Appendix C2 Phase II Site Assessment

PHASE II SITE ASSESSMENT REPORT

Edinger Project (Former Levitz Site)
7441 Edinger Avenue
Huntington Beach, California

November 2, 2009

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EXECUTIVE SUMMARY

Pinnacle Environmental Technologies (Pinnacle) has completed a Phase II Site Investigation at a property located at 7441 Edinger Avenue in Huntington Beach, California.

Pinnacle advanced 17 soil borings at the subject site. Soils below the site were interbedded sands, silty sands, organic clays and peat typical of this area of Huntington Beach. Fuel odors indicative of contamination were noted during advancing one soil boring adjacent to an onsite former underground storage tank excavation.

Nine soil borings were advanced to two feet below ground surface (bgs). A soil sample was collected at the total depth of these boring for analysis of organopesticides using EPA Method 8081A. Two soil borings were advanced adjacent to a drain at the northeast corner of the site to a total depth of 15 feet bgs. Soil samples from each of these borings were analyzed for full-scan Total Petroleum Hydrocarbons (TPH) using EPA Method 8015m, volatile organic compounds (VOCs) and fuel oxygenates using EPA Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals. Groundwater grab samples from seven borings located adjacent to the drain, an onsite UST location on the west property line and a former UNOCAL service station located at the southwest corner of the site were analyzed for TPH using EPA Method 8015m, VOCs and fuel oxygenates using EPA Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals.

A survey of interior and exterior building materials for lead-based paint (LBP and asbestos-containing materials (ACMs) was also performed.

Pinnacle provides the following conclusions based on the analytical data and field observations generated during this investigation.

- None of the soil samples collected adjacent to the drain at the northeast corner of the site contained detectable concentrations of the analyzed contaminants or elevated concentrations of Title 22 Metals.

- Pesticides were not identified in any of the soil samples.

- One of the groundwater grab samples contained TPH and VOCs. This sample, which was collected south of the former onsite UST location, contained elevated concentrations of fuel-related VOCs including benzene.

- None of the groundwater grab samples indicate impacted groundwater along the property boundary with the EZ-Lube (the former UNOCAL service station).

The LBP/ACM survey identified several types of mastic that contained asbestos, and numerous surfaces painted with LBP. No friable asbestos was identified. Twelve of fifty-six spot test for lead resulted in a positive analysis for LBP.

Although shallow sampling for pesticides only covered a portion of the southern half of the site, the lack of detectable pesticides suggests that pesticides were not applied to near surface soils prior to commercial development of the site. Based on these results, no additional shallow sampling for pesticides is recommended at the site.

The concentrations of fuel-related hydrocarbons measured on the west side of the site during this investigation are no greater those concentrations measured in February 2003, when a previous consultant last sampled a set of groundwater wells at this portion of the site. These earlier results were included with a request for closure prepared for the OCHCA by the consultant on behalf of the Levitz Furniture Corporation (Levitz). This residual fuel contamination was present when the OCHCA issued a closure letter to Levitz in 2004.

The USTs product lines that were the initial source of fuel that impacted groundwater were removed in 1986. Soils impacted by released fuel were excavated and transported from the site in 2001. Since these sources of potential continued impacted groundwater are no longer present, the current extent of impacted groundwater is expected to be no larger than in 2003 when the plume extended to the south (downgradient) approximately 150 feet from the former USTs.

Once a site design has been developed, an evaluation of the residual groundwater and soil contamination and their respective impacts to indoor air health should be undertaken consistent with Department of Toxic Substances Control (DTSC) requirements. The OCHCA should be contacted to render a decision on that evaluation and what steps may be necessary to develop the site.

When the plan for development at the site is available, the HBFD should be contacted regarding whether future investigations of methane may be required in accordance with HBFD City Specification No. 429.

Based on the LBP/ACM survey, mitigation of specific building materials will be required prior to building demolition.

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INTRODUCTION

This report presents the field procedures, observations, laboratory methods and results, data evaluation, and conclusions of Phase II Site Investigation at a property located at 7441 Edinger Avenue in Huntington Beach, California (Figure 1). This investigation was conducted for the Sares-Regis Group (Sares-Regis) prior to their planned acquisition of the property. Freeway Industrial Park (FIP) currently owns the subject site.

SITE CHARACTERISTICS

The rectangular subject parcel is located north of Edinger Avenue, in an area of retail/commercial land usage. The closest named water body is Wintersburg Channel, which is an engineered drainage 0.75 miles southeast of the site. An engineered drainage culvert parallels the east property boundary and a Union Pacific rail line. The western portion of the site incorporates a portion of a large commercial structure occupied by a former Levitz furniture store. The eastern portion of the subject site incorporates a little-used rail spur off the Union Pacific rail line that previously serviced the former Levitz building (Figure 2). Elevation at the site is approximately 20 to 25 feet above mean sea level (MSL). The parking area and foundation for the Levitz building are below the elevation of the rail line and Edinger Avenue.

Numerous sites near the subject site have, or have had, underground storage tanks or currently handle hazardous substances. A contiguous property formerly occupied by a Montgomery Ward's Auto Service Center has had reported releases of hazardous substances that have been sufficiently extensive to threaten ground water below the subject site. This site is cross-gradient of the subject site and was in remediation beginning in 1992. According to the company responsible for remediating the contaminated soil and groundwater at this site, the clean-up is was complete in April 2000. Groundwater monitoring of this dissolved-phase plume on that property is not being performed.

Pinnacle previously assessed on-site activities associated with the operation of a rail line. These activities may have resulted in local environmental impairments due to releases from tanks and diesel carriers. Soil and groundwater analytical results presented in a Phase II Investigation report for FIP dated May 16, 2002 did not identify impacted soil or groundwater along the rail spur.

The site was originally agricultural. Impacted soil due to the use of pesticides and other products during that time had not been eliminated prior to this investigation.

Levitz performed groundwater monitoring at the subject site due to a release from underground storage tanks (USTs) on the west side of the Levitz building, along Gothard Street. The original groundwater monitoring system at the site includes wells located across the site. A closure letter was issued in 2004 to Levitz by the Orange County Health Care Agency (OCHCA). The monitoring wells have been abandoned.

Soils at the site are interbedded laterally discontinuous sand and silty sand, organic clay and peat. Based on subsurface investigations performed by Pinnacle 0.25 miles southwest of the subject site, the depth to groundwater was estimated to be approximately 10 to 15 feet below ground surface (bgs).

PROJECT BACKGROUND AND OBJECTIVE

This investigation was performed to assess certain soil and groundwater conditions within the subject site. It focused on potential impacts at the following areas:

1. Potential pesticides in shallow soils
2. Potential unrecognized soil and groundwater impacts from the former use of onsite USTs
3. Potential unrecognized soil and groundwater impacts from former UST to the southwest at the former UNOCAL service station.
4. Additional sampling near a drain at the northeast corner of the site was also performed.

The objective of this investigation was to assess the presence of impacted soil and groundwater from these sources.

SITE INVESTIGATION ACTIVITIES

The following activities were conducted to assess soil conditions:

1. Pinnacle visited the site to mark 17 boring locations. The boring locations and proposed depths were based on:

    - The locations of potential soil and groundwater contamination at the site
    - The location of current and historical structures and substructures, and
    - Soil types in the areas of potential contamination.

2. Underground Services Alert (USA) was contacted to mark utilities on September 27, 2009. Pinnacle received Digalert number #A92710265 to perform the drilling.

3. Pinnacle received a right-of-entry from FIP through Sares-Regis to conduct on-site activities.

4. Soil and groundwater grab sampling was performed on September 30, 2009 by Pinnacle. Seventeen soil borings were advanced using Geoprobe. A total of 138 feet of drilling was completed and 17 soil samples were collected. Groundwater was collected from seven of the soil borings. Appendix A contains Pinnacle's standard field procedures. Appendix B provides geologic logs for the deeper soil borings advanced by Pinnacle during this investigation (LS-1 and PGW-7).

5. Soil samples from borings LS-1 through LS-10 were collected at two feet bgs. These soil samples were analyzed for organopesticides using EPA Method 8018A.

6. Soil samples were collected at 5, 10 and 15 feet bgs from borings LS-1 and PGW-7. Two soil samples were selected from each boring for laboratory analysis. These soil samples were analyzed using the following methods: full-scan Total Petroleum Hydrocarbons (TPH) using EPA Method 8015m, volatile organic compounds (VOCs) and fuel oxygenates using EPA Method 8260B, and Title 22 Metals. All samples were delivered by Pinnacle on the date of sampling to C&E Laboratories, Inc.

7. Groundwater grab samples were collected using a perstaltic pump from borings PGW-1 through PGW-7. Soil samples were not collected from these borings. Each groundwater grab sample was analyzed for TPH using EPA Method 8015m, and VOCs and fuel oxygenates using EPA Method 8260B. Table 5 summarizes the results of those analyses and the results from the two monitoring well samples.

8. The soil borings were backfilled with bentonite slurry, and were sealed at the surface with concrete or asphalt to match the pre-existing surface.

9. H2 Environmental Consulting Services (H2) performed a survey of building materials for lead-based paint (LBP) and asbestos-containing materials (ACMs).

RESULTS

Based on the scope of work detailed above, Pinnacle obtained the following results from the soil and groundwater sampling:

- Site geology is laterally discontinuous interbeds of well- and poorly-graded sand and silty sand, and organic clay and peat (Appendix B). The stratigraphy is typical of this area of Huntington Beach.

- Saturated soil with sufficient groundwater for sampling was encountered at a depth of approximately 15 feet in the seven borings intended for groundwater grab sampling (Figure 2).

- None of the soil samples collected during this investigation were discolored, or had petroleum hydrocarbon odors and measurable concentrations of volatile organic compounds in the field. A petroleum hydrocarbon odor was noted while advancing boring PGW-4 to collect a groundwater grab sample. Odors indicative of anoxic conditions were noted while drilling through organic clays and peat.

- Detectable concentrations of TPH or VOCs were not identified in any of the analyzed soil samples (Table 1, Appendix C).

- Metals concentrations in the analyzed soil samples did not exceed Total Threshold Limit Concentrations (TTLCs) or 10 times the Soluble Threshold Limit Concentrations (STLCs). Those materials with metals exceeding the TTLC are hazardous wastes. Those materials with metals concentrations exceeding 10 times the STLC may be hazardous, and should be tested for soluble metals using the Waste Extraction Test (WET) (Table 2, Appendix C).

- None of the analyzed soil samples contained detectable concentrations of organopesticides (Table 3, Appendix C).

- One of the groundwater grab samples contained detectable TPH and fuel-related VOCs. The sample from boring PGW-4 contained a gasoline-range TPH concentration of 8,876 micrograms per liter (ug/L) and a benzene concentration of 754.7 micrograms per liter (ug/L). Other commonly reported fuel-related VOCs (toluene, ethylbenzene and xylenes) were also detected in this sample (Table 4, Appendix C).

- No fuel oxygenates were detected in the groundwater grab samples (Table 5, Appendix C).

- Metals concentrations in the analyzed groundwater samples did not exceed the Maximum Contaminant Levels (MCL) allowable in drinking water (Table 6, Appendix C).

H2's LBP/ACM survey included the collection of 81 samples for asbestos testing by polarized light microscopy (PLM). The survey sampling identified the following ACMs:

1. Black floor tile mastic under 12x12 white floor tile (located at the north side showroom area, south side office area, east side office area).
2. Black floor tile mastic under 12x12 black floor tile (located at the north side 1st floor stairs).
3. Black/gray roof mastic (located at the north side penetration, east side penetration, south side penetration).
4. Silver roof mastic (located on the north side metal cap, west side metal cap and south side metal cap).
5. Fire doors.

A total of 56 spot samples were collected for LBP analysis using a field x-ray fluorescence unit. Ten of the fifty-six samples contained LBP, which is defined by a material containing lead in excess of 1.0 milligrams per cubic centimeter (mg/cm3). Seven of these samples were of tests on exterior materials. The three remaining samples were from tests on interior materials. The sample locations are included in the H2 report provided in Appendix D of this report.

DISCUSSION OF RESULTS

The concentrations of fuel-related hydrocarbons measured on the west side of the site during this investigation are no greater those concentrations measured in February 2003, according to the Additional Groundwater Monitoring and Closure Report prepared by SCS Engineers for the Levitz Furniture Facility dated March 13, 2003. These earlier results were included with a request for closure prepared for the OCHCA by the consultant on behalf of the Levitz Furniture Corporation (Levitz). This residual fuel contamination was present when the OCHCA issued a closure letter to Levitz in 2004.

The USTs product lines that were the initial source of fuel that impacted groundwater were removed in 1986. Soils impacted by released fuel were excavated and transported from the site in 2001. Since these sources of potential continued impacted groundwater are no longer

present, the current extent of impacted groundwater is expected to be no larger than in 2003 when the plume extended to the south (downgradient) approximately 150 feet from the former USTs.

SUMMARY AND CONCLUSIONS

Pinnacle advanced 17 soil borings at the subject site. Soils below the site were interbedded sands, silty sands, organic clays and peat typical of this area of Huntington Beach. None of the soil samples collected during this investigation were discolored, or had petroleum hydrocarbon odors and measurable concentrations of volatile organic compounds in the field. A petroleum hydrocarbon odor was noted while advancing boring PGW-4 to collect a groundwater grab sample.

Selected soil samples from each boring were analyzed for volatile organic compounds using EPA Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals. Seven groundwater grab samples from the borings were analyzed for TPH using EPA Method 8015m and VOCs/fuel oxygenates using EPA Method 8260B.

Pinnacle provides the following conclusions based on the analytical data and field observations generated during this investigation.

- None of the soil samples collected adjacent to the drain at the northeast corner of the site contained detectable concentrations of the analyzed contaminants or elevated concentrations of Title 22 Metals.

- Pesticides were not identified in any of the soil samples.

- One of the groundwater grab samples contained TPH and VOCs. This sample, which was collected south of the former onsite UST location, contained detectable concentrations of fuel-related VOCs including benzene.

- None of the groundwater grab samples indicate impacted groundwater along the property boundary with the EZ-Lube (the former UNOCAL service station).

- The LBP/ACM survey identified several types of mastic that contained asbestos, and numerous surfaces painted with LBP. No friable asbestos was identified. Twelve of fifty-six spot test for lead resulted in a positive analysis for LBP.

RECOMMENDATIONS

Once a site design has been developed, an evaluation of the residual groundwater and soil contamination and their respective impacts to indoor air health should be undertaken consistent with the DTSC requirements. The OCHCA should be contacted to render a decision on the results of that evaluation and what steps may be necessary to develop the site. When the plan for development at the site is available, the HBFD should be contacted regarding whether future investigations of methane in soil vapor may be required in accordance with HBFD City Specification No. 429.

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
TOTAL PETROLEUM HYDROCARBONS AND SELECTED VOLATILE ORGANIC COMPOUNDS

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Boring Number	Sample Depth (feet)	TPH C4-C12	TPH C13-C22	TPH C23-C40	Benzene	Toluene	Ethyl benzene	Xylenes
		EPA Method 8015m (mg/kg)			EPA Method 8260B (ug/kg)			
LS-1-5'	5	ND < 0.1	ND < 1	ND < 50	ND < 1	ND < 1	ND < 1	ND < 1
LS-1-10'	10	ND < 0.1	ND < 1	ND < 50	ND < 1	ND < 1	ND < 1	ND < 1
PGW-7-5'	5	ND < 0.1	ND < 1	ND < 50	ND < 1	ND < 1	ND < 1	ND < 1
PGW-7-10'	10	ND < 0.1	ND < 1	ND < 50	ND < 1	ND < 1	ND < 1	ND < 1

TPH - Total petroleum hydrocarbons - full range
MTBE - Methyl tertiary-butyl ether
ND - Not detected above the specified detection limit
NA - Not analyzed
mg/kg - milligrams per kilogram
ug/kg - micrograms per kilogram

TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
TITLE 22 METALS

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Parameter	[TTLC]	[10xSTLC]	PGW-7-5'	PGW-7-10'	LS-1-5'	LS-1-10'
Antimony	500	150	ND < 2	ND < 2	ND < 2	ND < 2
Arsenic	500	50	10	ND < 1	2	3
Barium	10,000	1,000	17	17	26	9
Beryllium	75	7.5	ND < 1	ND < 1	ND < 1	ND < 1
Cadmium	100	10	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Chromium	2,500	50	5	6	7	3
Cobalt	8,000	800	5	4	4	4
Copper	2,500	250	26	10	10	3
Lead	1,000	50	3	4	3	2
Mercury	20	2	ND < 0.1	ND < 0.1	ND < 0.1	ND < 0.1
Molybdenum	3,500	3,500	ND < 1	ND < 1	ND < 1	ND < 1
Nickel	2,000	200	15	6	6	5
Selenium	100	10	ND < 2	ND < 2	ND < 2	ND < 2
Silver	500	50	ND < 1	ND < 1	ND < 1	ND < 1
Thallium	700	70	ND < 2	ND < 2	ND < 2	ND < 2
Vanadium	2,400	240	19	10	8	8
Zinc	5,000	2,500	31	15	17	11

TTLC - Total Threshold Limit Concentration
STLC - Soluble Threshold Limit Concentration
All values reported in milligrams per kilogram (mg/kg)
ND = Not detected above the specified detection limit

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
PESTICIDES

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Compound	LS-1-2'	LS-2-2'	LS-3-2'	LS-4-2'	LS-5-2'
	Analytical Results - EPA Method 8081a (ug/kg)				
Aldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
alpha-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
beta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
delta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
gamma-BHC (Lindane)	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Chlordane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDD	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDE	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDT	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Dieldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan I	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan II	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan sulfate	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endrin aldehyde	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin ketone	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Heptachlor	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Heptachlor epoxide	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Methoxychlor	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Toxaphene	ND < 10	ND < 10	ND < 10	ND < 10	ND < 10

ug/kg - micrograms per kilogram
ND - Not detected at a concentration greater than the specified quantitation limit

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
PESTICIDES

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Compound	LS-6-2'	LS-7-2'	LS-8-2'	LS-9-2'	LS-10-2'
	Analytical Results - EPA Method 8081a (ug/kg)				
Aldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
alpha-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
beta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
delta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
gamma-BHC (Lindane)	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Chlordane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDD	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDE	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDT	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Dieldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan I	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan II	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan sulfate	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endrin aldehyde	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin ketone	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Heptachlor	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Heptachlor epoxide	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Methoxychlor	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Toxaphene	ND < 10	ND < 10	ND < 10	ND < 10	ND < 10

ug/kg - micrograms per kilogram
ND - Not detected at a concentration greater than the specified quantitation limit

TABLE 4
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
TOTAL PETROLEUM HYDROCARBONS AND SELECTED VOLATILE ORGANIC COMPOUNDS

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Boring Number	Sample Depth (feet)	TPH C4-C12	TPH C13-C22	TPH C23-C40	Benzene	Toluene	Ethyl benzene	Xylenes
		EPA Method 8015m (ug/L)			EPA Method 8260B (ug/L)			
PGW-1	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-2	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-3	10	ND < 100	ND < 500	NA	ND < 0.40	1.5	ND < 0.70	2.8
PGW-4	10	8,876	ND < 500	NA	754.7	3.6	609.6	21.8
PGW-5	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-6	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-7	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10

TPH - Total petroleum hydrocarbons - full range
MTBE - Methyl tertiary-butyl ether
ND - Not detected above the specified detection limit
NA - Not analyzed
ug/L - micrograms per liter

TABLE 5
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
FUEL OXYGENATES

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Boring Number	Sample Depth (feet)	ETB	TAME	DIPE	TBA	MTBE
		EPA Method 8260B (ug/L)				
PGW-1	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0
PGW-2	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0
PGW-3	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0
PGW-4	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0
PGW-5	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0
PGW-6	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0
PGW-7	10	ND < 1.0	ND < 1.0	ND < 1.0	ND < 10.0	ND < 1.0

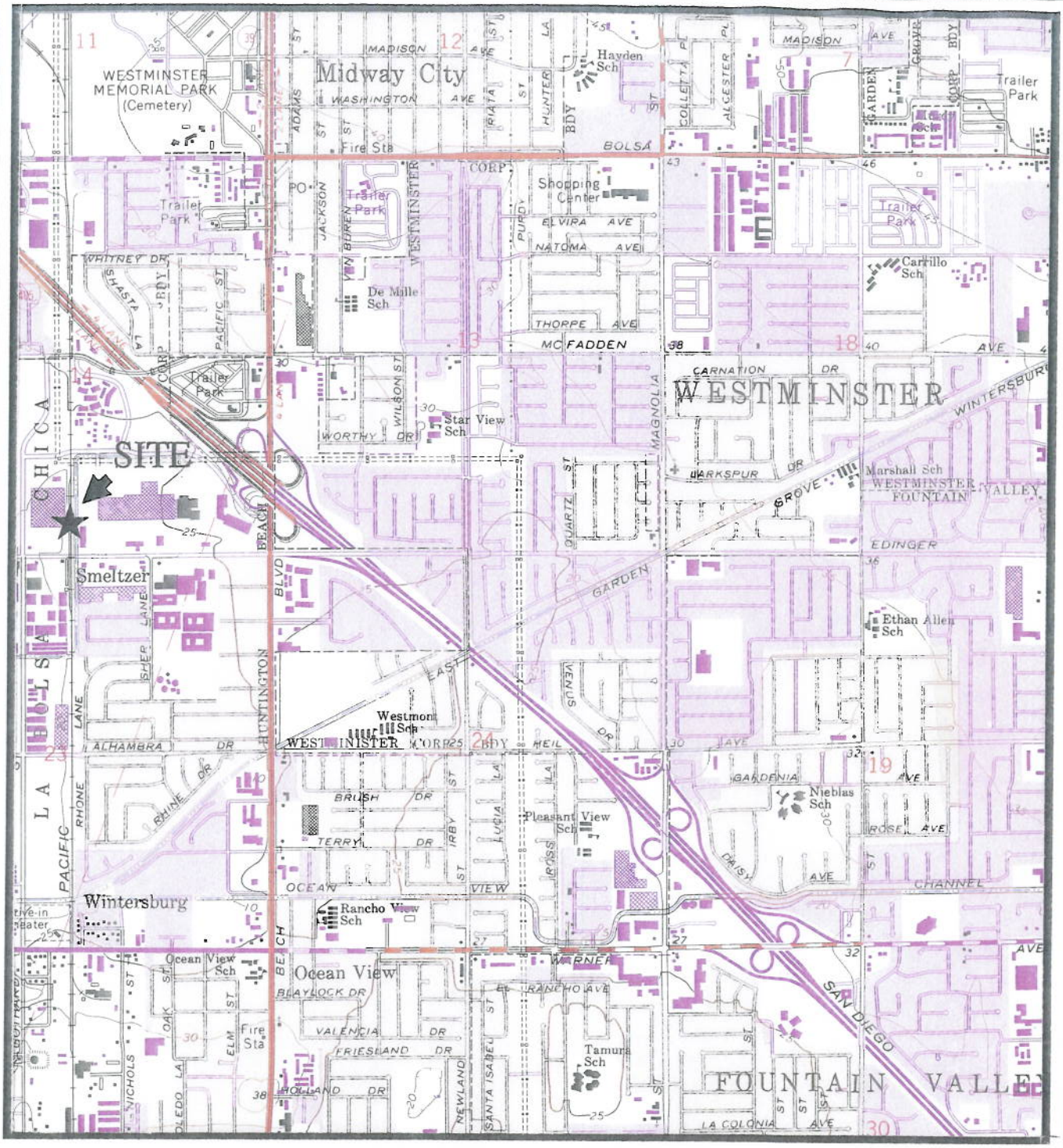
ETB - Ethyl Tertiary Butyl Ether
TAME - Tertiary Amyl Methyl Ether
DIPE - Diisopropyl Ether
TBA - Tertiary Butyl Alcohol
MTBE - Methyl Tertiary Butyl Ether
ug/L - micrograms per liter
ND - Not detected above the specified detection limit

TABLE 6
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
TITLE 22 METALS

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Parameter	MCL	PGW-2	PGW-3	PGW-7
Antimony	6	ND < 10	ND < 10	ND < 10
Arsenic	10	ND < 10	ND < 10	ND < 10
Barium	1,000	145	128	64
Beryllium	4	ND < 2	ND < 2	ND < 2
Cadmium	5	ND < 5	ND < 5	ND < 5
Chromium	50	ND < 5	ND < 5	ND < 5
Cobalt	none	ND < 5	ND < 5	ND < 5
Copper	1300	ND < 5	ND < 5	ND < 5
Lead	15	ND < 5	ND < 5	ND < 5
Mercury	2	ND < 1	ND < 1	ND < 1
Molybdenum	none	ND < 5	ND < 5	ND < 5
Nickel	100	ND < 5	ND < 5	ND < 5
Selenium	10	ND < 10	ND < 10	ND < 10
Silver	50	ND < 5	ND < 5	ND < 5
Thallium	2	ND < 10	ND < 10	ND < 10
Vanadium	none	ND < 5	ND < 5	ND < 5
Zinc	none	ND < 10	ND < 10	ND < 10

MCL - Maximum Contaminant Level allowable in drinking water (in ug/L)
All values reported in milligrams per Liter (ug/L)
ND = Not detected above the specified detection limit



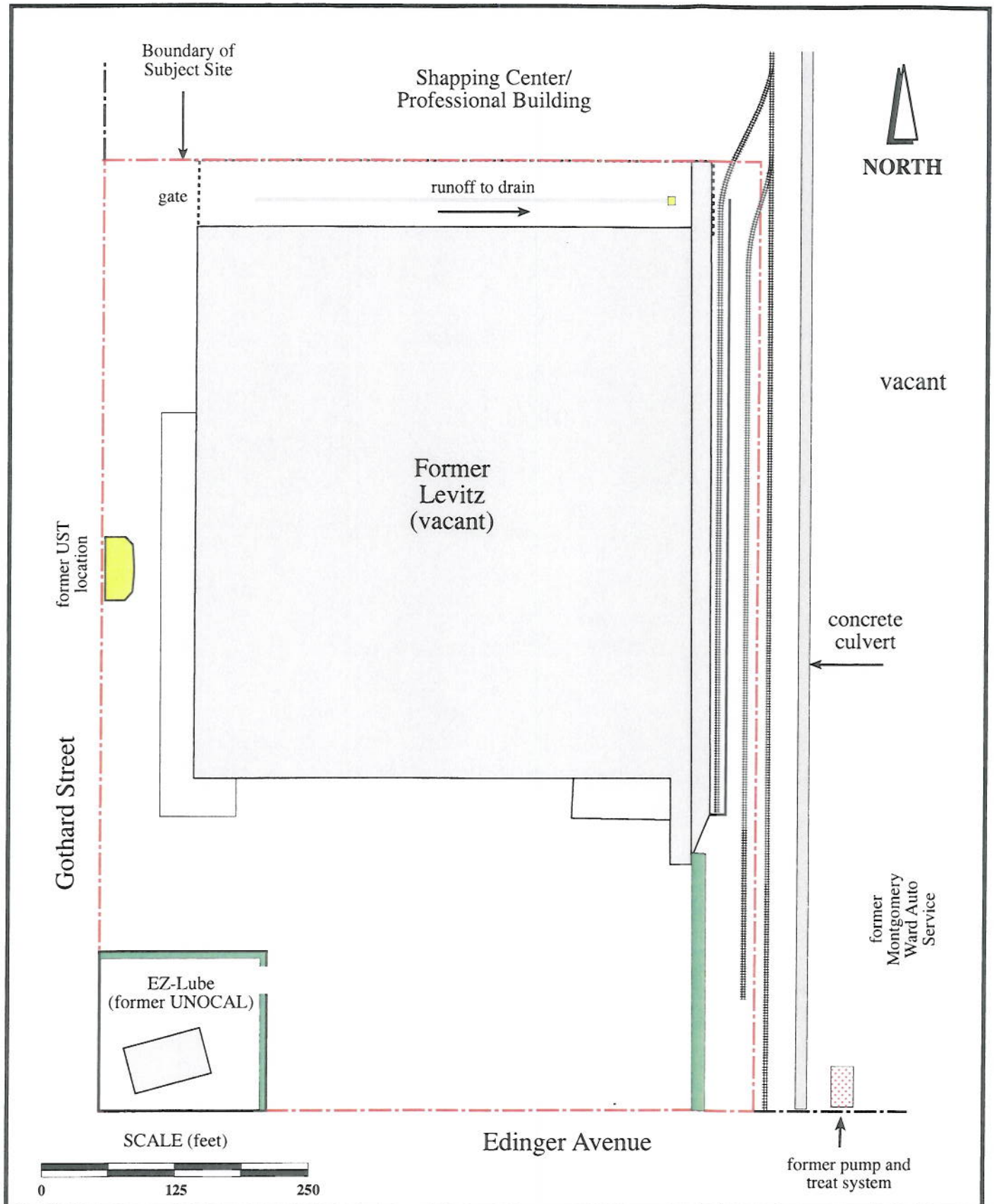
SCALE
(feet)

0 2000 4000

Base Map - USGS 7.5 Minute Quadrangle, Newport Beach

NORTH

PINNACLE ENVIRONMENTAL TECHNOLOGIES #2 Santa Maria, Foothill Ranch, CA 92610 Tel: (949) 470-3691 ¥ Fax: (949) 595-0459	**Edinger Project (former Levitz)** **7441 Edinger Avenue** **Huntngton Beach, California**	**Site Location Map**	**Figure 1**

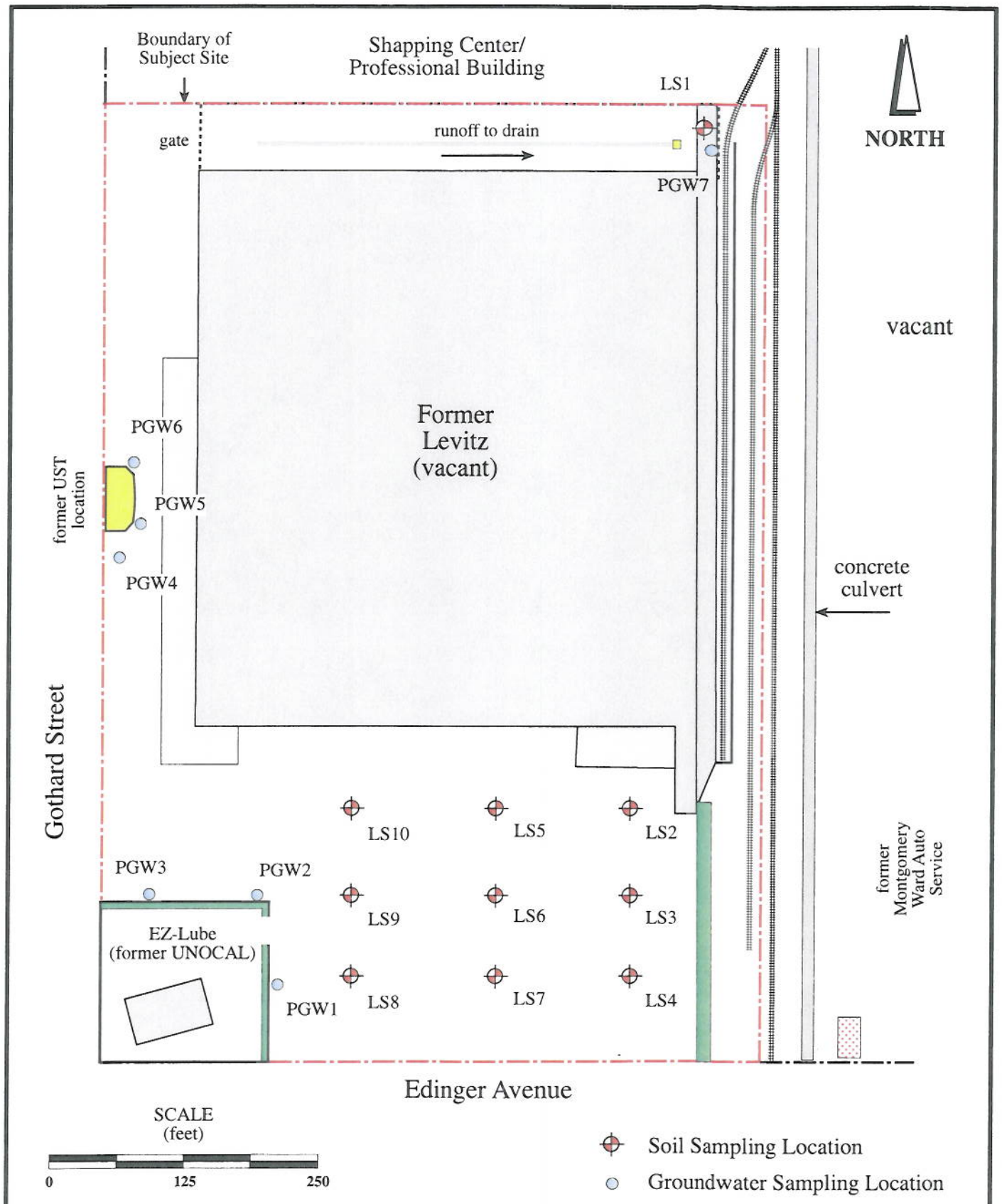


PINNACLE
ENVIRONMENTAL TECHNOLOGIES
#2 Santa Maria, Foothill Ranch, CA 92610
Tel: (949) 470-3691 ¥ Fax: (949) 595-0459

Edinger Project (former Levitz)
7441 Edinger Avenue
Huntngton Beach, California

Site Plan

Figure 2



PINNACLE
ENVIRONMENTAL TECHNOLOGIES
#2 Santa Maria, Foothill Ranch, CA 92610
Tel: (949) 470-3691 ¥ Fax: (949) 595-0459

Edinger Project (former Levitz)
7441 Edinger Avenue
Huntngton Beach, California

Sample Location Map

Figure 3

APPENDIX A
GENERAL FIELD PROCEDURES

The following sections outline the general field procedures and protocols followed by Pinnacle Environmental Technologies (Pinnacle) in the completion of field tasks. Any deviation from the procedures outlined here due to unique or unforeseen circumstances will be noted in the body of the applicable report. The following tasks are detailed:

- Soil Sample Collection - Direct Push Rigs, Hollow Stem Auger Sampling
- Soil Classification and Logging
- Groundwater Grab Sampling
- Small Diameter Well Installation
- Groundwater Level Monitoring
- Monitoring Well Purging and Sampling
- Chain-of-Custody Protocol

Soil Sample Collection

Soil samples are collected to allow soil description/classification and for laboratory analysis. Samples may be collected using a variety of different techniques including: hollow stem auger rigs (drop hammer samplers), direct push rigs, composite grab samplers, or excavation samples. The sampling technique utilized will be selected based on the particular phase of work and sample requirements. All soil samples collected during drilling operations are also monitored for volatile organic vapors. This is accomplished using a photo-ionization detector (PID) to monitor the soil either at the ends of sample tubes or after it has been placed in sealed Ziploc bags. The maximum PID reading is recorded on the boring log. Field headspace readings are also used to determine if a soil sample will be analyzed in the laboratory.

If soil samples are to be analyzed for volatile organic compounds, samples selected for VOC analysis are prepared using an Encore sampler according to EPA Method 5035. In this case, two sample containers are filled and labeled. They are delivered on the date of sampling to the laboratory. The laboratory is instructed to analyze these samples within 48 hours, or freeze the samples.

Groundwater Grab Sampling

Groundwater grab samples may be collected from Geoprobe borings using bailers or polyethylene tubing. In either case, a temporary screen is lowered in the well bore to a depth at which the screen intersects the static water level. A decontaminated bailer may then be lowered in to he well to collect a sample. Standard purging in not normally performed prior to pulling grab samples, unless extremely turbid samples are initially collected. Alternatively, a polyethylene tube may be lowered into the temporary well screen to purge water from the well. A check valve is placed on the bottom of the tubing to allow water to be removed from the well. This technique is more applicable to sites where the presence of concentrations of non-volatile constituents are being assessed. A peristaltic pump may also be used to purge larger quantities of water from the well before sampling

The water is decanted into the sample containers (40-milliliter VOAs or glass amber bottles, as required) in a manner which minimizes agitation and possible loss of volatiles. Each container is filled so that when the cover is tightened that a zero headspace sample has been collected with no trapped air bubbles visible in the container.

Each container is then labeled with the sample identification, sample date and time, and site name. The sample containers are then placed in a cooled ice chest for transport to the laboratory.

Small Diameter Well Installation

Small-diameter groundwater monitoring wells are typically constructed of one-inch PVC with .010 or .020-inch slotted screens. The PVC is threaded with rubber seals. No glue is used during construction. Screened intervals are selected in the same manner as with larger diameter wells. A sand pack is installed to a depth above the top of the screen. A two to three foot seal of bentonite chips is placed at the top of the sand pack. A concrete seal is poured to further seal the well from surface water infiltration, and a steel, traffic-rated well cover is installed at the surface.

Groundwater samples are collected from standard monitoring wells and small-diameter wells using similar methods. Sampling of groundwater monitoring wells is conducted in accordance with the EPA Technical Enforcement Guidance Document or with any other local protocols and procedures.

Groundwater Level Monitoring

The depth to groundwater is measured to the nearest 0.01 foot and recorded for use in determining the groundwater gradient and flow direction. Water level measurements are completed on all wells prior to purging any well at the site. Depth to groundwater is measured using either an electronic well sounding device (i.e. Solinst) or using an interface probe (i.e. Waterra, ORS, MMC). If a sounding device is used, the well is first checked for the presence of non-aqueous phase petroleum liquids (NAPLs) using hydrocarbon sensitive paste or an interface probe. The interface probe is capable of direct detection of trace thickness of NAPLs.

Monitoring Well Purging and Sampling

All wells are purged prior to the collection of groundwater samples to ensure that a representative groundwater sample is collected. Wells are typically purged using either a portable submersible pump or by using a vacuum truck and dedicated well stinger. Water temperature, pH, and conductivity are monitored during purging. Purging is considered complete once a minimum of three well casing volumes have been purged and the physical parameters have stabilized for successive readings to within 5 percent of temperature and conductivity and 0.05 pH units.

Many low yield aquifers are not capable of producing three well casing volumes of water. In these cases the well may be pumped dry. If this occurs, the well is only pumped dry once and samples are collected once the conditions specified below are achieved.

Care is taken not to overpump a well to dryness and to avoid the possibility of cascading water into the well. All wells are purged at the minimum rate necessary to adequately ensure that a representative groundwater sample will be collected.

In certain cases, regulatory agencies will request the collection of groundwater samples from wells without first purging them. "Pre-Purge" samples are identified as such on the Chain-of-Custody and in the sample identification section of the report.

Each well is allowed to recharge to 80% of its pre-purge volume prior to sampling, or for two hours, whichever occurs first. If a well does not recharge to 80% of its pre-purge volume within two hours, then a sample is collected as soon as sufficient water has collected in the well to fill the required sample containers.

Samples are collected by slowly lowering either a disposable Teflon or decontaminated stainless steel bailer into the water column. Care is taken to minimize agitating the water as

the bailer enters. The bailer is removed from the well after filling, and a bottom emptying device attached. The water is decanted into the sample containers (40-milliliter VOAs or glass amber bottles, as required) in a manner which minimizes agitation and possible loss of volatiles. Each container is filled so that when the cover is tightened that a zero headspace sample has been collected with no trapped air bubbles visible in the container.

Each container is then labeled with the sample identification, sample date and time, and site name. The sample containers are then placed in a cooled ice chest for transport to the laboratory.

Chain-of-Custody Protocol

All soil and groundwater samples that are collected are documented using Chain-of-Custody (COC) procedures. Each sample is identified and entered onto the COC record along with the date and time of collection and the type and number of sample containers. COC documents also typically used to document which analyses are completed on each sample. The COC follows the samples from the field to the laboratory and is a legal document recording who had possession of the samples at all times.

BORING LOG

PINNACLE
ENVIRONMENTAL TECHNOLOGIES

#2 Santa Maria, Foothill Ranch, CA
Tel: (949) 470-3691 Fax: (949) 595-

SITE: Edinger Project - Former Levitz Site
ADDRESS: 7441 Edinger Avenue
Huntington Beach, CA
DRILLING METHOD: Geoprobe
DRILLING COMPANY: Strongarm Environmental Field Services

BORING No.: LS-1
DATE September 30, 2009
GEOLOGIST: Keith Thompson, P.G.
REVIEWED: Keith Thompson, P.G.
ELEVATION: 20 feet msl

Time	Blows	PID	Depth	Sample	DESCRIPTION	Graphic Log	Well Cons
					4 inches of concrete at surface.		
1405		0			Organic Clay (OH) 2.5 Y 5/1 (gray), soft, damp, no odor.		
1415		0	5		Silty Sand (SM) fine to medium grained, trace clay 2.5 Y 5/1 (gray), loose, moist, no odor.		
1425		0	10		Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, moist, no odor.		
1435		0			Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, saturated, no odor.		
					Boring terminated at 15 feet below ground surface.		

BORING LOG

PINNACLE
ENVIRONMENTAL TECHNOLOGIES

#2 Santa Maria, Foothill Ranch, CA
Tel: (949) 470-3691 Fax: (949) 595-

SITE: Edinger Project - Former Levitz Site
ADDRESS: 7441 Edinger Avenue
Huntington Beach, CA
DRILLING METHOD: Geoprobe
DRILLING COMPANY: Strongarm Environmental Field Services

BORING No.: PGW-7
DATE September 30, 2009
GEOLOGIST: Keith Thompson, P.G.
REVIEWED: Keith Thompson, P.G.
ELEVATION: 20 feet msl

Time	Blows	PID	Depth	Sample	DESCRIPTION	Graphic Log	Well Cons
					4 inches of concrete at surface.		
1330		0			Organic Clay (OH) 2.5 Y 5/1 (gray), soft, damp, no odor.		
1335		0	5		Silty Sand (SM) fine to medium grained, trace clay 2.5 Y 5/1 (gray), loose, moist, no odor.		
1345		0	10		Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, moist, no odor.		
1355		0			Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, saturated, no odor.		
					Boring terminated at 15 feet below ground surface.		

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

October 14, 2009 ELAP Certificate No: 2268

Mr. Keith Thompson
Pinnacle Env. Technologies
2 Santa Maria
Foothill Ranch, CA 92610

Project: Levitz Site
C&E ID: 90930A

Dear Mr. Thompson,

Enclosed is an analytical report for the sample(s) received by Chemical & Environmental Laboratories, Inc. on September 30, 2009, and analyzed as indicated in the attached chain-of-custody.

Unless otherwise noted, no problems were encountered during receiving, preparation and analysis of these samples.

Please contact me at (562) 921-8123 if you have any questions regarding this report.

Sincerely,

Larry Zhang

Larry Zhang, Ph.D.
Laboratory Director

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- M8015 (Diesel) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/02/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	mg/L or ppm

C&E LAB ID	SAMPLE ID	DF	RL	RESULT	% Surrogate (70-130)
90930A-1	PGW-1	1	0.5	ND	98
90930A-2	PGW-2	1	0.5	ND	103
90930A-3	PGW-3	1	0.5	ND	102
90930A-4	PGW-4	1	0.5	ND	93
90930A-5	PGW-5	1	0.5	ND	87
90930A-6	PGW-6	1	0.5	ND	88
90930A-7	PGW-7	1	0.5	ND	102

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- 8015M (Hydrocarbon Characterization) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/02/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	mg/kg or ppm

C&E LAB ID	SAMPLE ID	DF	C_4-C_{12}		C_{13}-C_{22}		C_{23}-C_{40}		%Surrogate
			Result	RL	Result	RL	Result	RL	(70-130)
90930A-18	PGW-7 5'	1	ND	0.1	ND	1	ND	50	102
90930A-19	PGW-7 10'	1	ND	0.1	ND	1	ND	50	104
90930A-20	LS-1-5'	1	ND	0.1	ND	1	ND	50	105
90930A-21	LS-1-10'	1	ND	0.1	ND	1	ND	50	94

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-1		90930A-2		90930A-3		90930A-4		90930A-5	
SAMPLE ID	PGW-1		PGW-2		PGW-3		PGW-4		PGW-5	
DF	1		1		1		1		1	
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	2.0	ND	2.0	ND	2.0	ND	2.0	ND	2.0
Benzene	ND	0.5	ND	0.5	ND	0.5	754.7	0.5	ND	0.5
Bromodichloromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Bromoform	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Bromomethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
2-Butanone (MEK)	ND	2.0	ND	2.0	ND	2.0	ND	2.0	ND	2.0
Carbon Disulfide	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Carbon Tetrachloride	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chloroethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Chloroform	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Chloromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Cyclohexane	ND	0.5	ND	0.5	ND	0.5	348.6	0.5	ND	0.5
Dibromochloromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,2-Dibromo-3-Chloropropane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,2-Dibromoethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,2-Dichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,3-Dichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,4-Dichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Dichlorodifluoromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,1-Dichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,2-Dichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1-Dichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
cis-1,2-Dichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
trans-1,2-Dichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,2-Dichloropropane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-1		90930A-2		90930A-3		90930A-4		90930A-5	
SAMPLE ID	PGW-1		PGW-2		PGW-3		PGW-4		PGW-5	
DF	1		1		1		1		1	
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
cis-1,3-Dichloropropene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Ethylbenzene	ND	0.5	ND	0.5	ND	0.5	609.6	0.5	ND	0.5
2-Hexanone	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methyl Acetate	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methylcyclohexane	ND	0.5	ND	0.5	ND	0.5	11.8	0.5	ND	0.5
Methylene Chloride	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4-Methyl-2-Pentanone	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Styrene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Isopropylbenzene	ND	0.5	ND	0.5	ND	0.5	98.4	0.5	ND	0.5
4-Isopropyltoluene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,2,2-Tetrachloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Tetrachloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Toluene	ND	0.5	ND	0.5	1.5	0.5	3.6	0.5	ND	0.5
1,2,4-Trichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,1-Trichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,2-Trichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Trichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Trichlorofluoromethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,2-Trichlorotrifluoroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Vinyl Chloride	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Total Xylenes	ND	0.5	ND	0.5	2.8	0.5	21.8	0.5	ND	0.5

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	96	109	111	110	90
1,2-Dichloroethane-d4	119	122	114	123	105
Toluene-D8	97	97	96	101	98
4-Bromofluorobenzene	97	97	101	94	98

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- GC/MS(TPH-g)/EPA 8260B (Oxygenates) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-1		90930A-2		90930A-3		90930A-4		90930A-5	
SAMPLE ID	PGW-1		PGW-2		PGW-3		PGW-4		PGW-5	
DF	1		1		1		1		1	
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Ethyl Tertiary Butyl Ether	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Tertiary Amyl Methyl Ether	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Diisopropyl Ether	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Tertiary Butyl Alcohol	ND	10.0	ND	10.0	ND	10.0	ND	10.0	ND	10.0
MTBE	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Gasoline	ND	100	ND	100	ND	100	8876	100	ND	100

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-6	90930A-7			
SAMPLE ID	PGW-6	PGW-7			
DF	1	1			

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	2.0	ND	2.0						
Benzene	ND	0.5	ND	0.5						
Bromodichloromethane	ND	1.0	ND	1.0						
Bromoform	ND	1.0	ND	1.0						
Bromomethane	ND	1.0	ND	1.0						
2-Butanone (MEK)	ND	2.0	ND	2.0						
Carbon Disulfide	ND	1.0	ND	1.0						
Carbon Tetrachloride	ND	0.5	ND	0.5						
Chlorobenzene	ND	0.5	ND	0.5						
Chloroethane	ND	1.0	ND	1.0						
Chloroform	ND	1.0	ND	1.0						
Chloromethane	ND	1.0	ND	1.0						
Cyclohexane	ND	0.5	ND	0.5						
Dibromochloromethane	ND	1.0	ND	1.0						
1,2-Dibromo-3-Chloropropane	ND	1.0	ND	1.0						
1,2-Dibromoethane	ND	1.0	ND	1.0						
1,2-Dichlorobenzene	ND	0.5	ND	0.5						
1,3-Dichlorobenzene	ND	0.5	ND	0.5						
1,4-Dichlorobenzene	ND	0.5	ND	0.5						
Dichlorodifluoromethane	ND	1.0	ND	1.0						
1,1-Dichloroethane	ND	0.5	ND	0.5						
1,2-Dichloroethane	ND	0.5	ND	0.5						
1,1-Dichloroethene	ND	0.5	ND	0.5						
cis-1,2-Dichloroethene	ND	0.5	ND	0.5						
trans-1,2-Dichloroethene	ND	0.5	ND	0.5						
1,2-Dichloropropane	ND	0.5	ND	0.5						

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- GC/MS(TPH-g)/EPA 8260B (Oxygenates) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-6	90930A-7			
SAMPLE ID	PGW-6	PGW-7			
DF	1	1			

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Ethyl Tertiary Butyl Ether	ND	1.0	ND	1.0						
Tertiary Amyl Methyl Ether	ND	1.0	ND	1.0						
Diisopropyl Ether	ND	1.0	ND	1.0						
Tertiary Butyl Alcohol	ND	10.0	ND	10.0						
MTBE	ND	1.0	ND	1.0						
Gasoline	ND	100	ND	100						

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	µg/kg or ppb

C&E LAB ID	90930A-18		90930A-19		90930A-20		90930A-21			
SAMPLE ID	PGW-7 5'		PGW-7 10'		LS-1-5'		LS-1-10'			
DF	1		1		1		1			
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	5	ND	5	ND	5	ND	5		
Benzene	ND	1	ND	1	ND	1	ND	1		
Bromodichloromethane	ND	2	ND	2	ND	2	ND	2		
Bromoform	ND	5	ND	5	ND	5	ND	5		
Bromomethane	ND	2	ND	2	ND	2	ND	2		
2-Butanone (MEK)	ND	2	ND	2	ND	2	ND	2		
Carbon Disulfide	ND	2	ND	2	ND	2	ND	2		
Carbon Tetrachloride	ND	2	ND	2	ND	2	ND	2		
Chlorobenzene	ND	2	ND	2	ND	2	ND	2		
Chloroethane	ND	2	ND	2	ND	2	ND	2		
Chloroform	ND	2	ND	2	ND	2	ND	2		
Chloromethane	ND	5	ND	5	ND	5	ND	5		
Cyclohexane	ND	2	ND	2	ND	2	ND	2		
Dibromochloromethane	ND	5	ND	5	ND	5	ND	5		
1,2-Dibromo-3-Chloropropane	ND	2	ND	2	ND	2	ND	2		
1,2-Dibromoethane	ND	2	ND	2	ND	2	ND	2		
1,2-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,3-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,4-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
Dichlorodifluoromethane	ND	5	ND	5	ND	5	ND	5		
1,1-Dichloroethane	ND	2	ND	2	ND	2	ND	2		
1,2-Dichloroethane	ND	2	ND	2	ND	2	ND	2		
1,1-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
cis-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
trans-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
1,2-Dichloropropane	ND	2	ND	2	ND	2	ND	2		

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	µg/kg or ppb

C&E LAB ID	90930A-18		90930A-19		90930A-20		90930A-21		
SAMPLE ID	PGW-7 5'		PGW-7 10'		LS-1-5'		LS-1-10'		
DF	1		1		1		1		
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result RL
trans-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2	
cis-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2	
Ethylbenzene	ND	1	ND	1	ND	1	ND	1	
2-Hexanone	ND	2	ND	2	ND	2	ND	2	
Methyl Acetate	ND	2	ND	2	ND	2	ND	2	
Methylcyclohexane	ND	2	ND	2	ND	2	ND	2	
Methylene Chloride	ND	2	ND	2	ND	2	ND	2	
4-Methyl-2-Pentanone	ND	2	ND	2	ND	2	ND	2	
Styrene	ND	2	ND	2	ND	2	ND	2	
Isopropylbenzene	ND	2	ND	2	ND	2	ND	2	
4-Isopropyltoluene	ND	2	ND	2	ND	2	ND	2	
1,1,2,2-Tetrachloroethane	ND	2	ND	2	ND	2	ND	2	
Tetrachloroethene	ND	2	ND	2	ND	2	ND	2	
Toluene	ND	1	ND	1	ND	1	ND	1	
1,2,4-Trichlorobenzene	ND	2	ND	2	ND	2	ND	2	
1,1,1-Trichloroethane	ND	2	ND	2	ND	2	ND	2	
1,1,2-Trichloroethane	ND	2	ND	2	ND	2	ND	2	
Trichloroethene	ND	2	ND	2	ND	2	ND	2	
Trichlorofluoromethane	ND	2	ND	2	ND	2	ND	2	
1,1,2-Trichlorotrifluoroethane	ND	2	ND	2	ND	2	ND	2	
Vinyl Chloride	ND	5	ND	5	ND	5	ND	5	
Total Xylenes	ND	1	ND	1	ND	1	ND	1	

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	100	118	113	87	
1,2-Dichloroethane-d4	129	128	125	130	
Toluene-D8	99	99	99	99	
4-Bromofluorobenzene	99	100	97	101	

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8081A (Pesticides) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Extracted:	10/02/09
Project Name:	Levitz Site	Date Analyzed:	10/02/09
Sample Matrix:	Soil	Date Reported:	10/12/09

C&E LAB ID	90930A-8	90930A-9	90930A-10	90930A-11	90930A-12
SAMPLE ID	LS-1-2'	LS-2-2'	LS-3-2'	LS-4-2'	LS-5-2'
DF	1	1	1	1	1

Unit Reported: µg/kg or ppb

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
α-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
β-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
γ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
δ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chlordane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDD	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDE	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDT	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Dieldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan I	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan II	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan Sulfate	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endrin Aldehyde	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin Ketone	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Heptachlor	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Heptachlor Epoxide	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methoxychlor	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Toxaphene	ND	10.0	ND	10.0	ND	10.0	ND	10.0	ND	10.0

Surrogate Compounds	% Surrogate Recovery (55-140)				
2,4,5,6-tetrachloro-m-xylene	87	79	88	89	90
decachlorobiphenyl	92	90	92	93	70

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

MI = Matrix Interference; unquantifiable, coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8081A (Pesticides) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Extracted:	10/02/09
Project Name:	Levitz Site	Date Analyzed:	10/02/09
Sample Matrix:	Soil	Date Reported:	10/12/09

C&E LAB ID	90930A-13	90930A-14	90930A-15	90930A-16	90930A-17
SAMPLE ID	LS-6-2'	LS-7-2'	LS-8-2'	LS-9-2'	LS-10-2'
DF	1	1	1	1	1

Unit Reported: µg/kg or ppb

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
α-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
β-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
γ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
δ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chlordane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDD	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDE	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDT	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Dieldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan I	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan II	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan Sulfate	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endrin Aldehyde	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin Ketone	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Heptachlor	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Heptachlor Epoxide	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methoxychlor	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Toxaphene	ND	10.0	ND	10.0	ND	10.0	ND	10.0	ND	10.0

Surrogate Compounds	% Surrogate Recovery (55-140)				
2,4,5,6-tetrachloro-m-xylene	83	95	73	87	79
decachlorobiphenyl	110	79	71	80	78

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

MI = Matrix Interference; unquantifiable, coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- CA Title 22 Metals (17) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/01/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	mg/kg or ppm

C&E LAB ID	90930A-18	90930A-19	90930A-20	90930A-21	
SAMPLE ID	PGW-7 5'	PGW-7 10'	LS-1-5'	LS-1-10'	
DF	1	1	1	1	

COMPOUND	Method	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Antimony (Sb)	6010B	ND	2	ND	2	ND	2	ND	2		
Arsenic (As)	6010B	10	1	ND	1	2	1	3	1		
Barium (Ba)	6010B	17	1	17	1	26	1	9	1		
Beryllium (Be)	6010B	ND	1	ND	1	ND	1	ND	1		
Cadmium (Cd)	6010B	ND	0.5	ND	0.5	ND	0.5	ND	0.5		
Chromium (Cr)	6010B	5	1	6	1	7	1	3	1		
Cobalt (Co)	6010B	5	1	4	1	4	1	4	1		
Copper (Cu)	6010B	26	1	10	1	10	1	3	1		
Lead (Pb)	6010B	3	1	4	1	3	1	2	1		
Mercury (Hg)	7471	ND	0.1	ND	0.1	ND	0.1	ND	0.1		
Molybdenum (Mo)	6010B	ND	1	ND	1	ND	1	ND	1		
Nickel (Ni)	6010B	15	1	6	1	6	1	5	1		
Selenium (Se)	6010B	ND	2	ND	2	ND	2	ND	2		
Silver (Ag)	6010B	ND	1	ND	1	ND	1	ND	1		
Thallium (Tl)	6010B	ND	2	ND	2	ND	2	ND	2		
Vanadium (V)	6010B	19	1	10	1	8	1	8	1		
Zinc (Zn)	6010B	31	1	15	1	17	1	11	1		

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- 8015M (Diesel in Water) ---

I. Laboratory Control Sample

Date Analyzed: 10/02/09
LCS ID: TPH91002LC

ANALYTE	LCS %	ACP %CL
Diesel	83	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 10/02/09
QC Batch : TPH91002MS

ANALYTE	MS %	MSD %	RPD	ACP%CL	ACP RPD
Diesel	85	86	1	70-130	20

III. Method Blank

Date Analyzed: 10/02/09 Unit: mg/L

COMPOUND	REPORTING LIMIT	RESULT
Diesel	0.5	ND

Surrogate Compounds	% Surr. Rec. (70-130)
BFB	97

ND = Not detected at the indicated reporting limit.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- EPA 6010B (Metals in Water) ---

I. Laboratory Control Sample

Date Analyzed: 10/01/09
LCS ID: MET91001CW

ANALYTE	LCS %	ACP %CL
Arsenic	101	70-130
Selenium	100	70-130
Cadmium	101	70-130
Lead	101	70-130
Barium	101	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 10/01/09
QC Batch #: MET91001MS

ANALYTE	MS %	MSD %	RPD	ACP %CL	ACP RPD
Arsenic	90	94	4	70-130	20
Selenium	94	97	3	70-130	20
Cadmium	92	95	3	70-130	20
Lead	89	92	3	70-130	20
Barium	83	85	2	70-130	20

III. Method Blank

Date Analyzed: 10/01/09

Unit: µg/L

COMPOUND	REPORTING LIMIT	RESULT
Antimony (Sb)	10	ND
Arsenic (As)	10	ND
Barium (Ba)	10	ND
Berryllium (Be)	2	ND
Cadmium (Cd)	5	ND
Chromium (Cr)	5	ND
Cobalt (Co)	5	ND
Copper (Cu)	5	ND
Lead (Pb)	5	ND

COMPOUND	REPORTING LIMIT	RESULT
Mercury (Hg)	1	ND
Molybdenum (Mo)	5	ND
Nickel (Ni)	5	ND
Selenium (Se)	10	ND
Silver (Ag)	5	ND
Thallium (Tl)	10	ND
Vanadium (V)	5	ND
Zinc (Zn)	10	ND

ND = Not detected at the indicated reporting limit.

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHAIN OF CUSTODY RECORD

90930A

Site: LENITZ SITE
Address: 7441 EDINGER AVE, HUNTINGTON BEACH CA

Project Manager: ☐ MALVEY ☒ THOMPSON
Sampled By: ☐ MALVEY ☒ THOMPSON
Laboratory: CAE

TAT: NORM - 24HR - 48HR
LARWQCB EDF - YES / NO
Page 1 of 1

PINNACLE SAMPLE ID	LABORATORY ID	Sample Time	Sample Date	Sample Matrix	J=Jar T=Tube V=VOA	EPA 5035 (EnCore)	TPH G/D/WO EPA 8015M	TRPH EPA 418.1	VOC EPA 8260B	Oxygenates EPA 8260B	SVOC EPA 8270C	Pesticides PCB's EPA 8081/8082	Title 22 Metals	Cl Pest 8081
PGW-1		1200	9/30/09	GW	3 VOA 1 poly		X		X	X				
PGW-2		1215											X	
PGW-3		1230											X	
PGW-4		1245												
PGW-5		1300												
PGW-6		1315												
PGW-7		1330					X		X	X			X	
LSB-1-2'		900		SOIL	poly tube									X
LSB-2-2'		915												
LSB-3-2'		930												
LSB-4-2'		945												
LSB-5-2'		955												
LSB-6-2'		1015												
LSB-7-2'		1030												
LSB-8-2'		1045												
LSB-9-2'		1100												
LSB-10-2'		1115												X

Relinquished By:	Date/Time: 9/30/09	Relinquished By:	Date/Time:
Received By:	Date/Time: 9/30/09	Received By:	Date/Time:

NOTES

PINNACLE ENVIRONMENTAL TECHNOLOGIES
2 Santa Maria
Foothill Ranch, CA 92610
TEL: (949) 470-3691
FAX: (949) 595-0459

9093OA

CHAIN OF CUSTODY RECORD

Site: LEVITZ SITE
Address: 7441 EDINGER AVE
HUNTINGTON BEACH CA

Project Manager: ☐ MALVEY ☒ THOMPSON
Sampled By: ☐ MALVEY ☒ THOMPSON
Laboratory: CAE

TAT: NORM - 24HR - 48HR
LARWQCB EDF - YES / NO
Page 2 of 2

PINNACLE SAMPLE ID	LABORATORY ID	Sample Time	Sample Date	Sample Matrix	J=Jar T=Tube V=VOA	EPA 5035 (EnCore)	TPH G/D/WO EPA 8015M	TRPH EPA 418.1	VOC EPA 8260B	Oxygenates EPA 8260B	SVOC EPA 8270C	Pesticides PCB's EPA 8081/8082	Title 22 Metals		
PGW-7 5'		800	9/30/09	SOIL	poly tube		X		X				X		
PGW-7 10'		810	↓	↓	↓		↓		↓				↓		
LSB-1-5'		830													
LSB-1-10'		840													

Relinquished By:	Date/Time: 9/30/09	Relinquished By:	Date/Time:
Received By:	Date/Time: 9/30/09	Received By:	Date/Time:

NOTES

PINNACLE ENVIRONMENTAL TECHNOLOGIES
2 Santa Maria
Foothill Ranch, CA 92610
TEL: (949) 470-3691
FAX: (949) 595-0459

H2 ENVIRONMENTAL
CONSULTING SERVICES, INC.

Pinnacle Environmental Technologies
Commercial Building
7441 Edinger Ave.
Huntington Beach, California
Asbestos & Lead XRF Survey
Project# 1236409 AS

ASBESTOS & LEAD XRF SURVEY

Commercial Building
7441 Edinger Ave.
Huntington Beach, California 92647

Prepared for

Pinnacle Environmental Technologies
2 Santa Maria
Foothill Ranch, California 92610

Prepared by

H2 Environmental Consulting Services, Inc.
13122 6th Street
Chino, California 91710
909-628-0369

H2 ENVIRONMENTAL
CONSULTING SERVICES, INC.

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APPENDICES

1. INSPECTOR'S CERTIFICATES
2. NVLAP CERTIFICATION
3. METHODOLOGY
4. WARRANTY

GENERAL INFORMATION

H2 Environmental Consulting Services facility was retained by Pinnacle Environmental Technologies to conduct Asbestos and Lead Survey of the Commercial Building located at 7441 Edinger Ave., Huntington Beach California. The Asbestos and Lead Survey was conducted on September 30, 2009.

The Commercial Building was unoccupied during the survey. The Commercial Building consisted of approximately 26,250 square feet of user space and was finished out with Drywall and Ceiling Tile ceilings. The walls are finished out with Drywall. The floors are covered with Carpet, Linoleum, Floor Tile and Ceramic Tile.

During the Asbestos Survey, a total of 81 samples were collected and submitted for laboratory analysis by Polarized Light Microscopy (PLM). Suspect materials observed during the Asbestos Survey are summarized in the Survey Summary section of this report. Results of analysis identified that the Black Floor Tile Mastic, Black/Grey Roof Mastic, and Silver Roof Mastic samples are Asbestos-Containing Materials.

- Black Floor Tile Mastic Under 12x12 White Floor Tile (N. Side Showroom Area, S. Side Office Area, E. Side Office Area)
- Floor Tile Mastic Black Under 12x12 Black Floor Tile (N. Side of 1st Floor Stairs)
- Black/Grey Roof Mastic (N. Side Penetration, E. Side Penetration, S. Side Penetration)
- Silver Roof Mastic (N. Side Metal Cap, W. Side Metal Cap, S. Side Metal Cap)
- Fire Doors (Assumed)

During the Lead XRF Survey a total of 56 lead XRF samples were collected. Suspect materials observed during the Lead XRF Survey are summarized in the Lead XRF Survey Summary Section of this report. According to the HUD guidelines paint containing lead greater than >1.0, **(mg/cm^2)** using XRF methods is considered lead bearing material. The materials and the Lead content are outlined on the Section 1 Survey Summary – Lead XRF Survey Results.

This report has been prepared for the exclusive use of Pinnacle Environmental Technologies.

AUTHORIZATION

Authorization to perform the survey was given by Mr. Keith Thompson, Contractor, in the form of a verbal authorization to proceed, dated September 28, 2009.

ACM SURVEY RESULTS

Commercial Building
7441 Edinger Ave.
Huntington Beach, California 92647

The following homogeneous building material types were sampled as part of this survey and their results are summarized in the table below:

MTL #	MATERIAL DESCRIPTION	LOCATION	F/NF[1]	COND.[2]	% ACM	# SAMP.	EST. QUANTITY
01	Drywall	Northside 1st Floor Office, Northside Open Room, Southside Hallway 2nd Floor	NF	Good	ND	3	30,000 SF
02	Joint Compound	Northside 1st Floor Office, Northside Open Room, Southside Hallway 2nd Floor	F	Good	ND	3	30,000 SF
03	Yellow Carpet Glue	Southside 2nd Floor Office Area, Northside Showroom Area, Southside Office Area	NF	Good	ND	3	17,500 SF
04	Floor Tile 12x12 White	Northside Showroom Area, Southside Office Area, Eastside Office Area	NF	Good	ND	3	17,500 SF
05	Black Floor Tile Mastic	Northside Showroom Area, Southside Office Area, Eastside Office Area	NF	Good	8%	3	17,500 SF
06	12x12 Floor Tile Black	Northside 1st Floor Stairs, Northside 1st Floor Stairs, Northside 1st Floor Stairs	NF	Good	ND	3	250 SF
07	Black Floor Tile Mastic	Northside 1st Floor Stairs, Northside 1st Floor Stairs, Northside 1st Floor Stairs	NF	Good	7%	3	250 SF
08	4" Cove Base Beige White	Southside Office Area, Southside Office Area, Southside Office Area	NF	Good	ND	3	400 LF
09	Cove Base Mastic	Southside Office Area, Southside Office Area, Southside Office Area	NF	Good	ND	3	400 LF
10	Beige Linoleum	Entry to Showroom, Entry to Showroom, Entry to Showroom	F	Good	ND	3	200 SF
11	Built Up Roof	Northside of Roof, Westside of Roof, Southside of Roof	NF	Good	ND	3	26,250 SF
12	Black Roof Felt	Northside of Roof, Westside of Roof, Southside of Roof	NF	Good	ND	3	26,250 SF
13	Roll Roof From Parapet Wall	Eastside of Roof, Southside of Roof, Westside of Roof	NF	Good	ND	3	1,200 SF

14	Black/Grey Roof Mastic	Northside Penetration, Eastside Penetration, Southside Penetration	NF	Good	7%	3	200 SF
15	A/C Cloth White	Southside A/C Unit, Southside A/C Unit, Southside A/C Unit	NF	Good	ND	3	90 SF
16	Roof Caulk	Northside Metal Cap, Westside Metal Cap, Southside Metal Cap	NF	Good	ND	3	110 SF
17	Silver Roof Mastic	Northside Metal Cap, Westside Metal Cap, Southside Metal Cap	NF	Good	7%	3	125 SF
18	Brown 4" Cove Base	South Wall Showroom Area, West Side Center Office, East Side Center Office	NF	Good	ND	3	75 LF
19	Cove Base Mastic	South Wall Showroom Area, West Side Center Office, East Side Center Office	NF	Good	ND	3	75 LF
20	Beige 4" Cove Base	West Wall Center Offices, West Wall Center Offices, West Wall Center Offices	NF	Good	ND	3	10 LF
21	Cove Base Mastic	West Wall Center Offices, West Wall Center Offices, West Wall Center Offices	NF	Good	ND	3	10 LF
22	2x4 Fissured Ceiling Tile	1st Floor Open Area, 2nd Floor Office Area, 1st Floor Southside Office Area	F	Good	ND	3	2500 SF
23	Linoleum Multi Color	Southside Kitchen, Westside Kitchen, Northside Kitchen	F	Good	ND	3	90 SF
24	Tile Grout	2nd Floor Restrooms, Westside 1st Floor Restrooms, Eastside 1st Floor Restrooms	NF	Good	ND	3	250 SF
25	Red Thin Set	2nd Floor Restrooms, Westside 1st Floor Restrooms, Eastside 1st Floor Restrooms	NF	Good	ND	3	350 SF
26	Grey Ext. Stucco	Northside of Building, Westside of Building, Southside of Building	F	Good	ND	3	27,000 SF
27	Black Vapor Barrier	Northside of Building, Westside of Building, Southside of Building	NF	Good	ND	3	27,000 SF
28	Fire Doors	3 Fire Doors	-	Good	Assumed	-	-

ND= None Detected
[1]F = Friable; NF = Non-friable Friability is further defined in Appendix 3.
[2]Cond. = Condition of Materials Either good, fair or poor.
Note: <1% = Calif. Code of Regulations, Title 8, Section 1529, "Asbestos-containing construction material" means any manufactured construction material which contains more than one tenth of 1 percent asbestos by weight." This material will be abated as asbestos containing material, however, it may be disposed of as construction debris.

LEAD XRF SURVEY RESULTS

Commercial Building
7441 Edinger Ave.
Huntington Beach, California 92647

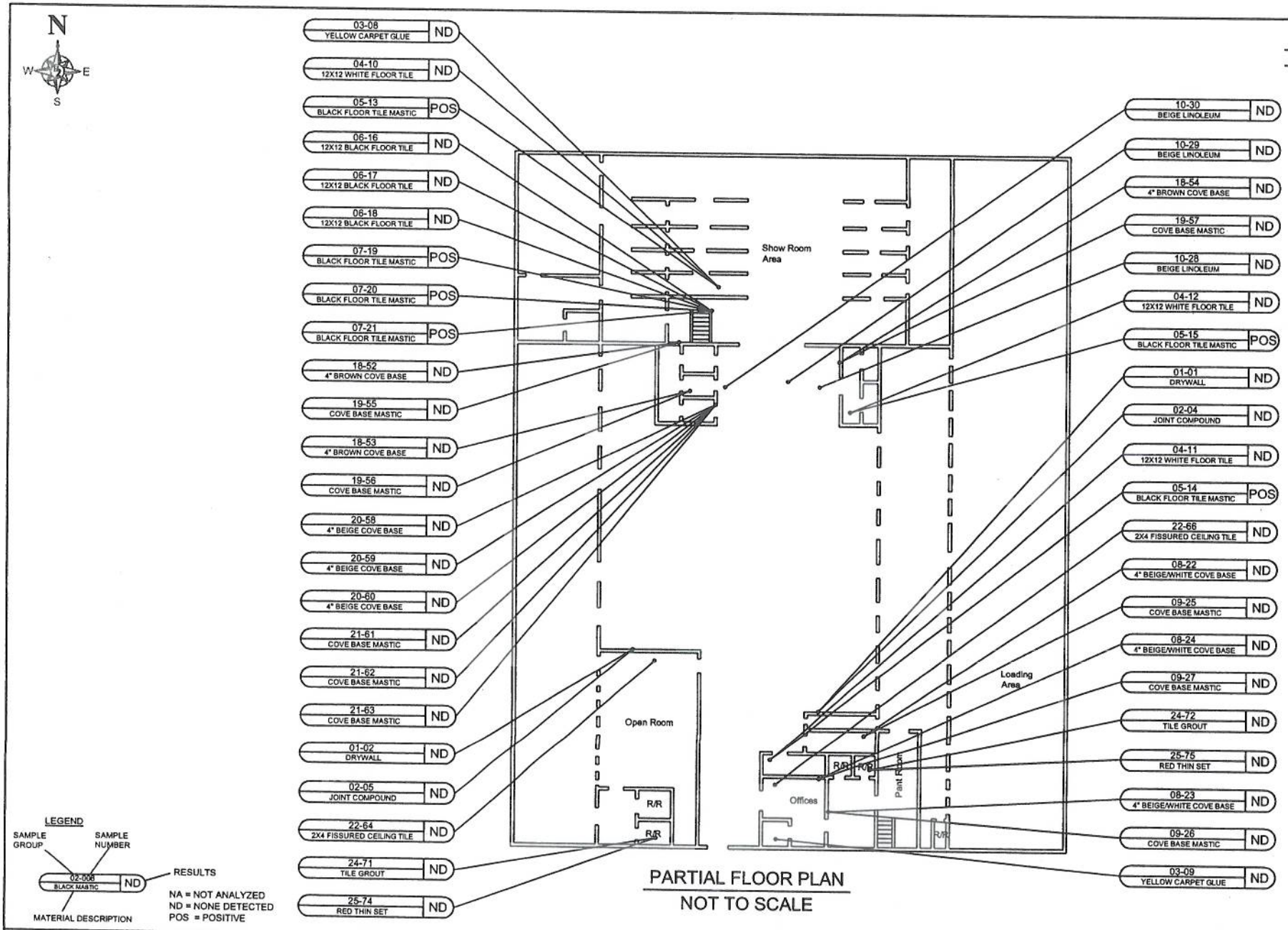
The list materials and their components where LBP is detected at or in excess of the HUD/EPA standards of 1.0 mg/cm^2 by XRF method which is listed in the table below or by 0.50% by weight of paint chip sample method.

Shot #	Unit	Room Tested	Wall	Color	Component	Substrate	Paint Condition	Results	Neg/Pos
01	7441	Exterior	A	Grey	Pillar	Concrete	I	0.3	N
02	7441	Exterior	A	White	Wall	Stucco	I	0.2	N
03	7441	Exterior	A	White	Door	Metal	I	0.4	N
04	7441	Exterior	A	Red	Rail	Steel	I	0.3	N
05	7441	Exterior	D	Peach	Wall	Concrete	I	-0.1	N
06	7441	Exterior	D	White	Loading Dock	Steel	I	1.3	P
07	7441	Exterior	D	Peach	Stairs	Concrete	I	-0.1	N
08	7441	Exterior	C	Peach	Wall	Steel	I	-0.1	N
09	7441	Exterior	A	White	Ceiling	Wood	I	-0.1	N
10	7441	Exterior	D	Peach	Downspout	Metal	I	-0.1	N
11	7441	Exterior	A	Red	Canopy	Metal	I	0.0	N
12	7441	Exterior	A	Beige	Loading Dock	Steel	I	1.3	P
13	7441	Exterior	A	Blue	Parking Stripe	Asphalt	I	-0.3	N
14	7441	Exterior	A	Blue	Parking Curb	Concrete	I	-0.3	N
15	7441	Exterior	A	White	Parking Stripe	Asphalt	I	-0.1	N
16	7441	Exterior	A	White	Parking Curb	Concrete	I	-0.4	N
17	7441	Exterior	A	Red	Light Pole Foundation	Concrete	I	-0.3	N
18	7441	Exterior	A	Brown	Light Pole	Metal	I	-0.1	N
19	7441	Exterior	A	Red	Curb	Concrete	I	-0.4	N

20	7441	Exterior	A	Yellow	Parking Stripe	Asphalt	I	-0.1	N
21	7441	Exterior	D	Beige	Ext. Door	Metal	I	-0.1	N
22	7441	Exterior	D	White	Ext. Door Frame	Metal	I	0.3	P
23	7441	Exterior	C	Green	Electrical Box	Metal	I	-0.2	N
24	7441	Exterior	C	Grey	Electrical Box	Metal	I	-0.1	N
25	7441	Exterior	C	Yellow	Parking Pole	Steel	I	0.1	N
26	7441	Exterior	D	Red	Water Meter	Steel	I	5.6	P
27	7441	Exterior	B	Peach	Shed	Metal	I	0.2	N
28	7441	Exterior	A	Yellow	Fire Hydrant	Steel	I	5.3	P
29	7441	Interior	B	Beige	Wall	Drywall	I	0.1	N
30	7441	Interior	C	White	Wall	Drywall	I	-0.1	N
31	7441	Interior	D	Red	Wall	Drywall	I	-0.0	N
32	7441	Interior	A	Red	Support Pole	Metal	I	3.4	P
33	7441	Interior	C	Green	4x4 Wall Tile	Drywall	I	9.9	P
34	7441	Interior	A	Green	1x2 Floor Tile	Concrete	I	0.0	N
35	7441	Interior	B	Red	Handrail	Steel	I	1.3	P
36	7441	Interior	B	White	Door	Wood	I	0.3	N
37	7441	Interior	B	White	Door Frame	Wood	I	-0.1	N
38	7441	Interior	B	White	Paint Booth	Metal	I	-0.1	N
39	7441	Interior	B	Red	Safety Curb	Metal	I	-0.1	N
40	7441	Interior	B	White	Wall	Concrete	I	-0.1	N
41	7441	Interior	D	Yellow	Parking Stripe	Concrete	I	1.3	P
42	7441	Interior	C	Red	Peg Board	Cardboard	I	-0.0	N
43	7441	Interior	C	White	Peg Board	Cardboard	I	0.1	N
44	7441	Interior	C	Brown	Wall	Drywall	I	-0.2	N
45	7441	Interior	A	Red	Door	Metal	I	0.1	N
46	7441	Interior	A	Red	Door Frame	Metal	I	-0.0	N
47	7441	Interior	C	Red	Electrical Box	Metal	I	1.3	P
48	7441	Interior	A	Red	Handrail	Wood	I	-0.1	N
49	7441	Interior	A	White	Handrail Support	Wood	I	-0.0	N
50	7441	Interior	A	Brown	Stairs	Wood	I	-0.1	N

51	7441	Interior	B	Red	Floor Paint	Concrete	I	5.1	P
52	7441	Interior	B	Beige	Metal	Metal	I	0.1	N
53	7441	Interior	B	Beige	Metal	Metal	I	0.3	N
54	7441	Interior	C	Beige	Metal	Metal	I	-0.0	N
55	7441	Interior	D	Red	Concrete	Concrete	I	-0.0	N
56	7441	Interior	D	Red	Steel	Steel	I	1.3	P

SECTION 3
CAD SAMPLE LOCATIONS



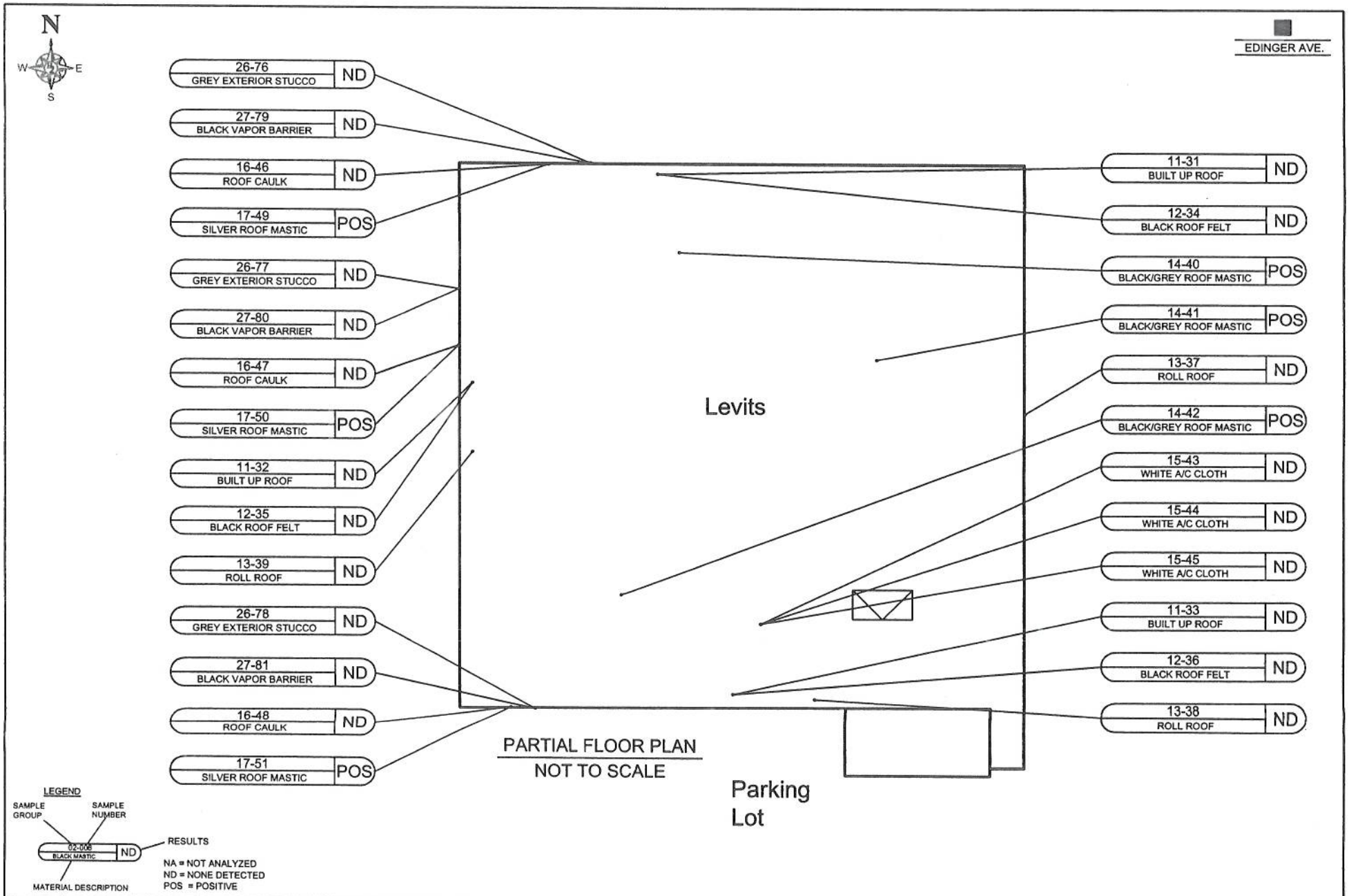
PARTIAL FLOOR PLAN
NOT TO SCALE

ABBREVIATIONS : DW = DRYWALL, JC = JOINT COMPOUND, FT = FLOOR TILE, M = FLOOR TILE MASTIC, CT = CEILING TILE, C.BASE = COVEBASE MATERIAL, C.BASE M = COVEBASE MASTIC

ENVIRONMENTAL CONSULTING SERVICES
13122 6TH STREET, CHINO, CA 91710 - 9008
TEL. 909.628.0369

DATE: 9/30/09	PROJ NO: 1236409AS
FIGURE: 1	DRAWN BY: MT
SCALE: NTS	CHECK BY: WTH

PINNACLE
ASBESTOS SURVEY
7441 EDINGER AVE., HUNTINGTON BEACH, CA 92647



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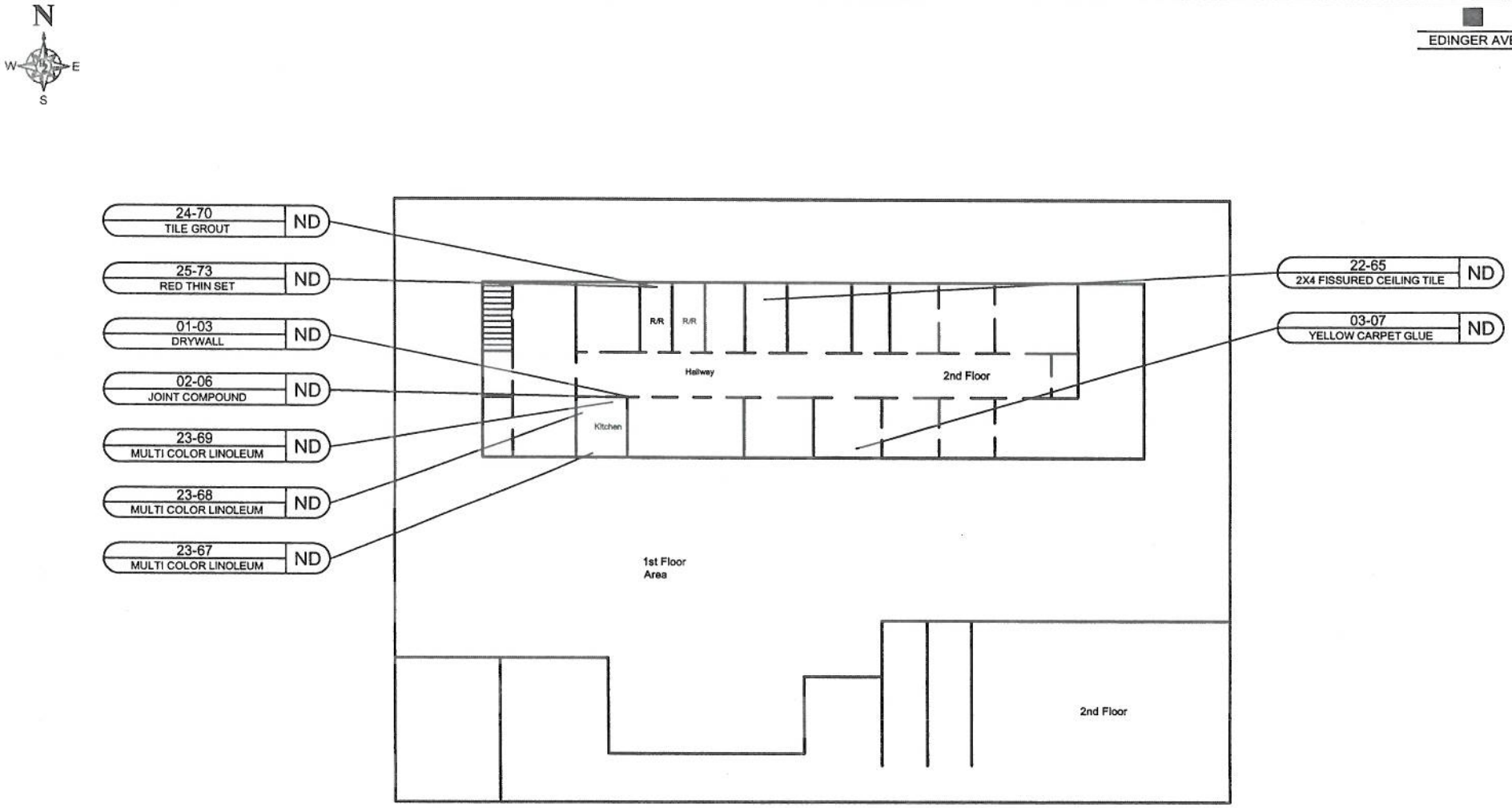
DATE: 9/30/09	PROJ NO: 1236409AS
FIGURE: 2	DRAWN BY: MT
SCALE: NTS	CHECK BY: WTH

PINNACLE
ASBESTOS SURVEY
7441 EDINGER AVE., HUNTINGTON BEACH, CA 92647



PARTIAL FLOOR PLAN
NOT TO SCALE

LEGEND

SAMPLE GROUP — SAMPLE NUMBER — RESULTS

02-008 | BLACK MASTIC | ND

MATERIAL DESCRIPTION

NA = NOT ANALYZED
ND = NONE DETECTED
POS = POSITIVE

ABBREVIATIONS : DW = DRYWALL, JC = JOINT COMPOUND, FT = FLOOR TILE, M = FLOOR TILE MASTIC, CT = CEILING TILE, C.BASE = COVEBASE MATERIAL, C.BASE M = COVEBASE MASTIC

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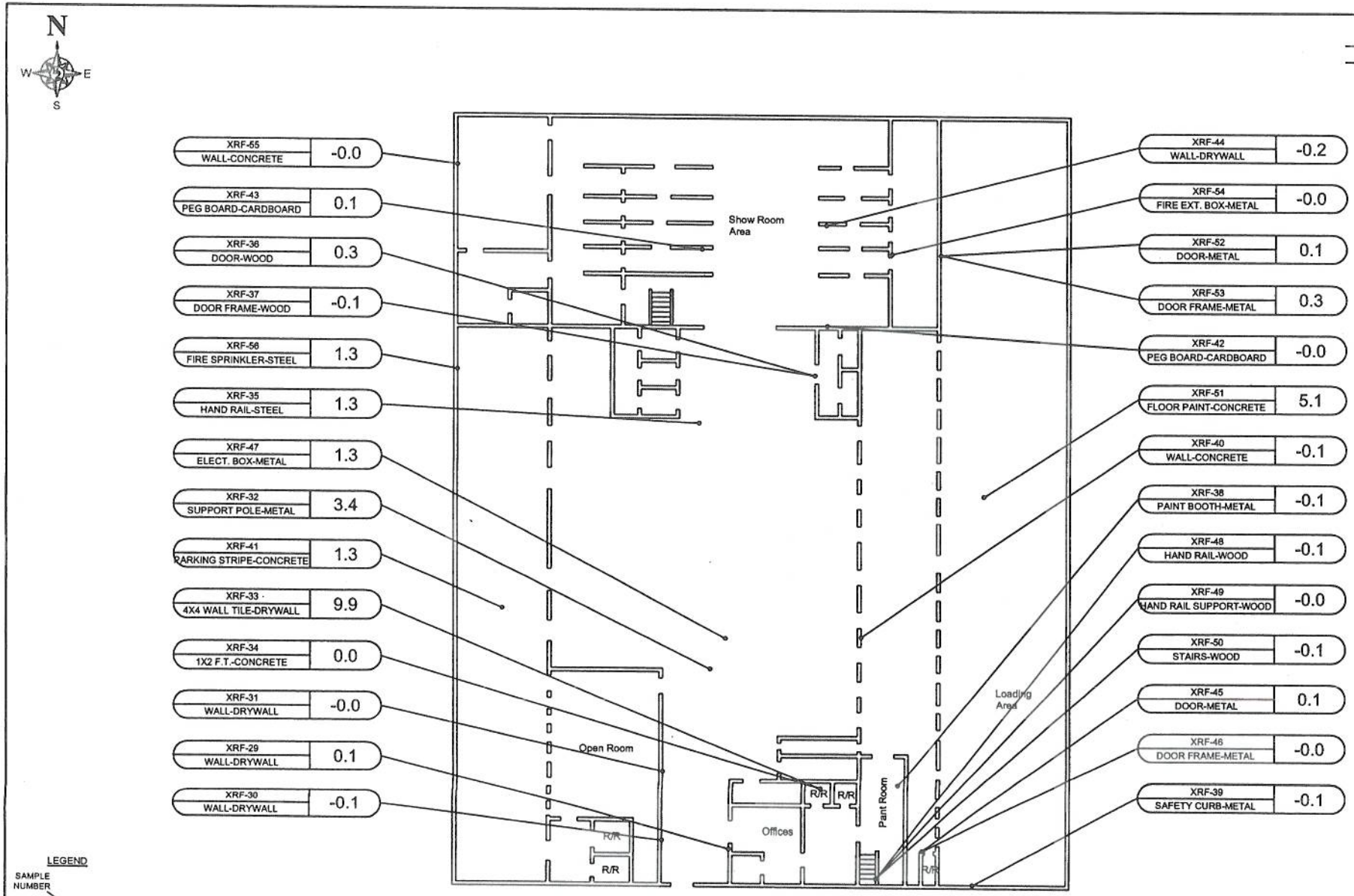
CONSULTING SERVICES
13122 6TH STREET, CHINO, CA 91710 - 9008
TEL. 909.628.0369

DATE: 9/30/09	PROJ NO: 1236409AS
FIGURE: 3	DRAWN BY: MT
SCALE: NTS	CHECK BY: WTH

PINNACLE
ASBESTOS SURVEY
7441 EDINGER AVE., HUNTINGTON BEACH, CA 92647



LEGEND

SAMPLE NUMBER — XRF-01 FLOOR-CONCRETE 12345 — RESULTS

TYPE OF SAMPLE

RESULTS FOR LEAD SAMPLE ARE NOTED AS mg/cm² = MILLIGRAMS PER SQUARED CENTIMETER

PARTIAL FLOOR PLAN

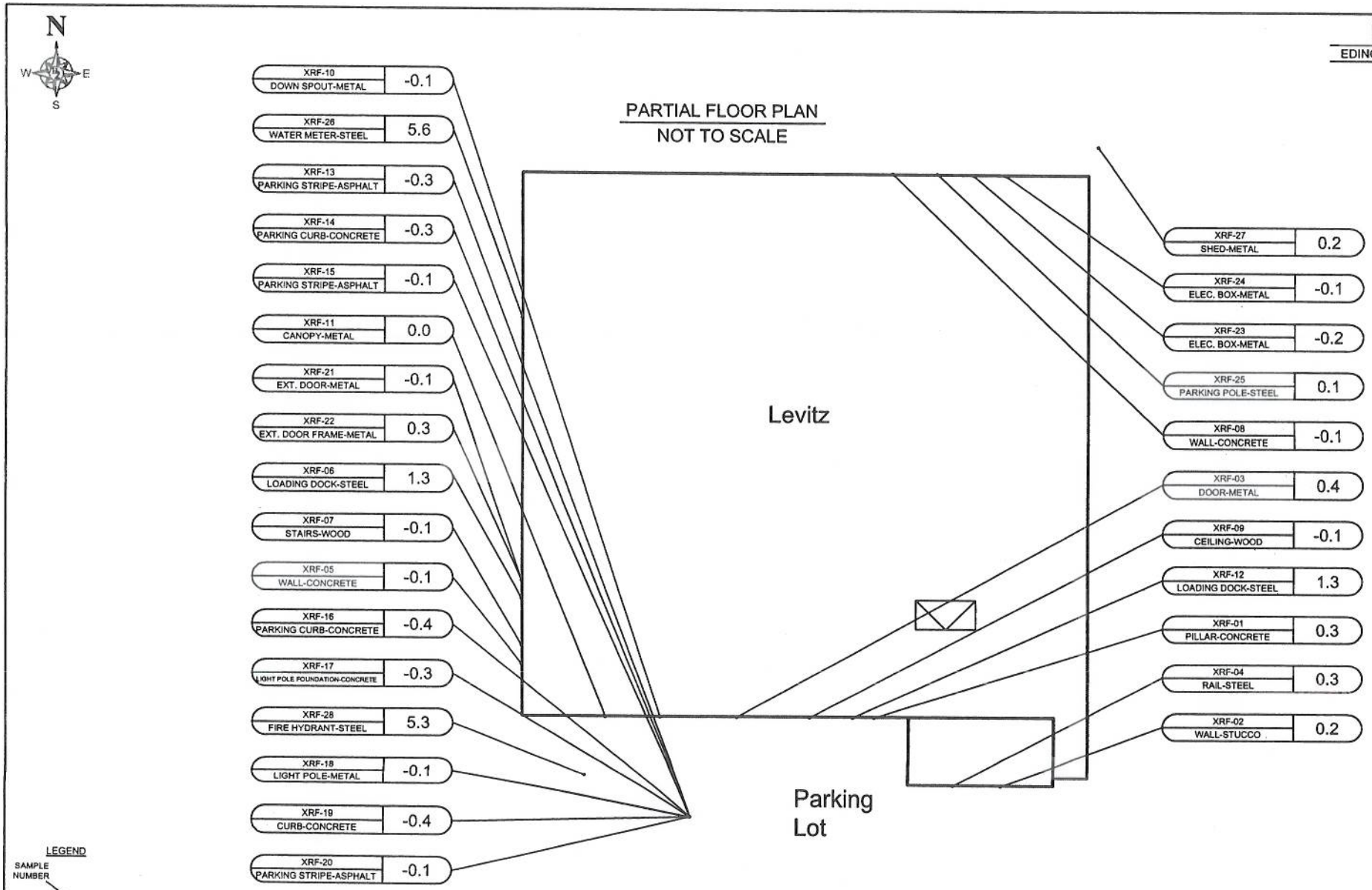
NOT TO SCALE

ABBREVIATIONS : DW = DRYWALL, JC = JOINT COMPOUND, FT = FLOOR TILE, M = FLOOR TILE MASTIC, CT = CEILING TILE, C.BASE = COVEBASE MATERIAL, C.BASE M = COVEBASE MASTIC

ENVIRONMENTAL CONSULTING SERVICES
13122 6TH STREET, CHINO, CA 91710 - 9008
TEL. 909.628.0369

DATE: 9/30/09	PROJ NO: 1236409AS
FIGURE: 4	DRAWN BY: MT
SCALE: NTS	CHECK BY: WTH

PINNACLE
XRF LEAD SURVEY
7441 EDINGER AVE., HUNTINGTON BEACH, CA 92647



ABBREVIATIONS : DW = DRYWALL, JC = JOINT COMPOUND, FT = FLOOR TILE, M = FLOOR TILE MASTIC, CT = CEILING TILE, C.BASE = COVEBASE MATERIAL, C.BASE M = COVEBASE MASTIC

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TEL. 909.628.0369

DATE: 9/30/09	PROJ NO: 1236409AS
FIGURE: 5	DRAWN BY: MT
SCALE: NTS	CHECK BY: WTH

PINNACLE
XRF LEAD SURVEY
7441 EDINGER AVE., HUNTINGTON BEACH, CA 92647

SECTION 4
ANALYTICAL RESULTS

LA Testing
10772 Noel St., Los Alamitos, CA 90720
Phone: (714) 828-4999 Fax: (714) 828-4944 Email: losalamitoslab@latesting.com

Attn: **Lab Results**
H2 Environmental Consulting Services
13122 6th Street
Chino, CA 91710

Fax: Phone: (909) 628-0369

Project: **1236409AS Demo Survery Pinnacle Env. 7441 Edinger Huntington Beach, CA**

Customer ID: 32H2EN50
Customer PO:
Received: 10/05/09 8:00 AM
LA Testing Order: 330911601

LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
01 *330911601-0001*	North Side 1st Floor Office	White Non-Fibrous Homogeneous	2%	Glass	98%	Non-fibrous (other)	**None Detected**
02 *330911601-0002*	North Side Open Room	White Non-Fibrous Homogeneous	2%	Glass	98%	Non-fibrous (other)	**None Detected**
03 *330911601-0003*	South Side Hallway 2nd Floor	White Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
04 *330911601-0004*	North Side 1st Floor Office	White Non-Fibrous Homogeneous			100%	Non-fibrous (other)	**None Detected**
05 *330911601-0005*	North Side Open Room	White Non-Fibrous Homogeneous			100%	Non-fibrous (other)	**None Detected**
06 *330911601-0006*	South Side Hallway 2nd Floor	White Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
07 *330911601-0007*	South Side 2nd Floor Office Area	Yellow Non-Fibrous Homogeneous			100%	Non-fibrous (other)	**None Detected**

Analyst(s)

Aja India Davis (54)
Wesene Sebhat (27)

Derrick Tanner, Laboratory Manager
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. Samples reported as <1% or none detected may require additional testing by TEM to confirm asbestos quantities. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of LA Testing's. LA Testing's liability is limited to the cost of analysis. LA Testing bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client.Samples received in good condition unless otherwise noted.
Samples analyzed by LA Testing Los Alamitos 10772 Noel St., Los Alamitos CA NVLAP Lab Code 101384-0, CA ELAP 1406

LA Testing
10772 Noel St., Los Alamitos, CA 90720
Phone: (714) 828-4999 Fax: (714) 828-4944 Email: losalamitoslab@latesting.com

Attn: **Lab Results**
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Fax: Phone: (909) 628-0369

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Customer PO:
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LA Testing Order: 330911601

LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
08 *330911601-0008*	North Side Show Room	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
09 *330911601-0009*	South Side Office Area	Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
10 *330911601-0010*	North Side Show Room Area	Grayish Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	**None Detected**
11 *330911601-0011*	South Side Office Area	Grayish Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	**None Detected**
12-Floor Tile *330911601-0012*	East Side Office Area	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
13 *330911601-0013*	North Side Show Room Area	Black Non-Fibrous Homogeneous		92% Non-fibrous (other)	**8% Chrysotile**
14 *330911601-0014*	South Side Office Area	Black Non-Fibrous Homogeneous		92% Non-fibrous (other)	**8% Chrysotile**

Analyst(s)

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Fax: Phone: (909) 628-0369

Project: **1236409AS Demo Survery Pinnacle Env. 7441 Edinger Huntington Beach, CA**

Customer ID: 32H2EN50
Customer PO:
Received: 10/05/09 8:00 AM
LA Testing Order: 330911601

LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
15 *330911601-0015*	East Side Office Area	Black Non-Fibrous Heterogeneous		93% Non-fibrous (other)	**7% Chrysotile**
16 *330911601-0016*	North Side 1st Floor Stairs	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
17 *330911601-0017*	North Side 1st Floor Stairs	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
18-Floor Tile *330911601-0018*	North Side 1st Floor Stairs	Brown Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
19 *330911601-0019*	North Side 1st Floor Stairs	Black/Yellow Non-Fibrous Heterogeneous		94% Non-fibrous (other)	**6% Chrysotile**
20 *330911601-0020*	North Side 1st Floor Stairs	Black/Yellow Non-Fibrous Heterogeneous		94% Non-fibrous (other)	**6% Chrysotile**
21 *330911601-0021*	North Side 1st Floor Stairs	Black Non-Fibrous Heterogeneous		93% Non-fibrous (other)	**7% Chrysotile**

Analyst(s)

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Wesene Sebhat (27)

Derrick Tanner, Laboratory Manager
or other approved signatory

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LA Testing
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Attn: **Lab Results**
H2 Environmental Consulting Services
13122 6th Street
Chino, CA 91710

Fax: Phone: (909) 628-0369

Project: **1236409AS Demo Survery Pinnacle Env. 7441 Edinger Huntington Beach, CA**

Customer ID: 32H2EN50
Customer PO:
Received: 10/05/09 8:00 AM
LA Testing Order: 330911601

LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
22 *330911601-0022*	South Side Office Area	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
23 *330911601-0023*	South Side Office Area	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
24 *330911601-0024*	South Side Office Area	Beige Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
25 *330911601-0025*	South Side Office Area	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
26 *330911601-0026*	South Side Office Area	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
27 *330911601-0027*	South Side Office Area	Cream Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
28 Cove Base *330911601-0028*	Entry to Show Room	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

No Linoleum present for analysis.

Analyst(s)

Aja India Davis (54)
Wesene Sebhat (27)

Derrick Tanner, Laboratory Manager
or other approved signatory

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Samples analyzed by LA Testing Los Alamitos 10772 Noel St., Los Alamitos CA NVLAP Lab Code 101384-0, CA ELAP 1406

LA Testing
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Phone: (714) 828-4999 Fax: (714) 828-4944 Email: losalamitoslab@latesting.com

Attn: **Lab Results**
H2 Environmental Consulting Services
13122 6th Street
Chino, CA 91710

Fax: Phone: (909) 628-0369

Project: **1236409AS Demo Survery Pinnacle Env. 7441 Edinger Huntington Beach, CA**

Customer ID: 32H2EN50
Customer PO:
Received: 10/05/09 8:00 AM
LA Testing Order: 330911601

LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
29 Cove Base *330911601-0029*	Entry to Show Room	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
			No Linoleum present for analysis.		
30 *330911601-0030*	Entry to Show Room	Beige Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
31 *330911601-0031*	North Side of Roof	Gray/Black/Silver Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	**None Detected**
32 *330911601-0032*	West Side of Roof	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	**None Detected**
33 *330911601-0033*	South Side of Roof	Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	**None Detected**
34 *330911601-0034*	North Side of Roof	Black Fibrous Heterogeneous	60% Glass	40% Non-fibrous (other)	**None Detected**
35 *330911601-0035*	West Side of Roof	Black Fibrous Heterogeneous	60% Glass	40% Non-fibrous (other)	**None Detected**

Analyst(s)

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Wesene Sebhat (27)

Derrick Tanner, Laboratory Manager
or other approved signatory

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Samples analyzed by LA Testing Los Alamitos 10772 Noel St., Los Alamitos CA NVLAP Lab Code 101384-0, CA ELAP 1406

LA Testing
10772 Noel St., Los Alamitos, CA 90720
Phone: (714) 828-4999 Fax: (714) 828-4944 Email: losalamitoslab@latesting.com

Attn: **Lab Results**
H2 Environmental Consulting Services
13122 6th Street
Chino, CA 91710

Fax: Phone: (909) 628-0369

Project: **1236409AS Demo Survery Pinnacle Env. 7441 Edinger Huntington Beach, CA**

Customer ID: 32H2EN50
Customer PO:
Received: 10/05/09 8:00 AM
LA Testing Order: 330911601

LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
36 *330911601-0036*	South Side of Roof	Black Fibrous Heterogeneous	20%	Glass	80%	Non-fibrous (other)	**None Detected**
37 *330911601-0037*	East Side of Roof	Black/Silver Fibrous Heterogeneous	5% 5%	Glass Synthetic	90%	Non-fibrous (other)	**None Detected**
38 *330911601-0038*	South Side of Roof	Black/Silver Fibrous Heterogeneous	5% 3%	Glass Synthetic	92%	Non-fibrous (other)	**None Detected**
39 *330911601-0039*	West Side of Roof	Black Non-Fibrous Heterogeneous	7%	Glass	93%	Non-fibrous (other)	**None Detected**
40 *330911601-0040*	North Side Penetration	Gray/Black Fibrous Heterogeneous			93%	Non-fibrous (other)	**7% Chrysotile**
41 *330911601-0041*	East Side Penetration	Gray/Black Fibrous Heterogeneous			93%	Non-fibrous (other)	**7% Chrysotile**
42 *330911601-0042*	South Side Penetration	Gray/Black Non-Fibrous Heterogeneous			93%	Non-fibrous (other)	**7% Chrysotile**

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			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
43 *330911601-0043*	South Side A/C Unit	Grayish Fibrous Heterogeneous	70%	Cellulose	30%	Non-fibrous (other)	**None Detected**
44 *330911601-0044*	South Side A/C Unit	Grayish Fibrous Heterogeneous	70%	Cellulose	30%	Non-fibrous (other)	**None Detected**
45 *330911601-0045*	South Side A/C Unit	Gray Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
46 *330911601-0046*	North Side Metal Cap	Gray/Tan Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
47 *330911601-0047*	West Side Metal Cap	Gray/Tan Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
48 *330911601-0048*	South Side Metal Cap	Gray Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
49 *330911601-0049*	North Side Metal Cap	Black/Silver Non-Fibrous Heterogeneous			93%	Non-fibrous (other)	**7% Chrysotile**

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LA Testing Proj:
Analysis Date: 10/5/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
50 *330911601-0050*	West Side Metal Cap	Black/Silver Non-Fibrous Heterogeneous		93% Non-fibrous (other)	**7% Chrysotile**
51 *330911601-0051*	South Side Metal Cap	Black/Silver Non-Fibrous Heterogeneous		95% Non-fibrous (other)	**5% Chrysotile**
52 *330911601-0052*	South Wall Show Room Area	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
53 *330911601-0053*	West Side Center Office	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
54 *330911601-0054*	East Side Center Office	Brown Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
55 *330911601-0055*	South Wall Show Room Area	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
56 *330911601-0056*	West Side Center Office	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
57 *330911601-0057*	East Side Center Office	Cream Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
58 *330911601-0058*	West Wall Center Offices	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
59 *330911601-0059*	West Wall Center Offices	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
60 *330911601-0060*	West Wall Center Offices	Beige Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
61 *330911601-0061*	West Wall Center Offices	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
62 *330911601-0062*	West Wall Center Offices	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
63 *330911601-0063*	West Wall Center Offices	Cream Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
64 *330911601-0064*	1st Floor Open Area	White/Beige Fibrous Heterogeneous	50% 10%	Cellulose Glass	10% 30%	Non-fibrous (other) Perlite	**None Detected**
65 *330911601-0065*	2nd Floor Office Area	White/Beige Fibrous Heterogeneous	50% 10%	Cellulose Glass	10% 30%	Non-fibrous (other) Perlite	**None Detected**
66 *330911601-0066*	1st Floor South Side Office Area	Gray/White Fibrous Heterogeneous	30% 15%	Cellulose Glass	55%	Non-fibrous (other)	**None Detected**
67 *330911601-0067*	South Side Kitchen	Beige/Cream Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
68 *330911601-0068*	West Side Kitchen	Beige/Cream Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
69 *330911601-0069*	North Side Kitchen	Cream Fibrous Heterogeneous	30% 20%	Cellulose Glass	50%	Non-fibrous (other)	**None Detected**
70 *330911601-0070*	2nd Floor Restrooms	White Non-Fibrous Homogeneous			100%	Non-fibrous (other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**% Non-Fibrous**	**% Type**
71 *330911601-0071*	West Side 1st Floor Restrooms	White Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**
72 *330911601-0072*	East Side 1st Floor Restrooms	White Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
73 *330911601-0073*	2nd Floor Restrooms	Tan/Yellow Fibrous Heterogeneous	15%	Cellulose	85% Non-fibrous (other)	**None Detected**
74 *330911601-0074*	West Side 1st Floor Restrooms	Tan/Yellow Fibrous Heterogeneous	15%	Cellulose	85% Non-fibrous (other)	**None Detected**
75 *330911601-0075*	East Side 1st Floor Restrooms	Yellow Non-Fibrous Heterogeneous	10%	Cellulose	90% Non-fibrous (other)	**None Detected**
76 *330911601-0076*	North Side of Building	White Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**
77 *330911601-0077*	West Side of Building	White Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**

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Sample	Description	Appearance	Non-Asbestos %	Fibrous	Non-Asbestos %	Non-Fibrous	Asbestos % Type
78 *330911601-0078*	South Side of Building	Gray/White Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
79 *330911601-0079*	North Side of Building	Black Fibrous Homogeneous	80%	Cellulose	20%	Non-fibrous (other)	**None Detected**
80 *330911601-0080*	West Side of Building	Black Fibrous Homogeneous	80%	Cellulose	20%	Non-fibrous (other)	**None Detected**
81 *330911601-0081*	South Side of Building	Black Fibrous Heterogeneous	85%	Cellulose	15%	Non-fibrous (other)	**None Detected**

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THIS IS THE LAST PAGE OF THE REPORT.

SECTION 5
FIELD ASSESSMENT WORKSHEET/CHAIN OF CUSTODY

H2 ENVIRONMENTAL CONSULTING SERVICES, INC.

Bulk Sampling Form

□ Stop at First Positive ☒ 24 Hour turn around □ Rush turn around (4 Hours)
X Do Not Layer Samples

CLIENT PINNACLE ENV.	PROJECT NO. 1236409 AS
PROJECT ID DEMO SURVEY	DATE 9-30-09 PAGE 1 OF 3
PROJECT LOCATION 7441 EDINGER HUNTINGTON BEACH	INSPECTOR SAL SIGALA JR.

GRP. NO.	SAMP. NO	MATERIAL DESCRIPTION	LOCATION OF SAMPLE	QTY	% POS
30 01	01	DRYWALL	NORTHSIDE 1ST FLOOR OFFICE	30,000	
↓	02	↓	NORTHSIDE OPEN ROOM	↓	
↓	03	↓	SOUTHSIDE HALLWAY 2ND FLOOR	↓	
02	04	JOINT COMPOUND	NORTHSIDE 1ST FLOOR OFFICE	30,000	
↓	05	↓	NORTHSIDE OPEN ROOM	↓	
↓	06	↓	SOUTHSIDE HALLWAY 2ND FLOOR	↓	
03	07	YELLOW CARPET GLUE	SOUTHSIDE 2ND FLOOR OFFICE AREA	17,500	
↓	08	↓	NORTHSIDE SHOWROOM AREA	↓	
↓	09	↓	SOUTHSIDE OFFICE AREA	↓	
04	10	FIT 12X12 WHITE	NORTHSIDE SHOWROOM AREA	17,500	
↓	11	↓	SOUTHSIDE OFFICE AREA	↓	
↓	12	↓	EASTSIDE OFFICE AREA	↓	
05	13	BLK FIT MASTIC	NORTHSIDE SHOWROOM AREA	17,500	
↓	14	↓	SOUTHSIDE OFFICE AREA	↓	
↓	15	↓	EASTSIDE OFFICE AREA	↓	
06	16	12X12 FIT BLK	NORTHSIDE 1ST FLOOR STAIRS	250	
↓	17	↓	NORTHSIDE 1ST FLOOR STAIRS	↓	
↓	18	↓	NORTHSIDE 1ST FLOOR STAIRS	↓	
07	19	FIT MASTIC BLK	NORTHSIDE 1ST FLOOR STAIRS	250	
↓	20	↓	NORTHSIDE 1ST FLOOR STAIRS	↓	
↓	21	↓	NORTHSIDE 1ST FLOOR STAIRS	↓	

Notes:

ASSUME 3 FIRE DOORS

H2 ENVIRONMENTAL CONSULTING SERVICES, INC.

Bulk Sampling Form

□ Stop at First Positive ☒ 24 Hour turn around □ Rush turn around (4 Hours)
X Do Not Layer Samples

CLIENT Pinnacle Env.	PROJECT NO. 1236409 A)
PROJECT ID Demo Survey	DATE 9-30-09 PAGE 2 OF 3
PROJECT LOCATION 7441 Edinger Huntington Beach	INSPECTOR Sal Silala Jr.

GRP. NO.	SAMP. NO	MATERIAL DESCRIPTION	LOCATION OF SAMPLE	QTY	% POS
08	22	4" Cove Base Beige	Southside Office Area	400 LF	
↓	23	White ↓	Southside Office Area	↓	
↓	24	↓	Southside Office Area	↓	
09	25	Cove Base Mastic	Southside Office Area	400 LF	
↓	26	↓	Southside Office Area	↓	
↓	27	↓	Southside Office Area	↓	
10	28	Beige Linoleum	Entry to Showroom	200 ft	
↓	29	↓	Entry to Showroom	↓	
↓	30	↓	Entry to Showroom	↓	
11	31	Built up Roof	Northside of Roof	26,250 ft	
↓	32	↓	West Side of Roof	↓	
↓	33	↓	Southside of Roof	↓	
12	34	Blk Roof Felt	Northside of Roof	26,250 ft	
↓	35	↓	West Side of Roof	↓	
↓	36	↓	Southside of Roof	↓	
13	37	Roll Roof Flow	East Side of Roof	1,200 ft	
↓	38	Parapet Wall ↓	Southside of Roof	↓	
↓	39	↓	West Side of Roof	↓	
14	40	Blk/Grey Roof Mastic	Northside Penetration	200 ft	
↓	41	↓	East Side Penetration	↓	
↓	42	↓	Southside Penetration	↓	

Notes:

H2 ENVIRONMENTAL CONSULTING SERVICES, INC.

Bulk Sampling Form

□ Stop at First Positive ☑ 24 Hour turn around □ Rush turn around (4 Hours)
X Do Not Layer Samples

CLIENT PINNACLE ENV.	PROJECT NO. 1236409 AS
PROJECT ID DEMO SURVEY	DATE 9-30-09 / PAGE 3 OF 3
PROJECT LOCATION 7441 EDINGER HUNTINGTON BEACH	INSPECTOR SAL SICALA JR.

GRP. NO.	SAMP. NO	MATERIAL DESCRIPTION	LOCATION OF SAMPLE	QTY	% POS
15	43	A/C CLOTH	SOUTHSIDE A/C UNIT	90#	
↓	44	WHITE	SOUTHSIDE A/C UNIT	↓	
	45	↓	SOUTHSIDE A/C UNIT		
16	46	ROOF CAULK	NORTHSIDE METAL CAP	110#	
↓	47	↓	WEST SIDE METAL CAP	↓	
	48		SOUTHSIDE METAL CAP		
17	49	SILVER ROOF MASTIC	NORTHSIDE METAL CAP	125#	
↓	50	↓	WEST SIDE METAL CAP	↓	
	51		SOUTHSIDE METAL CAP		
18	52	BRN 4" COVE BASE	SOUTH WALL SHOWROOM AREA	75 L.F.	
↓	53	↓	WEST SIDE CENTER OFFICE	↓	
	54		EAST SIDE CENTER OFFICE		
19	55	COVE BASE MASTIC	SOUTH WALL SHOWROOM AREA	75 L.F.	
↓	56	↓	WEST SIDE CENTER OFFICE	↓	
	57		EAST SIDE CENTER OFFICE		
20	58	BEIGE 4" COVE BASE	WEST WALL CENTER OFFICES	10 L.F.	
↓	59	↓	WEST WALL CENTER OFFICES	↓	
	60		WEST WALL CENTER OFFICES		
21	61	COVE BASE MASTIC	WEST WALL CENTER OFFICES	10 L.F.	
↓	62	↓	WEST WALL CENTER OFFICES	↓	
	63		WEST WALL CENTER OFFICES		

Notes:

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CLIENT PINNACLE ENV.	PROJECT NO. 1236409 AJ
PROJECT ID DEMO SURVEY	DATE 9-30-09 PAGE 3 OF 3
PROJECT LOCATION 7441 EDINGER HUNTINGTON BEACH	INSPECTOR SAL SIGALA JR.

GRP. NO.	SAMP. NO	MATERIAL DESCRIPTION	LOCATION OF SAMPLE	QTY	% POS
22	64	2ply FISSURED CEILING	1ST FLOOR OPEN AREA	2500 ft	
↓	65	TILE ↓	2ND FLOOR OFFICE AREA	↓	
	66		1ST FLOOR SOUTHSIDE OFFICE AREA		
23	67	LINOLEUM MULTI	SOUTHSIDE KITCHEN	90 ft	
↓	68	COLOR ↓	WESTSIDE KITCHEN	↓	
	69		NORTHSIDE KITCHEN		
24	70	TILE GROUT	2ND FLOOR REST ROOMS	250 ft	
↓	71	↓	WEST SIDE 1ST FLOOR RESTROOMS	↓	
	72		EAST SIDE 1ST FLOOR RESTROOMS		
25	73	RED THIN SET	2ND FLOOR REST ROOMS	350 ft	
↓	74	↓	WESTSIDE 1ST FLOOR REST ROOMS	↓	
	75		EAST SIDE 1ST FLOOR REST ROOMS		
26	76	GREY EXT STUCCO	NORTHSIDE OF BUILDING	27,000 ft	
↓	77	↓	WEST SIDE OF BUILDING	↓	
	78		SOUTHSIDE OF BUILDING		
27	79	BLK VAPOR BARRIER	NORTHSIDE OF BUILDING	27,000 ft	
↓	80	↓	WESTSIDE OF BUILDING	↓	
	81		SOUTHSIDE OF BUILDING		

30

Notes:

H2 ENVIRONMENTAL

H2 Environmental Consulting Services, Inc.
13122 6th Street
Chino, CA 91710-9008
Office: 909-628-0369 Fax: 909-613-5845

LEAD XRF SURVEY RESULTS

Client Name: PINNACLE ENV.	Project Number: 1236409 AS
Project Name: DEMO SURVEY	Inspector(s): HALEY / SHALA
Project Location / Address: 7441 EDINGER HUNTINGTON BEACH	Date: 9/30/09

The list materials and their components where LBP is detected at or in excess of the HUD/EPA standards of (1.0 mg/cm²) by XRF method which is listed in the table below or by 0.50% by weight of paint chip sample method.

Shot #	QTY (SF)	Unit	Room Tested	Wall	Color	Component	Substrate	Paint Condition	Result mg/cm²	Neg / Pos
01		7441	EXT	A	GREY	PILLAR	CONCRETE	I / D	0.3	N / P
02			EXT	A	WHITE	WALL	STUCCO	I / D	0.2	N / P
03			EXT	A	WHITE	DOOR	METAL	I / D	0.4	N / P
04			EXT	A	RED	RAIL	STEEL	I / D	0.3	N / P
05			EXT	D	PEACH	WALL	CONCRETE	I / D	0.1	N / P
06			EXT	D	WHITE	LOADING DOCK	STEEL	I / D	0.3	N / P
07			EXT	D	PEACH	STAIRS	WOOD	I / D	0.1	N / P
08			EXT	C	PEACH	WALL	CONCRETE	I / D	0.1	N / P
09			EXT	A	WHITE	CEILING	WOOD	I / D	0.1	N / P
10			EXT	D	PEACH	DOWNSPOUT	METAL	I / D	0.1	N / P
11			EXT	A	RED	CANOPY	METAL	I / D	0.0	N / P
12			EXT	A	BRICK	LOADING DOCK	STEEL	I / D	1.3	N / P
13			EXT	A	BLUE	PARKING STRIPE	ASPHALT	I / D	0.3	N / P
14			EXT	A	BLUE	PARKING CURB	CONCRETE	I / D	0.3	N / P
15			EXT	A	WHITE	PARKING STRIPE	ASPHALT	I / D	0.1	N / P
16			EXT	A	WHITE	PARKING CURB	CONCRETE	I / D	0.4	N / P
17			EXT	A	RED	LIGHT POLE FOUNDATION	CONCRETE	I / D	0.3	N / P

Paint Condition: I- Intact D- Deteriorated

Reading: N-Negative (Less than 1.0 mg/cm² not classified as LBP)
P-Positive (Greater than or equal 1.0 mg/cm² classified as LBP)

mg/cm²: Milligram Per Square Centimeter

H2 ENVIRONMENTAL

H2 Environmental Consulting Services, Inc.
13122 6th Street
Chino, CA 91710-9008
Office: 909-628-0369 Fax: 909-613-5845

LEAD XRF SURVEY RESULTS

Client Name: PINNACLE ENV.	Project Number: 1236409 AS
Project Name: DEMO SURVEY	Inspector(s): HALEY / SICALA
Project Location / Address: 7441 Edinger HUNTINGTON BEACH	Date: 9/30/09

The list materials and their components where LBP is detected at or in excess of the HUD/EPA standards of (1.0 mg/cm²) by XRF method which is listed in the table below or by 0.50% by weight of paint chip sample method.

Shot #	QTY (SF)	Unit	Room Tested	Wall	Color	Component	Substrate	Paint Condition	Result mg/cm²	Neg / Pos
18		7441	EXT	A	BRN	LIGHT POLE	METAL	I / D	-0.1	N / P
19			EXT	A	RED	CURB	CONCRETE	I / D	-0.4	N / P
20			EXT	A	YELLOW	PARKING STRIPE	ASPHALT	I / D	-0.1	N / P
21			EXT	D	BEIGE	EXT DOOR	METAL	I / D	-0.1	N / P
22			EXT	D	WHITE	EXT DOOR FRAME	METAL	I / D	0.3	N / P
23			EXT	C	GREEN	ELEC. BOX	METAL	I / D	-0.2	N / P
24			EXT	C	GREY	ELEC. BOX	METAL	I / D	-0.1	N / P
25			EXT	C	YELLOW	PARKING POLE	STEEL	I / D	0.1	N / P
26			EXT	D	RED	WATER METER	STEEL	I / D	5.6	N / P
27			EXT	B	PEACH	SHED	METAL	I / D	0.2	N / P
28			EXT	A	YELLOW	FIRE HYDRANT	STEEL	I / D	5.3	N / P
29			INT	B	BEIGE	WALL	DRYWALL	I / D	0.1	N / P
30			INT	C	WHITE	WALL	DRYWALL	I / D	-0.1	N / P
31			INT	D	RED	WALL	DRYWALL	I / D	-0.0	N / P
32			INT	A	RED	SUPPORT POLE	METAL	I / D	3.4	N / P
33			INT	E	IGRN	4x4 WALL TILE	DRYWALL	I / D	9.9	N / P
34			INT	A	BGRN	1x2 F/T	CONCRETE	I / D	0.0	N / P

Paint Condition: I- Intact D- Deteriorated

Reading: N-Negative (Less than 1.0 mg/cm² not classified as LBP)
P-Positive (Greater than or equal 1.0 mg/cm² classified as LBP)

mg/cm²: Milligram Per Square Centimeter

H2 ENVIRONMENTAL

H2 Environmental Consulting Services, Inc.
13122 6th Street
Chino, CA 91710-9008
Office: 909-628-0369 Fax: 909-613-5845

LEAD XRF SURVEY RESULTS

Client Name: PINNACLE ENV.	Project Number: 1236409 AS
Project Name: DEMO SURVEY	Inspector(s): HALEY / SIGALA
Project Location / Address: 7441 EDINGER HUNTINGTON BEACH	Date: 9 / 30 / 09

The list materials and their components where LBP is detected at or in excess of the HUD/EPA standards of (1.0 mg/cm²) by XRF method which is listed in the table below or by 0.50% by weight of paint chip sample method.

Shot #	QTY (SF)	Unit	Room Tested	Wall	Color	Component	Substrate	Paint Condition	Result mg/cm²	Neg / Pos
35		7441	INT	B	RED	HAND RAIL	STEEL	I / D	1.3	N / P
36				B	WHITE	DOOR	WOOD	I / D	6.3	N / P
37				B	WHITE	DOOR FRAME	WOOD	I / D	-0.1	N / P
38				B	WHITE	PAINT BOOTH	METAL	I / D	-0.1	N / P
39				B	RED	SAFETY CURB	METAL	I / D	-0.1	N / P
40				B	WHITE	WALL	CONCRETE	I / D	-0.1	N / P
41				D	Yellow	PARKING STRIPE	CONCRETE	I / D	1.3	N / P
42				C	RED	PEG BOARD	CARDBOARD	I / D	-0.0	N / P
43				C	WHITE	PEG BOARD	CARDBOARD	I / D	0.1	N / P
44				C	BRN	WALL	DRYWALL	I / D	-0.2	N / P
45				A	RED	DOOR	METAL	I / D	0.1	N / P
46				A	RED	DOOR FRAME	METAL	I / D	-0.0	N / P
47				C	RED	ELECT BOX	METAL	I / D	1.3	N / P
48				A	RED	HAND RAIL	WOOD	I / D	-0.1	N / P
49				A	WHITE	HANDRAIL SUPPORT	WOOD	I / D	-0.0	N / P
50				A	BRN	STAIRS	WOOD	I / D	-0.1	N / P
51				B	RED	FLOOR PAINT	CONCRETE	I / D	5.1	N / P

Paint Condition: I- Intact D- Deteriorated

Reading: N-Negative (Less than 1.0 mg/cm² not classified as LBP)
P-Positive (Greater than or equal 1.0 mg/cm² classified as LBP)

mg/cm²: Milligram Per Square Centimeter

H2 ENVIRONMENTAL

H2 Environmental Consulting Services, Inc.
13122 6th Street
Chino, CA 91710-9008
Office: 909-628-0369 Fax: 909-613-5845

LEAD XRF SURVEY RESULTS

Client Name: PINNACLE ENV.	Project Number: 1236409 AS
Project Name: DEMO SURVEY	Inspector(s): HALEY / SIGALA
Project Location / Address: 7441 EDINGER HUNTINGTON BEACH	Date: 9/30/09

The list materials and their components where LBP is detected at or in excess of the HUD/EPA standards of (1.0 mg/cm²) by XRF method which is listed in the table below or by 0.50% by weight of paint chip sample method.

Shot #	QTY (SF)	Unit	Room Tested	Wall	Color	Component	Substrate	Paint Condition	Result mg/cm²	Neg / Pos
52		7441	INT	B	BEIGE	DOOR	METAL	I / D	0.1	N / P
53		↓	↓	B	BEIGE	DOOR FRAME	METAL	I / D	0.3	N / P
54				C	BEIGE	FIRE EXT. BOX	METAL	I / D	-0.0	N / P
55				D	RED	WALL	CONCRETE	I / D	-0.0	N / P
56				D	RED	FIRE SPRINKLER	STEEL	I / D	1.3	N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P
								I / D		N / P

Paint Condition: I- Intact D- Deteriorated

Reading: N-Negative (Less than 1.0 mg/cm² not classified as LBP)
P-Positive (Greater than or equal 1.0 mg/cm² classified as LBP)

mg/cm²: Milligram Per Square Centimeter

APPENDICES

APPENDIX 1

INSPECTOR'S CERTIFICATES

In an effort to save paper and per some repeat clients request to reduce the size of the reports, H2 Environmental has reduced the size of the inspector's certifications to make them fit on one page. If you feel the need to receive a full size set of certifications, feel free to call our office (909) 628-0369 and request the copies you need. Thank you for your assistance in this matter.

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT and TRAINER APPROVAL UNIT

H2 Environmental Consulting Services, Inc.
William Thomas Haley
13122 6th St
Chino CA 91710-9608

May 05, 2009

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, please abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(b)(3)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CDST. The grace period is only for those who are not actively working as a CAC or CDST.

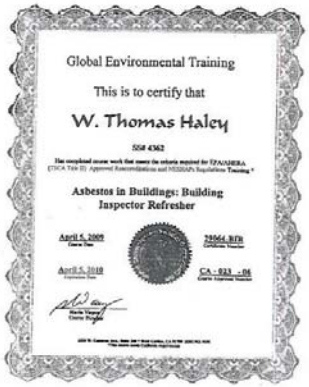
Please inform our office at the above address, fax number or asbestos@dir.ca.gov of any changes in your address/mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Industrial Hygienist

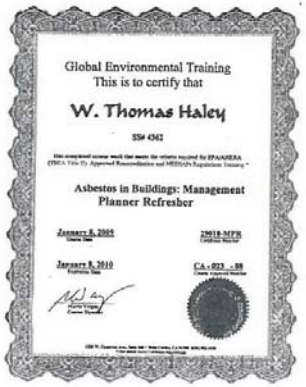
Attachment: Certification Card
cc: File

Global Environmental Training
This is to certify that
W. Thomas Haley
SS# 4362
has completed course work that meets the criteria required for EPA/AHERA (TSCA Title II) Approved Reaccreditation and NESHAPs Regulations Training.
Asbestos in Buildings: Abatement Contractor Supervisor Refresher
April 4 2009 — 29980-CSR
April 4, 2010 — CA-023-04



Global Environmental Training
This is to certify that
W. Thomas Haley
SS# 4362
has completed course work that meets the criteria required for EPA/AHERA (TSCA Title II) Approved Reaccreditation and NESHAPs Regulations Training.
Asbestos in Buildings: Building Inspector Refresher
April 5, 2009 — 29964-BIR
April 5, 2010 — CA-023-06

Global Environmental Training
This is to certify that
W. Thomas Haley
SS# 4362
has completed course work that meets the criteria required for EPA/AHERA (TSCA Title II) Approved Reaccreditation and NESHAPs Regulations Training.
Asbestos in Buildings: Abatement Project Designer Refresher
January 5, 2009 — 29917-PDR
January 5, 2010 — CA-023-10



Global Environmental Training
This is to certify that
W. Thomas Haley
SS# 4362
has completed course work that meets the criteria required for EPA/AHERA (TSCA Title II) Approved Reaccreditation and NESHAPs Regulations Training.
Asbestos in Buildings: Management Planner Refresher
January 5, 2009 — 29918-MPR
January 5, 2010 — CA-023-08

This is to certify that
W. Thomas Haley
has successfully completed
the NIOSH 582 equivalent course
Sampling and Evaluating Airborne Asbestos Dust
conducted by
Hall-Kimbrell ENVIRONMENTAL SERVICES
in Lawrence, Kansas on June 27 - 30, 1989
HKS0000067

American IAQ Council
hereby certifies that
W. Thomas Haley
has met all the specified standards and qualifications of the examination process including continued professional development and is hereby recognized as a
Council-Certified Indoor Environmental Consultant
CIEC
Expiration Date

Mr. William T. Haley
H2 Environmental Consulting Services, Inc.
13122 6th Street
Chino, California 91710

State of California
California Environmental Protection Agency
Department of Toxic Substances Control
W. Thomas Haley
has met the requirements of the Department of Toxic Substances Control
Registered Environmental Assessor (REA) II

CERTIFICATE OF ATTENDANCE

This certificate is awarded to

W. Thomas Haley

In recognition of attendance to

Basic AeroSeminar

February 13, 2004

Sponsored by Aerotech Laboratories, Inc.

Environmental Assessment Association

EAA

hereby certifies that

W. Thomas Haley, CEI

has been qualified for membership in the

Environmental Assessment Association

and has been admitted by the Board of Directors and declared to be a

CEI

Certified Environmental Inspector

and is hereby granted this certificate

under the conditions presented on its flip-down.

Robert H. Johnson

QUALITATIVE FIT TEST

Certificate of Attendance

The individual named below attended the 2007 Annual Meeting & Exposition of the Indoor Air Quality Association, held October 14 – October 17, 2007 in Las Vegas, NV.

Presented to

Thomas Haley

INDOOR AIR QUALITY ASSOCIATION

Membership Certificate

THIS DOCUMENT IS TO CERTIFY THAT

Thomas Haley

IS A MEMBER IN GOOD STANDING AND ENTITLED TO ALL RIGHTS & PRIVILEGES OF ASSOCIATION MEMBERSHIP

IAQA-AmIAQ-IESO 2005

The Unification Conference

Certificate of Attendance

The individual named below attended the 2005 Annual Meeting & Exposition of Indoor Air Quality Association (IAQA), American Indoor Air Quality Council (AmIAQ), and Indoor Environmental Standards Organization (IESO), held jointly October 6-9, 2005 in Orlando, FL. The meetings included more than 20 hours of educational content.

Presented to

W. Thomas Haley

Certificate of Attendance

American Indoor Air Quality Council

certifies that

W. Thomas Haley

has successfully completed the

Basic Strategies for Conducting Meaningful Microbial IAQ Investigations

2.0 IH CM Points or 1.6 CEUs ABIH Approval # 12587 16 CPDs from BOMI

December 10 – December 11, 2003

Date

Executive Director

Environmental Assessment Association

EAA

hereby certifies that

W. Thomas Haley, CES

has been qualified for membership in the

Environmental Assessment Association

and has been admitted by the Board of Directors and declared to be a

CES

Certified Environmental Specialist

and is hereby granted this certificate

under the conditions presented on its flip-down.

Robert H. Johnson

LA TESTING, INC.

certifies that

Tom Haley

IAQ and INDUSTRIAL HYGIENE WORKSHOP

ENSL Certificate No. [illegible]

Course Date: March 28, 1998

Location: Anaheim, CA

Certificate of Training

Thomas Haley

Has completed an awareness course in general compliance with 29 CFR 1910.1200 and applicable provisions of 29 CFR 1910.120.

Clandestine Methamphetamine Labs

DeLisle Associates LTD

Presented on this date: January 28, 2010

Course Date: January 28, 2010

Certificate Number: [illegible]

Thomas R. Boucher, Instructor

Certificate Of Completion
Salomon Sigala Jr.
(Ending four digits of SSN): 7913
Has attended and completed the training course entitled:

Asbestos Contractor/Supervisor Refresher Course

DOSH Course # CA-015-04
Certificate # ASR10170080120
Training Director: Alan D. Dages
Signature:

Start Date: 10/17/08
Course End Date: 10/17/08
Expiration Date: 10/16/09
Instructor: Guillermo Renteria

This course satisfies the education requirements for Asbestos accreditation under the State Takeoverer Control Act. Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

NATEC INTERNATIONAL
1100 Technology Circle – Suite A, Anaheim, CA 92805
www.natecintl.com 714/678-2750 800/969-3228 (FAX) 714/678-2757

Important Industry Contacts
CAL-OSHA: Phone (916) 574-2993 Fax (916) 483-0679 Fax Notification Website: www.dir.ca.gov/dosh/dosh.html
DHS/CLPPB: Phone (510) 622-5000 Website: www.dhs.ca.gov/ps/cdcd/lead
SCAQMD: Phone (909) 396-3720 Phone (909) 396-3342 (Fax)
Equipment Services: ABATIX Phone (800) 845-3445 Website: www.abatix.com

NATEC International
1100 Technology Circle, Suite A • Anaheim, CA 92805
(714) 678-2750, (800) 969-3228, Fax (714) 678-2757
www.natecintl.com

NATEC International
1100 Technology Circle, #A, Anaheim, CA
714/678-2750 (Fax) 714/678-2757 92805
This Card Acknowledges That
Salomon Sigala Jr.
Holds Training Certification For
Asb. Contractor/Supervisor Refresher
(valid for 12 months)
Training Date 10/17/08
Certificate No. ASR10170080120
Alan D. Dages
Training Director

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT AND TRAINER APPROVAL UNIT
2211 Park Tower Drive, Suite 1
Sacramento, CA 95825
Tel: (916) 574-3193 Fax: (916) 483-0679

Arnold Schwarzenegger, Governor

7110024047 310 312 February 23, 2009

Salomon G Sigala, Jr.
13122 - 6th Street
Chino, CA 91710

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, please abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. (8 CCR 341.15(b)(1)).

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as a CAC or CSST.

Please inform our office at the above address, fax number or actiwdlir.ca.gov of any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Jeff Fernal
Senior Industrial Hygienist

JF/mo

Attachment: Certification Card
cc: File

Proof - Do not detach card

Division of Occupational Safety and Health
certifies this Asbestos Trainer

Salomon G. Sigala, Jr.

Date of Issuance: 02/23/2009
Expiration: 02/23/2010

Certificate Of Completion
Salomon Sigala Jr.

Has attended and completed the training course entitled:

Asbestos Building Inspector Refresher Course

DOSH Course # CA-015-06
Certificate # ABIR10240080704
Training Director: Alan D. Dages
Signature:

Start Date: 10/24/08
Course End Date: 10/24/08
Expiration Date: 10/23/09
Instructor: Alan Dages

This course satisfies the education requirements for Asbestos accreditation under the State Takeoverer Control Act. Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

NATEC INTERNATIONAL
1100 Technology Circle – Suite A, Anaheim, CA 92805
www.natecintl.com 714/678-2750 800/969-3228 (FAX) 714/678-2757

Important Industry Contacts
CAL-OSHA: Phone (916) 574-2993 Fax (916) 483-0679 Fax Notification Website: www.dir.ca.gov/dosh/dosh.html
DHS/CLPPB: Phone (510) 622-5000 Website: www.dhs.ca.gov/ps/cdcd/lead
SCAQMD: Phone (909) 396-3720 Phone (909) 396-3342 (Fax)
Equipment Services: ABATIX Phone (800) 845-3445 Website: www.abatix.com

NATEC International
1100 Technology Circle • Anaheim, CA 92805
(714) 678-2750, (800) 969-3228, Fax (714) 678-2757
www.natecintl.com

NATEC International
1100 Technology Circle, #A, Anaheim, CA
714/678-2750 (Fax) 714/678-2757 92805
This Card Acknowledges That
Salomon Sigala Jr.
Holds Training Certification For
Asb. Bldg. Insp. Refresher
(valid for 12 months)
Training Date 10/24/08
Certificate No. ABIR10240080704
Alan D. Dages
Training Director

ENVIRONMENTAL CONSULTING SERVICES, INC.

QUALITATIVE FIT TEST

Employee Name: Salomon Sigala Jr. S.S. #: 7913
Employee Signature: Salomon Sigala Jr. Date: 5-26-09
Location: H2 Environmental
Respirator Specifications:
Brand: North
Size: Large
Model: 7700
Type: Half Face
Test Results
Negative Pressure Tests: ☑ Pass ☐ Fail
Positive Pressure Tests: ☑ Pass ☐ Fail
Irritant Smoke Tests: ☑ Pass ☐ Fail
Trainer Name: Alberto Sanchez
Trainer Signature: Date: 5/26/09
Comments:

13122 6th Street • Chino, CA 91710
(909) 628-6349 • Fax (909) 613-3845 • H2Environmental.com

ETAC
ENVIRONMENTAL TRAINING AND COMPLIANCE

CERTIFICATE OF COMPLETION

8 HOUR REFRESHER

HEALTH & SAFETY TRAINING

Salmon Sigala Jr.

has successfully completed the 8-Hour Refresher Health and Safety Training course, satisfying the OSHA Hazardous Waste Operators and Emergency Response Standard [29 CFR 1910.120(e)(8),(q)(8) and 8 CCR 5192 (e)(q)].

Class Date: May 3rd 2008
Expiration: May 3rd 2009

Certificate # 28045

Joseph T. Thompson, MPH

2111 W. Crescent Ave • Suite B • Anaheim, CA 92801 • Phone: 800-949-4473

APPENDIX 2

NVLAP CERTIFICATION

AIHA
Laboratory Accreditation Programs, LLC

April 23, 2009

Lab ID#: 102814

Patty Kirkland
LA Testing
159 Pasadena Ave.
South Pasadena, CA 91030

Dear Ms. Kirkland:

AIHA Laboratory Accreditation Programs, (AIHA-LAP, LLC) has approved an extension to your laboratory's current certificate of accreditation in the Industrial Hygiene Laboratory Accreditation Program (IHLAP), Environmental Lead Laboratory Accreditation Program (ELLAP) and Environmental Microbiological Laboratory Accreditation Program (EMLAP). This extension will expire on August 01, 2009. Remember that your laboratory's proficiency rating in the PAT programs must be maintained for the new certificate to be issued.

Your laboratory remains an accredited laboratory in the IHLAP, ELLAP and EMLAP programs. Please keep a copy of this letter with your expired certificate. If you have questions or concerns, please feel free to contact Olena Bulgakova, Laboratory Accreditation Specialist at (703) 846-0792.

Sincerely,

Cheryl O. Merton
Director, Affiliate Laboratory Programs

American Industrial Hygiene Association 2700 Prosperity Avenue, Suite 250, Fairfax, Virginia 22031 USA tel: 1+ 703-849-8888 fax: 1+ 703-207-3561

AIHA
Protecting Worker Health
The American Industrial Hygiene Association

acknowledges that

LA Testing
159 Pasadena Avenue, South Pasadena, CA 91030
Laboratory ID: 102814

has fulfilled the requirements of the AIHA Laboratory Quality Assurance Programs (LQAP), thereby, conforming to the ISO/IEC 17025:2005 International standard, General Requirements for the Competence of Testing and Calibration Laboratories. The above named laboratory, along with all premises from which key activities are performed, as listed above, have been accredited by AIHA to the following:

ACCREDITATION PROGRAMS

- ✓ INDUSTRIAL HYGIENE — Accreditation Expires: 05/01/2009
- ✓ ENVIRONMENTAL LEAD — Accreditation Expires: 05/01/2009
- ✓ ENVIRONMENTAL MICROBIOLOGY — Accreditation Expires: 05/01/2009
- ☐ FOOD — Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with LQAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA website for the most current version of the scope of accreditation.

Donald J. Harris, PhD, CIH
Chairperson, Analytical Accreditation Board
President, AIHA

Date Issued: 05/20/2007

AIHA
Protecting Worker Health
The American Industrial Hygiene Association

acknowledges that

LA Testing
159 Pasadena Avenue, South Pasadena, CA 91030
Laboratory ID: 102814

has fulfilled the requirements of the AIHA Laboratory Quality Assurance Programs (LQAP), thereby, conforming to the ISO/IEC 17025:2005 International standard, General Requirements for the Competence of Testing and Calibration Laboratories. The above named laboratory, along with all premises from which key activities are performed, as listed above, have been accredited by AIHA to the following:

ACCREDITATION PROGRAMS

- ✓ INDUSTRIAL HYGIENE — Accreditation Expires: 05/01/2009
- ✓ ENVIRONMENTAL LEAD — Accreditation Expires: 05/01/2009
- ✓ ENVIRONMENTAL MICROBIOLOGY — Accreditation Expires: 05/01/2009
- ☐ FOOD — Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with LQAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA website for the most current version of the scope of accreditation.

Donald J. Harris, PhD, CIH
Chairperson, Analytical Accreditation Board
President, AIHA

Date Issued: 05/20/2007

AIHA
Protecting Worker Health
The American Industrial Hygiene Association

acknowledges that

LA Testing
159 Pasadena Avenue, South Pasadena, CA 91030
Laboratory ID: 102814

has fulfilled the requirements of the AIHA Laboratory Quality Assurance Programs (LQAP), thereby, conforming to the ISO/IEC 17025:2005 International standard, General Requirements for the Competence of Testing and Calibration Laboratories. The above named laboratory, along with all premises from which key activities are performed, as listed above, have been accredited by AIHA to the following:

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Donald J. Harris, PhD, CIH
Chairperson, Analytical Accreditation Board
President, AIHA

Date Issued: 05/20/2007

APPENDIX 3

METHODOLOGY

SURVEY METHODOLOGY

ASSESSMENT STUDY GENERAL ORGANIZATION

Prior to beginning the actual inspection, the inspector met with Mr. Keith Thompson, Contractor, to discuss the facility inspection and gain access.

Inspection Procedures

Access was obtained from Mr. Keith Thompson, Contractor. The Asbestos and Lead Survey was performed by Mr. W. Thomas Haley a California Licensed Consultant/Lead Inspector/Assessor/Project Monitor and Mr. Salomon Sigala, a Certified Site Surveillance Technician, (See Appendix 1). An initial building walkthrough was conducted to determine the presence of suspect materials, which were accessible and/or exposed. Materials, which were similar in general appearance, were grouped into homogeneous sampling areas.

Homogeneous Material Classifications

A preliminary walkthrough of the spaces was conducted to determine areas of materials, which were visually similar in color, texture, general appearance, and which appeared to have been installed at the same time. Such materials are termed "homogeneous materials" by the EPA. During this walkthrough, the approximate locations of these homogeneous materials were also noted. Only materials, which were and/or exposed and suspected to contain asbestos, were identified.

Following the EPA, California State and local protocol, each identified suspect homogeneous material may be placed in one of the following EPA classifications:

- **Surfacing Materials** (spray or trowel applied materials)
- **Thermal System Insulation** (materials applied to various mechanical systems)
- **Miscellaneous Materials** (any material which do not fit either of the above categories, such as vinyl floor tiles...etc.)

Sampling Procedures

EPA guidelines were used to determine the sampling protocol. Sampling locations that were chosen are representative of the homogeneous sampling area. While an effort was made to collect samples randomly, samples were taken preferentially from damaged areas or areas which were the least visible to minimize disturbance of the material. After each sample was extracted, a spray encapsulant was applied to the sampled area to prevent potential fiber release.

LEAD

The inspector performs a visual walk-thru of the building noting all substrates, building, and painting histories. Upon completion the inspector takes a paint chip sample of each noted area and paint down to the substrate. This is to ensure that all layers of paint are tested. When this is done, the sample is placed in an individual container with a unique sample number denoting the building and sample number. At the same time, the inspector fills out a log giving the sample number, color, physical description of the substrate, and the building and what area it was extracted from. Also, the inspector plots the sample on a diagram. The inspector then transports the samples and log to an accredited laboratory along with a chain of custody form that are signed by both the inspector and the laboratory. The laboratory analyzed it by Atomic Absorption Spectrometry (AAS).

When the results from the laboratory are given, a sample log is created and a positive material log is prepared for the report. The positive samples are also plotted on a CAD drawing of the building(s).

QUANTIFICATION

Quantities of accessible and/or exposed building materials that were suspected of containing asbestos were estimated. This estimation was performed by taking approximate measurements in the field and/or estimating quantities based on drawings provided by the client. Materials such as pipe insulation and associated mudded joint packing (MJP) were categorized according to the outside diameter of the insulation. Pipe lagging was quantified by linear footage while the actual numbers of MJPs were counted. Insulation on mechanical equipment such as boilers and ductwork were quantified by the square footage of the surface area of suspect insulation. Similarly, fireproofing, plasters, ceiling and floor tiles, and transite panels were measured in square feet of surface area.

Quantities are estimated and should be confirmed by an engineering survey if renovation or demolition is contemplated. The level of detail provided by an engineering survey, which is required for a construction estimate, is beyond the scope of this survey.

LABORATORY METHODOLOGY

Method of Analysis (Asbestos)

Analysis was performed by using the bulk sample for visual observation and slide preparation(s) for microscopic examination and identification. The samples were mounted on slides and then analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non-asbestos constituents (mineral wool, paper, etc.), and non-fibrous constituents. Asbestos was identified by refractive indices, morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics were used to identify the non-asbestos constituents.

The microscopist visually estimated relative amounts of each constituent by determining the volume of each constituent in proportion to the total volume of the sample, using a stereoscope.

Method of Analysis (Lead)

Atomic Absorption Spectroscopy (AAS)
A wide variety of inorganic elements and matrices are analyzed by atomic absorption spectroscopy (AAS). AAS is the method of choice for precise quantitative determination of single elements in air, water, soil, paint and other matrices. The laboratory's primary instruments are equipped with flame and graphite furnace analytical capability. Flame analysis is suitable for most analytes and matrices including paint, wipes, soils, and air samples. Graphite furnace procedures dramatically decrease detection limits and are appropriate when testing lead in drinking eater and personal air monitoring samples. The laboratory also maintains a mercury analyzer with excellent detection limits for mercury in variety of matrices.

Laboratory Quality Control Program

LA Testing Environmental Laboratory, a licensed (NVLAP# 200232-0) a licensed California State Laboratory, maintains an in-house quality control program that consists of blind reanalysis of ten percent of all samples. There is also voluntary quality control reanalysis and mandatory source material dependent quality control reanalysis for sample types that are particularly difficult to analyze.

REPORT FORMAT

The laboratory results were analyzed and the results presented using the H2 Environmental management program and are presented in the analytical results section of this report. Since the results are oriented to data only, a short explanation of each element contained therein is given below. It explains the content of each data column and its relationship with other items on the page.

ASBESTOS

Report Number - This line represents the assigned laboratory report number for each particular set of samples submitted to the laboratory.

Client Identification (sample number) - This column represents the homogenous material number followed by the field sample number assigned in the field.

Area Sampled - This column describes the area where the actual sample was collected as described by the inspector at the time of the survey.

Type of Material - This column describes the material submitted and analyzed.

Asbestos Results (type & percent) - This column provides the specific type of asbestos found in each sample.

Composition - This column provides a description of the materials found during the analytical process that was not found to be asbestos (i.e. binders, other fibrous materials, etc.)

LEAD

Material Number - This line represents the assigned laboratory report number for each particular set of samples submitted to the laboratory.

Area Sampled - This column describes the area where the actual sample was collected as described by the inspector at the time of the survey.

Substrate - This column describes the material submitted and analyzed.

Lead Results – Lead Containing Paint or Ceramic Tiles is defined as paint, tile or other surface coatings, that contain an amount of lead that is greater than or equal to:

1.0 mg/cm^2 By XRF Method

Sampled Building Materials – Section 1 *Survey Summary*

Homogeneous Material Number - This number is the field sample number.

Material Description – Indicates size and type of suspect sampled material.

Location(s) of Material - This column provides the general location of the suspect material.

F/NF - Describes whether the material is friable or non-friable.

Condition – Indicates current appearance of the material during the inspection.

% ACM – Percentage of Asbestos found after analysis.

Samp. – Number of samples taken.

Quantity – Square or linear measurement of suspect materials sampled.

APPENDIX 4

WARRANTY

WARRANTY

H2 Environmental Consulting Services warrants that the findings contained herein have been promulgated in general accordance with accepted professional practices at the time of its preparation as applied by professionals in the community. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report.

The field and laboratory results reported herein are considered sufficient in detail and scope to determine the presence, condition and hazard potential of accessible and/or exposed suspect asbestos/lead containing building materials on the property at the time of inspection. Test results are valid only for the material tested.

There is a possibility that conditions may exist which could not be identified within the scope of the survey or which were not apparent during the site visit.

This inspection covered only those areas, which were exposed and/or physically accessible to the inspector as outlined by the scope of work. The study is also limited to the information available from the client at the time it was conducted.

No other warranties are implied or expressed.

PHASE II SITE ASSESSMENT REPORT

Edinger Project (Former Levitz Site)
7441 Edinger Avenue
Huntington Beach, California

October 19, 2009

Prepared for:

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REGISTERED GEOLOGIST
KEITH G. THOMPSON
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STATE OF CALIFORNIA

William E. Malvey
Principal

EXECUTIVE SUMMARY

Pinnacle Environmental Technologies (Pinnacle) has completed a Phase II Site Investigation at a property located at 7441 Edinger Avenue in Huntington Beach, California.

Pinnacle advanced 17 soil borings at the subject site. Soils below the site were interbedded sands, silty sands, organic clays and peat typical of this area of Huntington Beach. Fuel odors indicative of contamination were noted during advancing one soil boring adjacent to an onsite former underground storage tank excavation.

Nine soil borings were advanced to two feet below ground surface (bgs). A soil sample was collected at the total depth of these boring for analysis of organopesticides using EPA Method 8081A. Two soil borings were advanced adjacent to a drain at the northeast corner of the site to a total depth of 15 feet bgs. Soil samples from each of these borings were analyzed for full-scan Total Petroleum Hydrocarbons (TPH) using EPA Method 8015m, volatile organic compounds (VOCs) and fuel oxygenates using EPA Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals. Groundwater grab samples from seven borings located adjacent to the drain, an onsite UST location on the west property line and a former UNOCAL service station located at the southwest corner of the site were analyzed for TPH using EPA Method 8015m, VOCs and fuel oxygenates using EPA Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals.

A survey of interior and exterior building materials for lead-based paint (LBP and asbestos-containing materials (ACMs) was also performed.

Pinnacle provides the following conclusions based on the analytical data and field observations generated during this investigation.

- None of the soil samples collected adjacent to the drain at the northeast corner of the site contained detectable concentrations of the analyzed contaminants or elevated concentrations of Title 22 Metals.
- Pesticides were not identified in any of the soil samples.
- One of the groundwater grab samples contained TPH and VOCs. This sample, which was collected south of the former onsite UST location, contained elevated concentrations of fuel-related VOCs including benzene.
- None of the groundwater grab samples indicate impacted groundwater along the property boundary with the EZ-Lube (the former UNOCAL service station).

The LBP/ACM survey identified several types of mastic that contained asbestos, and numerous surfaces painted with LBP. No friable asbestos was identified. Twelve of fifty-six spot test for lead resulted in a positive analysis for LBP.

Although shallow sampling for pesticides only covered a portion of the southern half of the site, the lack of detectable pesticides suggests that pesticides were not applied to near surface soils prior to commercial development of the site. Based on these results, no additional shallow sampling for pesticides is recommended at the site.

Based on the results generated by this investigation, impacted groundwater exists south of the former onsite UST location. Impacted soil can also be expected at and below the capillary fringe beginning at approximately 13 feet bgs. The first occurrence of impacted soil may be shallower if the depth to groundwater at this location has fluctuated significantly in the past. The lateral extent of the impacted groundwater is not accurately known. However, sampling performed during this investigation indicates that it does not extend north to the former UST excavation.

Pinnacle recommends that additional groundwater grab samples should be collected at this location to discern the lateral extent of impacted groundwater. These samples should be collected together with soil sampling to assess the degree of soil contamination accompanying the impacted groundwater. This work should be performed in cooperation with the City of Huntington Beach Fire Department (HBFD), as well as the Orange County Health Care Agency (OCHCA). If the impacted groundwater is localized to the area near the boring advanced during this investigation, the impacted material and groundwater may be removed prior to construction. A larger plume of impacted groundwater may require additional remediation, or a change to slab-on-grade construction together with vapor barriers below building slabs.

Once a site design has been developed, the HBFD should be contacted to render a decision on what assessment of soil vapor may be necessary to develop the site. If an assessment is requested by the HBFD, they will require a workplan for sample location tied to the location of slabs and subsurface excavations.

Based on the LBP/ACM survey, mitigation of specific building materials will be required prior to building demolition.

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INTRODUCTION

This report presents the field procedures, observations, laboratory methods and results, data evaluation, and conclusions of Phase II Site Investigation at a property located at 7441 Edinger Avenue in Huntington Beach, California (Figure 1). This investigation was conducted for the Sares-Regis Group (Sares-Regis) prior to their planned acquisition of the property. Freeway Industrial Park (FIP) currently owns the subject site.

SITE CHARACTERISTICS

The rectangular subject parcel is located north of Edinger Avenue, in an area of retail/commercial land usage. The closest named water body is Wintersburg Channel, which is an engineered drainage 0.75 miles southeast of the site. An engineered drainage culvert parallels the east property boundary and a Union Pacific rail line. The western portion of the site incorporates a portion of a large commercial structure occupied by a former Levitz furniture store. The eastern portion of the subject site incorporates a little-used rail spur off the Union Pacific rail line that previously serviced the former Levitz building (Figure 2). Elevation at the site is approximately 20 to 25 feet above mean sea level (MSL). The parking area and foundation for the Levitz building are below the elevation of the rail line and Edinger Avenue.

Numerous sites near the subject site have, or have had, underground storage tanks or currently handle hazardous substances. A contiguous property formerly occupied by a Montgomery Ward's Auto Service Center has had reported releases of hazardous substances that have been sufficiently extensive to threaten ground water below the subject site. This site is cross-gradient of the subject site and was in remediation beginning in 1992. According to the company responsible for remediating the contaminated soil and groundwater at this site, the clean-up is was complete in April 2000. Groundwater monitoring of this dissolved-phase plume on that property is not being performed.

Pinnacle previously assessed on-site activities associated with the operation of a rail line. These activities may have resulted in local environmental impairments due to releases from tanks and diesel carriers. Soil and groundwater analytical results presented in a Phase II Investigation report for FIP dated May 16, 2002 did not identify impacted soil or groundwater along the rail spur.

The site was originally agricultural. Impacted soil due to the use of pesticides and other products during that time had not been eliminated prior to this investigation.

Levitz performed groundwater monitoring at the subject site due to a release from underground storage tanks (USTs) on the west side of the Levitz building, along Gothard Street. The original groundwater monitoring system at the site includes wells located across the site. A closure letter was issued in 2004 to Levitz by the Orange County Health Care Agency (OCHCA). The monitoring wells have been abandoned.

Soils at the site are interbedded laterally discontinuous sand and silty sand, organic clay and peat. Based on subsurface investigations performed by Pinnacle 0.25 miles southwest of the subject site, the depth to groundwater was estimated to be approximately 10 to 15 feet below ground surface (bgs).

PROJECT BACKGROUND AND OBJECTIVE

This investigation was performed to assess certain soil and groundwater conditions within the subject site. It focused on potential impacts at the following areas:

1. Potential pesticides in shallow soils
2. Potential unrecognized soil and groundwater impacts from the former use of onsite USTs
3. Potential unrecognized soil and groundwater impacts from former UST to the southwest at the former UNOCAL service station.
4. Additional sampling near a drain at the northeast corner of the site was also performed.

The objective of this investigation was to assess the presence of impacted soil and groundwater from these sources.

SITE INVESTIGATION ACTIVITIES

The following activities were conducted to assess soil conditions:

1. Pinnacle visited the site to mark 17 boring locations. The boring locations and proposed depths were based on:

   - The locations of potential soil and groundwater contamination at the site
   - The location of current and historical structures and substructures, and
   - Soil types in the areas of potential contamination.

2. Underground Services Alert (USA) was contacted to mark utilities on September 27, 2009. Pinnacle received Digalert number #A92710265 to perform the drilling.

3. Pinnacle received a right-of-entry from FIP through Sares-Regis to conduct on-site activities.

4. Soil and groundwater grab sampling was performed on September 30, 2009 by Pinnacle. Seventeen soil borings were advanced using Geoprobe. A total of 138 feet of drilling was completed and 17 soil samples were collected. Groundwater was collected from seven of the soil borings. Appendix A contains Pinnacle's standard field procedures. Appendix B provides geologic logs for the deeper soil borings advanced by Pinnacle during this investigation (LS-1 and PGW-7).

5. Soil samples from borings LS-1 through LS-10 were collected at two feet bgs. These soil samples were analyzed for organopesticides using EPA Method 8018A.

6. Soil samples were collected at 5, 10 and 15 feet bgs from borings LS-1 and PGW-7. Two soil samples were selected from each boring for laboratory analysis. These soil samples were analyzed using the following methods: full-scan Total Petroleum Hydrocarbons (TPH) using EPA Method 8015m, volatile organic compounds (VOCs) and fuel oxygenates using EPA Method 8260B, and Title 22 Metals. All samples were delivered by Pinnacle on the date of sampling to C&E Laboratories, Inc.

7. Groundwater grab samples were collected using a perstaltic pump from borings PGW-1 through PGW-7. Soil samples were not collected from these borings. Each groundwater grab sample was analyzed for TPH using EPA Method 8015m, and VOCs and fuel oxygenates using EPA Method 8260B. Table 5 summarizes the results of those analyses and the results from the two monitoring well samples.

8. The soil borings were backfilled with bentonite slurry, and were sealed at the surface with concrete or asphalt to match the pre-existing surface.

9. H2 Environmental Consulting Services (H2) performed a survey of building materials for lead-based paint (LBP) and asbestos-containing materials (ACMs).

RESULTS

Based on the scope of work detailed above, Pinnacle obtained the following results from the soil and groundwater sampling:

- Site geology is laterally discontinuous interbeds of well- and poorly-graded sand and silty sand, and organic clay and peat (Appendix B). The stratigraphy is typical of this area of Huntington Beach.

- Saturated soil with sufficient groundwater for sampling was encountered at a depth of approximately 15 feet in the seven borings intended for groundwater grab sampling (Figure 2).

- None of the soil samples collected during this investigation were discolored, or had petroleum hydrocarbon odors and measurable concentrations of volatile organic compounds in the field. A petroleum hydrocarbon odor was noted while advancing boring PGW-4 to collect a groundwater grab sample. Odors indicative of anoxic conditions were noted while drilling through organic clays and peat.

- Detectable concentrations of TPH or VOCs were not identified in any of the analyzed soil samples (Table 1, Appendix C).

- Metals concentrations in the analyzed soil samples did not exceed Total Threshold Limit Concentrations (TTLCs) or 10 times the Soluble Threshold Limit Concentrations (STLCs). Those materials with metals exceeding the TTLC are hazardous wastes. Those materials with metals concentrations exceeding 10 times the STLC may be hazardous, and should be tested for soluble metals using the Waste Extraction Test (WET) (Table 2, Appendix C).

- None of the analyzed soil samples contained detectable concentrations of organopesticides (Table 3, Appendix C).

- One of the groundwater grab samples contained detectable TPH and fuel-related VOCs. The sample from boring PGW-4 contained a gasoline-range TPH concentration of 8,876 milligrams per liter (mg/L) and a benzene concentration of 754.7 micrograms per liter (ug/L). Other commonly reported fuel-related VOCs (toluene, ethylbenzene and xylenes) were also detected in this sample (Table 4, Appendix C).

- No fuel oxygenates were detected in the groundwater grab samples (Table 5, Appendix C).

- Metals concentrations in the analyzed groundwater samples did not exceed the Maximum Contaminant Levels (MCL) allowable in drinking water (Table 6, Appendix C).

H2's LBP/ACM survey included the collection of 81 samples for asbestos testing by polarized light microscopy (PLM). The survey sampling identified the following ACMs:

1. Black floor tile mastic under 12x12 white floor tile (located at the north side showroom area, south side office area, east side office area).
2. Black floor tile mastic under 12x12 black floor tile (located at the north side 1st floor stairs).
3. Black/gray roof mastic (located at the north side penetration, east side penetration, south side penetration).
4. Silver roof mastic (located on the north side metal cap, west side metal cap and south side metal cap).
5. Fire doors.

A total of 56 spot samples were collected for LBP analysis using a field x-ray fluorescence unit. Ten of the fifty-six samples contained LBP, which is defined by a material containing lead in excess of 1.0 milligrams per cubic centimeter (mg/cm3). Seven of these samples were of tests on exterior materials. The three remaining samples were from tests on interior materials. The sample locations are included in the H2 report provided in Appendix D of this report.

DISCUSSION OF RESULTS

Analytical results are typically compared to recognized clean-up levels or action levels to determine if further investigation or remediation is warranted. If necessary, more detailed analysis of the laboratory results is typically performed by conducting a health risk assessment using the data, site-specific conditions and expected land use.

The California MCL for benzene in groundwater is 1 ug/L. The benzene identified in the grab sample from boring PGW-4 exceeds this concentration. These levels would typically trigger additional investigation and/or clean-up. Any subsurface excavations or dewatering in this area will produce impacted soil and groundwater, which will require additional costs to handle and transport from the site for disposal.

The lateral extent of impacted groundwater to the south, west and east of boring PGW-4 is unknown. The groundwater grab samples collected north of boring PGW-4, which were adjacent to the UST excavation, did not contain detectable fuel hydrocarbons.

SUMMARY AND CONCLUSIONS

Pinnacle advanced 17 soil borings at the subject site. Soils below the site were interbedded sands, silty sands, organic clays and peat typical of this area of Huntington Beach. No odors indicative of contamination were noted during drilling.

Selected soil samples from each boring were analyzed for volatile organic compounds using EPA Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals. Seven groundwater grab samples from the borings were analyzed for TPH using EPA Method 8015m and VOCs/fuel oxygenates using EPA Method 8260B.

Pinnacle provides the following conclusions based on the analytical data and field observations generated during this investigation.

- None of the soil samples collected adjacent to the drain at the northeast corner of the site contained detectable concentrations of the analyzed contaminants or elevated concentrations of Title 22 Metals.
- Pesticides were not identified in any of the soil samples.
- One of the groundwater grab samples contained TPH and VOCs. This sample, which was collected south of the former onsite UST location, contained elevated concentrations of fuel-related VOCs including benzene.
- None of the groundwater grab samples indicate impacted groundwater along the property boundary with the EZ-Lube (the former UNOCAL service station).
- The LBP/ACM survey identified several types of mastic that contained asbestos, and numerous surfaces painted with LBP. No friable asbestos was identified. Twelve of fifty-six spot test for lead resulted in a positive analysis for LBP.

RECOMMENDATIONS

Based on the absence of significant concentrations of the analyzed constituents, Pinnacle recommends additional investigation (grab sampling) of the area of impacted groundwater identified at boring location PGW-4. When the areal extent of impacted groundwater is better understood, the impact to future development can be assessed and a mitigation plan can be generated, if required for development.

If the impacted groundwater small in lateral extent, the groundwater may be mitigated by performing a local excavation and pumping impacted groundwater to reduce the mass of fuel left in place. Mr. Malvey of Pinnacle managed and performed a similar remediation project for UNOCAL at the corner property now occupied by the EZ-Lube.

Future investigation and possible mitigation should be performed with the concurrence of the OCHCA and HBFD. When the plan for development at the site is available, the HBFD should be contacted regarding any future investigation of soil vapor they may require. Depending on the results of this investigation, a vapor barrier may be required for structures at the site.

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
PESTICIDES

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Compound	LS-1-2'	LS-2-2'	LS-3-2'	LS-4-2'	LS-5-2'
	Analytical Results - EPA Method 8081a (ug/kg)				
Aldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
alpha-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
beta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
delta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
gamma-BHC (Lindane)	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Chlordane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDD	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDE	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDT	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Dieldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan I	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan II	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan sulfate	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endrin aldehyde	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin ketone	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Heptachlor	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Heptachlor epoxide	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Methoxychlor	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Toxaphene	ND < 10	ND < 10	ND < 10	ND < 10	ND < 10

ug/kg - micrograms per kilogram
ND - Not detected at a concentration greater than the specified quantitation limit

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
PESTICIDES

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Compound	LS-6-2'	LS-7-2'	LS-8-2'	LS-9-2'	LS-10-2'
	Analytical Results - EPA Method 8081a (ug/kg)				
Aldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
alpha-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
beta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
delta-BHC	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
gamma-BHC (Lindane)	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Chlordane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDD	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDE	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
4,4'-DDT	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Dieldrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan I	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan II	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endosulfan sulfate	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Endrin aldehyde	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Endrin ketone	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Heptachlor	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Heptachlor epoxide	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Methoxychlor	ND < 1	ND < 1	ND < 1	ND < 1	ND < 1
Toxaphene	ND < 10	ND < 10	ND < 10	ND < 10	ND < 10

ug/kg - micrograms per kilogram
ND - Not detected at a concentration greater than the specified quantitation limit

TABLE 4
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
TOTAL PETROLEUM HYDROCARBONS AND SELECTED VOLATILE ORGANIC COMPOUNDS

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Boring Number	Sample Depth (feet)	TPH C4-C12	TPH C13-C22	TPH C23-C40	Benzene	Toluene	Ethyl benzene	Xylenes
		EPA Method 8015m (ug/L)			EPA Method 8260B (ug/L)			
PGW-1	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-2	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-3	10	ND < 100	ND < 500	NA	ND < 0.40	1.5	ND < 0.70	2.8
PGW-4	10	8,876	ND < 500	NA	754.7	3.6	609.6	21.8
PGW-5	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-6	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10
PGW-7	10	ND < 100	ND < 500	NA	ND < 0.40	ND < 0.60	ND < 0.70	ND < 0.10

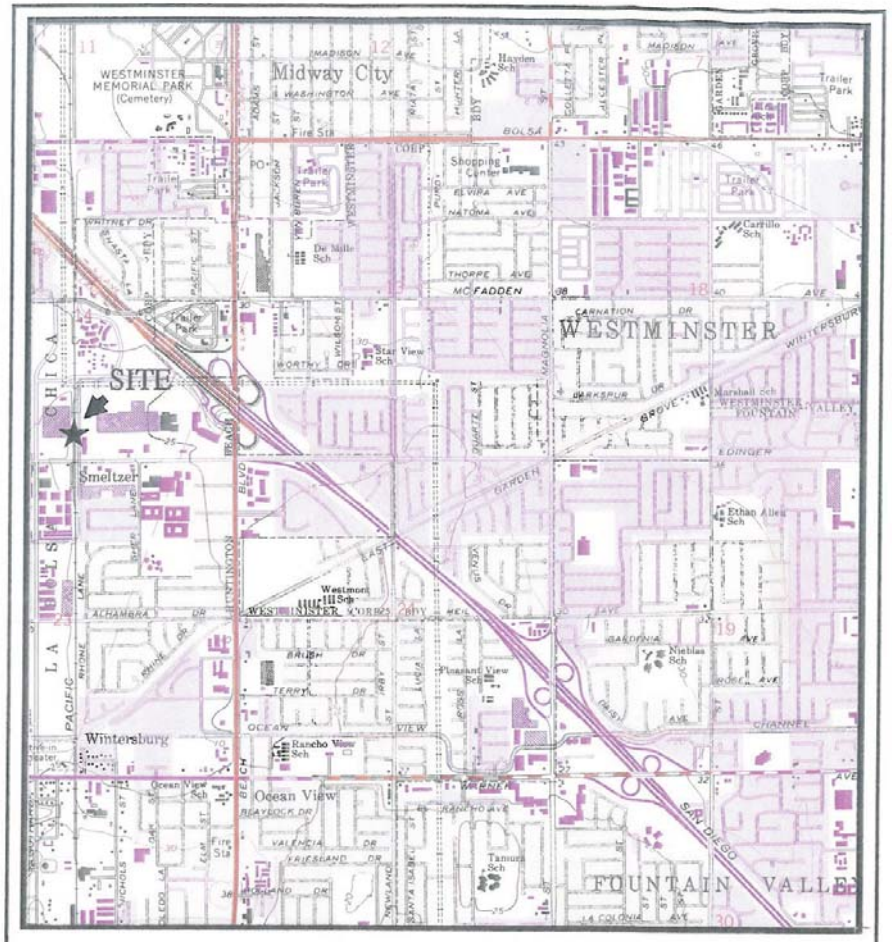
TPH - Total petroleum hydrocarbons - full range
MTBE - Methyl tertiary-butyl ether
ND - Not detected above the specified detection limit
NA - Not analyzed
ug/L - micrograms per liter

TABLE 6
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
TITLE 22 METALS

Former Levitz Site
7441 Edinger Avenue
Huntington Beach, California

Parameter	MCL	PGW-2	PGW-3	PGW-7
Antimony	6	ND < 10	ND < 10	ND < 10
Arsenic	10	ND < 10	ND < 10	ND < 10
Barium	1,000	145	128	64
Beryllium	4	ND < 2	ND < 2	ND < 2
Cadmium	5	ND < 5	ND < 5	ND < 5
Chromium	50	ND < 5	ND < 5	ND < 5
Cobalt	none	ND < 5	ND < 5	ND < 5
Copper	1300	ND < 5	ND < 5	ND < 5
Lead	15	ND < 5	ND < 5	ND < 5
Mercury	2	ND < 1	ND < 1	ND < 1
Molybdenum	none	ND < 5	ND < 5	ND < 5
Nickel	100	ND < 5	ND < 5	ND < 5
Selenium	10	ND < 10	ND < 10	ND < 10
Silver	50	ND < 5	ND < 5	ND < 5
Thallium	2	ND < 10	ND < 10	ND < 10
Vanadium	none	ND < 5	ND < 5	ND < 5
Zinc	none	ND < 10	ND < 10	ND < 10

MCL - Maximum Contaminant Level allowable in drinking water (in ug/L)
All values reported in milligrams per Liter (ug/L)
ND = Not detected above the specified detection limit



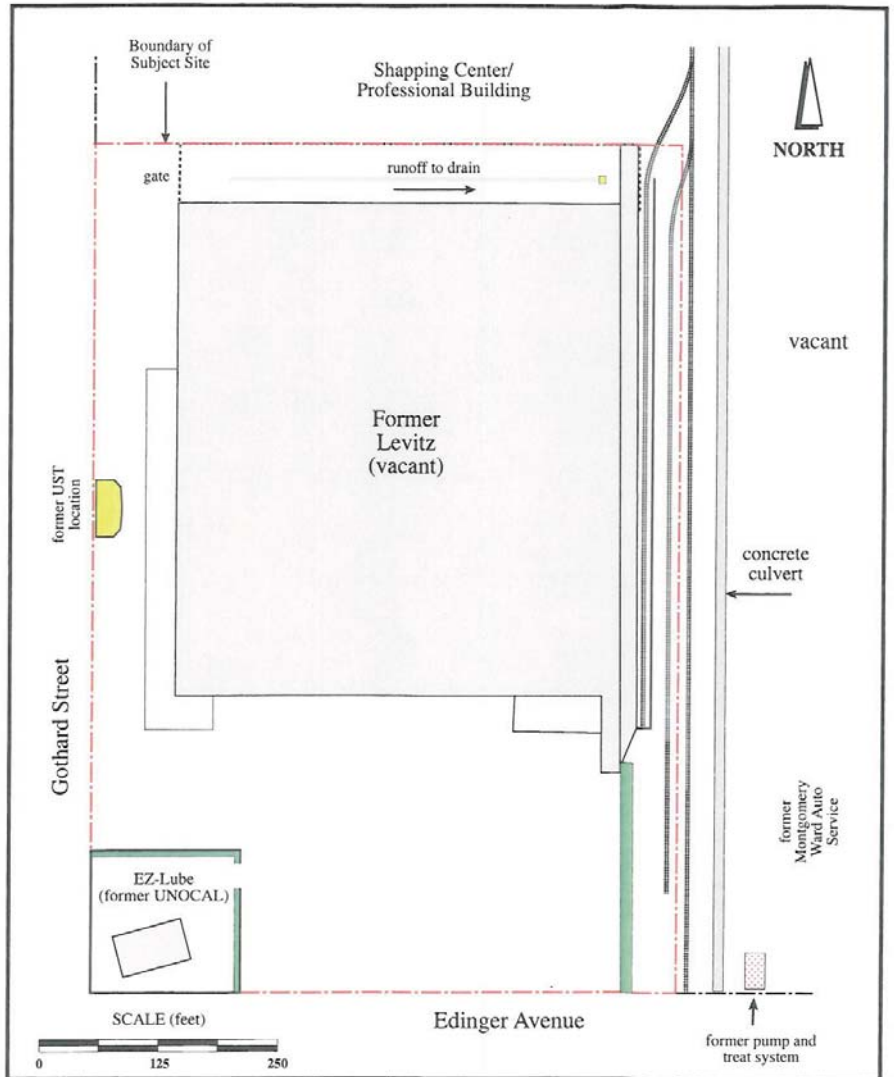
SCALE (feet)

0 2000 4000

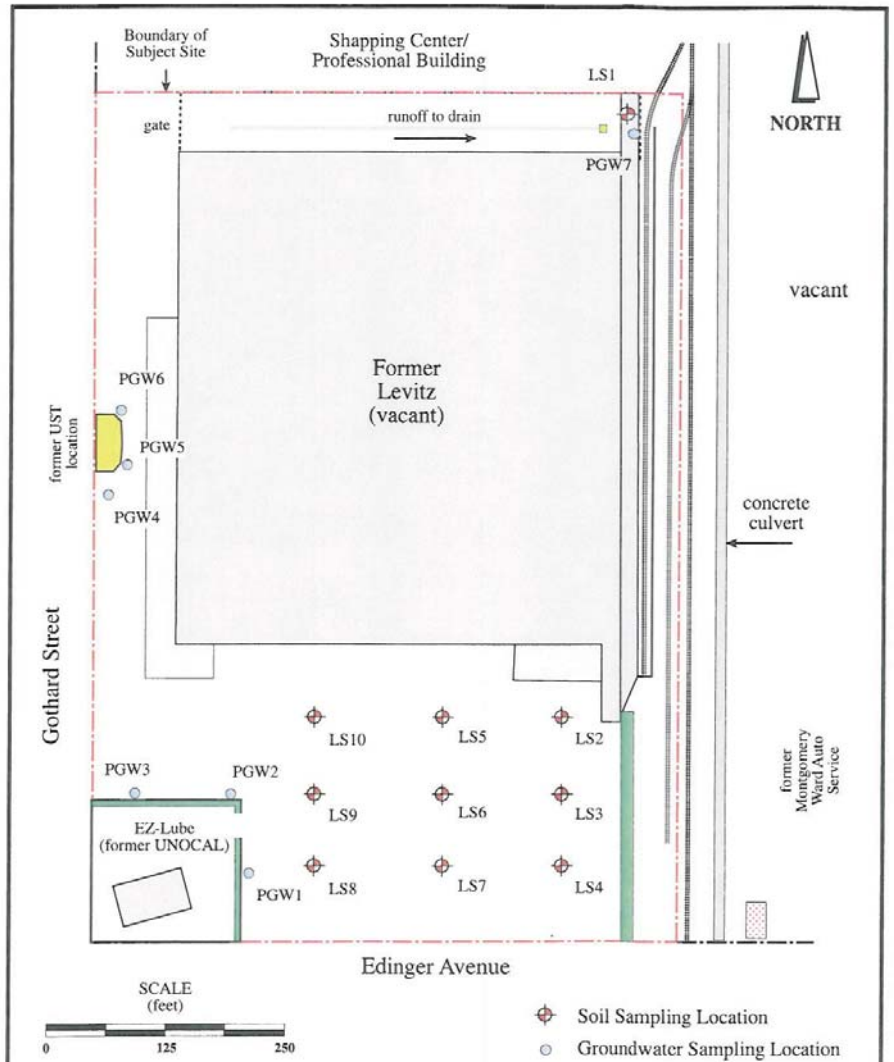
Base Map - USGS 7.5 Minute Quadrangle, Newport Beach

NORTH

PINNACLE ENVIRONMENTAL TECHNOLOGIES #2 Santa Maria, Foothill Ranch, CA 92610 Tel: (949) 470-3691 ¥ Fax: (949) 595-0459	**Edinger Project (former Levitz) 7441 Edinger Avenue Huntngton Beach, California**	**Site Location Map**	**Figure 1**



PINNACLE ENVIRONMENTAL TECHNOLOGIES #2 Santa Maria, Foothill Ranch, CA 92610 Tel: (949) 470-3691 ¥ Fax: (949) 595-0459	**Edinger Project (former Levitz) 7441 Edinger Avenue Huntngton Beach, California**	**Site Plan**	**Figure 2**



PINNACLE
ENVIRONMENTAL TECHNOLOGIES
#2 Santa Maria, Foothill Ranch, CA 92610
Tel: (949) 470-3691 ¥ Fax: (949) 595-0459

Edinger Project (former Levitz)
7441 Edinger Avenue
Huntngton Beach, California

Sample Location Map

Figure 3

APPENDIX A
GENERAL FIELD PROCEDURES

The following sections outline the general field procedures and protocols followed by Pinnacle Environmental Technologies (Pinnacle) in the completion of field tasks. Any deviation from the procedures outlined here due to unique or unforeseen circumstances will be noted in the body of the applicable report. The following tasks are detailed:

- Soil Sample Collection - Direct Push Rigs, Hollow Stem Auger Sampling
- Soil Classification and Logging
- Groundwater Grab Sampling
- Small Diameter Well Installation
- Groundwater Level Monitoring
- Monitoring Well Purging and Sampling
- Chain-of-Custody Protocol

Soil Sample Collection

Soil samples are collected to allow soil description/classification and for laboratory analysis. Samples may be collected using a variety of different techniques including: hollow stem auger rigs (drop hammer samplers), direct push rigs, composite grab samplers, or excavation samples. The sampling technique utilized will be selected based on the particular phase of work and sample requirements. All soil samples collected during drilling operations are also monitored for volatile organic vapors. This is accomplished using a photo-ionization detector (PID) to monitor the soil either at the ends of sample tubes or after it has been placed in sealed Ziploc bags. The maximum PID reading is recorded on the boring log. Field headspace readings are also used to determine if a soil sample will be analyzed in the laboratory.

If soil samples are to be analyzed for volatile organic compounds, samples selected for VOC analysis are prepared using an Encore sampler according to EPA Method 5035. In this case, two sample containers are filled and labeled. They are delivered on the date of sampling to the laboratory. The laboratory is instructed to analyze these samples within 48 hours, or freeze the samples.

Groundwater Grab Sampling

Groundwater grab samples may be collected from Geoprobe borings using bailers or polyethylene tubing. In either case, a temporary screen is lowered in the well bore to a depth at which the screen intersects the static water level. A decontaminated bailer may then be lowered in to he well to collect a sample. Standard purging in not normally performed prior to pulling grab samples, unless extremely turbid samples are initially collected. Alternatively, a polyethylene tube may be lowered into the temporary well screen to purge water from the well. A check valve is placed on the bottom of the tubing to allow water to be removed from the well. This technique is more applicable to sites where the presence of concentrations of non-volatile constituents are being assessed. A peristaltic pump may also be used to purge larger quantities of water from the well before sampling

The water is decanted into the sample containers (40-milliliter VOAs or glass amber bottles, as required) in a manner which minimizes agitation and possible loss of volatiles. Each container is filled so that when the cover is tightened that a zero headspace sample has been collected with no trapped air bubbles visible in the container.

Each container is then labeled with the sample identification, sample date and time, and site name. The sample containers are then placed in a cooled ice chest for transport to the laboratory.

Small Diameter Well Installation

Small-diameter groundwater monitoring wells are typically constructed of one-inch PVC with .010 or .020-inch slotted screens. The PVC is threaded with rubber seals. No glue is used during construction. Screened intervals are selected in the same manner as with larger diameter wells. A sand pack is installed to a depth above the top of the screen. A two to three foot seal of bentonite chips is placed at the top of the sand pack. A concrete seal is poured to further seal the well from surface water infiltration, and a steel, traffic-rated well cover is installed at the surface.

Groundwater samples are collected from standard monitoring wells and small-diameter wells using similar methods. Sampling of groundwater monitoring wells is conducted in accordance with the EPA Technical Enforcement Guidance Document or with any other local protocols and procedures.

Groundwater Level Monitoring

The depth to groundwater is measured to the nearest 0.01 foot and recorded for use in determining the groundwater gradient and flow direction. Water level measurements are completed on all wells prior to purging any well at the site. Depth to groundwater is measured using either an electronic well sounding device (i.e. Solinst) or using an interface probe (i.e. Waterra, ORS, MMC). If a sounding device is used, the well is first checked for the presence of non-aqueous phase petroleum liquids (NAPLs) using hydrocarbon sensitive paste or an interface probe. The interface probe is capable of direct detection of trace thickness of NAPLs.

Monitoring Well Purging and Sampling

All wells are purged prior to the collection of groundwater samples to ensure that a representative groundwater sample is collected. Wells are typically purged using either a portable submersible pump or by using a vacuum truck and dedicated well stinger. Water temperature, pH, and conductivity are monitored during purging. Purging is considered complete once a minimum of three well casing volumes have been purged and the physical parameters have stabilized for successive readings to within 5 percent of temperature and conductivity and 0.05 pH units.

Many low yield aquifers are not capable of producing three well casing volumes of water. In these cases the well may be pumped dry. If this occurs, the well is only pumped dry once and samples are collected once the conditions specified below are achieved.

Care is taken not to overpump a well to dryness and to avoid the possibility of cascading water into the well. All wells are purged at the minimum rate necessary to adequately ensure that a representative groundwater sample will be collected.

In certain cases, regulatory agencies will request the collection of groundwater samples from wells without first purging them. "Pre-Purge" samples are identified as such on the Chain-of-Custody and in the sample identification section of the report.

Each well is allowed to recharge to 80% of its pre-purge volume prior to sampling, or for two hours, whichever occurs first. If a well does not recharge to 80% of its pre-purge volume within two hours, then a sample is collected as soon as sufficient water has collected in the well to fill the required sample containers.

Samples are collected by slowly lowering either a disposable Teflon or decontaminated stainless steel bailer into the water column. Care is taken to minimize agitating the water as

the bailer enters. The bailer is removed from the well after filling, and a bottom emptying device attached. The water is decanted into the sample containers (40-milliliter VOAs or glass amber bottles, as required) in a manner which minimizes agitation and possible loss of volatiles. Each container is filled so that when the cover is tightened that a zero headspace sample has been collected with no trapped air bubbles visible in the container.

Each container is then labeled with the sample identification, sample date and time, and site name. The sample containers are then placed in a cooled ice chest for transport to the laboratory.

Chain-of-Custody Protocol

All soil and groundwater samples that are collected are documented using Chain-of-Custody (COC) procedures. Each sample is identified and entered onto the COC record along with the date and time of collection and the type and number of sample containers. COC documents also typically used to document which analyses are completed on each sample. The COC follows the samples from the field to the laboratory and is a legal document recording who had possession of the samples at all times.

BORING LOG

PINNACLE
ENVIRONMENTAL TECHNOLOGIES
#2 Santa Maria, Foothill Ranch, CA
Tel: (949) 470-3691 Fax: (949) 595-

SITE: Edinger Project - Former Levitz Site
ADDRESS: 7441 Edinger Avenue
Huntington Beach, CA
DRILLING METHOD: Geoprobe
DRILLING COMPANY: Strongarm Environmental Field Services

BORING No.: LS-1
DATE: September 30, 2009
GEOLOGIST: Keith Thompson, P.G.
REVIEWED: Keith Thompson, P.G.
ELEVATION: 20 feet msl

Time	Blows	PID	Depth	Sample	DESCRIPTION	Graphic Log	Well Cons
					4 inches of concrete at surface.		
1405		0			Organic Clay (OH) 2.5 Y 5/1 (gray), soft, damp, no odor.		
1415		0	5		Silty Sand (SM) fine to medium grained, trace clay 2.5 Y 5/1 (gray), loose, moist, no odor.		
1425		0	10		Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, moist, no odor.		
1435		0			Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, saturated, no odor.		
					Boring terminated at 15 feet below ground surface.		

BORING LOG

PINNACLE
ENVIRONMENTAL TECHNOLOGIES

#2 Santa Maria, Foothill Ranch, CA
Tel: (949) 470-3691 Fax: (949) 595-

SITE: Edinger Project - Former Levitz Site
ADDRESS: 7441 Edinger Avenue
Huntington Beach, CA
DRILLING METHOD: Geoprobe
DRILLING COMPANY: Strongarm Environmental Field Services

BORING No.: PGW-7
DATE September 30, 2009
GEOLOGIST: Keith Thompson, P.G.
REVIEWED: Keith Thompson, P.G.
ELEVATION: 20 feet msl

Time	Blows	PID	Depth	Sample	DESCRIPTION	Graphic Log	Well Cons
					4 inches of concrete at surface.		
1330		0			Organic Clay (OH) 2.5 Y 5/1 (gray), soft, damp, no odor.		
1335		0	5		Silty Sand (SM) fine to medium grained, trace clay 2.5 Y 5/1 (gray), loose, moist, no odor.		
1345		0	10		Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, moist, no odor.		
1355		0			Silty Sand (SM) fine-grained, 2.5 Y 5/1 (gray), loose, saturated, no odor.		
					Boring terminated at 15 feet below ground surface.		

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

October 14, 2009

ELAP Certificate No: 2268

Mr. Keith Thompson
Pinnacle Env. Technologies
2 Santa Maria
Foothill Ranch, CA 92610

Project: Levitz Site
C&E ID: 90930A

Dear Mr. Thompson,

Enclosed is an analytical report for the sample(s) received by Chemical & Environmental Laboratories, Inc. on September 30, 2009, and analyzed as indicated in the attached chain-of-custody.

Unless otherwise noted, no problems were encountered during receiving, preparation and analysis of these samples.

Please contact me at (562) 921-8123 if you have any questions regarding this report.

Sincerely,

Larry Zhang, Ph.D.
Laboratory Director

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- M8015 (Diesel) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/02/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	mg/L or ppm

C&E LAB ID	SAMPLE ID	DF	RL	RESULT	% Surrogate (70-130)
90930A-1	PGW-1	1	0.5	ND	98
90930A-2	PGW-2	1	0.5	ND	103
90930A-3	PGW-3	1	0.5	ND	102
90930A-4	PGW-4	1	0.5	ND	93
90930A-5	PGW-5	1	0.5	ND	87
90930A-6	PGW-6	1	0.5	ND	88
90930A-7	PGW-7	1	0.5	ND	102

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT
--- 8015M (Hydrocarbon Characterization) ---

Client Name: Pinnacle Environmental Technologies
Project Manager: Keith Thompson
Project Name: Levitz Site
Sample Matrix: Soil

Date Sampled: 09/30/09
Date Analyzed: 10/02/09
Date Reported: 10/12/09
Unit Reported: mg/kg or ppm

C&E LAB ID	SAMPLE ID	DF	C_4-C_{12}		C_{13}-C_{22}		C_{23}-C_{40}		%Surrogate
			Result	RL	Result	RL	Result	RL	(70-130)
90930A-18	PGW-7 5'	1	ND	0.1	ND	1	ND	50	102
90930A-19	PGW-7 10'	1	ND	0.1	ND	1	ND	50	104
90930A-20	LS-1-5'	1	ND	0.1	ND	1	ND	50	105
90930A-21	LS-1-10'	1	ND	0.1	ND	1	ND	50	94

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT
--- EPA 8260B (VOCs) ---

Client Name: Pinnacle Environmental Technologies
Project Manager: Keith Thompson
Project Name: Levitz Site
Sample Matrix: Water

Date Sampled: 09/30/09
Date Analyzed: 10/05/09
Date Reported: 10/12/09
Unit Reported: µg/L or ppb

C&E LAB ID	90930A-1		90930A-2		90930A-3		90930A-4		90930A-5	
SAMPLE ID	PGW-1		PGW-2		PGW-3		PGW-4		PGW-5	
DF	1		1		1		1		1	
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	2.0	ND	2.0	ND	2.0	ND	2.0	ND	2.0
Benzene	ND	0.5	ND	0.5	ND	0.5	754.7	0.5	ND	0.5
Bromodichloromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Bromoform	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Bromomethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
2-Butanone (MEK)	ND	2.0	ND	2.0	ND	2.0	ND	2.0	ND	2.0
Carbon Disulfide	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Carbon Tetrachloride	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chloroethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Chloroform	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Chloromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Cyclohexane	ND	0.5	ND	0.5	ND	0.5	348.6	0.5	ND	0.5
Dibromochloromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,2-Dibromo-3-Chloropropane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,2-Dibromoethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,2-Dichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,3-Dichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,4-Dichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Dichlorodifluoromethane	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
1,1-Dichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,2-Dichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1-Dichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
cis-1,2-Dichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
trans-1,2-Dichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,2-Dichloropropane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5

To be continued on page 2

14148 E. Firestone Blvd., Santa Fe Springs, CA 90670 Tel: 562 921-8123, Fax: 562 921-7974

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-1		90930A-2		90930A-3		90930A-4		90930A-5	
SAMPLE ID	PGW-1		PGW-2		PGW-3		PGW-4		PGW-5	
DF	1		1		1		1		1	
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
cis-1,3-Dichloropropene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Ethylbenzene	ND	0.5	ND	0.5	ND	0.5	609.6	0.5	ND	0.5
2-Hexanone	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methyl Acetate	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methylcyclohexane	ND	0.5	ND	0.5	ND	0.5	11.8	0.5	ND	0.5
Methylene Chloride	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4-Methyl-2-Pentanone	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Styrene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Isopropylbenzene	ND	0.5	ND	0.5	ND	0.5	98.4	0.5	ND	0.5
4-Isopropyltoluene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,2,2-Tetrachloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Tetrachloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Toluene	ND	0.5	ND	0.5	1.5	0.5	3.6	0.5	ND	0.5
1,2,4-Trichlorobenzene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,1-Trichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,2-Trichloroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Trichloroethene	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Trichlorofluoromethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
1,1,2-Trichlorotrifluoroethane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Vinyl Chloride	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Total Xylenes	ND	0.5	ND	0.5	2.8	0.5	21.8	0.5	ND	0.5

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	96	109	111	110	90
1,2-Dichloroethane-d4	119	122	114	123	105
Toluene-D8	97	97	96	101	98
4-Bromofluorobenzene	97	97	101	94	98

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- GC/MS(TPH-g)/EPA 8260B (Oxygenates) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Water	Unit Reported:	µg/L or ppb

C&E LAB ID	90930A-1		90930A-2		90930A-3		90930A-4		90930A-5	
SAMPLE ID	PGW-1		PGW-2		PGW-3		PGW-4		PGW-5	
DF	1		1		1		1		1	
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Ethyl Tertiary Butyl Ether	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Tertiary Amyl Methyl Ether	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Diisopropyl Ether	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Tertiary Butyl Alcohol	ND	10.0	ND	10.0	ND	10.0	ND	10.0	ND	10.0
MTBE	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Gasoline	ND	100	ND	100	ND	100	8876	100	ND	100

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name: Pinnacle Environmental Technologies
Project Manager: Keith Thompson
Project Name: Levitz Site
Sample Matrix: Water

Date Sampled: 09/30/09
Date Analyzed: 10/05/09
Date Reported: 10/12/09
Unit Reported: µg/L or ppb

C&E LAB ID	90930A-6		90930A-7							
SAMPLE ID	PGW-6		PGW-7							
DF	1		1							
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	2.0	ND	2.0						
Benzene	ND	0.5	ND	0.5						
Bromodichloromethane	ND	1.0	ND	1.0						
Bromoform	ND	1.0	ND	1.0						
Bromomethane	ND	1.0	ND	1.0						
2-Butanone (MEK)	ND	2.0	ND	2.0						
Carbon Disulfide	ND	1.0	ND	1.0						
Carbon Tetrachloride	ND	0.5	ND	0.5						
Chlorobenzene	ND	0.5	ND	0.5						
Chloroethane	ND	1.0	ND	1.0						
Chloroform	ND	1.0	ND	1.0						
Chloromethane	ND	1.0	ND	1.0						
Cyclohexane	ND	0.5	ND	0.5						
Dibromochloromethane	ND	1.0	ND	1.0						
1,2-Dibromo-3-Chloropropane	ND	1.0	ND	1.0						
1,2-Dibromoethane	ND	1.0	ND	1.0						
1,2-Dichlorobenzene	ND	0.5	ND	0.5						
1,3-Dichlorobenzene	ND	0.5	ND	0.5						
1,4-Dichlorobenzene	ND	0.5	ND	0.5						
Dichlorodifluoromethane	ND	1.0	ND	1.0						
1,1-Dichloroethane	ND	0.5	ND	0.5						
1,2-Dichloroethane	ND	0.5	ND	0.5						
1,1-Dichloroethene	ND	0.5	ND	0.5						
cis-1,2-Dichloroethene	ND	0.5	ND	0.5						
trans-1,2-Dichloroethene	ND	0.5	ND	0.5						
1,2-Dichloropropane	ND	0.5	ND	0.5						

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- GC/MS(TPH-g)/EPA 8260B (Oxygenates) ---

Client Name: Pinnacle Environmental Technologies
Project Manager: Keith Thompson
Project Name: Levitz Site
Sample Matrix: Water

Date Sampled: 09/30/09
Date Analyzed: 10/05/09
Date Reported: 10/12/09
Unit Reported: µg/L or ppb

C&E LAB ID	90930A-6		90930A-7							
SAMPLE ID	PGW-6		PGW-7							
DF	1		1							
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Ethyl Tertiary Butyl Ether	ND	1.0	ND	1.0						
Tertiary Amyl Methyl Ether	ND	1.0	ND	1.0						
Diisopropyl Ether	ND	1.0	ND	1.0						
Tertiary Butyl Alcohol	ND	10.0	ND	10.0						
MTBE	ND	1.0	ND	1.0						
Gasoline	ND	100	ND	100						

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	µg/kg or ppb

C&E LAB ID	90930A-18		90930A-19		90930A-20		90930A-21			
SAMPLE ID	PGW-7 5'		PGW-7 10'		LS-1-5'		LS-1-10'			
DF	1		1		1		1			
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	5	ND	5	ND	5	ND	5		
Benzene	ND	1	ND	1	ND	1	ND	1		
Bromodichloromethane	ND	2	ND	2	ND	2	ND	2		
Bromoform	ND	5	ND	5	ND	5	ND	5		
Bromomethane	ND	2	ND	2	ND	2	ND	2		
2-Butanone (MEK)	ND	2	ND	2	ND	2	ND	2		
Carbon Disulfide	ND	2	ND	2	ND	2	ND	2		
Carbon Tetrachloride	ND	2	ND	2	ND	2	ND	2		
Chlorobenzene	ND	2	ND	2	ND	2	ND	2		
Chloroethane	ND	2	ND	2	ND	2	ND	2		
Chloroform	ND	2	ND	2	ND	2	ND	2		
Chloromethane	ND	5	ND	5	ND	5	ND	5		
Cyclohexane	ND	2	ND	2	ND	2	ND	2		
Dibromochloromethane	ND	5	ND	5	ND	5	ND	5		
1,2-Dibromo-3-Chloropropane	ND	2	ND	2	ND	2	ND	2		
1,2-Dibromoethane	ND	2	ND	2	ND	2	ND	2		
1,2-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,3-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,4-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
Dichlorodifluoromethane	ND	5	ND	5	ND	5	ND	5		
1,1-Dichloroethane	ND	2	ND	2	ND	2	ND	2		
1,2-Dichloroethane	ND	2	ND	2	ND	2	ND	2		
1,1-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
cis-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
trans-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
1,2-Dichloropropane	ND	2	ND	2	ND	2	ND	2		

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/05/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	µg/kg or ppb

C&E LAB ID	90930A-18		90930A-19		90930A-20		90930A-21			
SAMPLE ID	PGW-7 5'		PGW-7 10'		LS-1-5'		LS-1-10'			
DF	1		1		1		1			
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2		
cis-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2		
Ethylbenzene	ND	1	ND	1	ND	1	ND	1		
2-Hexanone	ND	2	ND	2	ND	2	ND	2		
Methyl Acetate	ND	2	ND	2	ND	2	ND	2		
Methylcyclohexane	ND	2	ND	2	ND	2	ND	2		
Methylene Chloride	ND	2	ND	2	ND	2	ND	2		
4-Methyl-2-Pentanone	ND	2	ND	2	ND	2	ND	2		
Styrene	ND	2	ND	2	ND	2	ND	2		
Isopropylbenzene	ND	2	ND	2	ND	2	ND	2		
4-Isopropyltoluene	ND	2	ND	2	ND	2	ND	2		
1,1,2,2-Tetrachloroethane	ND	2	ND	2	ND	2	ND	2		
Tetrachloroethene	ND	2	ND	2	ND	2	ND	2		
Toluene	ND	1	ND	1	ND	1	ND	1		
1,2,4-Trichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,1,1-Trichloroethane	ND	2	ND	2	ND	2	ND	2		
1,1,2-Trichloroethane	ND	2	ND	2	ND	2	ND	2		
Trichloroethene	ND	2	ND	2	ND	2	ND	2		
Trichlorofluoromethane	ND	2	ND	2	ND	2	ND	2		
1,1,2-Trichlorotrifluoroethane	ND	2	ND	2	ND	2	ND	2		
Vinyl Chloride	ND	5	ND	5	ND	5	ND	5		
Total Xylenes	ND	1	ND	1	ND	1	ND	1		

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	100	118	113	87	
1,2-Dichloroethane-d4	129	128	125	130	
Toluene-D8	99	99	99	99	
4-Bromofluorobenzene	99	100	97	101	

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8081A (Pesticides) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Extracted:	10/02/09
Project Name:	Levitz Site	Date Analyzed:	10/02/09
Sample Matrix:	Soil	Date Reported:	10/12/09

C&E LAB ID	90930A-8		90930A-9		90930A-10		90930A-11		90930A-12	
SAMPLE ID	LS-1-2'		LS-2-2'		LS-3-2'		LS-4-2'		LS-5-2'	
DF	1		1		1		1		1	
Unit Reported: µg/kg or ppb										
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
α-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
β-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
γ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
δ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chlordane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDD	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDE	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDT	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Dieldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan I	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan II	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan Sulfate	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endrin Aldehyde	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin Ketone	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Heptachlor	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Heptachlor Epoxide	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methoxychlor	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Toxaphene	ND	10.0	ND	10.0	ND	10.0	ND	10.0	ND	10.0

Surrogate Compounds	% Surrogate Recovery (55-140)				
2,4,5,6-tetrachloro-m-xylene	87	79	88	89	90
decachlorobiphenyl	92	90	92	93	70

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable, coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8081A (Pesticides) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Extracted:	10/02/09
Project Name:	Levitz Site	Date Analyzed:	10/02/09
Sample Matrix:	Soil	Date Reported:	10/12/09

C&E LAB ID	90930A-13		90930A-14		90930A-15		90930A-16		90930A-17	
SAMPLE ID	LS-6-2'		LS-7-2'		LS-8-2'		LS-9-2'		LS-10-2'	
DF	1		1		1		1		1	
Unit Reported: µg/kg or ppb										
COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
α-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
β-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
γ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
δ-BHC	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Chlordane	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDD	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDE	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
4,4'-DDT	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Dieldrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan I	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan II	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endosulfan Sulfate	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Endrin Aldehyde	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Endrin Ketone	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Heptachlor	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Heptachlor Epoxide	ND	0.5	ND	0.5	ND	0.5	ND	0.5	ND	0.5
Methoxychlor	ND	1.0	ND	1.0	ND	1.0	ND	1.0	ND	1.0
Toxaphene	ND	10.0	ND	10.0	ND	10.0	ND	10.0	ND	10.0

Surrogate Compounds	% Surrogate Recovery (55-140)				
2,4,5,6-tetrachloro-m-xylene	83	95	73	87	79
decachlorobiphenyl	110	79	71	80	78

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.
MI = Matrix Interference; unquantifiable, coeluting organics in sample.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- CA Title 22 Metals (17) ---

Client Name:	Pinnacle Environmental Technologies	Date Sampled:	09/30/09
Project Manager:	Keith Thompson	Date Analyzed:	10/01/09
Project Name:	Levitz Site	Date Reported:	10/12/09
Sample Matrix:	Soil	Unit Reported:	mg/kg or ppm

C&E LAB ID	90930A-18	90930A-19	90930A-20	90930A-21	
SAMPLE ID	PGW-7 5'	PGW-7 10'	LS-1-5'	LS-1-10'	
DF	1	1	1	1	

COMPOUND	Method	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Antimony (Sb)	6010B	ND	2	ND	2	ND	2	ND	2		
Arsenic (As)	6010B	10	1	ND	1	2	1	3	1		
Barium (Ba)	6010B	17	1	17	1	26	1	9	1		
Beryllium (Be)	6010B	ND	1	ND	1	ND	1	ND	1		
Cadmium (Cd)	6010B	ND	0.5	ND	0.5	ND	0.5	ND	0.5		
Chromium (Cr)	6010B	5	1	6	1	7	1	3	1		
Cobalt (Co)	6010B	5	1	4	1	4	1	4	1		
Copper (Cu)	6010B	26	1	10	1	10	1	3	1		
Lead (Pb)	6010B	3	1	4	1	3	1	2	1		
Mercury (Hg)	7471	ND	0.1	ND	0.1	ND	0.1	ND	0.1		
Molybdenum (Mo)	6010B	ND	1	ND	1	ND	1	ND	1		
Nickel (Ni)	6010B	15	1	6	1	6	1	5	1		
Selenium (Se)	6010B	ND	2	ND	2	ND	2	ND	2		
Silver (Ag)	6010B	ND	1	ND	1	ND	1	ND	1		
Thallium (Tl)	6010B	ND	2	ND	2	ND	2	ND	2		
Vanadium (V)	6010B	19	1	10	1	8	1	8	1		
Zinc (Zn)	6010B	31	1	15	1	17	1	11	1		

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- 8015M (Diesel in Water) ---

I. Laboratory Control Sample

Date Analyzed: 10/02/09
LCS ID: TPH91002LC

ANALYTE	LCS %	ACP %CL
Diesel	83	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 10/02/09
QC Batch : TPH91002MS

ANALYTE	MS %	MSD %	RPD	ACP%CL	ACP RPD
Diesel	85	86	1	70-130	20

III. Method Blank

Date Analyzed: 10/02/09 Unit: mg/L

COMPOUND	REPORTING LIMIT	RESULT
Diesel	0.5	ND

Surrogate Compounds	% Surr. Rec. (70-130)
BFB	97

ND = Not detected at the indicated reporting limit.

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CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- EPA 6010B (Metals in Water) ---

I. Laboratory Control Sample

Date Analyzed: 10/01/09
LCS ID: MET91001CW

ANALYTE	LCS %	ACP %CL
Arsenic	101	70-130
Selenium	100	70-130
Cadmium	101	70-130
Lead	101	70-130
Barium	101	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 10/01/09
QC Batch #: MET91001MS

ANALYTE	MS %	MSD %	RPD	ACP %CL	ACP RPD
Arsenic	90	94	4	70-130	20
Selenium	94	97	3	70-130	20
Cadmium	92	95	3	70-130	20
Lead	89	92	3	70-130	20
Barium	83	85	2	70-130	20

III. Method Blank

Date Analyzed: 10/01/09

Unit: µg/L

COMPOUND	REPORTING LIMIT	RESULT
Antimony (Sb)	10	ND
Arsenic (As)	10	ND
Barium (Ba)	10	ND
Berryllium (Be)	2	ND
Cadmium (Cd)	5	ND
Chromium (Cr)	5	ND
Cobalt (Co)	5	ND
Copper (Cu)	5	ND
Lead (Pb)	5	ND

COMPOUND	REPORTING LIMIT	RESULT
Mercury (Hg)	1	ND
Molybdenum (Mo)	5	ND
Nickel (Ni)	5	ND
Selenium (Se)	10	ND
Silver (Ag)	5	ND
Thallium (Tl)	10	ND
Vanadium (V)	5	ND
Zinc (Zn)	10	ND

ND = Not detected at the indicated reporting limit.

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CHAIN OF CUSTODY RECORD

Site: LEWIS SITE
Address: 7441 EDINGER AVE., HUNTINGTON BEACH CA
Project Manager: ☐ MALVEY ☒ THOMPSON
Sampled By: ☐ MALVEY ☒ THOMPSON
Laboratory: CEL
EAH NO101-24HR-4HR
LAB/QCB EDF - YES/NO
Page 1 of 1

PINNACLE SAMPLE ID	LABORATORY ID	Sample Time	Sample Date	Sample Matrix	J-Jar T-Tube V-VOA	EPA 5035 (Low/Med)	TPH G/D/WO EPA 8015M	TRPH EPA 418.1	VOC EPA 8260B	Oxygenates EPA 8260B	SVOC EPA 8270C	Pesticides PCB's ETO's EPA 8081/8082	Title 22 Metals	
Pond-1		9:00	9/30/09	Soil	3 Jars		X		X	X				
Pond-2		9:15											X	
Pond-3		9:30											X	
Pond-4		9:45												
Pond-5		10:00												
Pond-6		10:15							X	X				
Pond-7		10:30					X		X	X			X	
Pond-8		9:00		Soil	4 Jars								X	
Pond-9		9:15												
Pond-10		9:30												
Pond-11		9:45												
Pond-12		10:00												
Pond-13		10:15												
Pond-14		10:30												
Pond-15		10:45												
Pond-16		11:00												
Pond-17		11:15											X	

Relinquished By: Date/Time: 9/30/09
Received By: Date/Time: 9/30/09
Relinquished By: Date/Time:
Received By: Date/Time:
NOTES

PINNACLE ENVIRONMENTAL TECHNOLOGIES

2 Santa Maria
Foothill Ranch, CA 92610

TEL: (949) 470-3691
FAX: (949) 595-0459

9930A

CHAIN OF CUSTODY RECORD

Site: LEWIS SITE
Address: 7441 EDINGER AVE
HUNTINGTON BEACH CA

Project Manager: ☐ MALVEY ☒ THOMPSON
Sampled By: ☐ MALVEY ☒ THOMPSON
Laboratory: CAL

TAT: NORM - 24HR - 48HR
LARWQCB EDF - YES / NO
Page 2 of 2

PINNACLE SAMPLE ID	LABORATORY ID	Sample Time	Sample Date	Sample Matrix	J=Jar T=Tube V=VOA	EPA 5035 (LoCore)	TPH G/D/WO EPA 8015M	TRPH EPA 418.1	VOC EPA 8260B	Oxygenates EPA 8260B	SVOC EPA 8270C	Pesticides PCB's EPA 8081/8082	Title 22 Metals		
PSW-7 5'		800	9/30/09	SOIL	Poly tube		X		X				X		
PSW-7 10'		810													
LSB-1-5'		830													
LSB-1-10'		840													

Relinquished By:	Date/Time: 9/30/09	Relinquished By:	Date/Time:	NOTES
Received By:	Date/Time: 9/30/09	Received By:	Date/Time:	

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H2 ENVIRONMENTAL

Pinnacle Environmental Technologies
Commercial Building
7441 Edinger Ave.
Huntington Beach, California
Asbestos & Lead XRF Survey
Project# 1236409 AS

H2 ENVIRONMENTAL

ASBESTOS & LEAD XRF SURVEY

Commercial Building
7441 Edinger Ave.
Huntington Beach, California 92647

Prepared for

Pinnacle Environmental Technologies
2 Santa Maria
Foothill Ranch, California 92610

Prepared by

H2 Environmental Consulting Services, Inc.
13122 6th Street
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909-628-0369

H2 ENVIRONMENTAL

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4. WARRANTY

GENERAL INFORMATION

H2 Environmental Consulting Services facility was retained by Pinnacle Environmental Technologies to conduct Asbestos and Lead Survey of the Commercial Building located at 7441 Edinger Ave., Huntington Beach California. The Asbestos and Lead Survey was conducted on September 30, 2009.

The Commercial Building was unoccupied during the survey. The Commercial Building consisted of approximately 26,250 square feet of user space and was finished out with Drywall and Ceiling Tile ceilings. The walls are finished out with Drywall. The floors are covered with Carpet, Linoleum, Floor Tile and Ceramic Tile.

During the Asbestos Survey, a total of 81 samples were collected and submitted for laboratory analysis by Polarized Light Microscopy (PLM). Suspect materials observed during the Asbestos Survey are summarized in the Survey Summary section of this report. Results of analysis identified that the Black Floor Tile Mastic, Black/Grey Roof Mastic, and Silver Roof Mastic samples are Asbestos-Containing Materials.

- Black Floor Tile Mastic Under 12x12 White Floor Tile (N. Side Showroom Area, S. Side Office Area, E. Side Office Area)
- Floor Tile Mastic Black Under 12x12 Black Floor Tile (N. Side of 1st Floor Stairs)
- Black/Grey Roof Mastic (N. Side Penetration, E. Side Penetration, S. Side Penetration)
- Silver Roof Mastic (N. Side Metal Cap, W. Side Metal Cap, S. Side Metal Cap)
- Fire Doors (Assumed)

During the Lead XRF Survey a total of 56 lead XRF samples were collected. Suspect materials observed during the Lead XRF Survey are summarized in the Lead XRF Survey Summary Section of this report. According to the HUD guidelines paint containing lead greater than >1.0, (**mg/cm²**) using XRF methods is considered lead bearing material. The materials and the Lead content are outlined on the Section 1 Survey Summary – Lead XRF Survey Results.

This report has been prepared for the exclusive use of Pinnacle Environmental Technologies.

AUTHORIZATION

Authorization to perform the survey was given by Mr. Keith Thompson, Contractor, in the form of a verbal authorization to proceed, dated September 28, 2009.

ACM SURVEY RESULTS

Commercial Building
7441 Edinger Ave.
Huntington Beach, California 92647

The following homogeneous building material types were sampled as part of this survey and their results are summarized in the table below:

MTL #	MATERIAL DESCRIPTION	LOCATION	F/NF[1]	COND.[2]	% ACM	# SAMP.	EST. QUANTITY
01	Drywall	Northside 1st Floor Office, Northside Open Room, Southside Hallway 2nd Floor	NF	Good	ND	3	30,000 SF
02	Joint Compound	Northside 1st Floor Office, Northside Open Room, Southside Hallway 2nd Floor	F	Good	ND	3	30,000 SF
03	Yellow Carpet Glue	Southside 2nd Floor Office Area, Northside Showroom Area, Southside Office Area	NF	Good	ND	3	17,500 SF
04	Floor Tile 12x12 White	Northside Showroom Area, Southside Office Area, Eastside Office Area	NF	Good	ND	3	17,500 SF
05	Black Floor Tile Mastic	Northside Showroom Area, Southside Office Area, Eastside Office Area	NF	Good	8%	3	17,500 SF
06	12x12 Floor Tile Black	Northside 1st Floor Stairs, Northside 1st Floor Stairs, Northside 1st Floor Stairs	NF	Good	ND	3	250 SF
07	Black Floor Tile Mastic	Northside 1st Floor Stairs, Northside 1st Floor Stairs, Northside 1st Floor Stairs	NF	Good	7%	3	250 SF
08	4" Cove Base Beige White	Southside Office Area, Southside Office Area, Southside Office Area	NF	Good	ND	3	400 LF
09	Cove Base Mastic	Southside Office Area, Southside Office Area, Southside Office Area	NF	Good	ND	3	400 LF
10	Beige Linoleum	Entry to Showroom, Entry to Showroom, Entry to Showroom	F	Good	ND	3	200 SF
11	Built Up Roof	Northside of Roof, Westside of Roof, Southside of Roof	NF	Good	ND	3	26,250 SF
12	Black Roof Felt	Northside of Roof, Westside of Roof, Southside of Roof	NF	Good	ND	3	26,250 SF
13	Roll Roof From Parapet Wall	Eastside of Roof, Southside of Roof, Westside of Roof	NF	Good	ND	3	1,200 SF
14	Black/Grey Roof Mastic	Northside Penetration, Eastside Penetration, Southside Penetration	NF	Good	7%	3	200 SF
15	A/C Cloth White	Southside A/C Unit, Southside A/C Unit, Southside A/C Unit	NF	Good	ND	3	90 SF
16	Roof Caulk	Northside Metal Cap, Westside Metal Cap, Southside Metal Cap	NF	Good	ND	3	110 SF
17	Silver Roof Mastic	Northside Metal Cap, Westside Metal Cap, Southside Metal Cap	NF	Good	7%	3	125 SF
18	Brown 4" Cove Base	South Wall Showroom Area, West Side Center Office, East Side Center Office	NF	Good	ND	3	75 LF
19	Cove Base Mastic	South Wall Showroom Area, West Side Center Office, East Side Center Office	NF	Good	ND	3	75 LF
20	Beige 4" Cove Base	West Wall Center Offices, West Wall Center Offices, West Wall Center Offices	NF	Good	ND	3	10 LF
21	Cove Base Mastic	West Wall Center Offices, West Wall Center Offices, West Wall Center Offices	NF	Good	ND	3	10 LF
22	2x4 Fissured Ceiling Tile	1st Floor Open Area, 2nd Floor Office Area, 1st Floor Southside Office Area	F	Good	ND	3	2500 SF
23	Linoleum Multi Color	Southside Kitchen, Westside Kitchen, Northside Kitchen	F	Good	ND	3	90 SF
24	Tile Grout	2nd Floor Restrooms, Westside 1st Floor Restrooms, Eastside 1st Floor Restrooms	NF	Good	ND	3	250 SF
25	Red Thin Set	2nd Floor Restrooms, Westside 1st Floor Restrooms, Eastside 1st Floor Restrooms	NF	Good	ND	3	350 SF
26	Grey Ext. Stucco	Northside of Building, Westside of Building, Southside of Building	F	Good	ND	3	27,000 SF
27	Black Vapor Barrier	Northside of Building, Westside of Building, Southside of Building	NF	Good	ND	3	27,000 SF
28	Fire Doors	3 Fire Doors	-	Good	Assumed	-	-

ND= None Detected
[1]F = Friable; NF = Non-friable Friability is further defined in Appendix 3.
[2]Cond. = Condition of Materials Either good, fair or poor.
Note: <1% = Calif. Code of Regulations, Title 8, Section 1529, "Asbestos-containing construction material" means any manufactured construction material which contains more than one tenth of 1 percent asbestos by weight." This material will be abated as asbestos containing material, however, it may be disposed of as construction debris.

H2 Environmental Consulting Services REPORT ASBESTOS & LEAD XRF SURVEY