Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

November 13, 2008

Project No. 601791-006

To: Industry Urban Development Agency
c/o CNC Engineering
255 North Hacienda Avenue, Suite 222
City of Industry, California 91744

Attention: Mr. Dale Masl

Subject: Limited Phase II Environmental Site Assessment Report for 15000 Nelson Avenue, City of Industry, California

Introduction

In response to your request, Leighton Consulting, Inc. (Leighton Consulting) has conducted a Limited Phase II soil investigation in the vicinity of the former railroad track located at 15000 Nelson Avenue, City of Industry, California (Site).

In January 2007, Ninyo & Moore conducted a "Due Diligence Phase I Environmental Site Assessment and Document Review" for the Site. Ninyo & Moore did not identify the railroad spur on the subject site. The railroad spur was identified during a subsequent site reconnaissance. In their report, Ninyo & Moore cited data from a monitoring well on the adjacent property, stating that the depth to ground water is approximately 65 feet below ground surface (bgs).

On June 2, 2008, Leighton Consulting personnel performed a Limited Phase II Environmental Site Assessment of the area surrounding the railroad spur. Soil samples were collected from three locations along the railroad spur. Samples were collected from the surface and at 1.5 feet bgs. The samples were analyzed for Title 22 CAM 17 metals (CAM 17 metals), total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), and polynuclear aromatic hydrocarbons

(PAHs). The analytical results indicated that each of the samples contained concentrations of heavy end TPH above the analytical method detection limits and two of the samples contained concentrations PAHs above the analytical method detection limit. CAM 17 metals and PCBs were not detected in the soil samples.

On October 28, 2008, Leighton Consulting personnel performed a Limited Phase II Environmental Site Assessment of the area surrounding the railroad spur. Samples were collected from locations as near the original sampling locations as practical. The presence of a buried 45-inch diameter sewer line necessitated the relocation of sample location S-3 (Figure 2). The purpose of the additional sampling was to identify the vertical extent of the soil contamination identified during the first soil investigation.

Soil Sampling

The work included the collection of nine discrete soil samples from three sample locations across the Site (Figure 2). Samples were collected at 2.0, 5.0, and 10.0 feet bgs using a direct push drill rig. Soil samples were collected in one-inch brass sleeves or acetate liners, sealed with Teflon sheets and plastic end caps and stored in an ice-chilled cooler prior to and during transportation to the analytical laboratory.

Soil samples were transported under chain of custody protocols to EnviroChem Laboratories in Pomona, California for analysis.

Laboratory Analysis

A total of nine soil samples were analyzed by Enviro-Chem using Environmental Protection Agency (EPA) Method 8015M for full range TPH and EPA Method 8310 for PAHs.

Results of the laboratory analyses are summarized in Tables 1 through 6. Copies of the laboratory results are provided in Appendix B.

Soil Sample Laboratory Results

Two PAHs, fluoranthene (0.013 milligrams per kilogram [mg/kg]) and phenanthrene (0.011 mg/kg) were detected in sample S-3-2.0.

TPH was not reported at concentrations exceeding the method detection limits in the samples analyzed.

Conclusions

The limited soil investigation indicates concentrations of two PAHs were detected in a near surface sample (S-3-2.0) taken from the vicinity of the former railroad tracks. There are no California Human Health Screening Levels or US EPA Regional Screening Levels for either compound, therefore a DTSC health risk assessment was used to assess risks to human health posed by the impacted soil. The health hazard index at the site was calculated to be 1.0E-05 which is less than the 1.0 threshold value for unrestricted land use. The calculated cancer risk at the site was zero which is less than the 1.0E-06 threshold value for unrestricted land use.

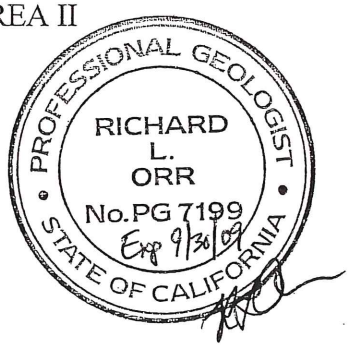
Leighton Consulting recommends no further action at the site.

If you have questions regarding our report, please contact this office. We appreciate this opportunity to be of service.

Respectfully submitted,

LEIGHTON CONSULTING, INC.

Richard L. Orr, PG, REA II
Associate Geologist



ZAF/RLO/rsh

Attachments: Figure 1 - Site Location Map
Figure 2 - Sample Plan
Table 1 - Summary of PAHs
Table 2 - Non-Cancer Health Hazard Calculation
Table 3 - Cancer Risk Calculation
Appendix A - References
Appendix B - Laboratory Analytical Report and Chain-of- Custody Documentation
Appendix C - ASFE Geoenvironmental Report

Distribution: (3) Addressee

CNC Engineering/IUDA
15000 Nelson Avenue
City of Industry, California

SITE LOCATION MAP

Project No.
601791-006

Date
November 2008

Figure 1

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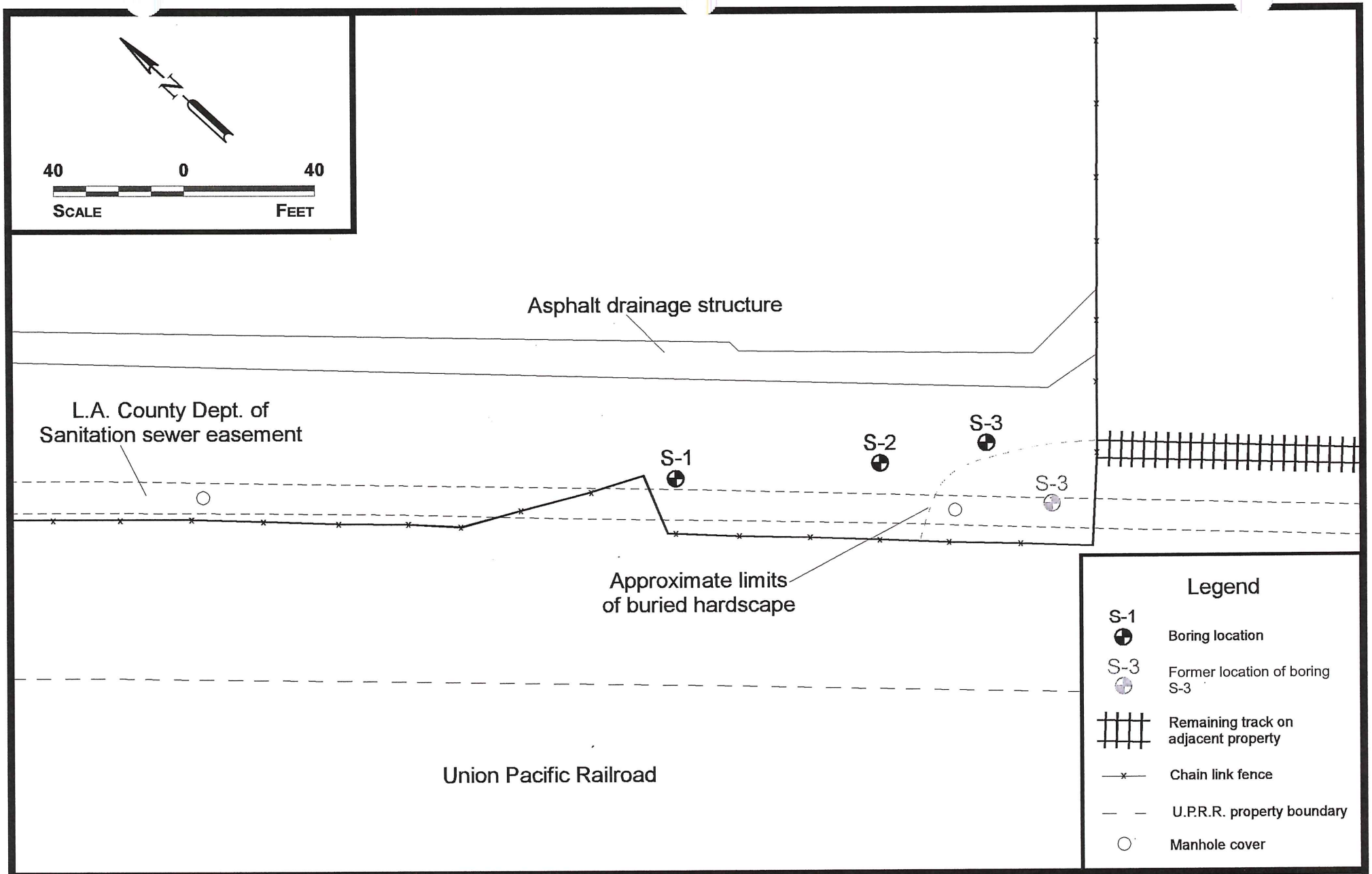


CNC Engineering/IUDA
15000 Nelson Ave
City of Industry, California

Sample Plan

Project No.
601791-006

Date
November 2008

Figure 2

T
SUMMA PAHs
15000 Nelson Ave
City of Industry, CA

Sample Number (Depth in Feet)	Sample Date	Acenaphthene (mg/kg)	Acenaphthylene (mg/kg)	Anthracene (mg/kg)	Benzo (a) Anthracene (mg/kg)	Benzo (a) Pyrene (mg/kg)	Benzo (b) Fluoranthene (mg/kg)	Benzo (k) Fluoranthene (mg/kg)	Benzo (g, h, i) Perylene (mg/kg)	Chrysene (mg/kg)	Fluoranthene (mg/kg)	Fluorene (mg/kg)	Indeno (1, 2, 3, -cd) Pyrene (mg/kg)	Phenanthrene (mg/kg)	Pyrene (mg/kg)
S-1-2.0	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-1-5.0	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-1-10	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-2-2.0	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-2-5.0	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-2-10	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-3-2.0	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	**0.013J**	<0.01	<0.01	**0.011J**	<0.01
S-3-5.0	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
S-3-10	10/28/2008	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Maximum Site Sample		**<0.01**	**<0.01**	**<0.01**	**<0.01**	**<0.01**	**<0.01**	**<0.01**	**<0.01**	**<0.01**	**0.013**	**<0.01**	**<0.01**	**0.011**	**<0.01**
CHHSL (residential)		**NE**	**NE**	**NE**	**NE**	**0.038**	**NE**	**NE**	**NE**	**NE**	**NE**	**NE**	**NE**	**NE**	**NE**

NOTES:
Bolded analytical results are above the method detection limits
CHHSL = California Human Health Screening Level
J = Concentration measured between method detection limit and laboratory reporting limit
mg/kg = milligrams per kilogram
NE = None established
PAHs = Polyaromatic Hydrocarbons
<0.01 = analyte not detected above the referenced detection limit.

$\mathbf{HAZARD_{soil} = [C_s RfD_o \times (1.28 \times 10^{-5})] + [C_s/RfD_o \times (1.28 \times 10^{-4}) \times ABS] + [C_s \times (PEF)/RfD_i \times 0.639]}$

where: PEF = Particulate Emission Factor (1E-9 kg/m^3)
RfD_o = Oral reference dose [mg/kg-day]
RfD_i = Inhalation reference dose [mg/kg-day]
C_s = Concentration in soil [mg/kg]
ABS = Dermal absorption fraction [unitless]

SVOCs						
Polycyclic aromatic hydrocarbons						
Fluoranthene	4.0E-02	EPA	4.0E-02	ROUTE	0.15	1.0E-05
Other SVOCs						
Phenanthrene	NA	EPA	NA	EPA	0.1	NA
Hazard Index =						**1.0E-05**

Notes: If Hazard Index is greater than one, import fill should not be used at site.

[b] Oral and inhalation reference doses obtained from California EPA when available. Toxicity criteria were obtained from EPA Integrated Risk Information System database or EPA Region 9 2002 PRGs when California EPA values were not available.

[c] Absorption fractions were taken from PEA guidance (DTSC 1994)

mg/kg = milligrams of chemical per kilogram of soil

RfD_o = oral reference dose

RfD_i = inhalation reference dose

mg/kg-day = milligrams of chemical per kilogram of body weight per day

ABS = Absorption fraction, unitless

NA = not available

EPA = U.S. Environmental Protection Agency

OEHHA = California Environmental Protection Agency, Office of Environmental Health Hazard Assessment

Cancer Risk Calculation
IUDA
15000 Nelson Avenue
City of Industry, California

$$Risk_{soil} = [SF_o \times C_s \times (1.57 \times 10^{-6})] + [SF_o \times C_s \times (1.87 \times 10^{-5}) \times ABS] + [Sf_i \times C_s \times PEF \times 0.149]$$

where: PEF = Particulate Emission Factor (1E-9 kg/m^3)
SF_o = Oral slope factor [mg/kg-day]$^{-1}$
SF_i = Inhalation slope factor [mg/kg-day]-1
C_s = Concentration in soil [mg/kg]
ABS = Dermal absorption fraction [unitless]

Chemicals of Potential Concern	SF_o[b] (mg/kg-day)$^{-1}$	Source	SF_i[b] (mg/kg-day)$^{-1}$	Source	ABS[c] (unitless)	Cancer Risk$_{soil}$ (unitless)
CAM 17 Metals						
Fluoranthene	NA	NA	NA	NA	NA	NA
Other SVOCs						
Phenanthrene	NA	NA	NA	NA	0.1	NA
Total Cancer Risk =						**0.0E+00**

Notes: If Cancer Risk is greater than 1E-6, import fill should not be used at site.

[b] Oral and inhalation slope factors obtained from California EPA when available. Toxicity criteria were obtained from EPA online Integrated Risk Information System database when California EPA values were not available.

[c] Absorption fractions were taken from Preliminary Endangerment Assessment guidance (DTSC 1994)

mg/kg = milligrams of chemical per kilogram of soil
SF_o = oral slope factor
Sf_i = inhalation slope factor
ABS = Absorption fraction, unitless
NA = not available
EPA = U.S. Environmental Protection Agency
CalEPA = California Environmental Protection Agency

APPENDIX A

References

Cal/EPA, 2005, *Use of California Human Health Screening Levels (CHHSLs) in Evaluation of contaminated Properties*: California Environmental Protection Agency, January 2005.

Leighton Consulting, Inc., 2008, *Phase II Soil Investigation Report, Railroad Spur Located at 15000 Nelson Avenue, City of Industry, California,* June 20, 2008.

State of California, Environmental Protection Agency, Department of Toxic Substances Control, 1999, *Preliminary Endangerment Assessment Guidance Manual*, (Second Printing, June 1999), State of California, Environmental Protection Agency, Office of Environmental Health Hazard Assessment,

US EPA, 2008, *Region 9 Superfund Preliminary Remediation Goals,* http://www.epa.gov/region09/waste/sfund/prg/, October 1, 2008.

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: November 5, 2008

Mr. Richard Orr
Leighton Consulting
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

Project: **601791-006 RLO**
Lab I.D.: **081028-53 through -61**

Dear Mr. Orr:

The **analytical results** for the soil and samples, received by our lab on October 28, 2008, are attached. The samples were received chilled, intact and with chain of custody record.

Trace concentrations between the MDL and the PQL have been reported with a "J" flag indicator.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manger

Jesse Tu, Ph.D.
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Leighton Consulting
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: 601791-006 RLO
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/29/08
DATE ANALYZED: 10/29/08
DATE REPORTED: 11/05/08

TOTAL PETROLEUM HYDROCARBONS(TPH) - CARBON CHAIN ANALYSIS
METHOD: EPA 8015B
UNIT: MG/KG = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C11-C22	C23-C35	DF
S-1-2.0	081028-53	ND	ND	ND	1
S-1-5.0	081028-54	ND	ND	ND	1
S-1-10.0	081028-55	ND	ND	ND	1
S-2-2.0	081028-56	ND	ND	ND	1
S-2-5.0	081028-57	ND	ND	ND	1
S-2-10.0	081028-58	ND	ND	ND	1
S-3-2.0	081028-59	ND	ND	ND	1
S-3-5.0	081028-60	ND	ND	ND	1
S-3-10.0	081028-61	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	MDL	5	5	25	
	PQL	10	10	50	

COMMENTS
C4-C10 = GASOLINE RANGE
C11-C22 = DIESEL RANGE
C23-C35 = MOTOR OIL RANGE
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL AND PQL
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8015B Soil/Solid QC

Date Analyzed: 10/29/2008 **Units:** mg/Kg (PPM)

Matrix: **Solid/Sludge**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

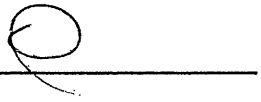
Spiked Sample Lab I.D.: **081028-54 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C11~C22 Range	0	2500	2487	**99%**	2546	**102%**	**2%**	**75-125**	**0-20%**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C11~C22 Range	200	199	**100%**	**75-125**

Analyzed and Reviewed By:

Final Reviewer: 

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LABORATORY REPORT

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Tel(909)484-2205 Fax(909)484-2170

PROJECT: 601791-006 RLO
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: S-1-2.0
LAB I.D.: 081028-53

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.
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LABORATORY REPORT

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Rancho Cucamonga, CA 91730
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PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-1-5.0**
LAB I.D.: 081028-54

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

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ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

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PROJECT: 601791-006 RLO
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: S-1-10.0
LAB I.D.: 081028-55

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
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PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

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PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-2-2.0**
LAB I.D.: 081028-56

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc
1114 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-2-5.0**
LAB I.D.: 081028-57

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel. (909) 590-5905 Fax (909) 590-590

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-2-10.0**
LAB I.D.: 081028-58

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-3-2.0**
LAB I.D.: 081028-59

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	0.013J	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	0.011J	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-3-5.0**
LAB I.D.: 081028-60

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91768 Tel (909) 620-5335 Fax (909) 390-6307

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **601791-006 RLO**
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

SAMPLE I.D.: **S-3-10.0**
LAB I.D.: 081028-61

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Leighton Consulting
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)484-2205 Fax(909)484-2170

PROJECT: 601791-006 RLO
MATRIX: SOIL
SAMPLING DATE: 10/28/08
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 10/28/08
DATE EXTRACTED: 10/30/08
DATE ANALYZED: 10/30/08
DATE REPORTED: 11/05/08

METHOD BLANK FOR LAB I.D.: 081028-53 THORUGH -61

Polynuclear Aromatic Hydrocarbons Analysis
Method: EPA 8310
Unit: Mg/Kg = Milligram per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACENAPHTHENE	ND	0.02	0.01	1
ACENAPHTHYLENE	ND	0.02	0.01	1
ANTHRACENE	ND	0.02	0.01	1
BENZO(a)ANTHRACENE	ND	0.02	0.01	1
BENZO(a)PYRENE	ND	0.02	0.01	1
BENZO(b)FLUORANTHENE	ND	0.02	0.01	1
BENZO(k)FLUORANTHENE	ND	0.02	0.01	1
BENZO(g,h,i)PERYLENE	ND	0.02	0.01	1
CHRYSENE	ND	0.02	0.01	1
DIBENZ(a,h)ANTHRACENE	ND	0.02	0.01	1
FLUORANTHENE	ND	0.02	0.01	1
FLUORENE	ND	0.02	0.01	1
INDENO(1,2,3-cd)PYRENE	ND	0.02	0.01	1
NAPHTHALENE	ND	0.02	0.01	1
PHENANTHRENE	ND	0.02	0.01	1
PYRENE	ND	0.02	0.01	1

COMMENTS
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
ANALYSIS CONDUCTED BY AETL LABS, BURBANK, CA

DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8847 • www.aetlab.com

Ordered By

Enviro-Chem Laboratories
1214 E. Lexington Avenue
Pomona, CA 91766-5519

Telephone: (909)590-5905
Attention: Curtis Desilets

Number of Pages 4
Date Received 10/29/2008
Date Reported 11/04/2008

Job Number	Order Date	Client
49877	10/29/2008	ENVIRO

Project ID: 081028

Enclosed please find results of analyses of 9 soil samples which were analyzed as specified on the attached chain of custody. If there are any questions, please do not hesitate to call.

Checked By: _____ Approved By: C. Razmara

Cyrus Razmara, Ph.D.
Laboratory Director

Job # 49877

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
✓ 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required: PAH 8310	Misc. / COMMENTS
081028-53	49877.01	10/28	0930	Soil	1		None	X	
-54	49877.02		0950						
-55	49877.03		0954						
-56	49877.04		1031						
-57	49877.05		1021						
-58	49877.06		1026						
-59	49877.07		1117						
-60	49877.08		1103						
-61	49877.09		1108					X	

Company Name:	Enviro-Chem, Inc	Project Contact:	Curtis Desilets
Address:	1214 E. Lexington Avenue	Tel:	909-590-5905
City/State/Zip:	Pomona, CA 91766	Fax:	909-590-5907
Sampler's Signature:		Project Name/ID:	081028-53 to -61

Relinquished by:	Received by: Curtis G	Date & Time: 10/29/08 0846	Instructions for Sample Storage After Analysis:
Relinquished by: Curtis G	Received by:	Date & Time: 10/29/08 1015	O Dispose of O Return to Client O Store (30 Days)
Relinquished by:	Received by: Sylvia Hernandez	Date & Time: 10/29/08 1015	O Other:

CHAIN OF CUSTODY RECORD

WHITE WITH SAMPLE - YELLOW TO CLIENT

Page _____ of _____

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ANALYTICAL RESULTS

Ordered By

Enviro-Chem Laboratories
1214 E. Lexington Avenue
Pomona, CA 91766-5519

Telephone: (909)590-5905
Attn: Curtis Desilets
Page: **2**
Project ID: 081028

AETL Job Number	Submitted	Client
49877	10/29/2008	ENVIRO

Method: (8310), Polynuclear Aromatic Hydrocarbons (SW-846)

QC Batch No: 103008

Our Lab I.D.			Method Blank	49877.01	49877.02	49877.03	49877.04
Client Sample I.D.				081028-53	081028-54	081028-55	081028-56
Date Sampled				10/28/2008	10/28/2008	10/28/2008	10/28/2008
Date Prepared			10/30/2008	10/30/2008	10/30/2008	10/30/2008	10/30/2008
Preparation Method			3550B	3550B	3550B	3550B	3550B
Date Analyzed			10/30/2008	10/30/2008	10/30/2008	10/30/2008	10/30/2008
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Benzo(a)anthracene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(a)pyrene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(b)fluoranthene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	0.010	0.020	ND	ND	ND	ND	ND
Chrysene	0.010	0.020	ND	ND	ND	ND	ND
Dibenzo(a,h)anthracene	0.010	0.020	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.010	0.020	ND	ND	ND	ND	ND
Acenaphthene	0.010	0.020	ND	ND	ND	ND	ND
Acenaphthylene	0.010	0.020	ND	ND	ND	ND	ND
Anthracene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(g,h,i)perylene	0.010	0.020	ND	ND	ND	ND	ND
Fluoranthene	0.010	0.020	ND	ND	ND	ND	ND
Fluorene	0.010	0.020	ND	ND	ND	ND	ND
Naphthalene	0.010	0.020	ND	ND	ND	ND	ND
Phenanthrene	0.010	0.020	ND	ND	ND	ND	ND
Pyrene	0.010	0.020	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Page: 3

Project ID: 081028

AETL Job Number	Submitted	Client
49877	10/29/2008	ENVIRO

Method: (8310), Polynuclear Aromatic Hydrocarbons (SW-846)

Our Lab I.D.			Method Blank	49877.01	49877.02	49877.03	49877.04
Surrogates	%Rec.Limit		% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
p-Terphenyl-D14	75-125		81.5	78.6	95.5	81.5	77.3

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ANALYTICAL RESULTS

Ordered By

Enviro-Chem Laboratories
1214 E. Lexington Avenue
Pomona, CA 91766-5519

Telephone: (909)590-5905
Attn: Curtis Desilets
Page: **4**
Project ID: 081028

AETL Job Number	Submitted	Client
49877	10/29/2008	ENVIRO

Method: (8310), Polynuclear Aromatic Hydrocarbons (SW-846)

QC Batch No: 103008

Our Lab I.D.			49877.05	49877.06	49877.07	49877.08	49877.09
Client Sample I.D.			081028-57	081028-58	081028-59	081028-60	081028-61
Date Sampled			10/28/2008	10/28/2008	10/28/2008	10/28/2008	10/28/2008
Date Prepared			10/30/2008	10/30/2008	10/30/2008	10/30/2008	10/30/2008
Preparation Method			3550B	3550B	3550B	3550B	3550B
Date Analyzed			10/30/2008	10/30/2008	10/30/2008	10/30/2008	10/30/2008
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Benzo(a)anthracene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(a)pyrene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(b)fluoranthene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	0.010	0.020	ND	ND	ND	ND	ND
Chrysene	0.010	0.020	ND	ND	ND	ND	ND
Dibenzo(a,h)anthracene	0.010	0.020	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.010	0.020	ND	ND	ND	ND	ND
Acenaphthene	0.010	0.020	ND	ND	ND	ND	ND
Acenaphthylene	0.010	0.020	ND	ND	ND	ND	ND
Anthracene	0.010	0.020	ND	ND	ND	ND	ND
Benzo(g,h,i)perylene	0.010	0.020	ND	ND	ND	ND	ND
Fluoranthene	0.010	0.020	ND	ND	0.013J	ND	ND
Fluorene	0.010	0.020	ND	ND	ND	ND	ND
Naphthalene	0.010	0.020	ND	ND	ND	ND	ND
Phenanthrene	0.010	0.020	ND	ND	0.011J	ND	ND
Pyrene	0.010	0.020	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Page: 5

Project ID: 081028

AETL Job Number	Submitted	Client
49877	10/29/2008	ENVIRO

Method: (8310), Polynuclear Aromatic Hydrocarbons (SW-846)

Our Lab I.D.			49877.05	49877.06	49877.07	49877.08	49877.09
Surrogates	%Rec.Limit		% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
p-Terphenyl-D14	75-125		76.0	77.9	75.1	76.6	78.6

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
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QUALITY CONTROL RESULTS

Ordered By

Enviro-Chem Laboratories
1214 E. Lexington Avenue
Pomona, CA 91766-5519

Telephone: (909)590-5905
Attn: Curtis Desilets
Page: **4**
Project ID: 081028

AETL Job Number	Submitted	Client
49877	10/29/2008	ENVIRO

Method: (8310), Polynuclear Aromatic Hydrocarbons (SW-846)

QC Batch No: 103008; Dup or Spiked Sample: B103008; LCS: Clean Sand; QC Prepared: 10/30/2008; QC Analyzed: 10/30/2008; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzo(a)anthracene	0.0	0.0500	0.0457	91.4	0.0500	0.0402	80.4	12.8	75-125	<20
Benzo(a)pyrene	0.0	0.0500	0.0391	78.2	0.0500	0.0396	79.2	1.3	75-125	<20
Naphthalene	0.0	0.500	0.430	86.0	0.500	0.436	87.2	1.4	75-125	<20
Surrogates										
p-Terphenyl-D14	0.0	0.400	0.306	76.5	0.400	0.307	76.8	<1	75-125	<20

QC Batch No: 103008; Dup or Spiked Sample: B103008; LCS: Clean Sand; QC Prepared: 10/30/2008; QC Analyzed: 10/30/2008; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit
Benzo(a)anthracene	0.0500	0.0412	82.4	75-125
Benzo(a)pyrene	0.0500	0.0394	78.8	75-125
Naphthalene	0.500	0.434	86.8	75-125
LCS				
Acenaphthene	0.500	0.434	86.8	75-125
Acenaphthylene	1.00	0.905	90.5	75-125
Anthracene	0.0500	0.0505	101	75-125
Benzo(b)fluoranthene	0.100	0.0845	84.5	75-125
Benzo(g,h,i)perylene	0.100	0.0966	96.6	75-125
Benzo(k)fluoranthene	0.0500	0.0413	82.6	75-125
Chrysene	0.0500	0.0399	79.8	75-125
Dibenzo(a,h)anthracene	0.100	0.0855	85.5	75-125
Fluoranthene	0.100	0.0870	87.0	75-125
Fluorene	0.100	0.0752	75.2	75-125
Indeno(1,2,3-cd)pyrene	0.0500	0.0438	87.6	75-125
Phenanthrene	0.0500	0.0426	85.2	75-125
Pyrene	0.0500	0.0395	79.0	75-125
Surrogates				
p-Terphenyl-D14	0.400	0.311	77.8	75-125

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 ~~1 Week~~ (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	TPH (Gas)	PAH (8310)	MISC.	COMMENTS
				Analysis Required							
S-1-2.0	081028-53	10/28/08	0950	soil	1		ice				
S-1-5.0	54		0950								
S-1-10.0	55		0954								
S-2-2.0	56		1031								
S-2-5.0	57		1021								
S-2-10.0	58		1026								
S-3-2.0	59		1117								
S-3-5.0	60		1103								
S-3-10.0	61		1108								

Company Name: Leighton Consulting
Address: 10532 Acacia St Ste B-6
City/State/Zip: Rancho Cucamonga

Project Contact: Richard Orr
Tel: (909) 484-2205
Fax: (909) 484-2170

Sampler's Signature:
Project Name/ID: 601791-006 RLO

Relinquished by:	Received by:	Date & Time: 10/28/08 1220
Relinquished by:	Received by:	Date & Time:
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client O Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

Important Information About Your

Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change*, sometimes suddenly, due to any number of events, not the least of which include occurrences at

adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care.

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.

ASFE
THE BEST PEOPLE ON EARTH

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