



June 17, 2020
Project No. 101125003

Heather Crossner, Esq.
Bridge Acquisition, LLC
1600 East Franklin Avenue, Suite D
El Segundo, California 90245

Subject: Clarification Letter Regarding Historical Agricultural Chemicals
Big Lots Warehouse
12322 and 12434 East 4th Street
Rancho Cucamonga, California

Dear Ms. Crossner:

This letter has been prepared to clarify the conclusion that historic and active on-site use of agricultural chemicals would not pose a significant threat to human health or the environment at the former Big Lots Warehouse property located at 12322 and 12434 East 4th Street in the city of Rancho Cucamonga, California (site). During acquisition of the site by Bridge Acquisition, LLC (Bridge), Ardent Environmental Group, Inc. (Ardent) completed a Phase I Environmental Site Assessment (ESA) and a subsequent Subsurface Investigation report, both dated October 8, 2019.

From at least 1938 through 1975, the site and site vicinity were used for agricultural purposes. In 1983, the southern and central portion of the site was redeveloped with the existing commercial buildings and associated parking lot. The northern portion of the site (approximately 10-acres) continued to be used for agricultural purposes. During completion of the Phase I ESA, there was no indication of large quantities of pesticides being used, stored, or mixed at the site. When applied as aerially deposited sprays, these chemicals might affect shallow soils surrounding the plants. Since these chemicals do not migrate rapidly through soil, there is a low likelihood that these chemicals, if present, would pose a potential risk to groundwater, occurring in the site vicinity at depths of approximately 370 to 420 feet below the ground surface (bgs).

It has been our experience that following normal grading activities and reworking of soils for geotechnical purposes, residual chemicals, if present, become diluted to concentrations well

below state and federal screening levels for industrial/commercial land use, and therefore, would not pose a human health risk. Since the southern and central property had been redeveloped for commercial land use, there was a low likelihood of human exposure to possible residual contaminants. Based on this information, Ardent did not identify this former activity as a recognized environmental concern (REC).

At Bridge's request, Ardent collected 5 shallow composite soil samples throughout the northern portion of the site which was actively being used for agricultural purposes (i.e. vineyards). The collection and analyses were completed in general accordance with the California Department of Toxic Substances Control (DTSC) Interim Guidance for Sampling Agricultural Properties (third revision), dated August 7, 2008. Laboratory results indicated no detectable concentrations of organophosphorus pesticides (OPPs), and no detectable to low concentrations of organochlorine pesticides (OCPs) and arsenic, well below the state and/or federal screening levels for the protection of human health. Since elevated concentrations of agricultural chemicals were not discovered in the northern portion of the site with historical and active agricultural use, we would expect similar, if not lower, concentrations of pesticides in the southern and central portion of the site.

Based on the results of the Phase I ESA and Subsurface Investigation, there was a low likelihood that elevated concentrations of agricultural pesticides are present in shallow soil, and therefore, possible agricultural land use would not be considered an REC. If there are any questions or comments regarding this letter, please call the undersigned at your convenience.

Sincerely,
Ardent Environmental Group, Inc.



Paul A. Roberts, P.G.
Principal Geologist

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