Tom Edwards & Associates, LLC
An Environmental Consulting Firm

November 13, 2013

Mr. Kevin Gillis
FIRST REPUBLIC BANK
111 Pine Street
San Francisco, CA 94111

Subject: Revised Report for Limited Phase II Investigation Report for 729 45th Ave., Oakland
Tom Edwards & Associates (TEA) Proj. No. 13-3793

Dear Mr. Gillis,

This report presents the results of the limited Phase II investigation (Phase II) conducted at 729 45th Ave., Oakland, CA (see Figure 1) to determine if contamination exists in the soils or groundwater from **on-site** sources. The Phase II was conducted in accordance with American Society for Testing and Material (ASTM) and general environmental assessing standards. Soil sampling was conducted based on the recommendations from the *Phase I Environmental Site Assessment Report, 729 45th Ave., Oakland, CA* (Phase I ESA Report) (TEA, 2013).

Site History

The documents reviewed during the Phase I ESA show that the subject property was occupied by industries that used and stored hazardous waste/materials onsite as part of operations and maintenance. The industries that have occupied the subject property are:

- Oil refining, storage, and/or sales company from at least 1928 to 1964 when at least three 15,000 to 20,000 gallon gasoline aboveground storage tanks (ASTs) were on site.
- Freight Company in 1967.
- Steel Erection and Sign Company from 1969 to 1972.
- Equipment fabrication from 1972 to present.
- Three 500-gallon underground storage tanks (USTs) are known to have been located on site. It is unclear from documentation whether the USTs were removed or abandoned in-place.

Limited Phase II Investigation Approach

Step 1: Conducted a geophysical (GPR) survey to confirm the removal of the three 500-gallon USTs. The GPR survey indicated that the three 500-gallon USTs have been removed from the site.

Step 2: Collected soil samples using a limited access rig or hand auger. Advanced six boreholes to depths ranging from 1.5 to 20 feet below ground surface (bgs) (see Figure 1). A total of 9 samples were selected and analyzed for analysis. Soil samples were analyzed for Total Petroleum Hydrocarbon (TPH) gasoline, diesel, and motor oil (EPA Method 8015), metals (EPA Method 6010B), volatile organic compounds (VOCs) (EPA Method 8260), Hexavalent Chromium (EPA Method 7196), and Total Cyanide (EPA Method 9014). The results for the 7 soil and 2 grab water samples are shown on Tables 1 and 2, respectively.

The following soil sampling approach was taken:

- Drilled one soil boring (EFC01) at the northern portion between two former buildings from when the subject property was used as an oil sale and distribution company. EFC01 was advanced to 20 feet bgs. The objective was to collect a groundwater sample however none was encountered.
- Hand-augered (EFC02) to 1.5 feet at a location where a drainage canal was noted to exist from the paint storage to the edge of the concrete onto soil.
- Drilled two soil borings (EFC03 and 05) adjacent to and downgradient of the three former UST locations. EFC03 was stopped at 8 feet bgs due to refusal. EFC05 was advanced to 14 feet bgs, however there was no soil recovery from 5 to 14 feet bgs, instead a sludge-like material and water was recovered. After multiple attempts, a grab sample of the sludge-like material and water was collected and sent to the laboratory for analysis.
- Drilled one soil boring (EFC04) at the front of the subject property where water from the subject property drains and discharges to the surface.
- Drilled one soil boring (EFC06) downgradient of the former ASTs from when the subject property was used as an oil sale and distribution company.

Boring logs EFC01 to 06 are attached.

Analytical Results

Analytical results for both soil and water samples were compared to the Commercial/ Industrial Land use Environmental Screening Levels (ESLs) from Table B. ESLs, Shallow Soils (≤3 m bgs), Groundwater is not a Current or Potential Source of Drinking Water, http://www.waterboards.ca.gov/rwqcb2/water_issues/programs/esl.shtml (California Regional Water Quality Control Board). Tables 1 and 2 show the analytical results and their respective ESLs.

Soil Samples

Table 1 shows the results for the 7 soil samples selected for analysis. There are two locations (EFC04 and 05) where contamination appears to exist based on the limited sampling conducted.

EFC04 was advanced at the location where all the drains from inside the subject property discharges to the surface. Zinc and total cyanide were detected in the soil sample collected from 1.5 feet bgs.

EFC05 is downgradient of the former UST location. TPH as diesel and motor oil, VOCs as benzene and total cyanide were detected at 1.75 feet bgs. Lead and zinc were detected in the grab sample accumulated from 5 to 10 feet bgs where recovery was extremely difficult.

Arsenic was present in all soil samples at concentrations higher than the ESL, however naturally-occurring concentrations of Arsenic in Oakland soils are higher than the thresholds calculated by risk-based models. Based on this, remediation to the risk-based threshold is unlikely since the observed concentrations are likely to represent ambient conditions.

Grab Water Samples

Table 2 shows the results for the 2 grab water samples collected from EFC-04 and EFC-05 for analysis. The grab water samples show detections exceeding the ESLs for the following:

- EFC-04 - TPH as gasoline, VOCs as ethylbenzene, xylene, and naphthalene, and Metals as arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc.
- EFC-05 - TPH as gasoline and diesel, VOCs as ethylbenzene, xylene, and naphthalene, and Metals as barium, cobalt, copper, lead, nickel, vanadium, and zinc.

Conclusion and Recommendation

There is limited soil contamination at the property based on the Phase II results which appears to be focused at two locations (EFC04 and 05). Groundwater contamination is present based on the results of the grab water samples collected from EFC04 and 05.

EFC04 was advanced at the location where all the drains from inside the subject property discharges to the surface. Zinc and total cyanide were detected in the soil sample collected from 1.5 feet bgs. TPH as gasoline, VOCs as ethylbenzene, xylene, and naphthalene, and Metals as arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were detected in the grab water sample collected from this location.

EFC05 is downgradient of the former UST location. TPH diesel and motor oil, benzene, and total cyanide were detected in the soil samples collected from 1.75 feet bgs. Lead and zinc were detected in the grab sample accumulated from 5 to 10 feet bgs where recovery was extremely difficult. TPH as gasoline and diesel, VOCs as ethylbenzene, xylene, and naphthalene, and

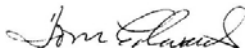
Metals as barium, cobalt, copper, lead, nickel, vanadium, and zinc were detected in the grab water sample collected from this location.

Additional investigation (Phase III) in the vicinity of the two locations will be required to delineate the vertical and horizontal extent of contamination.

If you should have any questions or comments concerning this memo, please contact us at your convenience.

Respectfully yours,
Tom Edwards & Associates

Jen Moser, P.G.



Tom Edwards

LEGEND

BOREHOLES

BUILDINGS (FORMER) - APPROXIMATE BASED ON OLD FIRE INSURANCE MAP AND AERIAL PHOTOGRAPHS

N

SCALE

0 50 100 FEET

Tom Edwards and Associates Environmental Consulting	Project Number: 13-3793 Project Address: 729 45th Avenue, Oakland, CA	Figure 1 Boring Location Map

Table 1

Analytical Results for Soil Samples with Detections and Environmental Screening Levels[1]

Compound	ESL	EFC02-1'	EFC03-3'	EFC03-8'	EFC04-1.5'	EFC04-5'	EFC05-1.75'	EFC05-10'Grab
EPA Method 8015 (Total Petroleum Hydrocarbons)								
gasoline	500	ND	2.2	ND	ND	ND	4.3	156
diesel	500	ND	110	ND	ND	ND	**1,500**	ND
motor oil	2,500	ND	75	ND	ND	150	**2,700**	165
EPA Method 8260 (Volatile Organic Compounds)								
Benzene	1.2	ND	0.002	ND	ND	ND	**1.6**	ND
Toluene	9.3	ND	ND	ND	ND	ND	0.13	ND
Ethylbenzene	4.7	ND	0.04	ND	ND	ND	0.26	3.8
Total Xylene	110	ND	0.004	ND	ND	ND	1.1	5.2
Naphthalene	4.8	ND	0.13	ND	ND	ND	0.051	0.35
EPA Method 7196A (Hexavalent Chromium)								
Hexavalent Chromium	8	ND	ND	ND	0.21	ND	0.28	0.55
EPA Method 6010B/7471A (CAM 17 Metals)								
Arsenic	0.96	**2.6**	**2.5**	**1.6**	**4.5**	**2.8**	**1.5**	**8.4**
Barium	1,500	139	107	117	151	49.1	55.6	217
Cadmium	12	ND	ND	ND	2.1	ND	ND	4.1
Chromium	750	27.1	18.9	13.1	19.7	10.2	11.5	34.1
Cobalt	80	6.3	6.4	4	7.3	3.9	3.5	9
Copper	230	13.7	9.4	6.7	25.5	12.5	58.3	148
Lead	320	6.8	25.9	4.3	116	5.5	210	**848**
Mercury	10	ND	ND	ND	0.21	ND	0.28	0.35
Nickel	150	41.2	18.8	16.9	35.8	20.7	20	60.6
Vanadium	200	24.8	19.2	18.4	20.5	14.6	9.4	28.4
Zinc	600	46.7	20.4	10.2	**828**	34.5	237	**1,160**
EPA Method 9014 (Total Cyanide)								
Total Cyanide	0.0036	ND	ND	ND	**0.12**	ND	**0.1**	ND

Notes:

All analytical results are in mg/kg (parts per million)

1 Commercial/Industrial Land use ESL from Table B. Environmental Screening Levels (ESLs), Shallow Soils (≤3 m bgs), Groundwater is not a Current or Potential Source of Drinking Water, http://www.waterboards.ca.gov/rwqcb2/water_issues/programs/esl.shtml (California Regional Water Quality Control Board)

848 concentration exceeds the Commercial/Industrial Land use ESL

Table 2
Analytical Results for Water Samples
with Detections and Environmental Screening Levels[1]

Compound	ESL	EFC04	EFC05
EPA Method 8015 (Total Petroleum Hydrocarbons)			
gasoline	500	**137,000**	**4,400**
diesel	640	ND	**105,000**
motor oil	640	ND	ND
EPA Method 8260 (Volatile Organic Compounds)			
Ethylbenzene	43	**2,100**	**2,400**
Total Xylene	100	**2,240**	**2,910**
Naphthalene	24	**878**	**64**
EPA Method 7196A (Hexavalent Chromium)			
Hexavalent Chromium	11	ND	ND
EPA Method 6010B/7471A (CAM 17 Metals)			
Arsenic	36	**40**	ND
Barium	1,000	**3,400**	**3,700**
Chromium	180	**410**	20
Cobalt	3	**150**	**25**
Copper	3.1	**400**	**160**
Lead	2.5	**200**	**110**
Nickel	8.2	**1,300**	**130**
Vanadium	19	**410**	**21**
Zinc	81	**870**	**260**
EPA Method 9014 (Total Cyanide)			
Total Cyanide	1	ND	ND

Notes:

All analytical results are in ug/L (parts per billion)

1 Commercial/Industrial Land use ESL from Table B. Environmental Screening Levels (ESLs), Shallow Soils (≤3 m bgs), Groundwater is not a Current or Potential Source of Drinking Water, http://www.waterboards.ca.gov/rwqcb2/water_issues/programs/esl.shtml (California Regional Water Quality Control Board)

848 concentration exceeds the Commercial/Industrial Land use ESL

Alameda County Public Works Agency - Water Resources Well Permit

399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 09/16/2013 By jamesy

Permit Numbers: W2013-0800
Permits Valid from 09/20/2013 to 09/20/2013

Application Id: 1378424959736 **City of Project Site:** Oakland
Site Location: 729 45th Ave, Oakland, CA
Project Start Date: 09/20/2013 **Completion Date:** 09/20/2013
Assigned Inspector: Contact Balance Hydrologics, Inc at (510) 473-5663 or acwells@balancehydro.com

Applicant: Tom Edwards and Associates - Jen Moser **Phone:** 510-376-5771
1900 E Ocean Blvd, #1214, Long Beach, CA 90802
Property Owner: Mike Kochan **Phone:** --
729 45th Ave, Oakland, CA 94601
Client: ** same as Property Owner **

Total Due: $265.00
Receipt Number: WR2013-0356 **Total Amount Paid:** $265.00
Payer Name : Jen Moser Paid By: VISA **PAID IN FULL**

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 6 Boreholes
Driller: Gregg DRilling - Lic #: 485165 - Method: DP **Work Total: $265.00**

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2013-0800	09/16/2013	12/19/2013	6	2.00 in.	15.00 ft

Specific Work Permit Conditions

1. Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings. All cuttings remaining or unused shall be containerized and hauled off site. The containers shall be clearly labeled to the ownership of the container and labeled hazardous or non-hazardous.

2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.

3. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.

4. Prior to any drilling activities, it shall be the applicant's responsibility to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits or agreements required for that Federal, State, County or City, and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County an Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

5. Applicant shall contact assigned inspector listed on the top of the permit at least five (5) working days prior to starting,

once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

6. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of $500.00.

7. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE	
							FIELD GEOLOGIST J. Moser; DATE STARTED 10/4/2013; DATE COMPLETED 10/4/2013; TOTAL DEPTH 20.0 ft.; COORDINATES: N E; ELEV.; CORE SIZE 1.5" dia.
							CONCRETE 0.5'
1				Hand Auger			FILL, BASE ROCK: dark brown to black from, CLAY to GRAVEL. 1.0'
2					CL		CLAY: dark brown to green, high plasticity, increasing silt with depth.
3							At 3.5–12.5': greenish–brown to brown with silt and coarse sand (10–20%).
4							
5	EFC01–5'			Geoprobe			
6							
7							
8							
9							
10							
11							
12	EFC01–12'						
13							
14							14.0'
					ML		CLAYEY SILT; brown, soft and wet like putty. 14.75'
15					GM		SANDY SILTY GRAVEL; greenish brown, dry. 16.0'
16					ML		CLAYEY SILT: brown, soft and wet, putty.

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC01
SHEET 1 OF 2

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE	
				Geoprobe	GM		SANDY SILTY GRAVEL; greenish brown, dry. 17.25'
18					CL		CLAY: brown, high plasticity, hard, dry.
19							
20							TOTAL DEPTH OF BORING = 20.0 FEET
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							
31							
32							
33							

FIELD GEOLOGIST J. Moser
DATE STARTED 10/4/2013
DATE COMPLETED 10/4/2013
TOTAL DEPTH 20.0 ft.

COORDINATES:
N
E
ELEV.
CORE SIZE 1.5" dia.

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC01
SHEET 2 OF 2

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE
1				Hand Auger	FILL	
	EFC02-1'				CL	

FIELD GEOLOGIST J. Moser
DATE STARTED 10/4/2013
DATE COMPLETED 10/4/2013
TOTAL DEPTH 1.5 ft.

COORDINATES:
N
E
ELEV.
CORE SIZE 1.5" dia.

FILL/TOP SOIL: dark brown, silt, sand, organics, loose.

1.0'

SILTY CLAY: gray, stiff.

TOTAL DEPTH OF BORING = 1.5 FEET

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC02

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE	
							FIELD GEOLOGIST J. Moser; DATE STARTED 10/4/2013; DATE COMPLETED 10/4/2013; TOTAL DEPTH 8.0 ft.; COORDINATES: N, E; ELEV.; CORE SIZE 1.5" dia.
							CONCRETE 0.5'
1				Hand Auger	FILL		FILL: greenish gray, fine to medium grained, some coarse sand–gravel, loose, pertroleum smell. 2.5'
2							
3	EFC03–2.75'						CLAY: dark brown to black, low plasticity, petroleum odor, dry.
	EFC03–3'						4.5'
4							
5					CL		CLAY: green with black layers, soft and plastic, damp, black layers – maybe petroleum/oil?
6							
7							
	EFC03–8'						
8							Refusal at 8' – red clay fragment.
							TOTAL DEPTH OF BORING = 8.0 FEET
9							
10							
11							
12							
13							
14							
15							
16							

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC03

FIELD GEOLOGIST: J. Moser
DATE STARTED: 10/4/2013
DATE COMPLETED: 10/4/2013
TOTAL DEPTH: 18.0 ft.
COORDINATES: N / E
ELEV.
CORE SIZE: 1.5" dia.

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE	
					FILL		ASPHALT 0.16'
				Hand Auger	FILL		GRAVEL FILL 0.66'
1							CLAYEY–SAND: dark brown. 1.5'
	EFC04–1.5'						CLAYEY–SILT: dark brown and green. 2.0'
2							2.5'
							CLAY and GRAVEL 3.0'
3							CLAYEY–SILT: dark brown and turning more green. 3.5'
							CLAY: grayish green. 5.0'
4							
5							
	EFC04–5'						CLAY: grayish green. 5.5'
							CLAY: green.
6							
					CL		
7							
							8.0'
8							CLAY: green.
							10.0'
9							
	EFC04–9.5'						CLAY: green with light brown.
10							
11							
12							
	EFC01–12'						13.0'
13							GRAVELLY–SAND: greenish brown, damp, has an oily sheen, petroleum odor.
					GM		14.5'
14							
	EFC04–14.5'				ML		CLAYEY–SILT: green, damp, loose. 15.0'
15					CL		CLAY: green, hard. 15.5'
					GM		SANDY GRAVEL 15.75'
16					GC		CLAYEY–SILT with GRAVEL: green, wet, softer than putty. 16.5'
					SM		SILTY, CLAYEY, SAND with GRAVEL: fine grain, wet.

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC04
SHEET 1 OF 2

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE
18	EFC04-18'			Groundwater encountered at 17'. ▼	SM	

FIELD GEOLOGIST J. Moser
DATE STARTED 10/4/2013
DATE COMPLETED 10/4/2013
TOTAL DEPTH 18.0 ft.

COORDINATES:
N
E
ELEV.
CORE SIZE 1.5" dia.

SILTY CLAYEY SAND with GRAVEL: fine grain, wet.

TOTAL DEPTH OF BORING = 18.0 FEET

19 20 21 22 23 24 25 26 27 28 29 30 31 32 33

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC04
SHEET 2 OF 2

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE	
					FILL		CONCRETE WITH REBAR 0.5'
1				Hand Auger	FILL		FILL, GRAVELLY SAND: dark brown to black, @20" – ±1 inch layer of tar (?), degraded oil–type material, strong petroleum odor. At 1.5': fragments of brick. 2.5'
2	EFC05–1.75'						
3	EFC05–3'				CL		CLAY: dark brown to black, stiff, hard. 4.5'
4							
5				Water(?) encountered at 4.75'. ▼			CLAY: dark brown to black, soft and plastic, damp–wet, strong odor. 5.0'
6					NR		NO RECOVERY– poor
7							
8							
9							
10	EFC05–10' GRAB						
11							
12							
13							13..5'
14							NO RECOVERY– poor
15							TOTAL DEPTH OF BORING = 14.0 FEET
16							

FIELD GEOLOGIST: J. Moser
DATE STARTED: 10/4/2013
DATE COMPLETED: 10/4/2013
TOTAL DEPTH: 14.0 ft.
COORDINATES: N / E
ELEV.
CORE SIZE: 1.5" dia.

Tom Edwards and Associates
Environmental Consulting

Project Number: 13-3793
Project Address: 729 45th Avenue, Oakland, CA

BORING EFC05
SHEET 1 OF 1

DEPTH	SAMPLE	BLOWS/6"	RECOVERY	REMARKS	USCS	PROFILE	
							FIELD GEOLOGIST J. Moser DATE STARTED 10/4/2013 DATE COMPLETED 10/4/2013 TOTAL DEPTH 12.0 ft. COORDINATES: N / E ELEV. CORE SIZE 1.5" dia.
0				Hand Auger	FILL		TOPSOIL/FILL: dark brown, loose, organics.
2.5'							CLAY: green/brown, dry, hard, tight.
5	EFC06-5'				CL		
8.0'							CLAY and small GRAVEL: green and brown, dry, hard.
9.0'							CLAY: green and brown, dry, hard.
12	EFC06-12'						TOTAL DEPTH OF BORING = 12.0 FEET

Tom Edwards and Associates Environmental Consulting	Project Number: 13-3793 Project Address: 729 45th Avenue, Oakland, CA	BORING EFC06 SHEET 1 OF 1

ABC Environmental Laboratories

Jen Moser 10/15/2013
Tom Edwards & Associates
22693 Sunset Ridge Drive
Auburn, CA 95602

Project:	EFC
Project Site:	EFC
Sample Date:	10/4/2013
Lab Job No.:	TE13J004

Dear Jen Moser,

Enclosed please find the analytical report for the samples received by ABC Environmental Laboratories on 10/8/2013 and analyzed by the following EPA methods:

EPA 8260B (VOCs & Oxygenates)
EPA 8015M (TPH-Gasoline, Diesel & Oil)
EPA 7196A (Hexavalent Chromium)
EPA 6010B/7471A (CAM 17 Metals)
EPA 9014 (Total Cyanide)

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

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

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

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

Respectfully,

ABC Environmental Laboratories

Ken Zheng, M.S.
Laboratory Director

Enclosures

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

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

Tel: (909)923-8628
(562)618-2688
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:		TE13J004
Project:	EFC	Date Sampled:		10/4/2013
Project Site:	EFC	Date Received:		10/8/2013
Matrix:	Soil	Date Analyzed:	TPH-G	10/10/2013
Batch No.:	AJ10-GS4	Date Analyzed:	TPH-D	10/10/2013
Batch No.:	BJ10-DS	Date Reported:		10/15/2013

EPA 8015M (TPH-Gasoline, Diesel & Oil)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Gasoline	Diesel	Oil
		C_4-C_{12}	C_{13}-C_{24}	C_{25}-C_{40}
	Reporting Limit	1.0	10	50
EFC02-1'	TE13J004-1	ND	ND	ND
EFC03-3'	TE13J004-2	2.2	110	75
EFC03-8'	TE13J004-3	ND	ND	ND
EFC04-5'	TE13J004-4	ND	ND	150
EFC05-1.75'	TE13J004-5	4.3	1500	2700
EFC05-10'Grab	TE13J004-6	156	ND	165
EFC04-1.5'	TE13J004-7	ND	ND	ND

ND: Not Detected (Below Reporting Limit).

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

Tel: (909)923-8628
(562)618-2688
Fax: (909)923-8628

ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1010-VOAS4	Date Reported:	10/15/2013

EPA 8260B (VOCs & Oxy.) by GC/MS, Page 1 of 2

Reporting Unit: mg/kg (PPM)

Date Analyzed		10/10/13	10/10/13	10/10/13	10/10/13	10/10/13
Dilution Factor		1	1	1	1	5
Lab Sample I.D.		TE13J004-1	TE13J004-2	TE13J004-3	TE13J004-4	TE13J004-5
Client Sample I.D.		EFC02-1'	EFC03-3'	EFC03-8'	EFC04-5'	EFC05-1.75'
Compound	RL					
Dichlorodifluoromethane	0.005	ND	ND	ND	ND	ND
Chloromethane	0.005	ND	ND	ND	ND	ND
Vinyl Chloride	0.005	ND	ND	ND	ND	ND
Bromomethane	0.005	ND	ND	ND	ND	ND
Chloroethane	0.005	ND	ND	ND	ND	ND
Trichlorofluoromethane	0.005	ND	ND	ND	ND	ND
1,1-Dichloroethene	0.005	ND	ND	ND	ND	ND
Carbon disulfide	0.005	ND	ND	ND	ND	ND
Methylene chloride	0.005	ND	ND	ND	ND	ND
Trans-1,2-Dichloroethene	0.005	ND	ND	ND	ND	ND
1,1-Dichloroethane	0.005	ND	ND	ND	ND	ND
2,2-Dichloropropane	0.005	ND	ND	ND	ND	ND
Cis-1,2-Dichloroethene	0.002	ND	ND	ND	ND	ND
Bromochloromethane	0.005	ND	ND	ND	ND	ND
Chloroform	0.005	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.005	ND	ND	ND	ND	ND
Vinyl acetate	0.005	ND	ND	ND	ND	ND
Carbontetrachloride	0.005	ND	ND	ND	ND	ND
1,1-Dichloropropene	0.005	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.005	ND	ND	ND	ND	ND
Benzene	0.001	ND	0.002	ND	ND	1.6
Trichloroethene	0.002	ND	ND	ND	ND	ND
1,2-Dichlorpropane	0.005	ND	ND	ND	ND	ND
Methyl methacrylate	0.005	ND	ND	ND	ND	ND
Dibromomethane	0.005	ND	ND	ND	ND	ND
Bromodichloromethane	0.005	ND	ND	ND	ND	ND
2-Chloroethyl Vinyl Ether	0.005	ND	ND	ND	ND	ND
Cis-1,3-Dichloropropene	0.005	ND	ND	ND	ND	ND
Toluene	0.001	ND	ND	ND	ND	0.13
Trans-1,3-Dichloropropene	0.005	ND	ND	ND	ND	ND
Ethylmethacrylate	0.005	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	0.005	ND	ND	ND	ND	ND
Dibromochloromethane	0.005	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB)	0.005	ND	ND	ND	ND	ND
Tetrachloroethene	0.002	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.005	ND	ND	ND	ND	ND
Chlorobenzene	0.005	ND	ND	ND	ND	ND

RL: Reporting Limit.
ND: Not Detected (Below Reporting Limit x Dilution Factor).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1010-VOAS4	Date Reported:	10/15/2013

EPA 8260B (VOCs & Oxy.) by GC/MS, Page 2 of 2

Reporting Unit: mg/kg (PPM)

Date Analyzed		10/10/13	10/10/13	10/10/13	10/10/13	10/10/13
Dilution Factor		1	1	1	1	5
Lab Sample I.D.		TE13J004-1	TE13J004-2	TE13J004-3	TE13J004-4	TE13J004-5
Client Sample I.D.		EFC02-1'	EFC03-3'	EFC03-8'	EFC04-5'	EFC05-1.75'
Compound	RL					
1,1,1,2-Tetrachloroethane	0.005	ND	ND	ND	ND	ND
Ethylbenzene	0.001	ND	0.04	ND	ND	0.26
Total Xylene	0.002	ND	0.004	ND	ND	1.1
Styrene	0.005	ND	ND	ND	ND	ND
Bromoform	0.005	ND	ND	ND	ND	ND
Isopropyl benzene	0.005	ND	0.034	ND	ND	0.016
Bromobenzene	0.005	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	0.005	ND	ND	ND	ND	ND
1,1,2,2,-Tetrachloroethane	0.005	ND	ND	ND	ND	ND
Trans-1,4-dichloro-2-butene	0.005	ND	ND	ND	ND	ND
2-Chlorotoluene	0.005	ND	ND	ND	ND	ND
n-Propyl benzene	0.005	ND	0.11	ND	ND	0.014
4-Chlorotoluene	0.005	ND	ND	ND	ND	ND
1,3,5-Trimethyl benzene	0.005	ND	ND	ND	ND	0.012
tert-Butylbenzene	0.005	ND	ND	ND	ND	ND
p-Isopropyl toluene	0.005	ND	ND	ND	ND	ND
1,2,4-Trimethyl benzene	0.005	ND	0.02	ND	ND	0.038
sec-Butylbenzene	0.005	ND	0.016	ND	ND	ND
1,3-Dichlorobenzene	0.005	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	0.005	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	0.005	ND	ND	ND	ND	ND
n-Butylbenzene	0.005	ND	0.06	ND	ND	ND
1,2-Dibromo-3-chloropropan	0.005	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	0.005	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.005	ND	ND	ND	ND	ND
Naphthalene	0.005	ND	0.13	ND	ND	0.051
1,2,3-Trichlorobenzene	0.005	ND	ND	ND	ND	ND
Aceton	0.050	ND	ND	ND	ND	ND
2-Butanone(MEK)	0.025	ND	ND	ND	ND	ND
MTBE	0.001	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone (MIBK)	0.050	ND	ND	ND	ND	ND
Ethyl-t-butyl Ether(ETBE)	0.002	ND	ND	ND	ND	ND
Diisopropyl ether (DIPE)	0.002	ND	ND	ND	ND	ND
TAME	0.002	ND	ND	ND	ND	ND
t-Butanol	0.020	ND	ND	ND	ND	ND

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1010-VOAS4	Date Reported:	10/15/2013

EPA 8260B (VOCs & Oxy.) by GC/MS, Page 1 of 2

Reporting Unit: mg/kg (PPM)

Date Analyzed		10/10/13	10/10/13			
Dilution Factor		50	1			
Lab Sample I.D.		TE13J004-6	TE13J004-7			
Client Sample I.D.		EFC05-10'Grab	EFC04-1.5'			
Compound	RL					
Dichlorodifluoromethane	0.005	ND	ND			
Chloromethane	0.005	ND	ND			
Vinyl Chloride	0.005	ND	ND			
Bromomethane	0.005	ND	ND			
Chloroethane	0.005	ND	ND			
Trichlorofluoromethane	0.005	ND	ND			
1,1-Dichloroethene	0.005	ND	ND			
Carbon disulfide	0.005	ND	ND			
Methylene chloride	0.005	ND	ND			
Trans-1,2-Dichloroethene	0.005	ND	ND			
1,1-Dichloroethane	0.005	ND	ND			
2,2-Dichloropropane	0.005	ND	ND			
Cis-1,2-Dichloroethene	0.002	ND	ND			
Bromochloromethane	0.005	ND	ND			
Chloroform	0.005	ND	ND			
1,1,1-Trichloroethane	0.005	ND	ND			
Vinyl acetate	0.005	ND	ND			
Carbontetrachloride	0.005	ND	ND			
1,1-Dichloropropene	0.005	ND	ND			
1,2-Dichloroethane	0.005	ND	ND			
Benzene	0.001	ND	ND			
Trichloroethene	0.002	ND	ND			
1,2-Dichlorpropane	0.005	ND	ND			
Methyl methacrylate	0.005	ND	ND			
Dibromomethane	0.005	ND	ND			
Bromodichloromethane	0.005	ND	ND			
2-Chloroethyl Vinyl Ether	0.005	ND	ND			
Cis-1,3-Dichloropropene	0.005	ND	ND			
Toluene	0.001	ND	ND			
Trans-1,3-Dichloropropene	0.005	ND	ND			
Ethylmethacrylate	0.005	ND	ND			
1,1,2-Trichloroethane	0.005	ND	ND			
Dibromochloromethane	0.005	ND	ND			
1,2-Dibromoethane (EDB)	0.005	ND	ND			
Tetrachloroethene	0.002	ND	ND			
1,3-Dichloropropane	0.005	ND	ND			
Chlorobenzene	0.005	ND	ND			

RL: Reporting Limit.
ND: Not Detected (Below Reporting Limit x Dilution Factor).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1010-VOAS4	Date Reported:	10/15/2013

EPA 8260B (VOCs & Oxy.) by GC/MS, Page 2 of 2

Reporting Unit: mg/kg (PPM)

Date Analyzed		10/10/13	10/10/13			
Dilution Factor		50	1			
Lab Sample I.D.		TE13J004-6	TE13J004-7			
Client Sample I.D.		EFC05-10'Grab	EFC04-1.5'			
Compound	RL					
1,1,1,2-Tetrachloroethane	0.005	ND	ND			
Ethylbenzene	0.001	3.8	ND			
Total Xylene	0.002	5.2	ND			
Styrene	0.005	ND	ND			
Bromoform	0.005	ND	ND			
Isopropyl benzene	0.005	1.6	ND			
Bromobenzene	0.005	ND	ND			
1,2,3-Trichloropropane	0.005	ND	ND			
1,1,2,2,-Tetrachloroethane	0.005	ND	ND			
Trans-1,4-dichloro-2-butene	0.005	ND	ND			
2-Chlorotoluene	0.005	ND	ND			
n-Propyl benzene	0.005	1.3	ND			
4-Chlorotoluene	0.005	ND	ND			
1,3,5-Trimethyl benzene	0.005	ND	ND			
tert-Butylbenzene	0.005	ND	ND			
p-Isopropyl toluene	0.005	ND	ND			
1,2,4-Trimethyl benzene	0.005	0.6	ND			
sec-Butylbenzene	0.005	0.3	ND			
1,3-Dichlorobenzene	0.005	ND	ND			
1,4-Dichlorobenzene	0.005	ND	ND			
1,2-Dichlorobenzene	0.005	ND	ND			
n-Butylbenzene	0.005	1.1	ND			
1,2-Dibromo-3-chloropropan	0.005	ND	ND			
1,2,4-Trichlorobenzene	0.005	ND	ND			
Hexachlorobutadiene	0.005	ND	ND			
Naphthalene	0.005	0.35	ND			
1,2,3-Trichlorobenzene	0.005	ND	ND			
Aceton	0.050	ND	ND			
2-Butanone(MEK)	0.025	ND	ND			
MTBE	0.001	ND	ND			
4-Methyl-2-Pentanone (MIBK)	0.050	ND	ND			
Ethyl-t-butyl Ether(ETBE)	0.002	ND	ND			
Diisopropyl ether (DIPE)	0.002	ND	ND			
TAME	0.002	ND	ND			
t-Butanol	0.020	ND	ND			

RL: Reporting Limit.
ND: Not Detected (Below Reporting Limit x Dilution Factor).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1010-CRS	Date Reported:	10/15/2013

EPA 7196A (Hexavalent Chromium)

Report Units: mg/kg (PPM)

Client Sample ID	Lab Sample ID	Hexavalent Chromium	Reporting Limit
EFC02-1'	TE13J004-1	ND	0.2
EFC03-3'	TE13J004-2	ND	0.2
EFC03-8'	TE13J004-3	ND	0.2
EFC04-5'	TE13J004-4	ND	0.2
EFC05-1.75'	TE13J004-5	0.28	0.2
EFC05-10'Grab	TE13J004-6	0.55	0.2
EFC04-1.5'	TE13J004-7	0.21	0.2

ND: Not Detected (Below Reporting Limit).

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Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Digested:	10/11/2013
Digestion Method:	3050	Date Analyzed:	10/11/2013
Batch No.:	1011-MTS	Date Reported:	10/15/2013

EPA 6010B/7471A (CAM 17 Metals)

Report Units: mg/kg (PPM)

Element	EPA Method	TE13J004-1 EFC02-1'	TE13J004-2 EFC03-3'	TE13J004-3 EFC03-8'	J12A001-4 EFC04-5'	Report Limit
Antimony (Sb)	6010B	ND	ND	ND	ND	5
Arsenic (As)	6010B	2.6	2.5	1.6	2.8	0.5
Barium (Ba)	6010B	139	107	117	49.1	5.0
Beryllium (Be)	6010B	ND	ND	ND	ND	1
Cadmium (Cd)	6010B	ND	ND	ND	ND	1
Chromium (Cr)	6010B	27.1	18.9	13.1	10.2	1
Cobalt (Co)	6010B	6.3	6.4	4	3.9	1
Copper (Cu)	6010B	13.7	9.4	6.7	12.5	1
Lead (Pb)	6010B	6.8	25.9	4.3	5.5	1
Mercury (Hg)	7471A	ND	ND	ND	ND	0.1
Molybdenum (Mo)	6010B	ND	ND	ND	ND	2
Nickel (Ni)	6010B	41.2	18.8	16.9	20.7	1
Selenium (Se)	6010B	ND	ND	ND	ND	1
Silver (Ag)	6010B	ND	ND	ND	ND	1
Thallium (Tl)	6010B	ND	ND	ND	ND	2.5
Vanadium (V)	6010B	24.8	19.2	18.4	14.6	5
Zinc (Zn)	6010B	46.7	20.4	10.2	34.5	1

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Digested:	10/11/2013
Digestion Method:	3050	Date Analyzed:	10/11/2013
Batch No.:	1011-MTS	Date Reported:	10/15/2013

EPA 6010B/7471A (CAM 17 Metals)

Report Units: mg/kg (PPM)

Element	EPA Method	TE13J004-5 EFC05-1.75'	TE13J004-6 EFC05-10'Grab	TE13J004-7 EFC04-1.5'		Report Limit
Antimony (Sb)	6010B	ND	ND	ND		5
Arsenic (As)	6010B	1.5	8.4	4.5		0.5
Barium (Ba)	6010B	55.6	217	151		5.0
Beryllium (Be)	6010B	ND	ND	ND		1
Cadmium (Cd)	6010B	ND	4.1	2.1		1
Chromium (Cr)	6010B	11.5	34.1	19.7		1
Cobalt (Co)	6010B	3.5	9	7.3		1
Copper (Cu)	6010B	58.3	148	25.5		1
Lead (Pb)	6010B	210	848	116		1
Mercury (Hg)	7471A	0.28	0.35	0.21		0.1
Molybdenum (Mo)	6010B	ND	ND	ND		2
Nickel (Ni)	6010B	20	60.6	35.8		1
Selenium (Se)	6010B	ND	ND	ND		1
Silver (Ag)	6010B	ND	ND	ND		1
Thallium (Tl)	6010B	ND	ND	ND		2.5
Vanadium (V)	6010B	9.4	28.4	20.5		5
Zinc (Zn)	6010B	237	1160	828		1

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project :	EFC	Date Sampled:	10/4/2013
Matrix:	Soil	Date Received:	10/8/2013
Batch No.:	1013-CNS	Date Analyzed:	10/13/2013
		Date Reported:	10/15/2013

EPA 9014 (Cyanide, Total)

Reporting Unit: mg/kg (PPM)

Client Sample ID	Lab ID	Dilution Factor	Cyanide, Total		
	Reporting Limit		0.1		
EFC02-1'	TE13J004-1	ND	ND		
EFC03-3'	TE13J004-2	ND	ND		
EFC03-8'	TE13J004-3	ND	ND		
EFC04-5'	TE13J004-4	ND	ND		
EFC05-1.75'	TE13J004-5	ND	0.1		
EFC05-10'Grab	TE13J004-6	ND	ND		
EFC04-1.5'	TE13J004-7	ND	0.12		

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:		TE13J004
Project:	EFC	Date Sampled:		10/4/2013
Project Site:	EFC	Date Received:		10/8/2013
Matrix:	Water	Date Analyzed:	TPH-G	10/11/2013
Batch No.:	AJ11-GW4	Date Analyzed:	TPH-D	10/11/2013
Batch No.:	BJ11-DW	Date Reported:		10/15/2013

EPA 8015M (TPH-Gasoline, Diesel & Oil)

Reporting Unit: mg/L (PPM)

Client Sample ID	Lab ID	Gasoline	Diesel	Oil
		C_4-C_{12}	C_{13}-C_{24}	C_{25}-C_{40}
	Reporting Limit	0.1	0.5	2
EFC04	TE13J004-8	137	ND	ND
EFC05	TE13J004-9	4.4	105	ND

ND: Not Detected (Below Reporting Limit).

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Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Water	Date Analyzed:	10/8/2013
Batch No.:	1008-CRW	Date Reported:	10/15/2013

EPA 7196A (Hexavalent Chromium)

Report Units: mg/L (PPM)

Client Sample ID	Lab Sample ID	Hexavalent Chromium	Reporting Limit
EFC04	TE13J004-8	ND	0.02
EFC05	TE13J004-9	ND	0.02

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Water	Date Analyzed:	10/11/2013
Batch No.:	1011-VOAW4	Date Reported:	10/15/2013

EPA 8260B (VOCs & Oxy.) by GC/MS, Page 1 of 2

Reporting Unit: ug/L (PPB)

Date Analyzed		10/11/13	10/11/13			
Dilution Factor		250	100			
Lab Sample I.D.		TE13J004-8	TE13J004-9			
Client Sample I.D.		EFC04	EFC05			
Compound	RL					
Dichlorodifluoromethane	0.5	ND	ND			
Chloromethane	0.5	ND	ND			
Vinyl Chloride	0.5	ND	ND			
Bromomethane	0.5	ND	ND			
Chloroethane	0.5	ND	ND			
Trichlorofluoromethane	0.5	ND	ND			
1,1-Dichloroethene	0.5	ND	ND			
Carbon disulfide	0.5	ND	ND			
Methylene chloride	0.5	ND	ND			
Trans-1,2-Dichloroethene	0.5	ND	ND			
1,1-Dichloroethane	0.5	ND	ND			
2,2-Dichloropropane	0.5	ND	ND			
Cis-1,2-Dichloroethene	0.5	ND	ND			
Bromochloromethane	0.5	ND	ND			
Chloroform	0.5	ND	ND			
1,1,1-Trichloroethane	0.5	ND	ND			
Vinyl acetate	0.5	ND	ND			
Carbontetrachloride	0.5	ND	ND			
1,1-Dichloropropene	0.5	ND	ND			
1,2-Dichloroethane	0.5	ND	ND			
Benzene	0.5	ND	ND			
Trichloroethene	0.5	ND	ND			
1,2-Dichlorpropane	0.5	ND	ND			
Methyl methacrylate	1	ND	ND			
Dibromomethane	0.5	ND	ND			
Bromodichloromethane	0.5	ND	ND			
2-Chloroethyl Vinyl Ether	0.5	ND	ND			
Cis-1,3-Dichloropropene	0.5	ND	ND			
Toluene	0.5	ND	ND			
Trans-1,3-Dichloropropene	0.5	ND	ND			
Ethylmethacrylate	0.5	ND	ND			
1,1,2-Trichloroethane	0.5	ND	ND			
Dibromochloromethane	0.5	ND	ND			
1,2-Dibromoethane (EDB)	0.5	ND	ND			
Tetrachloroethene	0.5	ND	ND			
1,3-Dichloropropane	0.5	ND	ND			
Chlorobenzene	0.5	ND	ND			

RL: Reporting Limit.
ND: Not Detected (Below Reporting Limit x Dilution Factor).

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Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Water	Date Analyzed:	10/10/2013
Batch No.:	1011-VOAW4	Date Reported:	10/15/2013

EPA 8260B (VOCs & Oxy.) by GC/MS, Page 2 of 2

Reporting Unit: ug/L (PPB)

Date Analyzed		10/11/13	10/11/13			
Dilution Factor		250	100			
Lab Sample I.D.		TE13J004-8	TE13J004-9			
Client Sample I.D.		EFC04	EFC05			
Compound	RL					
1,1,1,2-Tetrachloroethane	0.5	ND	ND			
Ethylbenzene	0.5	2100	2400			
Total Xylene	0.5	2240	2910			
Styrene	0.5	ND	ND			
Bromoform	0.5	ND	ND			
Isopropyl benzene	0.5	628	282			
Bromobenzene	0.5	ND	ND			
1,2,3-Trichloropropane	0.5	ND	ND			
1,1,2,2,-Tetrachloroethane	0.5	ND	ND			
Trans-1,4-dichloro-2-butene	0.5	ND	ND			
2-Chlorotoluene	0.5	ND	ND			
n-Propyl benzene	0.5	945	181			
4-Chlorotoluene	0.5	ND	ND			
1,3,5-Trimethyl benzene	0.5	1020	50			
tert-Butylbenzene	0.5	ND	ND			
p-Isopropyl toluene	0.5	545	ND			
1,2,4-Trimethyl benzene	0.5	3030	149			
sec-Butylbenzene	0.5	253	ND			
1,3-Dichlorobenzene	0.5	ND	ND			
1,4-Dichlorobenzene	0.5	ND	ND			
1,2-Dichlorobenzene	0.5	ND	ND			
n-Butylbenzene	0.5	375	50			
1,2-Dibromo-3-chloropropan	0.5	ND	ND			
1,2,4-Trichlorobenzene	0.5	ND	ND			
Hexachlorobutadiene	1	ND	ND			
Naphthalene	0.5	878	64			
1,2,3-Trichlorobenzene	0.5	ND	ND			
Acetone	5	ND	ND			
2-Butanone(MEK)	5	ND	ND			
MTBE	0.5	ND	ND			
Methyl Isobutyl Ketone	5	ND	ND			
Ethyl-t-butyl Ether(ETBE)	0.5	ND	ND			
Diisopropyl ether (DIPE)	0.5	ND	ND			
TAME	0.5	ND	ND			
t-Butanol	5	ND	ND			

RL: Reporting Limit.
ND: Not Detected (Below Reporting Limit x Dilution Factor).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Date Sampled:	10/4/2013
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Water	Date Digested:	10/11/2013
Digestion Method:	3010C	Date Analyzed:	10/11/2013
Batch No.:	1011-MTW	Date Reported:	10/15/2013

EPA 6010B/7471A (CAM 17 Metals)

Report Units: mg/L (PPM)

Element	EPA Method	TE13J004-8 EFC04	TE13J004-9 EFC05			Report Limit
Antimony (Sb)	6010B	ND	ND			0.05
Arsenic (As)	6010B	0.04	ND			0.02
Barium (Ba)	6010B	3.4	3.7			0.02
Beryllium (Be)	6010B	ND	ND			0.02
Cadmium (Cd)	6010B	ND	ND			0.02
Chromium (Cr)	6010B	0.41	0.02			0.02
Cobalt (Co)	6010B	0.15	0.025			0.02
Copper (Cu)	6010B	0.4	0.16			0.02
Lead (Pb)	6010B	0.2	0.11			0.02
Mercury (Hg)	7471A	ND	ND			0.005
Molybdenum (Mo)	6010B	ND	ND			0.02
Nickel (Ni)	6010B	1.3	0.13			0.02
Selenium (Se)	6010B	ND	ND			0.02
Silver (Ag)	6010B	ND	ND			0.02
Thallium (Tl)	6010B	ND	ND			0.02
Vanadium (V)	6010B	0.41	0.021			0.02
Zinc (Zn)	6010B	0.87	0.26			0.02

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project :	EFC	Date Sampled:	10/4/2013
Matrix:	Water	Date Received:	10/8/2013
Batch No.:	1013-CNW	Date Analyzed:	10/13/2013
		Date Reported:	10/15/2013

EPA 9014 (Cyanide, Total)

Reporting Unit: mg/L (PPM)

Client Sample ID	Lab ID	Dilution Factor	Cyanide, Total		
	Reporting Limit		0.01		
EFC04	TE13J004-8	1	ND		
EFC05	TE13J004-9	1	ND		

RL=Reporting Limit; ND=Not Detected (Below RL).

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ABC Environmental Laboratories

EPA 8015M (TPH-Gasoline)
Batch QA/QC Report

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Lab Sample ID:	TE13J004-1
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	AJ10-GS4	Date Reported:	10/15/2013

I. MB/LCS Report

Unit: mg/kg

Analyte	Method Blank	Report Value	True Value	Rec.%	Accept Limit
TPH-G	ND	0.95	1.0	95	80-120

II. MS/MSD Report

Unit: mg/kg

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %rec.	%RPD	%RPD Accept Limit	%Rec Accept Limit
TPH-G	ND	1.0	1.12	0.94	112	94	17	≤30	70--130

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

EPA 8015M (TPH-Diesel)
Batch QA/QC Report

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Lab Sample ID:	TE13J004-1
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	BJ10-DS	Date Reported:	10/15/2013

I. MB/LCS Report

Unit: mg/kg (PPM)

Analyte	Method Blank	Report Value	True Value	Rec.%	Accept Limit
TPH-D	ND	435	500	87	80-120

II. MS/MSD Report

Unit: mg/kg (PPM)

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %rec.	%RPD	%RPD Accept Limit	%Rec Accept Limit
TPH-D	ND	500	445	405	89	81	9	≤30	70-130

ND: Not Detected (Below Reporting Limit).

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ABC Environmental Laboratories

EPA 6010B/7471A (TTLC-Metals)
Batch QA/QC Report

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1011-MTS	Date Reported:	10/15/2013

MB/LCS/LCSD Report

Unit: mg/kg (PPM)

Element	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
Antimony (Sb)	ND	50	47	48	94	96	2	≤20	80-120
Arsenic (As)	ND	50	52	51	104	102	2	≤20	80-120
Barium (Ba)	ND	50	50	51	100	102	2	≤20	80-120
Beryllium (Be)	ND	50	52	52	104	104	0	≤20	80-120
Cadmium (Cd)	ND	50	50	51	100	102	2	≤20	80-120
Chromium (Cr)	ND	50	50	51	100	102	2	≤20	80-120
Cobalt (Co)	ND	50	51	53	102	106	4	≤20	80-120
Copper (Cu)	ND	50	50	51	100	102	2	≤20	80-120
Lead (Pb)	ND	50	50	50	100	100	0	≤20	80-120
Mercury (Hg)	ND	2	1.9	1.8	95	90	5	≤20	80-120
Molybdenum (Mo)	ND	50	50	51	100	102	2	≤20	80-120
Nickel (Ni)	ND	50	51	52	102	104	2	≤20	80-120
Selenium (Se)	ND	50	52	52	104	104	0	≤20	80-120
Thallium (Tl)	ND	50	58	50	116	100	15	≤20	80-120
Silver (Ag)	ND	50	52	48	104	96	8	≤20	80-120
Vanadium (V)	ND	50	50	51	100	102	2	≤20	80-120
Zinc (Zn)	ND	50	52	53	104	106	2	≤20	80-120

ND: Not Detected (Below MDL).

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ABC Environmental Laboratories

EPA 8260B (VOCs & Oxygenates)
Batch QA/QC Report

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Lab Sample ID:	TE13J004-1
Project Site:	EFC	Date Received:	10/8/2013
Matrix:	Soil	Date Analyzed:	10/10/2013
Batch No.:	1010-VOAS4	Date Reported:	10/15/2013

I. MS/MSD Report

Unit: mg/kg (PPM)

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	%RPD	%RPD Accept Limit	%Rec. Accept Limit
1,1-Dichloroethene	ND	0.020	0.017	0.018	85	90	6	≤30	70-130
Benzene	ND	0.020	0.019	0.020	95	100	5	≤30	70-130
Trichloroethene	ND	0.020	0.018	0.019	90	95	5	≤30	70-130
Toluene	ND	0.020	0.02	0.018	100	90	11	≤30	70-130
Chlorobenzene	ND	0.020	0.021	0.020	105	100	5	≤30	70-130

II. MB/LCS Report

Unit: mg/kg (PPM)

Compound	MB	Report Value	True Value	Rec. %	Accept Limit
1,1-Dichloroethene	ND	0.020	0.020	100	80 -120
Benzene	ND	0.019	0.020	95	80 -120
Trichloroethene	ND	0.018	0.020	90	80 -120
Toluene	ND	0.020	0.020	100	80 -120
Chlorobenzene	ND	0.018	0.020	90	80 -120

MB: Method Blank.

ND: Not Detected (Below MDL)

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ABC Environmental Laboratories

EPA 9014 (Cyanide, Total)
Batch QA/QC Report

Client:	Tom Edwards & Associates	Lab Job No.:	TE13J004
Project:	EFC	Lab Sample ID:	LCS
Matrix:	Soil	Date Analyzed:	10/13/2013
Batch No.:	1013-CNS	Date Reported:	10/15/2013

MB/LCS/LCSD Report

Unit: mg/kg

Analyte	Method Blank	Spike Conc.	LCS	LCSD	LCS %Rec.	LCSD %rec.	%RPD	%RPD Accept Limit	%Rec Accept Limit
Cyanide, Total	ND	0.5	0.45	0.52	90	104	14	≤20	80-120

ND=Not Detected (Below Detection Limit).

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Tel/ Fax: 909-923-8628

Page 1 of 2

CHAIN OF CUSTODY

Lab Job Number TE13J004

Client Name: TOM EDWARDS & aSSOCIATES
Address: 22693 SUNSET RIDGE DR. AUBURN, CA 95602
Report Attention | Phone # / Fax: # | Sampled By: J MOSER
Project No./ Name | Project Site: EFC

Sample Receipt Conditions: ☒ Chilled ☐ Intact ☐ Sample Seal

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

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals	Gold B METALS	HEX CR 7196	9014 Total Cyanide	Remarks
EFC01-5'		10/4	10:25	Soil	ice	6" sl	X								X			X	X	X	HOLD
EFC01-12'			10:48				X								X			X	X	X	HOLD
EFC02-1'	TE13J004-1		11:10				X								X			X	X	X	
~~EFC03-2.5'~~			1300																		
EFC03-3'	-2		1315				X								X			X	X	X	
EFC03-8'	-3		1445				X								X			X	X	X	
EFC04-5'	-4		1325				X								X			X	X	X	
EFC04-10'			1330				X								X			X	X	X	HOLD
EFC04-15'			1400				X								X			X	X	X	HOLD
EFC04	-8		1410	Water		3 VOAs 1 pl bot.	X								X			X	X	X	
EFC05-1.5'	-5		1320	soil		6" sl	X								X			X	X	X	
~~EFC05-3'~~			1340																		
EFC05-10' GRAB	-6		1542				X								X			X	X	X	
EFC05	-9		1550	water		3 VOAs 1 pl bott	X								X			X	X	X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	TEA	10/6	930	[signature]	ABC	10-8-13	11:00
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

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

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

Preservative Code: IC=Ice; HC=HCl; HN=HNO3; SH=NaOH; ST=Na2S2O3; HS=H2SO4

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

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

CHAIN OF CUSTODY

Lab Job Number TE13J004

Client Name: TOM EDWARDS & aSSOCIATES

Address: 22693 SUNSET RIDGE DR. AUBURN, CA 95602

Report Attention | Phone # / Fax: # | Sampled By: J MOSER

Project No./ Name | Project Site: EFC

Sample Receipt Conditions: ☒ Chilled ☐ Intact ☐ Sample Seal

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

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	EPA8021B (BTEX & MTBE)	EPA8015M / 8015B (Gasoline)	EPA8015M / 8015B (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA418.1 (TRPH)	EPA8015M (Carbon Chain)	EPA 7000s (Metals)	CAM 17 Metals	GoWD METALS	7196 HEX CR	9014 TOT CYA	Remarks
~~EFC06~~-5'		10/4	14:55	soil	ice	6" sl	X								X			X	X	X	HOLD
EFC06-12'		↓	1500	↓	↓	↓	X								X			X	X	X	HOLD
EFC04-1.5'	TE13J004-7	↓	1625	↓	↓	↓	X	/							X			X	X	X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	TEA	10/6	930	[signature]	ABC	10-8-13	11:00
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

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; AH=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO3; SH=NaOH; ST=Na2S2O3; HS=H2SO4

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