84	90	6	
Acenaphthene	86	92	7	
Nitrobenzene-D5				79
n-Nitrosodi-n-Propylam	91	93	3	
Pentachlorophenol	92	97	6	
Phenol	89	96	8	
Phenol-D5				81
p-Terphenyl-D14				72
Pyrene	90	92	3	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
44 - 142	0 - 28	
20 - 124	0 - 27	
		19 - 122
39 - 139	0 - 47	
23 - 134	0 - 50	
		43 - 116
		21 - 100
22 - 147	0 - 33	
0 - 132	0 - 50	
47 - 145	0 - 23	
		35 - 114
0 - 230	0 - 38	
14 - 176	0 - 47	
5 - 112	0 - 35	
		10 - 94
		33 - 141
52 - 115	0 - 36	

No method blank results were above reporting limit

Respectfully Submitted:

Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.

1210 - 237

15-03 S. Grove Ave., Ontario, CA 91761
 Tel. 924-413-8343
 Telex Fax: 909-923-8628

Environmental
 Laboratories, Inc.



CHAIN OF CUSTODY

Client Name	Sample Receipt Conditions		Analyses Requested										Turn Around Time Requested			
	Chilled	Intact	Sample Seal	EPA8260B (VOCs & Oxygenates)	EPA8260B (BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA4181 (TRPH)	EPA8015M (Carbon Chain)		EPA 7000s (Metals)	CAM 17 Metals	EPA 7172 - Hg
Address: 14500 Hillside	Chilled: <input checked="" type="checkbox"/>	Intact: <input checked="" type="checkbox"/>	Sample Seal: <input type="checkbox"/>													
Phone # 714-649-2035	Sample No. type & size of container															
Project No. 735	Sample Preserve															
Client: ABC	Lab Sample ID	Sample Collection Date	Matrix Type	Sample No. type & size of container	Sample Preserve	Received By	Company	Date	Time	Received By	Company	Date	Time	Remarks	Turn Around Time	
	1210-237-1	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-A	-5	
	1210-237-2	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-B	-10	
	1210-237-3	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-C	-15	
	1210-237-4	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-D	-20	
	1210-237-5	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-E	-25	
	1210-237-6	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-F	-30	
	1210-237-7	10/30/12	WTR	3-V	ADD	APL	ABC	10/30/12	1:07	APL	ABC	10/30/12	1:07	7352-GP-1-G	-35	

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=Asphalt
 Preservative Code: HCl, HNO3, H2SO4
 Sample Container Types: B=Brexit Tube, T=Tedlar Air Bag, G=Glass Container, ST=Stout Tube, V=VOA Vial



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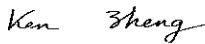
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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	 Ken Zheng, President 11/13/2012 10:17:11
Laboratory Job No. (Certificate of Analysis No.)	1211-00069
Project Name / No.	Add'l for 7352 - 1210-00237
Dates Sampled (from/to)	10/30/12 To 10/30/12
Dates Received (from/to)	11/12/12 To 11/12/12
Dates Reported (from/to)	11/13/12 To 11/13/2012
Chains of Custody Received	Yes

Comments:

Subcontracting
Inorganic Analyses
No analyses sub-contracted

Sample Condition(s)
All samples intact

Positive Results (Organic Compounds)
None



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CERTIFICATE OF ANALYSIS

1211-00069

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/13/12
Date Received 11/12/12
Invoice No. 68893
Cust # 1548
Permit Number
Customer P.O.

Project: Add'l for 7352 - 1210-00237

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
[Metals]								
Metals Acid Digestion	Complete			EPA 3010A	1		11/12/12	KZ
Lead	0.314		mg/L	EPA 6010B	1	0.0200	11/12/12	KZ

Respectfully Submitted:

Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

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Tech = Technician

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For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.



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Formerly Microbac Southern California

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LA City#	10261
ELAP#s	2789
	2790
	2122

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QUALITY CONTROL DATA REPORT

PHASE ONE, INC.

ERIC K.

23282 MILL GREEK DR., STE. 160

LAGUNA HILLS, CA 92653

1211-00069

Date Reported 11/13/2012

Date Received 11/12/2012

Date Sampled 10/30/2012

Invoice No. 68893

Customer # 1548

Customer P.O.

Project: Addt'I for 7352 - 1210-00237

Method # EPA 6010B

QC Reference # 37312

Date Analyzed: 11/12/2012

Technician: KZ

Samples 001

Results

LCS %REC LCS %DUP LCS %RPD

Lead 90 95 6

Control Ranges

LCS %REC LCS %RPD

75 - 125 0 - 20

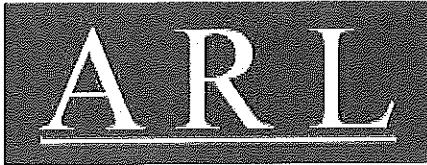
No method blank results were above reporting limit

Respectfully Submitted:

Ken Zheng

Ken Zheng - President

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CASE NARRATIVE

Authorized Signature Name / Title (print)

Ken Zheng, President

Signature / Date

Ken Zheng

Ken Zheng, President
11/15/2012 15:29:59

Laboratory Job No. (Certificate of Analysis No.)

1211-00112

Project Name / No.

Add'l for 7352 - 1210-00237

Dates Sampled (from/to)

10/30/12 To 10/30/12

Dates Received (from/to)

11/14/12 To 11/14/12

Dates Reported (from/to)

11/15/12 To 11/15/2012

Chains of Custody Received

Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None



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CERTIFICATE OF ANALYSIS

1211-00112

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/15/12
Date Received 11/14/12
Invoice No. 68911
Cust # 1548
Permit Number
Customer P.O.

Project: Add'l for 7352 - 1210-00237

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 7352-GP-1-A							Date & Time Sampled: 10/30/12 @ 9:30	
Sample Matrix: Aqueous								
[Metals]								
Metals Acid Digestion	Complete			EPA 3010A	1		11/14/12	TLB
Dissolved Lead	13.9		ug/L	EPA 6010B	1	10.0	11/14/12	TLB

Respectfully Submitted:

Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications. The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

PHASE ONE, INC.

ERIC K.

23282 MILL GREEK DR., STE. 160

LAGUNA HILLS, CA 92653

1211-00112

Date Reported 11/15/2012

Date Received 11/14/2012

Date Sampled 10/30/2012

Invoice No. 68911

Customer # 1548

Customer P.O.

Project: Add'l for 7352 - 1210-00237

Method # EPA 6010B

QC Reference # 37339

Date Analyzed: 11/14/2012

Technician: TLB

Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Lead	96	95	0.8	100	96	3.7

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 20	0 - 20

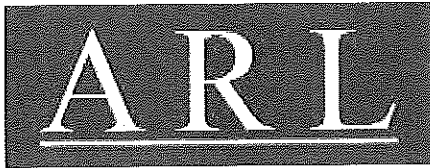
No method blank results were above reporting limit

Respectfully Submitted:

Ken Zheng

Ken Zheng - President

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	<i>Ken Zheng</i> <small>Ken Zheng, President 11/16/2012 14:41:25</small>
Laboratory Job No. (Certificate of Analysis No.)	1211-00124
Project Name / No.	Add'l for 7352 - 1210-00237
Dates Sampled (from/to)	10/30/12 To 10/30/12
Dates Received (from/to)	11/16/12 To 11/16/12
Dates Reported (from/to)	11/16/12 To 11/16/2012
Chains of Custody Received	Yes
Comments:	
Subcontracting	
Inorganic Analyses	No analyses sub-contracted
Sample Condition(s)	
	All samples intact
Positive Results (Organic Compounds)	
	None



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CERTIFICATE OF ANALYSIS

1211-00124

PHASE ONE, INC.
ERIC K.
23282 MILL GREEK DR., STE. 160
LAGUNA HILLS, CA 92653

Date Reported 11/16/12
Date Received 11/16/12
Invoice No. 68917
Cust # 1548
Permit Number
Customer P.O.

Project: Addtl for 7352 - 1210-00237

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 7352-GP-1-B							Date & Time Sampled: 10/30/12 @ 9:35	
Sample Matrix: Aqueous								
[Metals]								
Metals Acid Digestion	Complete			EPA 3010A	1		11/16/12	TLB
Dissolved Lead	<10		ug/L	EPA 6010B	1	10	11/16/12	TLB

Respectfully Submitted:

Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

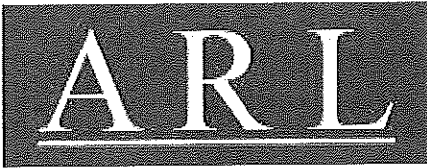
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QUALITY CONTROL DATA REPORT

PHASE ONE, INC.

ERIC K.

23282 MILL GREEK DR., STE. 160

LAGUNA HILLS, CA 92653

1211-00124

Date Reported 11/16/2012

Date Received 11/16/2012

Date Sampled 10/30/2012

Invoice No. 68917

Customer # 1548

Customer P.O.

Project: Add'l for 7352 - 1210-00237

Method #	EPA 6010B		
QC Reference #	37350	Date Analyzed: 11/16/2012	Technician: TLB
Samples	001		
Results	LCS %REC	LCS %DUP	LCS %RPD
	Lead	91	87
Control Ranges			
	LCS %REC	LCS %RPD	
	75 - 125	0 - 20	

No method blank results were above reporting limit

Respectfully Submitted:

Ken Zheng

Ken Zheng - President

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APPENDIX H
REFERENCES

APPENDIX H

REFERENCES

AGENCIES

See Appendix B for a comprehensive list of the state and local agencies consulted for this project.

PUBLICATIONS

Basic Guide for Environmental Inspection. EEA. 1991.

Environmental Evaluations for Real Estate Transactions. Government Institutes, Inc. 1989.

"Flatland Deposits." Geological Survey Professional Paper No. 943. 1991.

"Geologic Principles for Prudent Land Use." Geological Survey Professional Paper No. 946. 1990.

"Groundwater Geology of the Valley." California Earthquakes: California Division of Mines and Geology Bulletin. 1975.

Hazardous Materials, Substances and Wastes Compliance Guide. 1990-1991.

Oil and Gas Field and Wildcat Maps. California Department of Conservation, Division of Oil and Gas. Various dates.

"Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles." State of California, Department of Water Resources, Bulletin No. 104. 1961 and 1988.

Principles of Contaminant Hydrogeology. Palmer, Christopher M. 1992.

Protection of Public Water Supplies from Groundwater Contamination: A Publication of the Environmental Protection Agency.

"Radon: A Homeowner's Guide to Detection and Control." 1987 and 1989.

Report and General Soil Map. California Soil Conservation Service, United States Department of Agriculture. 1967 and 1969.

The Sourcebook for Aerial Photographs, California edition. 1992.

Underground Storage Tank Corrective Action Technologies: A Publication of the Environmental Protection Agency. 1987.

APPENDIX I

RESUMES

ERIC D. KIESELBACH
President and CEO

Education

B.S. Environmental Resource Sciences: University of California, Davis, 1986
Emphasis: Water Sciences, Environmental Toxicology, Soil Sciences

Hazardous Waste Certificate Program: University of California, Davis
Additional classes in: Risk Assessment, Hazmat, Advanced Hazmat, Environmental Regulations, SARA Compliance

Licenses

- California State Registered Assessor, REA #02881
- Building Inspector #1607
- Management Planner #1680
- Project Designer #1839
- Contract Supervisor #2276

Special Qualifications

Mr. Kieselbach qualifies as an "Environmental Professional" in accordance with the US EPA's AAI (All Appropriate Inquires) 40 C.F.R. § 312.22. Mr. Kieselbach has performed numerous site investigation, assessment, and remediation of major commercial and industrial properties — in particular, large manufacturing plants requiring major remediation. Extensive knowledge of biotreatment of hydrocarbon-contaminated soils using engineered and endemic microbes. Designed, organized, and taught 40-hour SARA training program. Familiar with CFR 29, 40, and 49, SARA, CERCLA, TOSCA, RCRA, TITLE 22, Luft Manual. Significant general contractor experience, knowledgeable in all phases of commercial construction. Extensive experience in design, construction, and operation of all types and phases of remedial treatment systems.

Summary of Experience

1991 - Phase One, Inc., Tustin, California - Current

As President and Chief Executive Officer, Mr. Kieselbach oversees the entire environmental due diligence business conducted by Phase One, Inc., including orchestrating its rapid growth and success.

12 years - EDK Construction, Sacramento, California

Mr. Kieselbach owned and operated this company which constructed numerous custom homes, commercial and apartment projects. He managed and oversaw multi-million dollar projects with profitable results.

3 years - U.S. Geological Survey, California

As a Hydrogeological Technician, Mr. Kieselbach performed soil and groundwater sampling, helped set up and design soil testing and soils laboratory, and helped write procedures and perform field tests using sophisticated electronic equipment.

5 years - Exceltech Inc., a full-service environmental company, Irvine, California

As an officer and Vice President, Mr. Kieselbach ran the Southern California operations for Exceltech Inc., which included the Geoscience, Engineering, Remediation, and ACT (Assessments, Compliance, and Training) Departments. He undertook major work for such companies as Shell Oil, Conoco, and Kaiser Aluminum. He was also corporate safety officer for four of the five years.

ERIC EXTON

Operations Manager

Education

Numerous college courses focusing on science, computers, and business including: biology, micro-biology, environmental biology, chemistry, statistics, anatomy and physiology, programming in BASIC, Programming in C, programming in Pascal, advanced data structures, database programming, accounting and business law.

Licenses and Certifications

- California State Registered Assessor, REA I #08334
- State of California, Department of Health Services, Lead Related Construction Certificate, Inspector/Assessor ID#17704
- Certification in Mold Inspection & Sampling
- Microsoft Certified Systems Engineer (MCSE) #44842
- Microsoft Certified Professional in Microsoft Windows, Windows NT, Networking, SQL Server Administration, and SQL Server Implementation

Special Qualifications

Mr. Exton qualifies as an "Environmental Professional" in accordance with the US EPA's AAI (All Appropriate Inquires) 40 C.F.R. § 312.22. Mr. Exton has extensive experience in managing and supervising technical and administrative staff as well as in managing remote offices. Mr. Exton has also managed large, multi-site projects that have encompassed sites in multiple states. He has been involved with Phase II projects, prepared site characterization plans, and has worked in unison with governmental agencies and clients to achieve closure for contaminated properties. He has overseen soil cleanups and the installation of ground monitoring wells. In addition, he is an expert in computer programming, networking, databases, and systems administration.

Summary of Experiences

1992 – Phase One, Inc., Tustin, California – Current

Mr. Exton has written, researched, or performed the fieldwork for thousands of Phase I Environmental Site Assessments for various types of properties including manufacturing facilities, automotive repair facilities, and agricultural properties. In addition, he is the company's expert in the Federal Communications Commission's (FCC) responsibilities under the National Environmental Policy Act (NEPA). He has consulted on hundreds of NEPA compliance projects for various telecommunications companies. He has also consulted on NEPA compliance for several Department of Housing and Urban Development's (HUD) redevelopment projects as well as CEQA projects. He has made determinations and received concurrence from the State Historical Preservation Officer (SHPO) of many states for hundreds of Section 106 compliance projects. Mr. Exton has also managed special projects including Native American consultation, endangered species mitigation, consultation with the US Fish and Wildlife Service, wetlands surveys, flood plain hydrology studies, and archaeological testing. His archaeological projects have included the discovery of human remains. Mr. Exton has also written the majority of custom software utilized by Phase One, Inc; this software has increased the company's productivity and has improved the quality of reports compiled.

1 year – Valmer, Inc., Palo Alto, California

Mr. Exton managed and supported the computers and network for Valmer, Inc., a computer software company. He also managed the technical support of the company's contact management software, wrote several utilities to import data from other contact management and database programs, and merged data into popular word processing and fax programs.

APPENDIX J
ENVIRONMENTAL ACRONYMS AND DEFINITIONS

APPENDIX J

ENVIRONMENTAL ACRONYMS

AA	Administering Agency
ACM	Asbestos Containing Materials
AHERA	Asbestos Hazard Emergency Response Act, 1986
AHM	Acutely Hazardous Materials
AQMD	Air Quality Management District
CEG	Certified Engineering Geologist
CERCLA	Comprehensive Environmental Response, Comprehensive Liability Act of 1980 (Federal Superfund), 42 USC 9601 et seq.
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency (Federal)
EPA #	Generator # for RCRA manifesting
HMBP	Hazardous Materials Business Plans, H&S Code 25504
HWIS	Hazardous Waste Information System
LUFT	Leaking Underground Fuel Tank
LUST	Leaking Underground Storage Tank
MSDS	Material Safety Data Sheet
NEPA	National Environmental Policy Act
NIOSH	National Institute for Occupational Safety & Health
NPDES	National Pollution Discharge Elimination System (CWA)
NPL	National Priority List (Federal Superfund)
OEA	Office of Environmental Affairs
OSHA	Occupational Safety and Health Administration (Federal)
PCB	Polychlorinated biphenyl
POTW	Publicly-Owned Treatment Works
ppb	part per billion
ppm	part per million
PRP	Potentially Responsible Party (in Superfund site)
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act (Federal) 42 USC 6902, 40 CFR
R&D	Research and Development
REA	Registered Environmental Assessor
RG	Registered Geologist
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision (CERCLA)
RP	Responsible Party (CERCLA) 42 UCF 9607(a)

RQReportable Quantity
(under DOT CERCLA and SARA Title III)
 RWQCBRegional Water Quality Control Board
 SARASuperfund amendments and Reauthorization Act of 1986
SARA Title III Emergency Preparedness and Community
Right-to-Know section
 SB.....Senate Bill
 SICStandard Industrial Classification
(company description)
 SOPStandard Operating Procedures
 SWA.....Solid Waste Act (a/k/a RCRA)
 SWMUSolid Waste Management Unit
 TPCAToxic Pits Cleanup Act H&S Code 25208 et seq.
 TSCAToxic Substance Control Act (Federal)
15 USC 2601 et seq.
 TSDTreatment, Storage, and Disposal Facilities (permitted by RCRA) H&S Code
25123.3
 TSDF.....Treatment, Storage, Disposal Facility (hazardous waste)
 UBCUniform Building Code
 UFC.....Uniform Fire Code
 USTUnderground Storage Tank
 UM.....Uniform Manifest
 UST.....Underground Storage Tanks
 VOCVolatile Organic Compound H&S 25123.6
 WDRWaste Discharge Requirements
 WWTPWastewater Treatment Plant

SELECTED DEFINITIONS

ASPIS - This database lists potentially hazardous waste sites identified by the Historical Abandoned site Survey Program.

CERCLIS - The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is commonly referred to as "Superfund". The United States Environmental Protection Agency maintains a database referred to as "CERCLIS", which is used by the EPA to track activities conducted under its Superfund Program.

Sites which come to EPA's attention that may have a potential for releasing hazardous substances into the environment are added to the CERCLIS inventory. EPA learns of these sites in various ways. Examples include notification by the owner, citizen complaints, state and local government identification, and as a result of other EPA investigations.

NPL - The United States Environmental Protection Agency (EPA) maintains a National Priorities List (NPL) under the Comprehensive Environmental Response and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). Sites which have previously been designated on the CERCLIS List are evaluated by the EPA and ranked according to potential risk to human health and the environment. Those CERCLIS sites which present the greatest risk are added to the NPL, which qualifies them to receive remedial funding Through CERCLA.

RCRA - The following list has been compiled from a search of the RCRA data base list for generators (gen), transporters (trans), and treatment storage disposal facilities (TSDF) of hazardous materials. All generators of waste material are required by the Department of Health Services to have hazardous material removed from the site every sixty days. The list is generally representative of the type of businesses in the region surrounding the subject property.

REPORT SIGNATURE SHEET AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the Phase I Environmental Assessment Report. 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.

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.

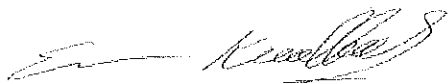
The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and asbestos consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance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

I/We declare that, to the best of our professional knowledge and belief, I/we meet the definition of Environmental Professional as defined in §312.10 of this part.

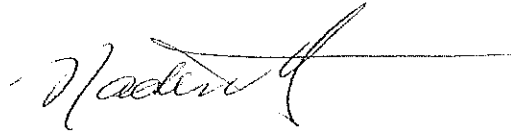
I/We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I/We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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 for a reasonable fee to be arranged.



Eric Kieselbach
President, Technical Reviewer



Nadine Kieselbach
Report Writer



Eric Exton
Operations Manager

