Appendix H

Report of Phase II Investigation
Earth Systems Southwest
February 23, 2006

Earth Systems
Southwest

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February 23, 2006

File No.: 10437-02
06-02-791

Manors Construction and Development Company, Inc.
127 Business Park Drive, Suite C
Corona, California 92882

Attention: Mr. Paul Minnick

Subject: **Report of Phase II Investigation**

Project: **APNs 419-160-005 and -024, 419-170-016, -017, -018, -022, and -027**
East Side of Xenia Avenue between 6th and 8th Streets
Beaumont, California

References:

1. Earth Systems Southwest, Report of Phase I Environmental Site Assessment, East Side of Xenia Avenue Between 6th Street and 8th Street, Assessors Parcel Numbers 419-160-005 and -024, 419-170-016, -017, -018, -022, and -027, Beaumont, California, File No.: 10437-01, Document No.: 05-12-595, dated December 28, 2005.

2. Earth Systems Southwest, Proposal for Phase II Investigation, East Side of Xenia Avenue between 6th Street and 8th Street, APNs 419-160-005 and -024, 419-170-016, -017, -018, -022, and 0-27, Beaumont, California, Proposal No.: SWP-06-616, dated January 13, 2006.

Dear Mr. Minnick:

Pursuant to your request and authorization, Earth Systems Southwest [ESSW] has completed a Phase II Investigation at the site referenced above, in accordance with our proposal dated January 13, 2006 and signed on January 25, 2006 (referenced above). Note that this report was prepared for your exclusive use. It was prepared to stand as a whole and no part should be excerpted or used in exclusion of any other part.

This report presents the findings of the Phase II Investigation conducted by Earth Systems Southwest [ESSW] for approximately 11 acres of land located on the east side of Xenia Road between 6th Street and 8th Street in the City of Beaumont, California. The site consists of former agricultural (grazing) land. The site is identified as Assessors Parcel Numbers [APNs] 419-160-005 and -024, 419-170-016, -017, -018, -022, and -027. Figures depicting the site location and layout are presented in Appendix A.

Background

ESSW completed a Phase I Environmental Site Assessment [ESA] of the site in December, 2005 (referenced above) that identified several issues of potential concern, including the following:

1. Sixteen dirt piles and two excavations were observed northeast of the slab foundation, adjacent to the northern boundary. It was not clear whether the dirt piles originated onsite.

2. The site had been used for agriculture or grazing from at least 1949, the earliest historical reference available. Therefore, the potential exists for residues of presently banned Organochlorine Pesticides [OCPs], such as DDT, to be present in soils at the site.

3. Based on an historical aerial photograph review, at least six buildings and/or sheds have been onsite. Four of the buildings/sheds were in the northwest quarter of the site; one building was within a fenced enclosure east of the center of the site; and a shed was near the center of the south boundary. Rural residences and farms often have onsite fuel storage tanks, either above ground or underground [ASTs and USTs, respectively]. The concern with USTs is that a release can occur and go unnoticed until the UST is removed.

Summary of Activities

The purpose of this Phase II investigation was to evaluate the issues stated above. ESSW personnel conducted the fieldwork at the site on February 6, 2006. Work at the site is summarized below. The site location and a map of the sample and survey locations are presented on Figures 1 and 2. The laboratory reports and chain-of-custody forms are included in Appendix A. The methods used are summarized in Appendix B.

1. The geophysical survey consisted of using a Terrain Conductivity Meter [TCM] (a type of metal detector) to locate possible USTs. The surveyed area consisted of the area around the former building locations. The locations of the survey are presented on Figure 2.

2. Six surface soil samples were collected from the dirt piles, four were collected from the former building locations, and twelve were collected in the agricultural fields. Samples were analyzed as follows:

   - The six dirt-pile samples (SS-1 through SS-6) were made into two composite samples by the laboratory. Each composite sample was analyzed for the following:
     - Total Petroleum Hydrocarbons fuel screen [TPHfs] using EPA Method 8015M,
     - Title 22 (CAM) metals using EPA method 6010B/7471A, and
     - OCPs using EPA method 8081A.
   - The sixteen surface samples from the agricultural fields (SS-101 through SS-112) and building areas (SS-7 through SS-10) were analyzed for OCPs using EPA method 8081A.

Summary of Findings

Buried metallic objects were not identified during the geophysical survey. Other indications of USTs were not observed.

TPH and OCPs were not detected in the samples from the dirt piles. Heavy metals were detected below the regulatory limits for hazardous waste [TTLCs] and residential preliminary remediation goals [PRGs]. The heavy metals appear consistent with naturally occuring background concentrations.

Trace concentrations of OCPs were detected in two of the agricultural area and building area samples. Chlordane was detected at 0.036 mg/kg in building area sample SS-10. DDE (a breakdown product of DDT) was detected at 0.002 mg/kg in agricultural area sample SS-112. These results are well below the TTLCs and PRGs.

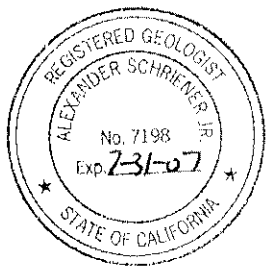
Issues beyond those identified during the Phase I Investigation were not observed. Based on the activities and findings summarized above, **further investigations do not appear warranted.**

-o0o-

We appreciate the opportunity to assist you on this project. If we can be of further assistance, or if you have any questions concerning this report, please feel free to contact us. Note that this report was prepared for the exclusive use of Manors Construction and Development, Inc. Limitations on the use of this report are presented in Appendix C.

Sincerely,
EARTH SYSTEMS SOUTHWEST

Alexander Schriener, Jr., PG 7198
Senior Geologist



Phase II/as/ajf

Distribution: 6/Manors Construction & Development Company, Inc.
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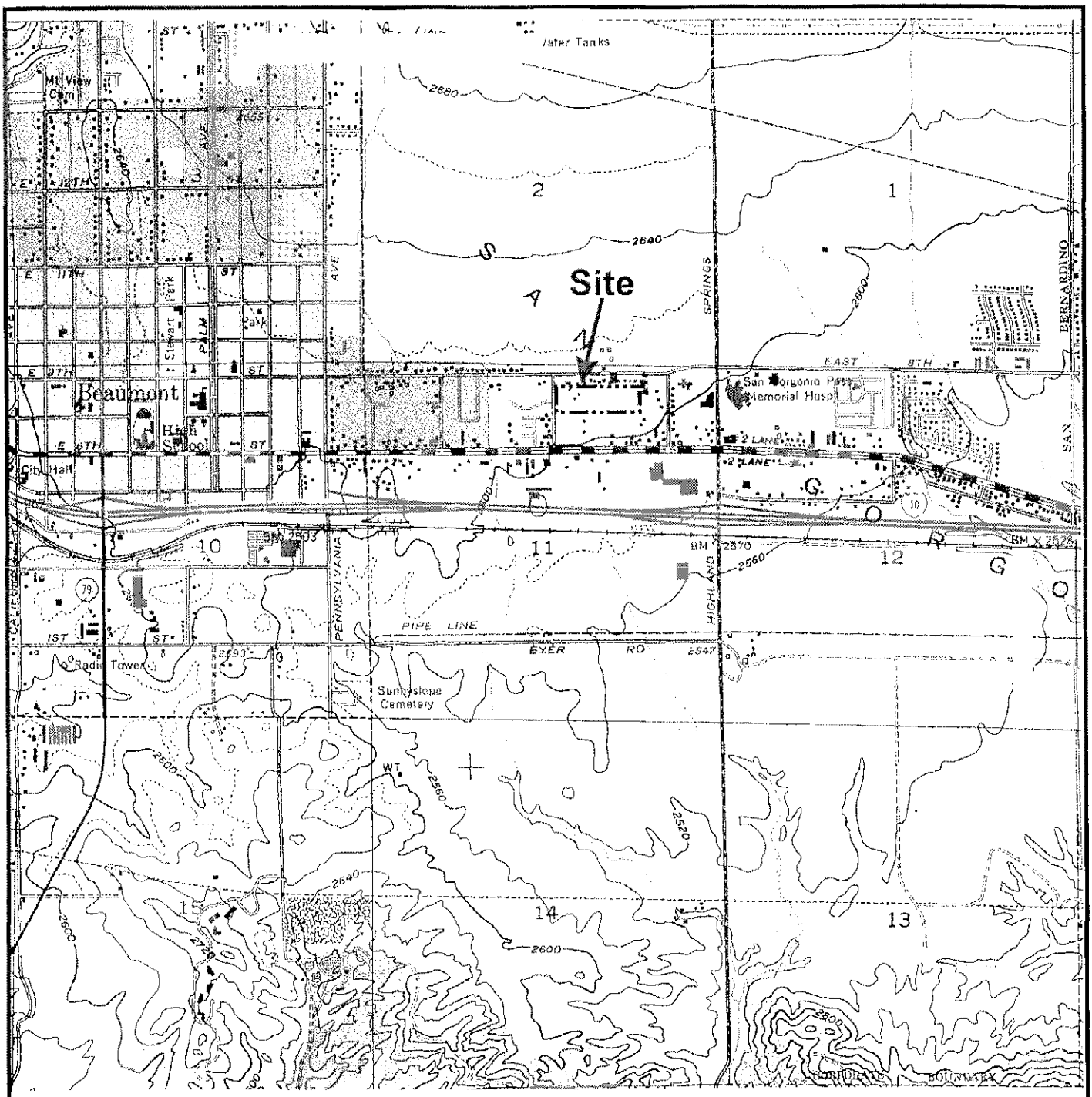
Enclosures: Figure 1 – Site Location
Figure 2 – Sample Locations
Table 1 – TPH Results
Table 2 – CAM 17 Heavy Metals Results
Table 3 – OCP Results
Appendix A – Laboratory Reports
Appendix B – Methods
Appendix C – Limitations



Base Map: USGS 7-1/2' Quadrangle, *Beaumont, California, 1953*, photo-revised 1979.

Site Boundary

Scale: 1" = 2,000'

0 2,000' 4,000'

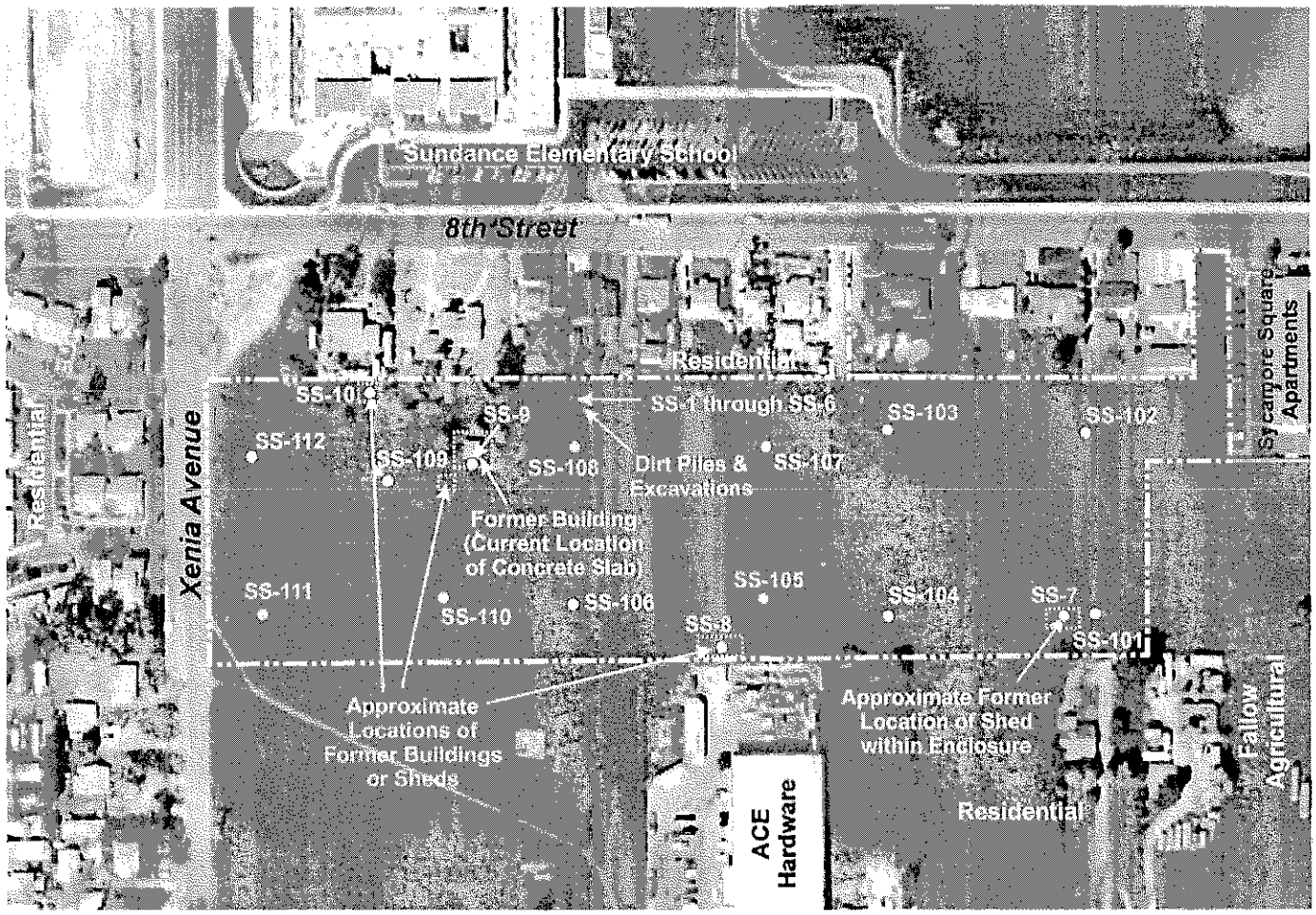
N

Figure 1
Site Location

East Side of Xenia Ave. Between 6th St. & 8th St.
Beaumont, Riverside County, California

Earth Systems
Southwest

02/23/06	10437-02



Approximate Scale: 1" = 190'

0 190' 380'

Reference: GlobeXplorer aerial photograph, dated 2004.

LEGEND

- Site Boundary
- Approximate Boundaries of Geophysical Survey
- ● SS-112 Surface Sample Location

Figure 2
Site Layout

East Side of Xenia Ave. Between 6th St. & 8th St.
Beaumont, Riverside County, California

Earth Systems Southwest

02/23/06	10437-02

Table 1
East Side of Xenia Road - TPH results
EPA Method 8015 Fuel Screen

Sample ID	Gasoline	Jet Fuel	Diesel	Motor Oil	Extractable Hydrocarbons
SS-1	ND<10	ND<10	ND<10	ND<10	ND<10
SS-2					
SS-3					
SS-4	ND<10	ND<10	ND<10	ND<10	ND<10
SS-5					
SS-6					

Notes: All concentrations in mg/kg.
Samples SS-1,-2,-3 and SS-4,-5,-6 were made into composite samples by the laboratory.

Definitions:

ND - not detected greater than the listed detection limit.
TPH - Total Petroleum Hydrocarbons.

Table 2
East Side of Xenia Road - CAM 17 Heavy Metals Results
EPA Method 6010

Sample ID	As	Ba	Cr	Co	Cu	Pb	Ni	V	Zn	Others
SS-1	ND<1.0	70	20	11	19	9.5	14	40	56	ND
SS-2										
SS-3										
SS-4	1.3	64	18	11	17	8.1	13	37	48	ND
SS-5										
SS-6										
TTLC	500	10,000	2,500	8,000	2,500	1,000	2,000	2,400	5,000	Various
Residential PRG	22	5,400	210	900	3,100	150	1,600	550	23,000	Various

Notes:

Concentrations are in mg/kg unless otherwise noted

"Others" includes Antimony, Beryllium, Cadmium, Mercury, Molybdenum, Selenium, Silver, and Thallium, which were all "not detected."

Samples SS-1,-2,-3 and SS-4,-5,-6 were made into composite samples by the laboratory.

Definitions:

PRG = Preliminary Remediation Goal

ND = not detected (see Appendix C for itemized constituents and corresponding Detection Limits, by sample)

TTLC = Total Threshold Limit Concentration (a California criteria for defining a waste as hazardous)

Table 3
East Side of Xenia Road - OCP results
EPA Method 8081

Sample ID	4,4-DDT	4,4-DDE	4,4-DDD	Chlordane	All Other OCPs
SS-1	ND<0.002	ND<0.002	ND<0.002	ND<0.020	ND
SS-2					
SS-3					
SS-4	ND<0.002	ND<0.002	ND<0.002	ND<0.020	ND
SS-5					
SS-6					
SS-7	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-8	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-9	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-10	ND<0.002	ND<0.002	ND<0.002	**0.036**	ND
SS-101	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-102	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-103	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-104	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-105	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-106	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-107	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-108	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-109	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-110	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-111	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND
SS-112	ND<0.002	**0.002**	ND<0.002	ND<0.002	ND
TTLC	1.0 mg/kg as sum total of DDT, DDE, DDD (TDE)			2.5 mg/kg	Various
Residential PRG	1.7 mg/kg	1.7 mg/kg	2.4 mg/kg	1.6 mg/kg	Various

Notes: All concentrations in mg/kg.
Samples SS-1,-2,-3 and SS-4,-5,-6 were made into composite samples by the laboratory.

Definitions:

PRG = Preliminary Remediation Goal

ND = not detected greater than the listed detection limit.
listed detection limit.

TTLC = Total Threshold Limit Concentration (a California criteria for defining a waste as hazardous)

Appendix A

Laboratory Report

Centrum
Analytical
Laboratories, Inc.

Client:	Earth Systems 79-811B Country Club Drive Bermuda Dunes, CA 92203	Date Sampled: Date Received: Job Number:	02/06/06 02/07/06 27557

Project: East Side Xenia Road

CASE NARRATIVE

The following information applies to samples which were received on 02/07/06:

The samples were received at the laboratory chilled and sample containers were intact.

Unless otherwise noted below, the Quality Control acceptance criteria were met for all samples for every analysis requested. The date of issue for this report is 02/14/06.

Report approved by:

Tom Wilson 2006.02.14 15:28:49 -08'00'

Tom Wilson
Laboratory Director

ELAP Lab# 2419, 2479, 2527, 2373, 2562

RL: Reporting Limit -- The lowest level at which the compound can be reliably detected under normal laboratory conditions.
ND: Not Detected -- The compound was analyzed for, but was not found to be present at or above the Reporting Limit.
NA: Not Analyzed -- This compound was not on the list of compounds requested for analysis.

951•779•0310 or 800•798•9336 fax 951•779•0344
www.centrum-labs.com 1401 Research Park Drive, Suite 100, Riverside, CA 92507

Centrum Analytical Laboratories, Inc.

Metals by EPA 6010B and EPA 7471A

Client:	Earth Systems	Date Sampled:	02/06/06
Project:	East Side Xenia Road	Date Received:	02/07/06
Job No:	27557	Date Digested:	02/08/06
Matrix:	Soil	Date Analyzed:	02/08/06
Analyst:	TLB	Batch Number:	6010S3564
			7471S1367

		Sample ID:	Blank	Composite: SS-1,2,3	Composite: SS-4,5,6
Metals	**Method**	RL	mg/Kg	mg/Kg	mg/Kg
Antimony	6010B	5.0	ND	ND	ND
Arsenic	6010B	1.0	ND	ND	**1.3**
Barium	6010B	0.50	ND	**70**	**64**
Beryllium	6010B	0.50	ND	ND	ND
Cadmium	6010B	0.50	ND	ND	ND
Chromium	6010B	0.50	ND	**20**	**18**
Cobalt	6010B	0.50	ND	**11**	**11**
Copper	6010B	1.0	ND	**19**	**17**
Lead	6010B	1.0	ND	**9.5**	**8.1**
Molybdenum	6010B	5.0	ND	ND	ND
Nickel	6010B	1.0	ND	**14**	**13**
Selenium	6010B	5.0	ND	ND	ND
Silver	6010B	2.0	ND	ND	ND
Thallium	6010B	10	ND	ND	ND
Vanadium	6010B	5.0	ND	**40**	**37**
Zinc	6010B	10	ND	**56**	**48**
Mercury	7471A	0.02	ND	ND	ND

Centrum Analytical Laboratories, Inc.

QC Sample Report - Metals by EPA 6010B and EPA 7471A

Matrix: Soil

Metals by EPA 6010B

Batch Number: 6010S3564
Spike Sample ID: Laboratory Control Sample
MS/MSD Sample ID: Composite: SS-4,5,6

Analytical Notes:

Compound	Batch Accuracy Results				Batch Precision Results				
	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Antimony	50	102	75 - 125	Pass	42.54	42.68	0%	20%	Pass
Arsenic	50	102	75 - 125	Pass	45.01	45.74	2%	20%	Pass
Barium	50	102	75 - 125	Pass	106.8	100.7	6%	20%	Pass
Beryllium	50	100	75 - 125	Pass	44.32	46.12	4%	20%	Pass
Cadmium	50	103	75 - 125	Pass	43.86	44.71	2%	20%	Pass
Chromium	50	104	75 - 125	Pass	62.48	62.42	0%	20%	Pass
Cobalt	50	104	75 - 125	Pass	52.22	52.69	1%	20%	Pass
Copper	50	102	75 - 125	Pass	63.56	63.79	0%	20%	Pass
Lead	50	102	75 - 125	Pass	50.46	51.19	1%	20%	Pass
Molybdenum	50	100	75 - 125	Pass	41.48	42.35	2%	20%	Pass
Nickel	50	104	75 - 125	Pass	55.31	55.80	1%	20%	Pass
Selenium	50	101	75 - 125	Pass	41.68	42.78	3%	20%	Pass
Silver	50	91	75 - 125	Pass	39.39	40.00	2%	20%	Pass
Thallium	50	102	75 - 125	Pass	39.60	41.29	4%	20%	Pass
Vanadium	50	101	75 - 125	Pass	79.88	78.29	2%	20%	Pass
Zinc	50	107	75 - 125	Pass	92.67	91.52	1%	20%	Pass

Mercury by EPA 7471A

Batch Number: 7471S1367
Spike Sample ID: Laboratory Control Sample
MS/MSD Sample ID: Composite: SS-4,5,6

Analytical Notes:

Compound	Batch Accuracy Results				Batch Precision Results				
	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Mercury	0.42	99	75 - 125	Pass	0.446	0.449	1%	20%	Pass

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Fuel Screen by GC/FID

Client:	Earth Systems	Date Sampled:	02/06/06
Project:	East Side Xenia Road	Date Received:	02/07/06
Job No.:	27557	Date Extracted:	02/09/06
Matrix:	Soil	Date Analyzed:	02/10/06
Analyst:	JT	Batch Number:	M48015DS1363

Fuel Identified:	Gasoline	Jet Fuel	Diesel	Motor Oil	Extractable Hydrocarbons	Reporting Limits
Units:	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/kg
Method Blank	ND	ND	ND	ND	ND	10
Composite: SS-1, SS-2, SS-3	ND	ND	ND	ND	ND	10
Composite: SS-4, SS-5, SS-6	ND	ND	ND	ND	ND	10

Centrum Analytical Laboratories, Inc.

QC Sample Report - Extractable Hydrocarbons as Diesel by GC/FID

Matrix: Soil
Batch Number: M48015DS1363

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Diesel	500	91	70 - 130	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: 27564-1

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Diesel	475.4	494.9	4%	25%	Pass

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Organochlorine Pesticides by EPA 8081A

Client:	Earth Systems	Date Sampled:	02/06/06
Project:	East Side Xenia Road	Date Received:	02/07/06
Job No.:	27557	Date Extracted:	02/10/06
Matrix:	Soil	Date Analyzed:	02/10-11/06
Analyst:	SEC/LB	Batch Number:	PESTS0990

	Sample ID:	Method Blank	SS-7	SS-8	SS-9	SS-10	SS-101
Pesticides	RL	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Aldrin	0.001	ND	ND	ND	ND	ND	ND
Alpha-BHC	0.001	ND	ND	ND	ND	ND	ND
Beta-BHC	0.001	ND	ND	ND	ND	ND	ND
Delta-BHC	0.001	ND	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	0.001	ND	ND	ND	ND	ND	ND
Technical Chlordane	0.020	ND	ND	ND	ND	**0.036**	ND
4,4'-DDD	0.002	ND	ND	ND	ND	ND	ND
4,4'-DDE	0.002	ND	ND	ND	ND	ND	ND
4,4'-DDT	0.002	ND	ND	ND	ND	ND	ND
Dieldrin	0.002	ND	ND	ND	ND	ND	ND
Endosulfan I	0.001	ND	ND	ND	ND	ND	ND
Endosulfan II	0.002	ND	ND	ND	ND	ND	ND
Endosulfan sulfate	0.002	ND	ND	ND	ND	ND	ND
Endrin	0.002	ND	ND	ND	ND	ND	ND
Endrin Aldehyde	0.002	ND	ND	ND	ND	ND	ND
Endrin Ketone	0.010	ND	ND	ND	ND	ND	ND
Heptachlor	0.001	ND	ND	ND	ND	ND	ND
Heptachlor Epoxide	0.001	ND	ND	ND	ND	ND	ND
Methoxychlor	0.010	ND	ND	ND	ND	ND	ND
Toxaphene	0.020	ND	ND	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 50 - 150%)

Sample ID:	Method Blank	SS-7	SS-8	SS-9	SS-10	SS-101
Tetrachloro-m-xylene	75	91	83	71	61	87

Centrum Analytical Laboratories, Inc.

Organochlorine Pesticides by EPA 8081A

Client:	Earth Systems	Date Sampled:	02/06/06
Project:	East Side Xenia Road	Date Received:	02/07/06
Job No.:	27557	Date Extracted:	02/10/06
Matrix:	Soil	Date Analyzed:	02/10-11/06
Analyst:	SEC/LB	Batch Number:	PESTS0990

	Sample ID:	SS-102	SS-103	SS-104	SS-105	SS-106	SS-107
Pesticides	**RL**	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Aldrin	0.001	ND	ND	ND	ND	ND	ND
Alpha-BHC	0.001	ND	ND	ND	ND	ND	ND
Beta-BHC	0.001	ND	ND	ND	ND	ND	ND
Delta-BHC	0.001	ND	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	0.001	ND	ND	ND	ND	ND	ND
Technical Chlordane	0.020	ND	ND	ND	ND	ND	ND
4,4'-DDD	0.002	ND	ND	ND	ND	ND	ND
4,4'-DDE	0.002	ND	ND	ND	ND	ND	ND
4,4'-DDT	0.002	ND	ND	ND	ND	ND	ND
Dieldrin	0.002	ND	ND	ND	ND	ND	ND
Endosulfan I	0.001	ND	ND	ND	ND	ND	ND
Endosulfan II	0.002	ND	ND	ND	ND	ND	ND
Endosulfan sulfate	0.002	ND	ND	ND	ND	ND	ND
Endrin	0.002	ND	ND	ND	ND	ND	ND
Endrin Aldehyde	0.002	ND	ND	ND	ND	ND	ND
Endrin Ketone	0.010	ND	ND	ND	ND	ND	ND
Heptachlor	0.001	ND	ND	ND	ND	ND	ND
Heptachlor Epoxide	0.001	ND	ND	ND	ND	ND	ND
Methoxychlor	0.010	ND	ND	ND	ND	ND	ND
Toxaphene	0.020	ND	ND	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 50 - 150%)

Sample ID:	SS-102	SS-103	SS-104	SS-105	SS-106	SS-107
Tetrachloro-m-xylene	86	91	90	81	84	81

Centrum Analytical Laboratories, Inc.

Organochlorine Pesticides by EPA 8081A

Client:	Earth Systems	Date Sampled:	02/06/06
Project:	East Side Xenia Road	Date Received:	02/07/06
Job No.:	27557	Date Extracted:	02/10/06
Matrix:	Soil	Date Analyzed:	02/10-11/06
Analyst:	SEC/LB	Batch Number:	PESTS0990

	Sample ID:	SS-108	SS-109	SS-110	SS-111	SS-112	Composite: SS-1,2,3
Pesticides	**RL**	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Aldrin	0.001	ND	ND	ND	ND	ND	ND
Alpha-BHC	0.001	ND	ND	ND	ND	ND	ND
Beta-BHC	0.001	ND	ND	ND	ND	ND	ND
Delta-BHC	0.001	ND	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	0.001	ND	ND	ND	ND	ND	ND
Technical Chlordane	0.020	ND	ND	ND	ND	ND	ND
4,4'-DDD	0.002	ND	ND	ND	ND	ND	ND
4,4'-DDE	0.002	ND	ND	ND	ND	**0.002**	ND
4,4'-DDT	0.002	ND	ND	ND	ND	ND	ND
Dieldrin	0.002	ND	ND	ND	ND	ND	ND
Endosulfan I	0.001	ND	ND	ND	ND	ND	ND
Endosulfan II	0.002	ND	ND	ND	ND	ND	ND
Endosulfan sulfate	0.002	ND	ND	ND	ND	ND	ND
Endrin	0.002	ND	ND	ND	ND	ND	ND
Endrin Aldehyde	0.002	ND	ND	ND	ND	ND	ND
Endrin Ketone	0.010	ND	ND	ND	ND	ND	ND
Heptachlor	0.001	ND	ND	ND	ND	ND	ND
Heptachlor Epoxide	0.001	ND	ND	ND	ND	ND	ND
Methoxychlor	0.010	ND	ND	ND	ND	ND	ND
Toxaphene	0.020	ND	ND	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 50 - 150%)

Sample ID:	SS-108	SS-109	SS-110	SS-111	SS-112	Composite: SS-1,2,3
Tetrachloro-m-xylene	80	84	87	79	86	72

Centrum Analytical Laboratories, Inc.

Organochlorine Pesticides by EPA 8081A

Client:	Earth Systems	Date Sampled:	02/06/06
Project:	East Side Xenia Road	Date Received:	02/07/06
Job No.:	27557	Date Extracted:	02/10/06
Matrix:	Soil	Date Analyzed:	02/10-11/06
Analyst:	SEC/LB	Batch Number:	PESTS0990

	Sample ID: Composite: SS-4,5,6	
Pesticides	RL	mg/Kg
Aldrin	0.001	ND
Alpha-BHC	0.001	ND
Beta-BHC	0.001	ND
Delta-BHC	0.001	ND
Gamma-BHC (Lindane)	0.001	ND
Technical Chlordane	0.020	ND
4,4'-DDD	0.002	ND
4,4'-DDE	0.002	ND
4,4'-DDT	0.002	ND
Dieldrin	0.002	ND
Endosulfan I	0.001	ND
Endosulfan II	0.002	ND
Endosulfan sulfate	0.002	ND
Endrin	0.002	ND
Endrin Aldehyde	0.002	ND
Endrin Ketone	0.010	ND
Heptachlor	0.001	ND
Heptachlor Epoxide	0.001	ND
Methoxychlor	0.010	ND
Toxaphene	0.020	ND

Surrogates in % Recovery (Acceptance Limits: 50 - 150%)

	Sample ID: Composite: SS-4,5,6
Tetrachloro-m-xylene	83

Centrum Analytical Laboratories, Inc.

QC Sample Report - Organochlorine Pesticides by EPA 8081A

Matrix: Soil
Batch Number: PESTS0990

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Lindane	0.0067	**82**	61 - 114	**Pass**
Heptachlor	0.0067	**100**	78 - 129	**Pass**
Aldrin	0.0067	**89**	71 - 123	**Pass**
Dieldrin	0.027	**84**	73 - 123	**Pass**
Endrin	0.027	**90**	72 - 133	**Pass**
DDT	0.027	**94**	76 - 128	**Pass**

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Lindane	0.0055	0.0069	**24%**	25%	**Pass**
Heptachlor	0.0067	0.0078	**16%**	25%	**Pass**
Aldrin	0.0059	0.0071	**17%**	25%	**Pass**
Dieldrin	0.0223	0.0285	**24%**	25%	**Pass**
Endrin	0.0241	0.0305	**24%**	25%	**Pass**
DDT	0.0251	0.0311	**21%**	25%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.
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Fax: 951.779.0344

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Signal Hill, CA 90755
Voice: 562.498.7005
Fax: 562.498.8617

www.centrum-labs.com lab@centrum-labs.com

Chain of Custody Record

Centrum Job # 27557

Please Circle Analyses Requested

Project No:	Project Name:
10437-02	East Side Xenia Road
Project Manager: A. Schriever	**Phone:** (760)345-1588 **Fax:** **email:** aschriever@earthsys.com
Client Name: (Report and Billing) ESSW	**Address:** (Report and Billing) Bermuda Dunes **Note: Reports and Invoice will be sent here**

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	LUFT Diesel, or EPA 8015B DRO	LUFT Gas, or EPA 8015B GRO	fuel ID (TVH, TEH), Carbon Chain (specify ranges)	8021B: BTEX/MtBE Only	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	SVOCs: 8270C, or 625	8081A/8082: Pesticides, or PCBs, or Pest/PCB	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TCLP, STLC	pH, TDS, TSS	418.1 (TRPH), or 413.2, or 1664
1	SS-1	2/6/06	0905	S		4oz jar x 2			X					X	X			
2	SS-2		0910						X					X	X			
3	SS-3		0912						X					X	X			
4	SS-4		0920						X					X	X			
5	SS-5		0925						X					X	X			
6	SS-6		0928						X					X	X			
7	SS-7		1035			4oz jar								X				
8	SS-8		1055											X				
9	SS-9		1108											X				
10	SS-10		1115											X				

Composite (23)

Composite (24)

Turn-Around Time see note *
- ☐ 24 Hr. RUSH *
- ☐ 48 Hr. RUSH *
- ☒ Normal TAT
- ☐ Other _____

* Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

	Date:	Time:
1) Relinquished by: (Sampler's Signature)	2/6	0935
2) Received by:	2/7	0935
3) Relinquished by:	2/6	1055
4) Received by:		
5) Relinquished by:		
6) Received for Laboratory by:	2/7/06	10:55

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes:

To be completed by Laboratory personnel:
- Chilled? ☐ Yes Temp ____C ☐ From Field
- Custody seals? ☐ Yes ☐ No
- All sample containers intact? ☐ Yes ☐ No
- ☐ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal
- ☐ Client will pick up
- ☐ Return to client
- ☐ Lab disposal

Sample Locator Number: _____

Report Formats: Check all applicable
- ☐ Paper report ☒ PDF report (include email address)
- ☐ LARWQCB ☐ EDF (include global ID) ☐ EDD (GISKEY) ☐ EDD (Other) *

* with prior approval only

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Signal Hill, CA 90755
Voice: 562.498.7005
Fax: 562.498.8617

www.centrum-labs.com lab@centrum-labs.com

Chain of Custody Record

Centrum Job # 27557

Project No: 10437-02	Project Name: East side Xenia 2d
Project Manager: A. Schiemer	Phone: (760) 345-1588 Fax: email: aschiemer@earthsys.com
Client Name: (Report and Billing) ESSW	Address: (Report and Billing) Bermuda Dunes Note: Reports and Invoice will be sent here

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	LUFT Diesel, or EPA 8015B DRO	LUFT Gas, or EPA 8015B GRO	Fuel ID (V/H, TEH), Carbon Chain (specify ranges)	8021B: BTEX/MTBE Only	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	SVOCs: 8270C, or 625	Pesticides, or PCBs, or Pest/PCB 8081A/8082:	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TCLP, STLC	pH, TDS, TSS	418.1 (TRPH), or 413.2, or 1664	Remarks/Special Instructions
11	SS-101	2/6/06	1038	S		4oz jar								X					
12	SS-102		1040											X					
13	SS-103		1045											X					
14	SS-104		1050											X					
15	SS-105		1100											X					
16	SS-106		1102											X					
17	SS-107		1104											X					
18	SS-108		1106											X					
19	SS-109		1118											X					
20	SS-110		1120											X					

Turn-Around Time see note *
- ☐ 24 Hr. RUSH *
- ☐ 48 Hr. RUSH *
- ☒ Normal TAT
- ☐ Other _____

* Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

	Date:	Time:
1) Relinquished by: (Sampler's Signature)	2/7	0815
2) Received by:	2/7	0935
3) Relinquished by:	2/7	1055
4) Received by:		
5) Relinquished by:		
6) Received for Laboratory by: A. Jimenez	2/7/06	1055

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

To be completed by Laboratory personnel:
Chilled? ☐ Yes Temp ___C ☐ From Field
Custody seals? ☐ Yes ☐ No
All sample containers intact? ☐ Yes ☐ No
☐ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal
- ☐ Client will pick up
- ☐ Return to client
- ☐ Lab disposal

Sample Locator Number: _____

Laboratory Notes:

Report Formats: Check all applicable
☐ Paper report ☒ PDF report (include email address)
☐ LARWQCB ☐ EDF (include global ID) ☐ EDD (GISKEY) ☐ EDD (Other) *
* with prior approval only

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Signal Hill, CA 90755
Voice: 562.498.7005
Fax: 562.498.8617

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Chain of Custody Record

Centrum Job # 27557

Project No: 10437 - 02	Project Name: East Side Xenia Rd
Project Manager: A. Schriener	Phone: (760)345-1588 Fax: email: aschriener@southsys.com
Client Name: (Report and Billing) ESSW	Address: (Report and Billing) Bermuda Dunes Note: Reports and Invoice will be sent here

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	LUFT Diesel, or EPA 8015B DRO	LUFT Gas, or EPA 8015B GRO	Fuel ID (DVH, TEH), Carbon Chain (specify ranges)	8021B: BTEX/MtBE Only	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	SVOCs: 8270C, or 625	8081/8082: Pesticides, or PCBs, or Pest/PCB	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TCLP, STLC	pH, TDS, TSS	418.1 (TRPH), or 413.2, or 1664	Remarks/Special Instructions
21	SS-111	3/6/06	1123	S		4oz jar								X					
22	SS-112	↓	1126	S		↓								X					

	Date:	Time:		Date:	Time:
1) Relinquished by: (Sampler's Signature)	3/7	0735	3) Relinquished by:	3/7	1055
2) Received by:	3/7	0735	4) Received by:		
			5) Relinquished by:		
			6) Received for Laboratory by:	3/7/06	10:55

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes:

Turn-Around Time (see note *)

- ☐ 24 Hr. RUSH *
- ☐ 48 Hr. RUSH *
- ☒ Normal TAT
- ☐ Other _____

* Requires PRIOR approval, additional charges apply

Requested due date: _____

To be completed by Laboratory personnel:

Chilled? ☐ Yes Temp ___C ☐ From Field

Custody seals? ☐ Yes ☐ No

All sample containers intact? ☐ Yes ☐ No

☐ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☐ Lab disposal

Sample Locator Number: _____

Report Formats: Check all applicable

☐ Paper report ☒ PDF report (include email address)

☐ LARWQCB ☐ EDF (include global ID) ☐ EDD (GISKEY) ☐ EDD (Other) *

* with prior approval only

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Appendix B

Methods

Appendix B

Methods

Surface soil samples were collected by driving laboratory-supplied glass jars into the soil. The jars were sealed with Teflon-lined lids. All samples were labeled, logged onto a chain-of-custody form, placed in an ice-cooled chest, and delivered to Centrum Analytical Laboratory. Centrum is a California-certified hazardous waste laboratory.

The geophysical survey was conducted by holding the TCM approximately 3 feet above ground and walking in a grid pattern across the former building locations. The grid spacing was approximately 5 feet. The functionality of the TCM was checked by holding it near other metal objects.

Appendix C

Limitations

Appendix C

Limitations

This report has been prepared for the exclusive use of Manors Construction and Development, Inc. The conclusions rendered in this report are opinions based on readily available information obtained to date within the scope of the work authorized by the client. The scope of work for this project was developed to address the needs of the client as part of a property transaction (buy, sell, refinance, etc.) and may not meet the needs of other users. Other parties participating in the transaction for which this project was conducted may also use the information presented in this report, provided said parties agree that ESSW shall have no additional liability arising from such use than described in the contract under which this project was conducted (a copy of that contract will be provided upon request). Any other use of or reliance on the information and opinions contained in this report without the written authorization of ESSW is at the sole risk of the user.

The results contained in this report are based upon the information acquired during the assessment. It should be noted that any level of assessment cannot ascertain that a property is completely free of chemical or toxic substances. It is possible that variations exist beyond or between points explored during the course of the investigation, and that changes in conditions can occur in the future due to the works of man, contaminant migration, variations in rainfall, temperature, and/or other factors not apparent at the time of the field investigation. We believe the scope of work has been appropriate to allow the client to make an informed business decision.

The services performed by ESSW have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the site vicinity. No warranty is expressed or implied.