

Appendix B2 Phase II Investigation Report

**PHASE II INVESTIGATION REPORT
ELLIS CLEANERS
18510 BEACH BOULEVARD
HUNTINGTON BEACH, CA 92648**

Prepared for:

**Keller Limited Partnership
c/o Mr. Richard A. Bender, Trustee**

12400 Wilshire Boulevard, Suite 1250
Los Angeles, California 90025
(310) 820-1232

Prepared by:

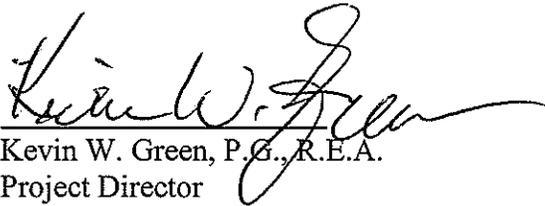
SCS ENGINEERS
3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806
(562) 426-9544

February 5, 2008
File No. 01207263.01

This Phase II Investigation Report for Ellis Cleaners property located at 18510 Beach Boulevard, Huntington Beach, California, dated February 5, 2008, was prepared and reviewed by the following:



Aaron R. Garrett
Staff Engineer



Kevin W. Green, P.G., R.E.A.
Project Director
SCS ENGINEERS

Table of Contents

Section	Page
1 INTRODUCTION.....	1
2 BACKGROUND	1
3 ENVIRONMENTAL SETTING.....	1
Physiographic Setting	1
Geology and Soils	1
Groundwater.....	1
4 SITE INVESTIGATION.....	2
Materials and Methods.....	2
Soil Gas Samples	2
Soil Samples	3
Analytical Results.....	3
Soil Gas Samples	3
Soil Samples	3
5 REGULATORY LIMITS	4
Soil Gas Samples	4
Soil Samples	4
6 SUMMARY AND RECOMMENDATIONS.....	4
7 REFERENCES.....	6

Appendices

- A Figures, Tables, and Boring Log
- B Laboratory Report from Jones Environmental, Inc.

1 INTRODUCTION

SCS Engineers (SCS) was retained by Keller Family Trust to conduct a Phase II investigation at 18510 Beach Boulevard in Long Beach, California (the “Property”). A location map for the Property is presented as **Figure 1 in Appendix A**. Investigation activities were conducted in accordance with SCS’s proposal dated January 18, 2008 (File No. 01423207).

2 BACKGROUND

Based on the results of a Phase I Environmental Assessment conducted for the Keller Family Trust (report dated January 22, 2008, SCS File No. 01207263.00), SCS concluded and recommended the following:

The Ellis Cleaners facility has been the site of dry cleaning operations using tetrachloroethylene (also known as perchloroethylene or PCE) since at least 1981. No previous investigations have been conducted at this facility. Further investigation of the Ellis Cleaners facility is recommended to assess the potential for contamination.

SCS proposed to conduct a combined soil and soil gas investigation to assess the potential for contamination from PCE and related volatile organic compounds (VOCs).

3 ENVIRONMENTAL SETTING

PHYSIOGRAPHIC SETTING

According to the U.S. Geological Survey (USGS), Newport Beach (1966, photorevised 1981), California 7.5-minute topographic maps, the Property is situated on the Huntington Beach Mesa at an elevation of approximately 60 feet above mean sea level. Site topography is generally flat with a slight regional slope to the southwest. The Property is approximately 2.6 miles northeast of the Pacific Ocean.

GEOLOGY AND SOILS

According to reports by SAIC for the Chevron Station across the street to the west, the Property is underlain by Pleistocene-age marine deposits of the Lakewood and San Pedro Formations to a depth of approximately 600 feet below ground surface (bgs). Sediments to a depth of 40 feet bgs consist of sands and silty sand with some layers of silt and clay.

GROUNDWATER

Groundwater investigations at nearby sites indicates that groundwater is approximately 40 to 50 feet below ground surface (bgs) in the area. Groundwater was flowing southeasterly in direction in June 2007 at the Shell Station approximately 200 feet west of the Property. However, review of previous reports indicates that groundwater flow direction has varied over the years, possibly due to groundwater pumping and remediation efforts at the Shell Station.

4 SITE INVESTIGATION

The scope-of-work for the Phase II investigation included the collection and analysis of soil gas and soil samples from accessible areas of the Property. As required by law, SCS contacted Underground Service Alert prior to conducting the investigation (Dig Alert No. A80230503). In addition, Goldak of Glendale, California conducted a geophysical survey prior to drilling activities in order to identify any subsurface utilities and other possible drilling obstructions.

The soil and soil gas investigation was conducted on January 28, 2008. Kehoe Testing & Engineering, Inc., of Huntington Beach, California, conducted drilling activities under SCS oversight. A GeoProbe rig was used to install a total of 11 soil-gas sampling probes and drill one boring in areas outside the cleaners. In addition, a limited access drill rig was used to install three probes within the dry cleaning facility.

Soil gas sample locations were identified as SG1 through SG14. As shown on **Figure 2**, soil gas samples were collected within the dry cleaners near the dry cleaning machine and near the former and current hazardous material storage area, along the building sewer line and a surface drainage/valley pan east of the building/cleaners, and in other areas surrounding the building. All soil gas sample probes were installed at a depth of five feet bgs.

A soil boring, identified as SB1, was placed just north of the dry cleaning machine outside of the building (**Figure 2**). The soil boring was drilled to a depth of 25 feet bgs and soil samples were collected at 5, 10, 15, 20, and 25 feet bgs for laboratory analysis and logging purposes.

MATERIALS AND METHODS

Soil Gas Samples

Soil gas samples were collected for on-site analysis in general accordance with the *Active Soil Gas Investigation Advisory*, published by the RWQCB and Department of Toxic Substance Control (DTSC) in January 2003. A leak detection compound (n-propanol) was used as for each probe location. Each soil gas probe consisted of a 1/4-inch diameter polyethylene tubing fitted with a porous media tip to recover samples. Once the probes were installed to target depth, coarse sand was placed around the porous media tip in each boring, the annular space was then backfilled with bentonite, and hydrated at the surface.

Soil gas samples were collected by withdrawing subsurface vapor through the tubing using a glass syringe. Gas samples were collected at least 20 minutes after probe installation. New tubing and clean syringes were used for each sample. A total of 14 soil gas samples were analyzed during the site investigation.

Soil gas samples were analyzed for VOCs using EPA Method 8260B in an on-site mobile laboratory provided by Jones Environmental, Inc. of Fullerton, California.

Soil gas samples were taken to the mobile laboratory and the contents injected directly into the gas chromatograph/mass spectrometer (GC/MS) for analysis. Chain-of-custody documentation was completed in order to accurately track the samples from the point of collection through analysis.

Soil Samples

Soil samples were collected using 1.5-inch diameter stainless steel rods and a 2-foot long, 1.5-inch diameter solid spoon sampler. A pointed steel tip was fixed to the head of the solid spoon sampler and driven to the desired depth on a steel rod. Samples were collected by retracting the drive tip with an inner rod through the center of the sampler, and hydraulically hammering the sampler. Soil samples were recovered in pre-cleaned acetate sample sleeves that had been placed within the sampler.

Immediately after collection, the ends of the sample sleeve were covered with Teflon squares and capped with plastic end caps. A solvent-free label noting the date of collection, sample number, and project number was affixed to each sample. Standard three-stage decontamination procedures were used for all sampling equipment between each sampling depth. New latex gloves were used and frequently replaced in the handling of all soil samples.

Soil encountered during drilling activities principally consisted of sandy silts at five feet bgs, and sands from 10 to 25 feet bgs. A copy of the boring log for SB1 is included in **Appendix A**.

All five soil samples were analyzed for VOCs using EPA Method 8260B by Jones Environmental, Inc. of Fullerton, California.

ANALYTICAL RESULTS

Laboratory reports, chain-of-custody documentation, and quality assurance/quality control (QA/QC) data from Jones Environmental, Inc. are provided in **Appendix B**.

Soil Gas Samples

As shown on **Table 1** in **Appendix A**, PCE, trichloroethylene (TCE), and toluene were the only VOCs detected in the samples. PCE was detected in all of the analyzed samples at concentrations ranging from 0.186 to 251 micrograms per liter (ug/l). A site map showing PCE concentrations and contours in soil gas at five feet bgs is provided as **Figure 3**. TCE was detected in two samples, SG4-5 and SG5-5, at 2.04 and 0.380 ug/l, respectively. Toluene was detected in six of the 14 analyzed samples at concentrations ranging from 0.071 to 1.16 ug/l.

Soil Samples

As shown in **Table 2** in **Appendix A**, PCE was detected in the soil sample collected at five feet bgs (SB1-5) at a concentration of 30 micrograms per kilogram (ug/kg). None of the other samples contained concentrations of VOCs above laboratory detection limits.

5 REGULATORY LIMITS

Soil Gas Samples

The California EPA Office of Environmental Health Hazard Assessment (OEHHA) published the *Human-Exposure-Based Screening Numbers Developed to Aid Estimation of Cleanup Costs for Contaminated Soil*, dated November 2004, revised January 2005. Within this document, California Human Health Screening Levels, or CHHSLs, were developed for VOCs in soil gas for residential and industrial/commercial land use scenarios. The CHHSLs are based on general assumptions regarding soils and buildings at VOC-impacted sites, the chemical characteristics of various VOCs, and potential health risks. The OEHHA guidance states that CHHSLs are “useful to get a general understanding of potential problems with a site, but cannot be used to assess actual health risks.” Further, OEHHA has stated that CHHSLs have “no regulatory effect, and have been published solely as a reference value that may be used by citizen groups, community organizations, property owners, developers, and local government officials to estimate the degree of effort that may be necessary to remediate a property.” The residential and industrial CHHSLs for PCE, TCE and toluene (detected during this investigation) are provided in Table 1.

Soil Samples

The US EPA Region 9 Preliminary Remediation Goals (PRGs) are risk-based values used for evaluating contaminant concentrations under various exposure scenarios (i.e., residential and industrial). PRGs are calculated using EPA toxicity values and “standard” exposure factors to estimate contaminant concentrations in environmental media (soil, air and water) that are considered protective of humans over a lifetime. The PRGs are chemical concentrations that correspond to a fixed level of risk (i.e., either one-in-one million cancer risk, or a noncarcinogenic hazard quotient of 1). As stated in US EPA guidance, PRGs are not intended to be a stand-alone decision making tool. The residential and industrial PRGs for PCE in soil, as shown in Table 2, are 480 and 1,300 ug/kg, respectively.

6 SUMMARY AND RECOMMENDATIONS

On January 28, 2008, SCS conducted a Phase II investigation at the Ellis Cleaners facility located at 18510 Beach Boulevard, Huntington Beach, California. Based on the results of this investigation, SCS has concluded the following:

- As shown in **Table 1**, PCE was detected all of the analyzed soil gas samples at concentrations ranging from 0.186 to 251 ug/l. All of the PCE detections were above the residential CHHSL of 0.180 ug/l. All of the PCE except two (SG10-5 and SG11-5) were above the industrial CHHSL of 0.603 ug/l.
- As shown on **Figure 3**, PCE was detected at the highest concentrations near the northeastern corner of the building where the dry cleaning machine is located. The PCE concentrations were lower in surrounding areas.

- TCE was detected in two soil gas samples at concentrations up to 2.04 ug/L. TCE can be a “contaminant” in PCE solvent, or it can be derived from the degradation of PCE. TCE was detected in two soil gas samples, one of which (SG4-5 with 2.04 ug/l) was above the residential and industrial CHHSLs of 0.528 and 1.77 ug/l, respectively.
- Toluene was detected in six soil gas samples at a maximum concentration of 1.16 ug/l, well below the residential and industrial CHHSLs of 135 and 378 ug/l, respectively.
- One soil boring (SB1) was drilled just north of the dry cleaning machine outside of the building. PCE was detected in the five-foot soil sample only at a concentration of 30 ug/kg, well below the residential Preliminary Remediation Goal of 480 ug/kg. None of the other soil samples contained concentrations of VOCs above laboratory detection limits.

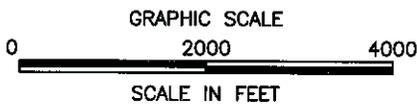
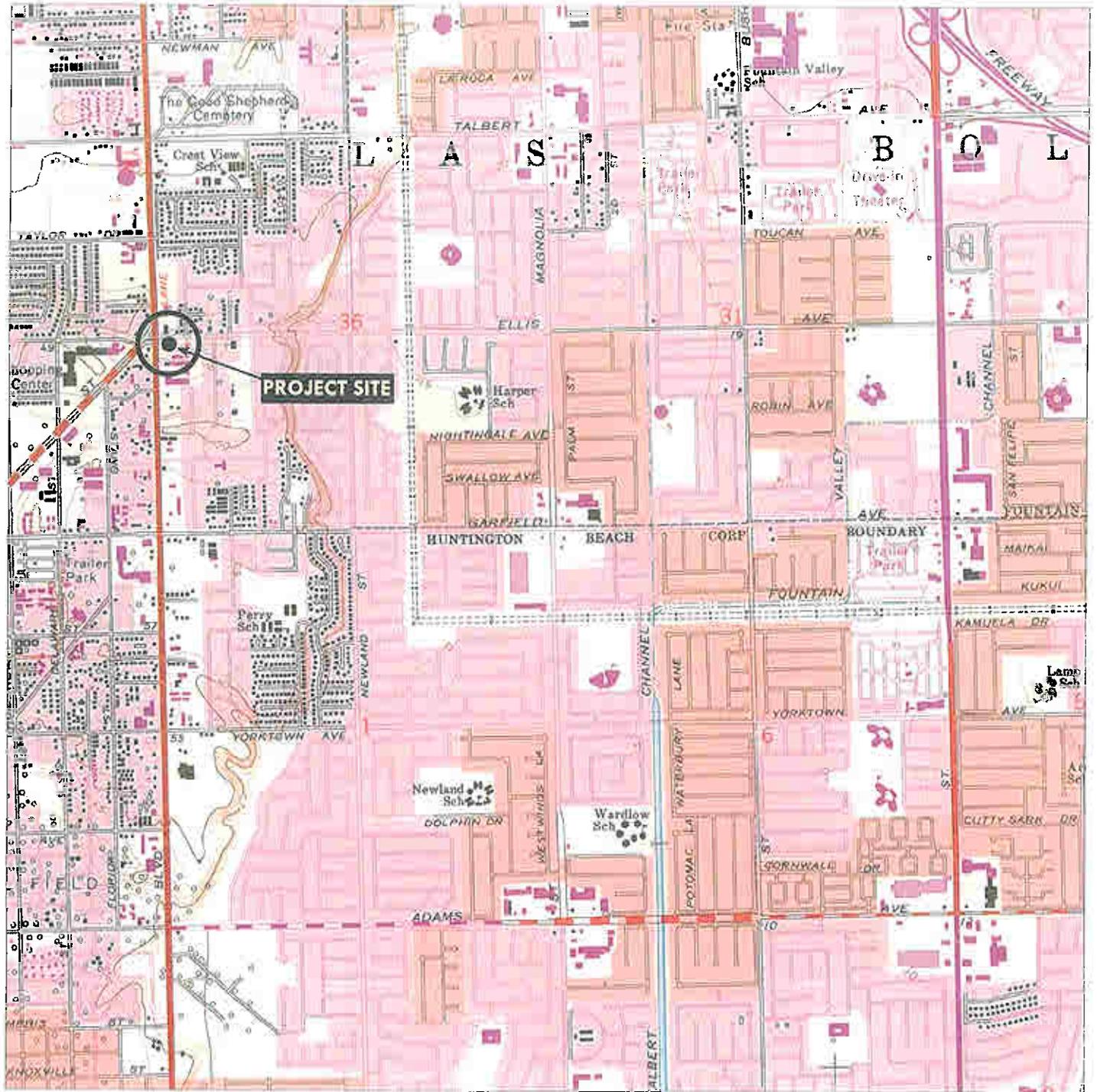
In summary, the PCE in soil gas beneath the Ellis Cleaners facility would be of concern to regulatory agencies, in this case, the Orange County Health Care Agency. SCS recommends that any further investigation and/or remediation activities be conducted under the oversight of a regulatory agency.

7 REFERENCES

SCS Engineers. *Phase I Environmental Assessment Report, Shell Station and Town and Country Plaza, 18502 and 18510 to 18522 Beach Boulevard, Huntington Beach, CA 92648, APNs 157-471-04 and -05, Project No. 01207263.00*, January 22, 2008.

State Water Resources Control Board Geotracker Website. <http://geotracker.swrcb.ca.gov>

APPENDIX A
FIGURES, TABLES, AND BORING LOG



SOURCE: USGS TOPOGRAPHIC MAP
 NEWPORT BEACH, CA. 1965
 PHOTO-REVISED 1981

SCS ENGINEERS
 ENVIRONMENTAL CONSULTANTS

3800 BLISS AVENUE, SUITE 100
 COSTA MESA, CA 92626
 TEL. (949) 438-2044 FAX. (949) 427-1803

PROJECT# 01207263.01

DRAWN BY

ASTODDARD

SITE LOCATION MAP

SHEET TITLE

Figure 1

PROJECT TITLE

18510 Beach Boulevard
 Huntington Beach, CA

DATE:

01-14-2008

SCALE

AS SHOWN

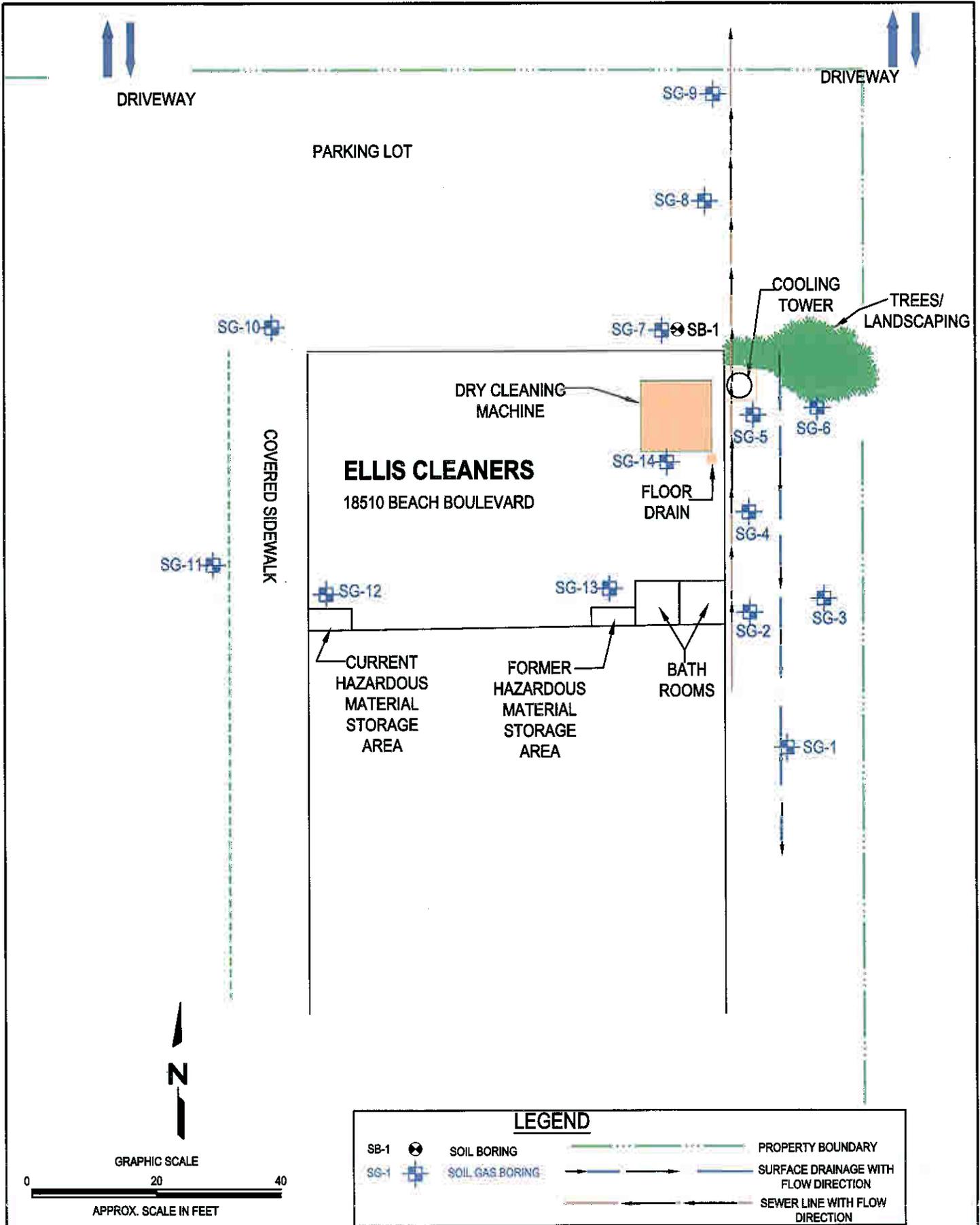


Figure 2
Soil Gas Boring Locations

PROJECT
Ellis Cleaners
18510 Beach Boulevard
Huntington Beach, CA

DATE:
2-1-2008
SCALE:
1" = 20'

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3900 KILROY AIRPORT WAY, SUITE 100
LONG BEACH, CA 90806
PH. (562) 426-9544 FAX. (562) 427-0805
PROJECT# 01207263.01 | DWN. BY: ASTODDARD

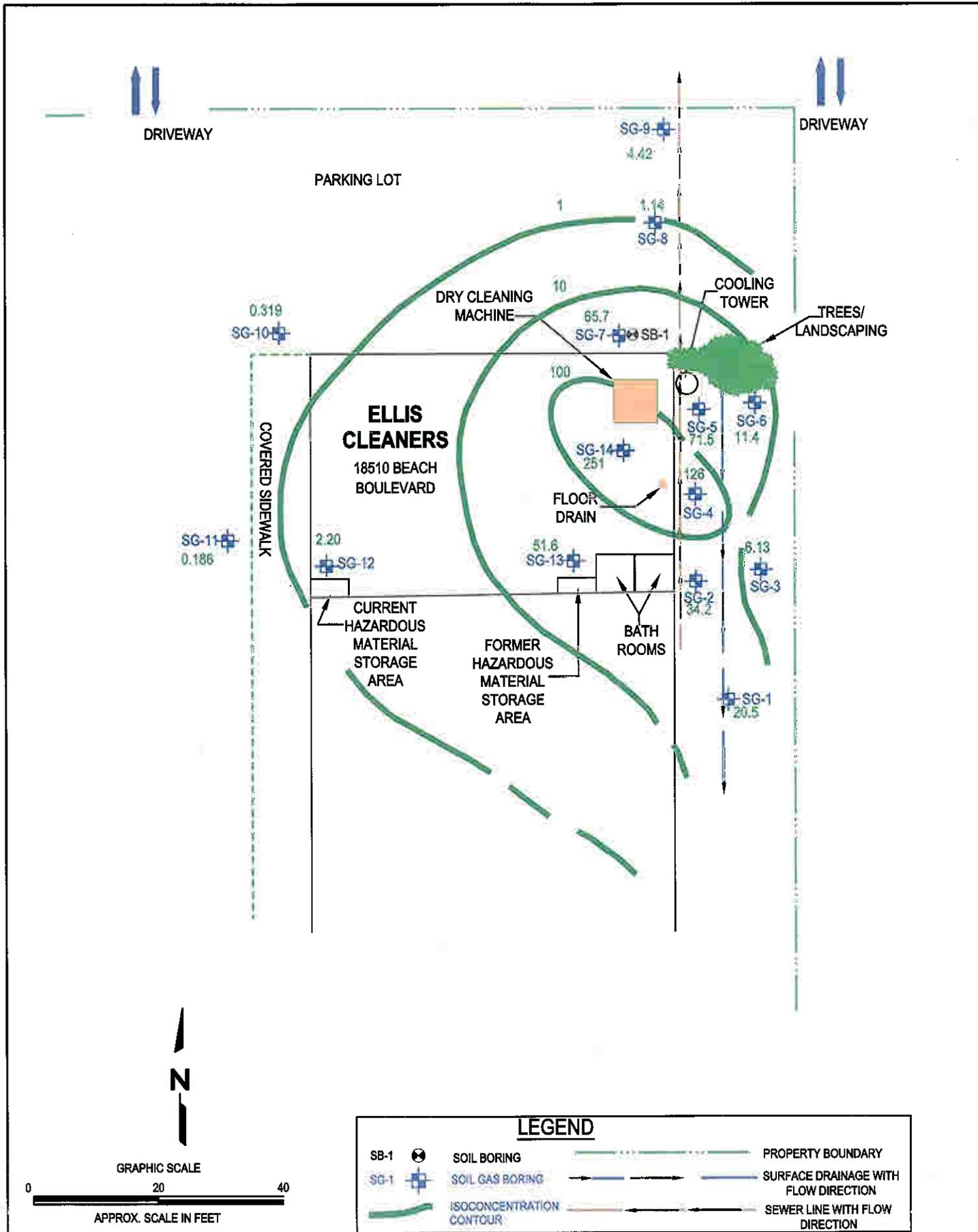


Figure 3
Isocentration Contours

TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
ELLIS CLEANERS
18510 BEACH BOULEVARD, HUNTINGTON BEACH, CA
JANUARY 28, 2008

Sample ID	Sample Depth	VOLATILE ORGANIC COMPOUNDS (VOCs) (By EPA Method 8260B)
		PCE
		µg/kg
SB1-5	5	30
SB1-10	10	<1.0
SB1-15	15	<1.0
SB1-20	20	<1.0
SB1-25	25	<1.0
Residential PRG		480
Industrial PRG		1,300

Notes:

All samples collected at five feet below ground surface

µg/kg = micrograms per kilogram

PCE = Tetrachloroethylene

PRG - US EPA Region 9 Preliminary Remediation Goals

Only detected VOCs are shown.

3711 Long Beach Boulevard
Long Beach, CA 90807-3315

BORING NUMBER: SB1

Page 1 of 1

Ellis Cleaners
18510 Beach Boulevard

JOB NUMBER: 01207263.01

REMARKS:

Huntington Beach, CA

Depth	Sample Information					Graphic Log	Description	Completion Detail
	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.			
0								0 ← Asphalt patch
2								
4								
6		SB1-5			SM		Dark Brown, Sandy Silt, Slightly Moist	
8								
10								
12		SB1-10			SP		Light Brown/Tan, Very Fine Sand with Trace Silt, Poorly Sorted, Slightly Moist	
14								
16		SB1-15			SP		Light Brown/Tan, Very Fine Sand, Poorly Sorted, Slightly Moist	
18								
20								
22		SB1-20			SP		Light Brown/Tan, Very Fine Sand with Trace Fine Gravel, Slightly Moist	
24								
26		SB1-25			SW		Grey/Brown, Fine to Medium Sand with Trace Fine Gravel, Slightly Moist	← Backfill with Bentonite
28								
30								

BORING_LOG_01_01207263.01.GPJ SCS_LB.GDT 2/5/08

Drilling Company: **Kehoe Testing and Engineering**

Drilling Method: **Direct Push**

Logged By: **A. Garrett**

Sampling Method: **Solid Spoon/Acetate Sleeve**

Date Started:

Date Ended:

Boring Diameter: **2"**

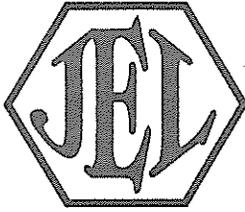
Time Started:

Time Ended:

Total Depth: **27.0 ft.**

APPENDIX B

**LABORATORY REPORT FROM
JONES ENVIRONMENTAL, INC.**



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 449-9685

JONES ENVIRONMENTAL

LABORATORY REPORT

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas/Soil

ANALYSES REQUESTED

1. EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sampling – Soil Gas samples are collected in glass gas-tight syringes equipped with Teflon plungers. Tubing placed in the ground for soil gas sampling is purged three different times as recommended by DTSC/RWQCB regulations. This purge test determines how many purges of the soil gas tubing are needed throughout the project. One, three and seven purge volumes were analyzed to make this determination.

A tracer gas, n-Propanol, is placed at the tubing-surface interface before sampling. This compound is analyzed during the 8260B analytical run to determine if there are surface leaks into the subsurface due to improper installation of the probe. No n-Propanol was found in any of the samples reported herein.

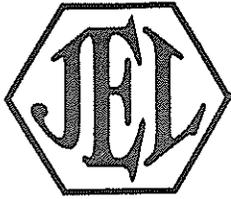
The sampling rate was approximately 200 cc/min using a gas tight syringe. 3 purge volumes were used since this purging level gave the highest results.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Ambient Air Blanks are analyzed every 12 hours as prescribed by the method. In addition, Matrix Spike (MS) and Matrix Spike Duplicates (MSD) are analyzed with each batch of Soil Gas samples. A duplicate sample is analyzed each day of the sampling activity.

2. EPA 8260B/5035- Volatile Organics by GC/MS + Oxygenates

Approval:

Steve Jones, Ph.D.
Laboratory Manager



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

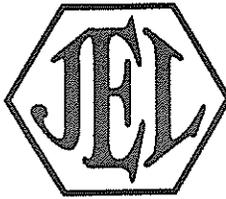
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-7-5</u>	<u>SG-4-5</u>	<u>SG-1-5</u>	<u>SG-2-5</u>	<u>SG-3-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	0.020	ug/L
Bromobenzene	ND	ND	ND	ND	ND	0.020	ug/L
Bromochloromethane	ND	ND	ND	ND	ND	0.020	ug/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.020	ug/L
Bromoform	ND	ND	ND	ND	ND	0.020	ug/L
Bromomethane	ND	ND	ND	ND	ND	0.020	ug/L
n-Butylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
sec-Butylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.020	ug/L
Chlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
Chloroethane	ND	ND	ND	ND	ND	0.020	ug/L
Chloroform	ND	ND	ND	ND	ND	0.020	ug/L
Chloromethane	ND	ND	ND	ND	ND	0.020	ug/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.020	ug/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.020	ug/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.020	ug/L
Dibromomethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.020	ug/L

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

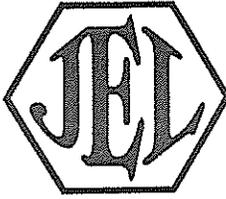
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-7-5</u>	<u>SG-4-5</u>	<u>SG-1-5</u>	<u>SG-2-5</u>	<u>SG-3-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	ug/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.020	ug/L
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	ug/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	ug/L
Ethylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Freon 113	ND	ND	ND	ND	ND	0.020	ug/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.020	ug/L
Isopropylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
4-Isopropyltoluene	ND	ND	ND	ND	ND	0.020	ug/L
Methylene chloride	ND	ND	ND	ND	ND	0.020	ug/L
Naphthalene	ND	ND	ND	ND	ND	0.020	ug/L
n-Propylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Styrene	ND	ND	ND	ND	ND	0.020	ug/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	ug/L
Tetrachloroethylene	65.7	126	20.5	34.2	6.13	0.020	ug/L
Toluene	ND	1.16	0.374	ND	ND	0.020	ug/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
Trichloroethylene	ND	2.04	ND	ND	ND	0.020	ug/L

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

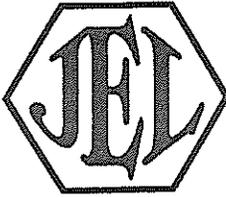
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-7-5</u>	<u>SG-4-5</u>	<u>SG-1-5</u>	<u>SG-2-5</u>	<u>SG-3-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Vinyl chloride	ND	ND	ND	ND	ND	0.020	ug/L
Xylenes	ND	ND	ND	ND	ND	0.020	ug/L
MTBE	ND	ND	ND	ND	ND	0.020	ug/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.020	ug/L
Di-isopropylether	ND	ND	ND	ND	ND	0.020	ug/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.020	ug/L
tert-Butylalcohol	ND	ND	ND	ND	ND	0.050	ug/L
TIC							
n-Propanol	ND	ND	ND	ND	ND	0.020	ug/L
Dilution Factor	4	4	4	4	4		
Surrogate Recovery :						QC Limits	
Dibromofluoromethane	99%	99%	100%	99%	97%	60 - 140	
Toluene-d ₈	97%	95%	98%	98%	96%	60 - 140	
4-Bromofluorobenzene	105%	104%	106%	104%	104%	60 - 140	

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

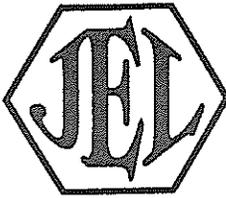
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-5-5</u>	<u>SG-6-5</u>	<u>SG-8-5</u>	<u>SG-9-5</u>	<u>SG-10-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	0.020	ug/L
Bromobenzene	ND	ND	ND	ND	ND	0.020	ug/L
Bromochloromethane	ND	ND	ND	ND	ND	0.020	ug/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.020	ug/L
Bromoform	ND	ND	ND	ND	ND	0.020	ug/L
Bromomethane	ND	ND	ND	ND	ND	0.020	ug/L
n-Butylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
sec-Butylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.020	ug/L
Chlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
Chloroethane	ND	ND	ND	ND	ND	0.020	ug/L
Chloroform	ND	ND	ND	ND	ND	0.020	ug/L
Chloromethane	ND	ND	ND	ND	ND	0.020	ug/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.020	ug/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.020	ug/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.020	ug/L
Dibromomethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.020	ug/L

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

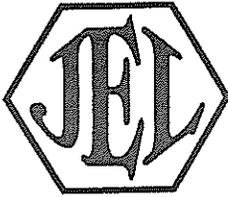
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-5-5</u>	<u>SG-6-5</u>	<u>SG-8-5</u>	<u>SG-9-5</u>	<u>SG-10-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	ug/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	ug/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.020	ug/L
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	ug/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	ug/L
Ethylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Freon 113	ND	ND	ND	ND	ND	0.020	ug/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.020	ug/L
Isopropylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
4-Isopropyltoluene	ND	ND	ND	ND	ND	0.020	ug/L
Methylene chloride	ND	ND	ND	ND	ND	0.020	ug/L
Naphthalene	ND	ND	ND	ND	ND	0.020	ug/L
n-Propylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Styrene	ND	ND	ND	ND	ND	0.020	ug/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	ug/L
Tetrachloroethylene	71.5	11.4	1.14	4.42	0.319	0.020	ug/L
Toluene	ND	0.630	ND	ND	0.623	0.020	ug/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.020	ug/L
Trichloroethylene	0.380	ND	ND	ND	ND	0.020	ug/L

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

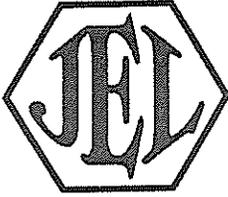
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-5-5</u>	<u>SG-6-5</u>	<u>SG-8-5</u>	<u>SG-9-5</u>	<u>SG-10-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.020	ug/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.020	ug/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	0.020	ug/L
Vinyl chloride	ND	ND	ND	ND	ND	0.020	ug/L
Xylenes	ND	ND	ND	ND	ND	0.020	ug/L
MTBE	ND	ND	ND	ND	ND	0.020	ug/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.020	ug/L
Di-isopropylether	ND	ND	ND	ND	ND	0.020	ug/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.020	ug/L
tert-Butylalcohol	ND	ND	ND	ND	ND	0.050	ug/L
TIC							
n-Propanol	ND	ND	ND	ND	ND	0.020	ug/L
<u>Dilution Factor</u>	4	4	4	1	1		
<u>Surrogate Recovery :</u>						<u>QC Limits</u>	
Dibromofluoromethane	100%	97%	100%	99%	93%	60 - 140	
Toluenc-d ₈	97%	95%	97%	96%	96%	60 - 140	
4-Bromofluorobenzene	105%	104%	104%	87%	105%	60 - 140	

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

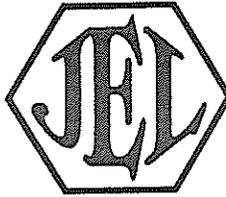
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-11-5</u>	<u>SG-12-5</u>	<u>SG-13-5</u>	<u>SG-14-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:						
Benzene	ND	ND	ND	ND	0.020	ug/L
Bromobenzene	ND	ND	ND	ND	0.020	ug/L
Bromochloromethane	ND	ND	ND	ND	0.020	ug/L
Bromodichloromethane	ND	ND	ND	ND	0.020	ug/L
Bromoform	ND	ND	ND	ND	0.020	ug/L
Bromomethane	ND	ND	ND	ND	0.020	ug/L
n-Butylbenzene	ND	ND	ND	ND	0.020	ug/L
sec-Butylbenzene	ND	ND	ND	ND	0.020	ug/L
tert-Butylbenzene	ND	ND	ND	ND	0.020	ug/L
Carbon tetrachloride	ND	ND	ND	ND	0.020	ug/L
Chlorobenzene	ND	ND	ND	ND	0.020	ug/L
Chloroethane	ND	ND	ND	ND	0.020	ug/L
Chloroform	ND	ND	ND	ND	0.020	ug/L
Chloromethane	ND	ND	ND	ND	0.020	ug/L
2-Chlorotoluene	ND	ND	ND	ND	0.020	ug/L
4-Chlorotoluene	ND	ND	ND	ND	0.020	ug/L
Dibromochloromethane	ND	ND	ND	ND	0.020	ug/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	0.020	ug/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	0.020	ug/L
Dibromomethane	ND	ND	ND	ND	0.020	ug/L
1,2-Dichlorobenzene	ND	ND	ND	ND	0.020	ug/L
1,3-Dichlorobenzene	ND	ND	ND	ND	0.020	ug/L
1,4-Dichlorobenzene	ND	ND	ND	ND	0.020	ug/L
Dichlorodifluoromethane	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloroethane	ND	ND	ND	ND	0.020	ug/L
1,2-Dichloroethane	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloroethene	ND	ND	ND	ND	0.020	ug/L

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

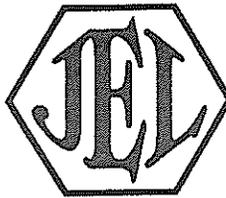
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-11-5</u>	<u>SG-12-5</u>	<u>SG-13-5</u>	<u>SG-14-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:						
cis-1,2-Dichloroethene	ND	ND	ND	ND	0.020	ug/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	0.020	ug/L
1,2-Dichloropropane	ND	ND	ND	ND	0.020	ug/L
1,3-Dichloropropane	ND	ND	ND	ND	0.020	ug/L
2,2-Dichloropropane	ND	ND	ND	ND	0.020	ug/L
1,1-Dichloropropene	ND	ND	ND	ND	0.020	ug/L
cis-1,3-Dichloropropene	ND	ND	ND	ND	0.020	ug/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	0.020	ug/L
Ethylbenzene	ND	ND	ND	ND	0.020	ug/L
Freon 113	ND	ND	ND	ND	0.020	ug/L
Hexachlorobutadiene	ND	ND	ND	ND	0.020	ug/L
Isopropylbenzene	ND	ND	ND	ND	0.020	ug/L
4-Isopropyltoluene	ND	ND	ND	ND	0.020	ug/L
Methylene chloride	ND	ND	ND	ND	0.020	ug/L
Naphthalene	ND	ND	ND	ND	0.020	ug/L
n-Propylbenzene	ND	ND	ND	ND	0.020	ug/L
Styrene	ND	ND	ND	ND	0.020	ug/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	0.020	ug/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	0.020	ug/L
Tetrachloroethylene	0.186	2.20	51.6	251	0.020	ug/L
Toluene	0.071	0.106	ND	ND	0.020	ug/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	0.020	ug/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	0.020	ug/L
1,1,1-Trichloroethane	ND	ND	ND	ND	0.020	ug/L
1,1,2-Trichloroethane	ND	ND	ND	ND	0.020	ug/L
Trichloroethylene	ND	ND	ND	ND	0.020	ug/L

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

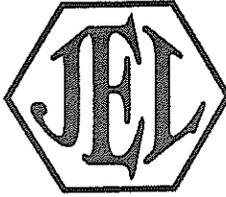
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-11-5</u>	<u>SG-12-5</u>	<u>SG-13-5</u>	<u>SG-14-5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:						
Trichlorofluoromethane	ND	ND	ND	ND	0.020	ug/L
1,2,3-Trichloropropane	ND	ND	ND	ND	0.020	ug/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	0.020	ug/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	0.020	ug/L
Vinyl chloride	ND	ND	ND	ND	0.020	ug/L
Xylenes	ND	ND	ND	ND	0.020	ug/L
MTBE	ND	ND	ND	ND	0.020	ug/L
Ethyl-tert-butylether	ND	ND	ND	ND	0.020	ug/L
Di-isopropylether	ND	ND	ND	ND	0.020	ug/L
tert-amylmethylether	ND	ND	ND	ND	0.020	ug/L
tert-Butylalcohol	ND	ND	ND	ND	0.050	ug/L
TIC						
n-Propanol	ND	ND	ND	ND	0.020	ug/L
Dilution Factor	1	1	4	4		
Surrogate Recovery :					QC Limits	
Dibromofluoromethane	98%	100%	100%	97%	60 - 140	
Toluene-d ₈	97%	98%	99%	98%	60 - 140	
4-Bromofluorobenzene	103%	103%	104%	104%	60 - 140	

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

QUALITY CONTROL INFORMATION

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil Gas

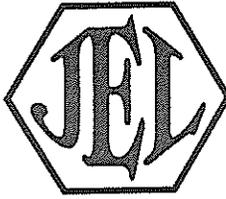
EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sample Spiked: AMBIENT AIR

<u>Parameter</u>	<u>MS Recovery (%)</u>	<u>MSD Recovery (%)</u>	<u>RPD</u>	<u>Acceptability Range (%)</u>
1,1-Dichloroethylene	118%	106%	11%	60 - 140
Benzene	106%	106%	0.2%	60 - 140
Trichloroethylene	125%	112%	11%	60 - 140
Toluene	87%	85%	2.0%	60 - 140
Chlorobenzene	127%	124%	1.7%	60 - 140

Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

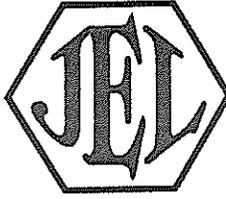
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil

EPA 8260B by 5035 - Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SB1-5</u>	<u>SB-1-10</u>	<u>SB-1-15</u>	<u>SB-1-20</u>	<u>SB-1-25</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Bromobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Bromochloromethane	ND	ND	ND	ND	ND	1.0	ug/Kg
Bromodichloromethane	ND	ND	ND	ND	ND	1.0	ug/Kg
Bromoform	ND	ND	ND	ND	ND	1.0	ug/Kg
Bromomethane	ND	ND	ND	ND	ND	1.0	ug/Kg
n-Butylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
sec-Butylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
tert-Butylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Carbon tetrachloride	ND	ND	ND	ND	ND	1.0	ug/Kg
Chlorobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Chloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
Chloroform	ND	ND	ND	ND	ND	1.0	ug/Kg
Chloromethane	ND	ND	ND	ND	ND	1.0	ug/Kg
2-Chlorotoluene	ND	ND	ND	ND	ND	1.0	ug/Kg
4-Chlorotoluene	ND	ND	ND	ND	ND	1.0	ug/Kg
Dibromochloromethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	1.0	ug/Kg
Dibromomethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Dichlorodifluoromethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1-Dichloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2-Dichloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1-Dichloroethene	ND	ND	ND	ND	ND	1.0	ug/Kg

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

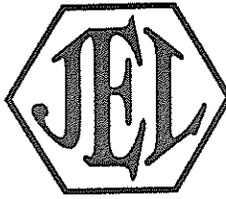
LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil

EPA 8260B by 5035 - Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SB1-5</u>	<u>SB-1-10</u>	<u>SB-1-15</u>	<u>SB-1-20</u>	<u>SB-1-25</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	ug/Kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,3-Dichloropropane	ND	ND	ND	ND	ND	1.0	ug/Kg
2,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1-Dichloropropene	ND	ND	ND	ND	ND	1.0	ug/Kg
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	ug/Kg
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	ug/Kg
Ethylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Freon 113	ND	ND	ND	ND	ND	1.0	ug/Kg
Hexachlorobutadiene	ND	ND	ND	ND	ND	1.0	ug/Kg
Isopropylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
4-Isopropyltoluene	ND	ND	ND	ND	ND	1.0	ug/Kg
Methylene chloride	ND	ND	ND	ND	ND	1.0	ug/Kg
Naphthalene	ND	ND	ND	ND	ND	1.0	ug/Kg
n-Propylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Styrene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
Tetrachloroethylene	30	ND	ND	ND	ND	1.0	ug/Kg
Toluene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	1.0	ug/Kg
Trichloroethylene	ND	ND	ND	ND	ND	1.0	ug/Kg

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

LABORATORY RESULTS

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil

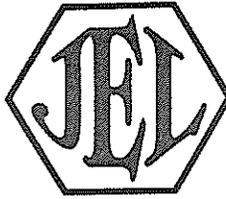
EPA 8260B by 5035 - Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SB1-5</u>	<u>SB-1-10</u>	<u>SB-1-15</u>	<u>SB-1-20</u>	<u>SB-1-25</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	1.0	ug/Kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	ug/Kg
Vinyl chloride	ND	ND	ND	ND	ND	1.0	ug/Kg
Xylenes	ND	ND	ND	ND	ND	1.0	ug/Kg
MTBE	ND	ND	ND	ND	ND	1.0	ug/Kg
Ethyl-tert-butylether	ND	ND	ND	ND	ND	1.0	ug/Kg
Di-isopropylether	ND	ND	ND	ND	ND	1.0	ug/Kg
tert-amylmethylether	ND	ND	ND	ND	ND	1.0	ug/Kg
tert-Butylalcohol	ND	ND	ND	ND	ND	5.0	ug/Kg

<u>Dilution Factor</u>	1	1	1	1	1		
-------------------------------	---	---	---	---	---	--	--

<u>Surrogate Recovery :</u>						<u>QC Limits</u>
Dibromofluoromethane	98%	101%	103%	98%	94%	60 - 140
Toluene-d ₈	101%	103%	105%	102%	97%	60 - 140
4-Bromofluorobenzene	107%	105%	111%	101%	106%	60 - 140

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

QUALITY CONTROL INFORMATION

Client:	SCS Engineers, Inc.	Report Date:	01/29/08
Client Address:	3900 Kilroy Airport Way, Suite 100 Long Beach, CA 90806-6816	JEL Ref. No.:	D-0054
		Client Ref. No.:	01207263.01
Attn:	Kevin Green	Date Sampled:	01/28/08
		Date Received:	01/28/08
Project:	Ellis Cleaners	Date Analyzed:	01/28/08
Project Address:	18510 Beach Blvd., Huntington Beach, CA	Physical State:	Soil

EPA 8260B by 5035 - Volatile Organics by GC/MS + Oxygenates

Sample Spiked: SB1-25

<u>Parameter</u>	<u>MS Recovery (%)</u>	<u>MSD Recovery (%)</u>	<u>RPD</u>	<u>Acceptability Range (%)</u>
1,1-Dichloroethylene	92%	90%	2.7%	60 - 140
Benzene	112%	117%	3.9%	60 - 140
Trichloroethylene	101%	106%	4.7%	60 - 140
Toluene	104%	107%	2.6%	60 - 140
Chlorobenzene	98%	101%	2.7%	60 - 140

Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference

Chain-of-Custody Record

Client SCS Engineers
Project Name Ellis Cleaners
Project Address 18510 Beach Blvd.
 Huntington Beach, CA
Project Contact Kevin Green

Date 01/28/08
Client Project # 01207263.01

Turn Around Requested:
 Immediate Attention
 Rush 24-48 Hours
 Rush 72-96 Hours
 Normal
 Mobile Lab

JEL Project # D-0054
Page 1 of 2
Lab Use Only
 Sample Condition as Received:
 Chilled yes no
 Sealed yes no

Sample ID	Discussion	Date	Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	Analysis Requested	Number of Containers	Remarks/Special Instructions	Received by Laboratory (signature)	
									Date	Time
SG-7-5		01/28/08	10:20	D-0054-1	SG	X	1	Glass Gaslight Syr.	01/28/08	15:15
SG-4-5		01/28/08	10:45	D-0054-2	SG	X	1			
SG-1-5		01/28/08	11:05	D-0054-3	SG	X	1			
SG-2-5		01/28/08	11:50	D-0054-4	SG	X	1			
SG-3-5		01/28/08	12:20	D-0054-5	SG	X	1			
SG-5-5		01/28/08	12:40	D-0054-6	SG	X	1			
SG-6-5		01/28/08	12:55	D-0054-7	SG	X	1			
SG-8-5		01/28/08	13:15	D-0054-8	SG	X	1			
SG-9-5		01/28/08	13:35	D-0054-9	SG	X	1			
SG-10-5		01/28/08	13:55	D-0054-10	SG	X	1			
Reinquished by (signature) <i>Kevin Green</i>		Date	Time	Received by (signature) <i>Kevin Green</i>		Date	Time	Total Number of Containers		
Company				Company						
Reinquished by (signature) <i>Kevin Green</i>		Date	Time	Received by Laboratory (signature) <i>JEL</i>		Date	Time	The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.		
Company				Company						

Purpose Rate = 200.00
 Pinnell Volume = 3000
 Tracer Gas = n Propanol

Chain-of-Custody Record

Client SCS Engineers
Project Name Ellis Cleaners
Project Address 18510 Beach Blvd.
 Huntington Beach, CA
Project Contact Kevin Green

Date 01/28/08
Client Project # 0120726301

Turn Around Requested:
 Immediate Attention
 Rush 24-48 Hours
 Rush 72-96 Hours
 Normal
 Mobile Lab

JEL Project # D-0054
Page 2 of 2
Lab Use Only
 Sample Condition as Received:
 Chilled yes no
 Sealed yes no

Sample ID	Discussion	Date	Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	Analysis Requested	Number of Containers	Remarks/Special Instructions	Received by (signature)	
									Date	Time
SG-11-5		01/28/08	14:15	D-0054-11	X		1	Glass Gastight Syr		
SG-12-5		01/28/08	14:34	D-0054-12	X		1	"		
SG-13-5		01/28/08	14:50	D-0054-13	X		1	"		
SG-14-5		01/28/08	15:16	D-0054-14	X		1	"		
SBI-5		01/28/08	10:55	D-0054-15	X		1	Acetate		
SBI-10		01/28/08	11:00	D-0054-16	X		1	"		
SBI-15		01/28/08	11:07	D-0054-17	X		1	"		
SBI-20		01/28/08	11:14	D-0054-18	X		1	"		
SBI-25		01/28/08	11:20	D-0054-19	X		1	"		
① Reinquished by (signature) <i>[Signature]</i> Date 1-28 Company SCS Engineers									② Received by (signature) <i>[Signature]</i> Date 01/28/08 Time 15:15	
③ Reinquished by (signature) <i>[Signature]</i> Date 15:16 Company SCS Engineers									④ Received by Laboratory (signature) <i>[Signature]</i> Date Time	
Company Date Time									Total Number of Containers The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.	

