

APPENDIX D
PHASE II ENVIRONMENTAL SITE ASSESSMENT – WESTERN
PARCEL

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

4617 North River Road
Oceanside, California

Prepared for:
The Olson Company

August 10, 2005

SECOR Job No. 04OT.29221.92



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August 10, 2005

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RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT
4617 North River Road
Oceanside, California
SECOR Job No. 04OT.29221.92

Dear Ms. Duran:

At the request and authorization of The Olson Company, SECOR International Incorporated (SECOR) is pleased to present this report detailing the findings of the Phase II Environmental Site Assessment (ESA) of the property located at 4617 North River Road, Oceanside, California (referred to herein as the Site). This work was conducted in general accordance with SECOR's proposal dated June 9, 2005 and the terms contained in the Master Consulting Services Agreement with the Olson Company dated November 28, 2001. The findings of the Phase II ESA are contained in the attached document. In addition, SECOR has provided below, a brief summary of the findings of the completed assessment.

EXECUTIVE SUMMARY

At the request and authorization of the Olson Company, SECOR conducted a Phase II Environmental Site Assessment (ESA) of the subject property located at 4617 North River Road, Oceanside, California. The Phase II ESA was conducted based on the results of SECOR's Phase I ESA dated June 8, 2005, which recommended that the following issues be addressed prior to Site development:

- No underground storage tanks (USTs) were visually identified at the Site during SECOR's site reconnaissance. However, review of a regulatory agency database search for the property and surrounding area performed by Environmental Data Resources (EDR) indicated the historical presence of USTs at the Site. The Site is listed under the HIST UST database as having had a total of three USTs – one 1,000-gallon diesel, one 1,000-gallon gasoline, and one 550-gallon gasoline. The diesel tank and the 1,000-gallon gasoline tank are reported to have been installed in 1978. The installation year for the 550-gallon gasoline tank is not reported. No leaks are reported or associated with these USTs. Mr. George Nagata (Site owner) indicated that all of the USTs were removed in the 1980's. Mr. Nagata also indicated that all three tanks had been located in the open area between the warehouse and packing house structures in the approximate location of the existing diesel AST. Mr. Nagata stated that he had no information regarding the removal or exact location of these tanks. SECOR personnel requested information for the Site address from the County of San Diego Department of Environmental Health (SDDEH). The SDDEH indicated that records were on file for the Site. SECOR recommends that these files be reviewed and a determination be made if any impact was detected during the removal of the USTs. Based on the information in the files it can be determined if and the scope of any subsurface assessment is necessary to evaluate potential contamination to Site soils.

- Three aboveground storage tanks (ASTs) were observed at the Site during SECOR's site reconnaissance, discussed as follows:
 - Diesel AST – This tank had a capacity of approximately 500 gallons and was located between the warehouse and packing house structures on top of exposed dirt and grass. Significant staining was observed on the dirt surface beneath this AST. SECOR recommended further investigation of the soils beneath this AST in order to assess the extent of petroleum hydrocarbon contamination.
 - Propane AST – A 450-gallon AST containing propane was also located on the Site and in close proximity to the diesel AST. The propane was used for forklifts operated on the Site. Given this AST is used to store propane (a gas) SECOR therefore recommends no further investigation. The AST is leased from Ferrellgas. SECOR recommended the removal of this AST prior to Site development.
 - Water AST – An AST of unknown capacity (~1,000 gallons) was used to store irrigation water. This AST was located in the same area as the diesel and propane ASTs and is supplied by two adjacent water wells. Water pumps and PVC piping were connected to this tank. Given that this AST has been used only for storing water, no further investigation is recommended. SECOR recommended that the water AST be removed prior to Site development.
- According to Mr. Nagata, two operational water wells are located on the Site adjacent to the irrigation water AST discussed above. Mr. Nagata also spoke of other water wells which were used in the past, but have since "caved in" or been abandoned. He could not provide location information or approximate dates of use for these wells other than that they were once located in the southern portion of the Site. According to the EDR report, there are 11 water wells which could potentially be located on the Site, installed between the years 1911 and 1952. Latitude and longitude coordinates are listed for each well, but the accuracy of these coordinates to the actual location of the wells is unknown. SECOR recommended that all observed onsite water wells be properly abandoned prior to Site development. SECOR further recommended that a surveyor attempt to locate the remaining wells using the coordinates provided and that any wells discovered by this process or during Site grading activities be properly abandoned.
- Irrigation pumps and piping were located throughout the Site. According to Mr. Nagata, these pipes were replaced with PVC pipes in the 1970's. Given the pre-1978 agricultural activities on the Site, however, some portions of pipe, if not replaced by PVC, could potentially be constructed of transite, a material composed of asbestos and cement. Accordingly, ACMs represent an environmental concern. SECOR recommends that during site grading that any suspect transite pipe be managed as ACM containing until proven not to be. Any ACM containing pipe should be properly disposed of from the site. Given the lack of information on the subsurface piping locations and that assessment of the potential irrigation underground piping is not possible, SECOR does not recommend further investigation at this time. Disposal costs for transite pipe in a non-friable condition are minimal and, therefore, not considered a significant potential cost on this project dependant on quantity. Care should be taken during removal of any potential ACM containing material to avoid disaggregating it into a friable

condition, which could increase health and safety concerns and the cost of disposal. Also, two manhole covers labeled "Sewer" were located along the northern boundary of the Site, approximately 20 feet south of North River Road. SECOR recommended that these features be avoided during Site development.

- Several pallets with stacks of used batteries were observed in front of the packing house structure. The batteries appeared to have been degrading and some of the cells were exposed. SECOR recommended sampling the soils in the vicinity of the pallets in order to assess the potential contamination (metals) which may have occurred due to these batteries.
- A large mound of fill dirt was observed south of the packing house. Mr. Nagata informed SECOR personnel that this fill dirt originated from grading the residential development located immediately west of the Site. SECOR recommended sampling this mound of fill dirt for petroleum hydrocarbons, volatile organic compounds (VOCs), pesticides, and metals in order to verify that no contaminants were present above levels which would require remediation or removal from the Site.
- Based on the historical research (aerial photograph review Section 5.1) and current Site operations, it appears that the Site has been used for agricultural purposes. As a result, SECOR recommended sampling the site soils for residual pesticides.

SECOR conducted a Phase II subsurface investigation of the Site on June 27, 2005. SECOR's investigation of the property consisted of a total of seven GeoProbe borings and ten hand-auger borings to address several issues identified on the Site. The laboratory test results are discussed below. A summary of the laboratory test results are attached as Tables 1 through 4.

SOIL-VAPOR SAMPLES

Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) soil-vapor borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). As presented in the attached Table 2, chemical analysis of all soil-vapor samples (V-1, V-2, and V-3) reported concentrations of TPH-g and VOCs below their respective laboratory detection limits.

SOIL SAMPLES

Diesel AST:

Several soil samples from Borings B-1 and B-2 were found to contain petroleum hydrocarbon contamination to the maximum explored depth of 15 feet bgs. As presented in the attached Table 1, the sample from boring B-1 at 2 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 450 and 150 milligrams per kilogram (mg/kg), respectively. The sample from boring B-1 at 15 feet bgs exhibited diesel range petroleum hydrocarbons at 45 mg/kg. The sample from boring B-2 at 5 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 220 and 39 milligrams per kilogram (mg/kg), respectively. The sample from boring B-2 at 10 feet bgs exhibited gasoline, diesel, and oil range petroleum hydrocarbons at 0.62, 3,100, and 350 mg/kg, respectively – the peak concentrations of all samples obtained from these two borings. The sample from boring B-2 at 15 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 240 mg/kg. The 15 feet bgs samples from boring B-1 and B-2 were not

analyzed for gasoline or oil range petroleum hydrocarbons due to the relatively low levels found in shallower samples.

Given depth to groundwater beneath the Site is estimated to be approximately 60 feet bgs, the observed contaminant concentrations were compared to the California Regional Water Quality Control Board (CRWQCB) Soil Screening Levels for soils located between 20 and 150 feet above groundwater. According to the CRWQCB, the Soil Screening Levels for gasoline, diesel, and motor oil range petroleum hydrocarbons are 500, 1,000, and 10,000 mg/kg, respectively. Based on these screening levels, it appears that soils at 15 feet bgs in the vicinity of the diesel AST contained these contaminants at concentrations below Soil Screening Levels. SECOR recommends that soils found shallower than 15 feet bgs be excavated, characterized, and properly disposed, if necessary. Based on the data collected to date, SECOR would estimate an excavation of approximately 125 cubic yards of soil (15'x15'x15'). SECOR would estimate the removal cost to be on the order of \$15,000 to \$20,000.

Former USTs:

Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) soil borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). As summarized in the attached Table 1, chemical analysis of all soil samples from borings B-3, B-4, and B-5 reported concentrations of gasoline, diesel, and motor oil range petroleum hydrocarbons as well as VOCs below their respective laboratory detection limits.

Based on this data and assuming that the approximate location and status of these USTs were accurately depicted by George Nagata, SECOR considers the most probable case to be that the USTs have been removed and there is no significant soil contamination found during Site development. In this case there would not be any cost associated with these USTs. However, for a worst case scenario estimate, it must be assumed that the USTs are still located on the Site. The worst case cost associated with removal of the tanks and potential soil contamination (assumed to be approximately at 400 cubic yards) is estimated at \$60,000 to \$90,000 (if contaminated soils are not encountered, the UST removal cost is estimated to be \$25,000).

Batteries:

SECOR advanced two (2) shallow borings adjacent to the pallets of used batteries observed on the Site. As summarized in the attached Table 3, chemical analysis of all soil samples from borings HA-6 and HA-7 reported concentrations of analyzed metals other arsenic well below their respective US EPA Preliminary Remediation Goals (PRGs). Arsenic was detected in samples HA-6@1' and HA-7@1' at concentrations of 3.4 and 1.7 mg/kg, respectively. While these concentrations exceed the US EPA PRG for arsenic in residential soils, they are within the typically occurring natural background levels for soils in California (a range of 0.6 to 11 mg/kg). Based on this data, SECOR considers the batteries unlikely to have environmentally impacted the Site and no further investigation is recommended. SECOR does recommend that the batteries be removed from the property.

Fill Dirt:

SECOR advanced two shallow borings (HA-8 and HA-9) into the large mound of fill dirt observed south of the packing house on the Site. Soil samples were collected at a depth of approximately one foot bgs and submitted to a state certified laboratory for TPH carbon-chain (C6-C40), VOCs, pesticides, and CAM metals analysis. As summarized in the attached

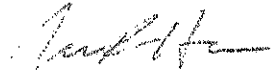
Table 1, the samples contained non-detectable levels of gasoline, diesel, and motor oil range petroleum hydrocarbons and VOCs. As summarized in the attached Table 3, chemical analysis of the soil samples from borings HA-8 and HA-9 reported concentrations of analyzed metals other arsenic well below their respective US EPA Preliminary Remediation Goals (PRGs). Arsenic was detected in samples HA-8@1' and HA-9@1' at concentrations of 2.0 and 1.9 mg/kg, respectively. While these concentrations exceed the US EPA PRG for arsenic in residential soils, they are within the typically occurring natural background levels for soils in California (a range of 0.6 to 11 mg/kg). As presented in the attached Table 4, chemical analysis of these samples also indicated the presence of several pesticides at levels below their respective US EPA PRGs. Based on this data, SECOR considers the fill dirt unlikely to have environmentally impacted the Site and no further investigation is recommended.

Pesticides:

SECOR advanced five shallow borings (HA-1 through HA-5) evenly spaced throughout the Site in order to sample the Site soils for pesticides. Soil samples were collected at depths of approximately one and three feet bgs. As presented in the attached Table 4, various pesticides were detected in all one foot samples at levels which exceeded their respective US EPA PRG. SECOR subsequently analyzed the three feet bgs samples from borings HA-1 through HA-5. All of these three feet bgs samples reported pesticides at concentrations which are below their respective US EPA PRGs or state hazardous waste levels. Therefore, it appears that the top three feet of soils throughout the agricultural field portions of the Site will need to be addressed by corrective grading. However, given the geotechnical recommendation to recompact Site soils to an average depth of 8 to 10 feet during grading, it is anticipated that incidental mixing inherent in the grading will generate average concentrations after grading below residential PRGs and hazardous waste levels and therefore should address the residual pesticides adequately. SECOR recommends that a grading plan be developed to direct the grading contractor on appropriate means to complete the corrective grading. Based on this plan a cost to grade the Site can then be developed.

It has been a pleasure to provide environmental consulting services for you on this project and we look forward to working with you in the future. Should there be any questions regarding the information provided within the accompanying report, please do not hesitate to contact the undersigned at (909) 335-6116.

Respectfully submitted,
SECOR International Incorporated


Justin R. Hone
Project Geologist


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- Appendix A – Laboratory Data Sheets and QA/QC Results, Chain-of-Custody Records, Boring Logs

1.0 INTRODUCTION

This report documents the methodology and findings of a Phase II environmental site assessment (ESA) completed by SECOR International Incorporated (SECOR) at the property located at 4617 North River Road, Oceanside, California. The Phase II ESA was conducted to address the recognized environmental conditions (RECs) identified within SECOR's Phase I ESA investigation dated June 8, 2005.

Based on the recommendations contained in the above referenced Phase I ESA, SECOR developed a scope of work to address the RECs (subsurface soil impacts) at the above referenced property. The investigation was conducted in accordance with the scope of work and terms provided in The Olson Company's Master Consulting Services Agreement dated November 28, 2001. The scope of work completed and the results of that investigation are provided below.

1.1 SITE DESCRIPTION AND OPERATIONS

The Site consists of one rectangular parcel of land comprising approximately 17 acres of land addressed as 4617 North River Road, Oceanside, California. The Site is located in a commercial and residential area of Oceanside, California (see Figure 1). The west side of the Site is bounded by a single-family residential neighborhood; the north side of the Site is bounded by North River Road followed by a single-family residential neighborhood. To the east of the Site is an access road followed by an automobile auction yard, and to the south is the San Luis Rey River.

The Site is currently developed with three residential structures, two commercial structures including a warehouse and a packing house, a dispatch office, and several small storage sheds. The majority of the Site, which is not occupied by these structures, is tilled for agricultural use. A dirt road bisects the Site from North River Road and leads to a perimeter dirt road which encircles the agricultural fields in the southern half of the Site. The Site is currently occupied by Nagata Brothers Farms who uses portions of the property for strawberry farming (Figure 2).

1.2 REGIONAL GEOLOGY AND HYDROGEOLOGY

The site is located in the City of Oceanside, California. A review of the USGS 7.5 minute topographic map of the San Luis Rey Quadrangle shows the site located at an elevation of approximately 70 feet above mean sea level (MSL; Figure 1), with a southwesterly gradient.

The subject property lies within the Peninsular Range Geomorphic Province (CDMG, 1969). The Peninsular Range Geomorphic Province is characterized by northwest trending ranges and valleys resulting from sub-parallel transform faults accommodating the Pacific-North American plate contact motions.

The site is underlain by Pleistocene marine and non-marine terrace deposits. The surface deposits in the vicinity of the Site are further described as well-indurated sandstone and conglomerate terrace deposits (CDMG, 1965). No active faults were identified within one mile of the Site (USGS, 2004). The nearest active fault identified is the Newport-Inglewood-Rose Canyon Fault located approximately five miles west of the site.

The Site is located within the San Diego Region (9) of the California Regional Water Quality Control Board (CRWQCB). Groundwater is expected to flow southwest towards the Pacific Ocean. The Site is mapped as being in a 500-year flood zone related to the nearby San Luis Rey River.

2.0 BACKGROUND INFORMATION

This Phase II ESA was conducted, based on the results of SECOR's Phase I ESA, which identified the following recognized environmental conditions as warranting further investigation:

- No underground storage tanks (USTs) were visually identified at the Site during SECOR's site reconnaissance. However, review of a regulatory agency database search for the property and surrounding area performed by Environmental Data Resources (EDR) indicated the historical presence of USTs at the Site. The Site is listed under the HIST UST database as having had a total of three USTs – one 1,000-gallon diesel, one 1,000-gallon gasoline, and one 550-gallon gasoline. The diesel tank and the 1,000-gallon gasoline tank are reported to have been installed in 1978. The installation year for the 550-gallon gasoline tank is not reported. No leaks are reported or associated with these USTs. Mr. George Nagata (Site owner) indicated that all of the USTs were removed in the 1980's. Mr. Nagata also indicated that all three tanks had been located in the open area between the warehouse and packing house structures in the approximate location of the existing diesel AST. Mr. Nagata stated that he had no information regarding the removal or exact location of these tanks. SECOR personnel requested information for the Site address from the County of San Diego Department of Environmental Health (SDDEH). The SDDEH indicated that records were on file for the Site. SECOR recommends that these files be reviewed and a determination be made if any impact was detected during the removal of the USTs. Based on the information in the files it can be determined if and the scope of any subsurface assessment is necessary to evaluate potential contamination to Site soils.
- Three aboveground storage tanks (ASTs) were observed at the Site during SECOR's site reconnaissance, discussed as follows:
 - Diesel AST – This tank had a capacity of approximately 500 gallons and was located between the warehouse and packing house structures on top of exposed dirt and grass. Significant staining was observed on the dirt surface beneath this AST. SECOR recommends further investigation of the soils beneath this AST in order to assess the extent of petroleum hydrocarbon contamination.
 - Propane AST – A 450-gallon AST containing propane was also located on the Site and in close proximity to the diesel AST. The propane was used for forklifts operated on the Site. Given this AST is used to store propane (a gas) SECOR therefore recommends no further investigation. The AST is leased from Ferrellgas. SECOR recommends the removal of this AST prior to Site development.
 - Water AST – An AST of unknown capacity (~1,000 gallons) was used to store irrigation water. This AST was located in the same area as the diesel and propane ASTs and is supplied by two adjacent water wells. Water pumps and PVC piping were connected to this tank. Given that this AST has been used only for storing water, no further investigation is recommended. SECOR does recommend that the water AST be removed prior to Site development.
- According to Mr. Nagata, two operational water wells are located on the Site adjacent to the irrigation water AST discussed above. Mr. Nagata also spoke of other water wells which were

used in the past, but have since "caved in" or been abandoned. He could not provide location information or approximate dates of use for these wells other than that they were once located in the southern portion of the Site. According to the EDR report, there are 11 water wells which could potentially be located on the Site, installed between the years 1911 and 1952. Latitude and longitude coordinates are listed for each well, but the accuracy of these coordinates to the actual location of the wells is unknown. SECOR recommends that all observed onsite water wells be properly abandoned prior to Site development. SECOR would further recommend that a surveyor attempt to locate the remaining wells using the coordinates provided and that any wells discovered by this process or during Site grading activities be properly abandoned.

- Irrigation pumps and piping were located throughout the Site. According to Mr. Nagata, these pipes were replaced with PVC pipes in the 1970's. Given the pre-1978 agricultural activities on the Site, however, some portions of pipe, if not replaced by PVC, could potentially be constructed of transite, a material composed of asbestos and cement. Accordingly, ACMs represent an environmental concern. SECOR recommends that during site grading that any suspect transite pipe be managed as ACM containing until proven not to be. Any ACM containing pipe should be properly disposed of from the site. Given the lack of information on the subsurface piping locations and that assessment of the potential irrigation underground piping is not possible, SECOR does not recommend further investigation at this time. Disposal costs for transit pipe in a non-friable condition are minimal and, therefore, not considered a significant potential cost on this project dependant on quantity. Care should be taken during removal of any potential ACM containing material to avoid disaggregating it into a friable condition, which could increase health and safety concerns and the cost of disposal. Also, two manhole covers labeled "Sewer" were located along the northern boundary of the Site, approximately 20 feet south of North River Road. SECOR recommends that these features be avoided during Site development.
- Several pallets with stacks of used batteries were observed in front of the packing house structure. The batteries appeared to have been degrading and some of the cells were exposed. SECOR recommends sampling the soils in the vicinity of the pallets in order to assess the potential contamination (metals) which may have occurred due to these batteries.
- A large mound of fill dirt was observed south of the packing house. Mr. Nagata informed SECOR personnel that this fill dirt originated from grading the residential development located immediately west of the Site. SECOR recommends sampling this mound of fill dirt for petroleum hydrocarbons, volatile organic compounds (VOCs); pesticides, and metals in order to verify that no contaminants are present above levels which would require remediation or removal from the Site.
- Based on the historical research (aerial photograph review Section 5.1) and current Site operations, it appears that the Site has been used for agricultural purposes. As a result, SECOR recommends sampling the site soils for residual pesticides.

The results of the Phase II investigation are reported herein.

3.0 FIELD INVESTIGATION PROGRAM

3.1 SCOPE OF WORK

File Review:

SECOR personnel requested information for the onsite historical USTs from the County of San Diego Department of Environmental Health (SDDEH). The SDDEH indicated that records were on file for the Site. SECOR proposes to review these files and adjust the scope of work accordingly. Based on the information in the files it can be determined if and the scope of any necessary subsurface assessment to evaluate potential contamination to Site soils. For the purposes of this proposal, it is assumed that assessment will be necessary for all three tanks and that this assessment will consist of one boring placed on the downgradient side of each former UST location.

Field Investigation:

SECOR completed a total of twelve borings, discussed as follows:

- SECOR advanced a total of two (2) borings beneath surface staining observed beneath the diesel AST on the Site in order to sample the soils for petroleum hydrocarbons. Soil samples were collected using a hand auger at depths of 2 and 5 feet below ground surface (bgs). After clearing 5 feet bgs, samples were collected with a Geoprobe direct-push drill rig at depths of 10 and 15 feet. A photo-ionization detector (PID) was used to evaluate the samples in the field. The two samples from each boring exhibiting the higher PID readings in parts per million (ppm) or petroleum hydrocarbon odors were submitted to a state certified laboratory for total petroleum hydrocarbons (TPH) carbon-chain (C6-C40) analysis.
- Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). Soil samples were collected using a hand auger at depths of 2 and 5 feet below ground surface (bgs). After clearing 5 feet bgs, samples were collected with a Geoprobe direct-push drill rig at depths of 10 and 15 feet. A photo-ionization detector (PID) was used to evaluate the samples in the field. The samples from each boring exhibiting the higher PID readings in parts per million (ppm) or petroleum hydrocarbon odors were submitted to a state certified laboratory for total petroleum hydrocarbons (TPH) carbon-chain (C6-C40) and VOCs analysis. SECOR also collected three soil-vapor samples from the general vicinity of the former USTs at a depth of 10 feet bgs.
- SECOR advanced two (2) shallow borings adjacent to the pallets of used batteries observed on the Site. Soil samples were collected at depths of approximately one and three feet bgs and submitted to a state certified laboratory for CAM Metals analysis.
- SECOR advanced two (2) shallow samples from the large mound of fill dirt observed south of the packing house on the Site. Soil samples were collected at a depth of approximately one foot bgs and submitted to a state certified laboratory for TPH carbon-chain (C6-C40), VOC's, pesticides, and CAM metals analysis.
- SECOR advanced five (5) shallow borings evenly spaced throughout the Site in order to sample the Site soils for pesticides. Soil samples were collected at depths of approximately

one and three feet bgs. The one foot bgs sample was submitted to a state certified laboratory for pesticide analysis. The three foot bgs samples were held by the laboratory and may be analyzed if the one foot bgs samples exhibit elevated levels of pesticides.

3.2 SOIL-GAS SAMPLING PROCEDURES

The soil-gas sampling methods and procedures were performed in general accordance with SECOR's proposal dated June 9, 2005.

Soil gas samples were collected at approximately 10 feet below ground surface (bgs), by advancing a steel rod with an expendable drive point tip to the desired depth using a GeoProbe 5400 drill rig with a 1.5-inch diameter push rod. Once the desired depth was reached, the drive point was dislodged and ¼ inch diameter poly-tubing was secured to the bottom of the steel rod. Next, the poly-tubing was connected to a vacuum pump. The vacuum pump was then connected to an empty Tedlar bag and soil gases were drawn from the soil into the Tedlar bag. The collected samples were then sealed tightly and labeled with appropriate identification information (boring number, sample depth, sample collection date, sample collection time and job number). The samples were then logged on a chain-of-custody form and placed in a box for transport to the laboratory. Copies of the chain-of-custody forms are included as Appendix A.

3.3 SOIL SAMPLING PROCEDURES

The soil sampling methods and procedures were performed in general accordance with SECOR's proposal dated June 9, 2005.

HAND AUGER SOIL SAMPLING PROCEDURES

All boring locations were hand-augered to a depth of five feet bgs. Soil samples were collected for all samples shallower than 5 feet bgs. A photo-ionization detector (PID) was used to monitor the soils collected for volatile organic compound (VOC) vapors of these samples. Soil was removed from the auger and placed in a zip-lock type baggie and the PID probe was inserted into the baggie to monitor the headspace for VOC vapors. All hand-auger soil samples were carefully packaged for chemical analysis in glass jars and labeled with appropriate identification information (boring number, sample depth, sample collection date, sample collection time and job number). The samples were then logged on a chain-of-custody form and placed in a chilled cooler for transport to the laboratory. Copies of the chain-of-custody forms are included in Appendix A.

DIRECT PUSH SOIL SAMPLING PROCEDURES

At a depth of five feet bgs, the borings were advanced using a GeoProbe™, truck-mounted drilling rig, and were completed by driving 2-inch outer-diameter hollow steel rods into the underlying soils using a hydraulic ram mounted on the drilling rig. During advancement at each location, sampling of encountered subsurface soils was performed starting at a depth of five feet bgs using a 48-inch long by 2-inch inner diameter plastic sampler. At each sampling interval, the sampler was driven into undisturbed soil using a hydraulic ram on the GeoProbe™ rig until 48 inches of penetration was achieved. Upon advancement of the sampler to the full 48-inch length, the steel rods were extracted from the boring and the sampler sleeve was removed. The drilling and sampling sequence was then repeated at various intervals for the entire depth of each boring.

Upon extracting the sampler at each depth interval, the soils contained therein were visually examined by SECOR field personnel who then classified the soils. A summary of the soil classifications obtained are presented in the boring logs included as Appendix B.

After soil classification, the soil samples were collected from the sampling tube. A photo-ionization detector (PID) was used to monitor the soils collected for volatile organic compound (VOC) vapors of these samples. Soil was removed from the auger and placed in a zip-lock type baggie and the PID probe was inserted into the baggie to monitor the headspace for VOC vapors. All soil samples were carefully packaged for chemical analysis in sampler sleeves and labeled with appropriate identification information (boring number, sample depth, sample collection date, sample collection time and job number). The samples were then logged on a chain-of-custody form and placed in a chilled cooler for transport to the laboratory. Copies of the chain-of-custody forms are included in Appendix A.

3.4 BORING ABANDONMENT PROCEDURES

Following the completion of drilling and sampling, the borings were abandoned by removing the sampling equipment from the borehole and subsequently backfilling with hydrated granular bentonite. The tops of borings were capped with soil or black-dyed concrete to match existing surface conditions.

3.5 DECONTAMINATION PROCEDURES

To maintain quality control during soil sampling, prior to each sampling interval, the sampling equipment was decontaminated in an Alconox scrub solution and double-rinsed, first with tap water followed by a final rinse using distilled water. In addition, prior to, and between each boring advanced, the hollow steel rods were cleaned following the same protocol.

4.0 LABORATORY TESTING PROGRAM

All soil and soil-gas samples obtained from the subsurface investigation were delivered under chain-of-custody (Appendix A) to Centrum Analytical Laboratories, Inc. (Centrum) located in Riverside, California. Centrum is certified to perform hazardous waste testing by the State of California Department of Health Services, Environmental Laboratory Accreditation Program.

Soil-vapor samples were submitted to the laboratory for TPH-g and VOC analysis by EPA Test Methods 8015M and 8260B, respectively. The soil samples were analyzed for TPH carbon-chain, VOCs, Metals, and Pesticides by EPA Test Methods 8015M, 8260B, 6010/7000, and 8081, respectively. Analytical laboratory test results are attached as Appendix A and summarized in Tables 1, 2, and 3.

5.0 INVESTIGATION FINDINGS

5.1 FIELD OBSERVATIONS

The lithology encountered during drilling consisted of predominantly silty sands and well-graded sands, to the maximum explored depth of approximately 15 feet bgs. Groundwater was not encountered to this depth.

Volatile organic vapors were detected in soil samples at concentrations up to 11.6 parts per million by volume (ppm/V) using a MiniRae photoionization detector (PID) calibrated to isobutylene. Hydrocarbon odors were noted in boring B-2 at 10 feet bgs during drilling operations. The PID readings are included on the above-referenced boring logs (Appendix B).

5.2 ANALYTICAL RESULTS

The laboratory test results are discussed below. A summary of the laboratory test results are attached as Tables 1 through 4. The complete laboratory analytical test results are presented on the laboratory data sheets attached as Appendix A. Boring locations are presented on the attached Site Plan, Figure 2.

SOIL-VAPOR SAMPLES

Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) soil-vapor borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). As presented in the attached Table 2, chemical analysis of all soil-vapor samples (V-1, V-2, and V-3) reported concentrations of TPH-g and VOCs below their respective laboratory detection limits.

SOIL SAMPLES

Diesel AST:

Several soil samples from Borings B-1 and B-2 were found to contain petroleum hydrocarbon contamination to the maximum explored depth of 15 feet bgs. As presented in the attached Table 1, the sample from boring B-1 at 2 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 450 and 150 milligrams per kilogram (mg/kg), respectively. The sample from boring B-1 at 15 feet bgs exhibited diesel range petroleum hydrocarbons at 45 mg/kg. The sample from boring B-2 at 5 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 220 and 39 milligrams per kilogram (mg/kg), respectively. The sample from boring B-2 at 10 feet bgs exhibited gasoline, diesel, and oil range petroleum hydrocarbons at 0.62, 3,100, and 350 mg/kg, respectively -- the peak concentrations of all samples obtained from these two borings. The sample from boring B-2 at 15 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 240 mg/kg. The 15 feet bgs samples from boring B-1 and B-2 were not analyzed for gasoline or oil range petroleum hydrocarbons due to the relatively low levels found in shallower samples.

Given depth to groundwater beneath the Site is estimated to be approximately 60 feet bgs, the observed contaminant concentrations were compared to the California Regional Water Quality Control Board (CRWQCB) Soil Screening Levels for soils located between 20 and 150 feet

above groundwater. According to the CRWQCB, the Soil Screening Levels for gasoline, diesel, and motor oil range petroleum hydrocarbons are 500, 1,000, and 10,000 mg/kg, respectively. Based on these screening levels, it appears that soils at 15 feet bgs in the vicinity of the diesel AST contained these contaminants at concentrations below Soil Screening Levels.

Former USTs:

Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) soil borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). As summarized in the attached Table 1, chemical analysis of all soil samples from borings B-3, B-4, and B-5 reported concentrations of gasoline, diesel, and motor oil range petroleum hydrocarbons as well as VOCs below their respective laboratory detection limits.

Batteries:

SECOR advanced two (2) shallow borings adjacent to the pallets of used batteries observed on the Site. As summarized in the attached Table 3, chemical analysis of all soil samples from borings HA-6 and HA-7 reported concentrations of analyzed metals other arsenic well below their respective US EPA Preliminary Remediation Goals (PRGs). Arsenic was detected in samples HA-6@1' and HA-7@1' at concentrations of 3.4 and 1.7 mg/kg, respectively. While these concentrations exceed the US EPA PRG for arsenic in residential soils, they are within the typically occurring natural background levels for soils in California (a range of 0.6 to 11 mg/kg).

Fill Dirt:

SECOR advanced two shallow borings (HA-8 and HA-9) into the large mound of fill dirt observed south of the packing house on the Site. Soil samples were collected at a depth of approximately one foot bgs and submitted to a state certified laboratory for TPH carbon-chain (C6-C40), VOCs, pesticides, and CAM metals analysis. As summarized in the attached Table 1, the samples contained non-detectable levels of gasoline, diesel, and motor oil range petroleum hydrocarbons and VOCs. As summarized in the attached Table 3, chemical analysis of the soil samples from borings HA-8 and HA-9 reported concentrations of analyzed metals other arsenic well below their respective US EPA Preliminary Remediation Goals (PRGs). Arsenic was detected in samples HA-8@1' and HA-9@1' at concentrations of 2.0 and 1.9 mg/kg, respectively. While these concentrations exceed the US EPA PRG for arsenic in residential soils, they are within the typically occurring natural background levels for soils in California (a range of 0.6 to 11 mg/kg). As presented in the attached Table 4, chemical analysis of these samples also indicated the presence of several pesticides at levels below their respective US EPA PRGs.

Pesticides:

SECOR advanced five shallow borings (HA-1 through HA-5) evenly spaced throughout the Site in order to sample the Site soils for pesticides. Soil samples were collected at depths of approximately one and three feet bgs. As presented in the attached Table 4, various pesticides were detected in all one foot samples at levels which exceeded their respective US EPA PRG. SECOR subsequently analyzed the three feet bgs samples from borings HA-1 through HA-5. All of these three feet bgs samples reported pesticides at concentrations which are below their respective US EPA PRGs.

6.0 CONCLUSIONS AND RECOMMENDATIONS

At the request and authorization of the Olson Company, SECOR conducted a Phase II Environmental Site Assessment (ESA) of the subject property located at 4617 North River Road, Oceanside, California. The Phase II ESA was conducted based on the results of SECOR's Phase I ESA dated June 8, 2005, which recommended that the following issues be addressed prior to Site development:

- No underground storage tanks (USTs) were visually identified at the Site during SECOR's site reconnaissance. However, review of a regulatory agency database search for the property and surrounding area performed by Environmental Data Resources (EDR) indicated the historical presence of USTs at the Site. The Site is listed under the HIST UST database as having had a total of three USTs – one 1,000-gallon diesel, one 1,000-gallon gasoline, and one 550-gallon gasoline. The diesel tank and the 1,000-gallon gasoline tank are reported to have been installed in 1978. The installation year for the 550-gallon gasoline tank is not reported. No leaks are reported or associated with these USTs. Mr. George Nagata (Site owner) indicated that all of the USTs were removed in the 1980's. Mr. Nagata also indicated that all three tanks had been located in the open area between the warehouse and packing house structures in the approximate location of the existing diesel AST. Mr. Nagata stated that he had no information regarding the removal or exact location of these tanks. SECOR personnel requested information for the Site address from the County of San Diego Department of Environmental Health (SDDEH). The SDDEH indicated that records were on file for the Site. SECOR recommends that these files be reviewed and a determination be made if any impact was detected during the removal of the USTs. Based on the information in the files it can be determined if and the scope of any subsurface assessment is necessary to evaluate potential contamination to Site soils.
- Three aboveground storage tanks (ASTs) were observed at the Site during SECOR's site reconnaissance, discussed as follows:
 - Diesel AST – This tank had a capacity of approximately 500 gallons and was located between the warehouse and packing house structures on top of exposed dirt and grass. Significant staining was observed on the dirt surface beneath this AST. SECOR recommended further investigation of the soils beneath this AST in order to assess the extent of petroleum hydrocarbon contamination.
 - Propane AST – A 450-gallon AST containing propane was also located on the Site and in close proximity to the diesel AST. The propane was used for forklifts operated on the Site. Given this AST is used to store propane (a gas) SECOR therefore recommends no further investigation. The AST is leased from Ferreligas. SECOR recommended the removal of this AST prior to Site development.
 - Water AST – An AST of unknown capacity (~1,000 gallons) was used to store irrigation water. This AST was located in the same area as the diesel and propane ASTs and is supplied by two adjacent water wells. Water pumps and PVC piping were connected to this tank. Given that this AST has been used only for storing water, no further investigation is recommended. SECOR recommended that the water AST be removed prior to Site development.

- According to Mr. Nagata, two operational water wells are located on the Site adjacent to the irrigation water AST discussed above. Mr. Nagata also spoke of other water wells which were used in the past, but have since "caved in" or been abandoned. He could not provide location information or approximate dates of use for these wells other than that they were once located in the southern portion of the Site. According to the EDR report, there are 11 water wells which could potentially be located on the Site, installed between the years 1911 and 1952. Latitude and longitude coordinates are listed for each well, but the accuracy of these coordinates to the actual location of the wells is unknown. SECOR recommended that all observed onsite water wells be properly abandoned prior to Site development. SECOR further recommended that a surveyor attempt to locate the remaining wells using the coordinates provided and that any wells discovered by this process or during Site grading activities be properly abandoned.
- Irrigation pumps and piping were located throughout the Site. According to Mr. Nagata, these pipes were replaced with PVC pipes in the 1970's. Given the pre-1978 agricultural activities on the Site, however, some portions of pipe, if not replaced by PVC, could potentially be constructed of transite, a material composed of asbestos and cement. Accordingly, ACMs represent an environmental concern. SECOR recommends that during site grading that any suspect transite pipe be managed as ACM containing until proven not to be. Any ACM containing pipe should be properly disposed of from the site. Given the lack of information on the subsurface piping locations and that assessment of the potential irrigation underground piping is not possible, SECOR does not recommend further investigation at this time. Disposal costs for transit pipe in a non-friable condition are minimal and, therefore, not considered a significant potential cost on this project dependant on quantity. Care should be taken during removal of any potential ACM containing material to avoid disaggregating it into a friable condition, which could increase health and safety concerns and the cost of disposal. Also, two manhole covers labeled "Sewer" were located along the northern boundary of the Site, approximately 20 feet south of North River Road. SECOR recommended that these features be avoided during Site development.
- Several pallets with stacks of used batteries were observed in front of the packing house structure. The batteries appeared to have been degrading and some of the cells were exposed. SECOR recommended sampling the soils in the vicinity of the pallets in order to assess the potential contamination (metals) which may have occurred due to these batteries.
- A large mound of fill dirt was observed south of the packing house. Mr. Nagata informed SECOR personnel that this fill dirt originated from grading the residential development located immediately west of the Site. SECOR recommended sampling this mound of fill dirt for petroleum hydrocarbons, volatile organic compounds (VOCs), pesticides, and metals in order to verify that no contaminants were present above levels which would require remediation or removal from the Site.
- Based on the historical research (aerial photograph review Section 5.1) and current Site operations, it appears that the Site has been used for agricultural purposes. As a result, SECOR recommended sampling the site soils for residual pesticides.

SECOR conducted a Phase II subsurface investigation of the Site on June 27, 2005. SECOR's investigation of the property consisted of a total of seven GeoProbe borings and ten hand-auger

borings to address several issues identified on the Site. The laboratory test results are discussed below. A summary of the laboratory test results are attached as Tables 1 through 4.

SOIL-VAPOR SAMPLES

Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) soil-vapor borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). As presented in the attached Table 2, chemical analysis of all soil-vapor samples (V-1, V-2, and V-3) reported concentrations of TPH-g and VOCs below their respective laboratory detection limits.

SOIL SAMPLES

Diesel AST:

Several soil samples from Borings B-1 and B-2 were found to contain petroleum hydrocarbon contamination to the maximum explored depth of 15 feet bgs. As presented in the attached Table 1, the sample from boring B-1 at 2 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 450 and 150 milligrams per kilogram (mg/kg), respectively. The sample from boring B-1 at 15 feet bgs exhibited diesel range petroleum hydrocarbons at 45 mg/kg. The sample from boring B-2 at 5 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 220 and 39 milligrams per kilogram (mg/kg), respectively. The sample from boring B-2 at 10 feet bgs exhibited gasoline, diesel, and oil range petroleum hydrocarbons at 0.62, 3,100, and 350 mg/kg, respectively – the peak concentrations of all samples obtained from these two borings. The sample from boring B-2 at 15 feet bgs exhibited diesel and oil range petroleum hydrocarbons at 240 mg/kg. The 15 feet bgs samples from boring B-1 and B-2 were not analyzed for gasoline or oil range petroleum hydrocarbons due to the relatively low levels found in shallower samples.

Given depth to groundwater beneath the Site is estimated to be approximately 60 feet bgs, the observed contaminant concentrations were compared to the California Regional Water Quality Control Board (CRWQCB) Soil Screening Levels for soils located between 20 and 150 feet above groundwater. According to the CRWQCB, the Soil Screening Levels for gasoline, diesel, and motor oil range petroleum hydrocarbons are 500, 1,000, and 10,000 mg/kg, respectively. Based on these screening levels, it appears that soils at 15 feet bgs in the vicinity of the diesel AST contained these contaminants at concentrations below Soil Screening Levels. SECOR recommends that soils found shallower than 15 feet bgs be excavated, characterized, and properly disposed, if necessary. Based on the data collected to date, SECOR would estimate an excavation of approximately 125 cubic yards of soil (15'x15'x15'). SECOR would estimate the removal cost to be on the order of \$15,000 to \$20,000.

Former USTs:

Based on the information collected from review of SDDEH files concerning the three former USTs, SECOR was unable to determine the exact location of the former onsite USTs. SECOR advanced a total of three (3) soil borings on the Site in the vicinity of the three former USTs as indicated by George Nagata (Site owner). As summarized in the attached Table 1, chemical analysis of all soil samples from borings B-3, B-4, and B-5 reported concentrations of gasoline, diesel, and motor oil range petroleum hydrocarbons as well as VOCs below their respective laboratory detection limits.

Based on this data and assuming that the approximate location and status of these USTs were accurately depicted by George Nagata, SECOR considers the most probable case to be that the USTs have been removed and there is no significant soil contamination found during Site development. In this case there would not be any cost associated with these USTs. However, for a worst case scenario estimate, it must be assumed that the USTs are still located on the Site. The worst case cost associated with removal of the tanks and potential soil contamination (assumed to be approximately at 400 cubic yards) is estimated at \$60,000 to \$90,000 (if contaminated soils are not encountered, the UST removal cost is estimated to be \$25,000).

Batteries:

SECOR advanced two (2) shallow borings adjacent to the pallets of used batteries observed on the Site. As summarized in the attached Table 3, chemical analysis of all soil samples from borings HA-6 and HA-7 reported concentrations of analyzed metals other arsenic well below their respective US EPA Preliminary Remediation Goals (PRGs). Arsenic was detected in samples HA-6@1' and HA-7@1' at concentrations of 3.4 and 1.7 mg/kg, respectively. While these concentrations exceed the US EPA PRG for arsenic in residential soils, they are within the typically occurring natural background levels for soils in California (a range of 0.6 to 11 mg/kg). Based on this data, SECOR considers the batteries unlikely to have environmentally impacted the Site and no further investigation is recommended. SECOR does recommend that the batteries be removed from the property.

Fill Dirt:

SECOR advanced two shallow borings (HA-8 and HA-9) into the large mound of fill dirt observed south of the packing house on the Site. Soil samples were collected at a depth of approximately one foot bgs and submitted to a state certified laboratory for TPH carbon-chain (C6-C40), VOCs, pesticides, and CAM metals analysis. As summarized in the attached Table 1, the samples contained non-detectable levels of gasoline, diesel, and motor oil range petroleum hydrocarbons and VOCs. As summarized in the attached Table 3, chemical analysis of the soil samples from borings HA-8 and HA-9 reported concentrations of analyzed metals other arsenic well below their respective US EPA Preliminary Remediation Goals (PRGs). Arsenic was detected in samples HA-8@1' and HA-9@1' at concentrations of 2.0 and 1.9 mg/kg, respectively. While these concentrations exceed the US EPA PRG for arsenic in residential soils, they are within the typically occurring natural background levels for soils in California (a range of 0.6 to 11 mg/kg). As presented in the attached Table 4, chemical analysis of these samples also indicated the presence of several pesticides at levels below their respective US EPA PRGs. Based on this data, SECOR considers the fill dirt unlikely to have environmentally impacted the Site and no further investigation is recommended.

Pesticides:

SECOR advanced five shallow borings (HA-1 through HA-5) evenly spaced throughout the Site in order to sample the Site soils for pesticides. Soil samples were collected at depths of approximately one and three feet bgs. As presented in the attached Table 4, various pesticides were detected in all one foot samples at levels which exceeded their respective US EPA PRG. SECOR subsequently analyzed the three feet bgs samples from borings HA-1 through HA-5. All of these three feet bgs samples reported pesticides at concentrations which are below their respective US EPA PRGs or state hazardous waste levels. Therefore, it appears that the top three feet of soils throughout the agricultural field portions of the Site will need to be addressed by corrective grading. However, given the geotechnical recommendation to recompact Site soils to an average depth of 8 to 10 feet during grading, it

is anticipated that incidental mixing inherent in the grading will generate average concentrations after grading below residential PRGs and hazardous waste levels and therefore should address the residual pesticides adequately. SECOR recommends that a grading plan be developed to direct the grading contractor on appropriate means to complete the corrective grading. Based on this plan a cost to grade the Site can then be developed.

7.0 CLOSURE

SECOR's investigation has been performed with the degree of skill generally exercised by practicing engineers and geologists in the environmental field. SECOR makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report. This assessment has been conducted in accordance with the terms and conditions of SECOR's Master Consulting Agreement with The Olson Company. To the extent any provisions of this report conflict with that agreement, the agreement will control.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of SECOR to conduct appropriate notifications as specified by current County and State regulations.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change.

8.0 REFERENCES

California Division of Mines and Geology (CDMG), 1962, Geologic Map of California, San Diego and El Centro Sheet, County of San Diego, California, Scale 1:250,000.

CDMG, 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada.

City of Oceanside Building and Safety Department (760) 435-3065.

City of Oceanside Fire Department (760) 435-4100.

County of San Diego Department of Environmental Health (619) 338-2222.

Department of Oil and Gas (DOG) website, 2004, Regional Wildcat Map W1-7.
http://www.consrv.ca.gov/dog/maps/index_map.htm.

Environmental Data Resources, Inquiry number: 1425996.2s.

Southern California Earthquake Data Center (SCEDC) Website, 2004, <http://www.data.scec.org>

TABLES

Table 1

Summary of Chemical Analysis of Soil Samples Collected from Borings B-1 through B-5, HA-8 and HA-9, EPA Test Methods 8015B, 8290B, and GCMS

Location	Depth (ft)	Date	Petroleum Hydrocarbons (TPH) mg/kg			Volatile Organic Compounds (VOCs) mg/kg																		
			TPH (gasoline range)	TPH (diesel range)	TPH (oil range)	Benzene	n-Butylbenzene	sec-Butylbenzene	1,2-Dichloroethane	cis-1,2-Dichloroethane	Ethylbenzene	isopropylbenzene	p-isopropyltoluene	Napthalene	n-Propylbenzene	Tetrachloroethene	Toluene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Methyl-tert-butyl ether (MTBE)	Xylenes, m-, p-	Xylenes, o-	
B-1	2.0	6/27/2005	ND	450	140	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	5.0	6/27/2005	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	15.0	6/27/2005	NA	45	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-2	5.0	6/27/2005	ND	220	39	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10.0	6/27/2005	0.62	3100	350	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	15.0	6/27/2005	NA	240	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-3	5.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-4	5.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-5	5.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
HA-8	1.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
HA-9	1.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
US EPA Region IX PRGs mg/kg						0.64	240	220	0.28		400		1.7	240	0.48	520	2.9	52	210	17	270	270		
Laboratory Reporting Limit mg/kg			0.50	10	20	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010
CRWQCB ESLs/MCLs** mg/kg			500	1,000	10,000	0.044			0.0045	0.19	3.3		0.46		0.087	2.9	0.026			0.023	2.3	2.3		

NA= Not Analyzed, B-1 and B-2 not analyzed for VOCs (15 feet bgs samples analyzed for diesel range hydrocarbons only)

*shaded boxes indicate contaminants for which there is no established PRG/ESL.

**Environmental Screening Levels come from California Regional Water Quality Control Board (CRWQCB), San Francisco Region, Screening For Environmental Concerns At Sites With Contaminated Soil and Groundwater, February 2005. Table A for shallow soils where groundwater is a current or potential source of drinking water

Table 2

Summary of Chemical Analysis of Soil-Vapor Samples Collected from Soil Borings V-1 through V-3, EPA Test Methods GCMS and 8260B.

Location	Depth (ft)	Date	TPH-gasoline	Volatile Organic Compounds (VOCs) ug/L												
				Benzene	1,1-Dichloroethane	cis-1,2-Dichloroethene	Ethylbenzene	Naphthalene	Tetrachloroethane	Toluene	Trichloroethene	Methyl-tert-butyl ether (MTBE)	Vinyl Chloride	Xylenes, m-, p-	Xylenes, o-	
V-1	10.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
V-2	10.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
V-3	10.0	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
RWQCB Environmental Screening Levels ug/L ^a			26	12	1.5	7.3	420	0.071	0.41	63	1.2	9.4	0.032	150	150	
Laboratory Reporting Limit ug/L			60	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	1.0	

^asource is INTERIM FINAL - February 2005, SF Bay Region, Table E-2 - Soil Gas to Indoor Air

Table 3

Summary of Metals Analysis of Select Soil Samples Collected from Soil Borings HA-1 through HA-3 and B-10 and B-11, EPA Test Method 6010/7000

Location	Depth (ft)	Date	CAM 17 Metals mg/kg											
			Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Nickel	Mercury	Vanadium	Zinc
HA-6	1.0	6/27/2005	3.4	79	ND	ND	16	6.5	30	22	6.9	ND	36	45
HA-7	1.0	6/27/2005	1.7	89	ND	ND	12	6.3	5.4	3.3	4.7	ND	34	30
HA-8	1.0	6/27/2005	2.0	69	ND	ND	11	4.5	8.2	4.4	4.2	ND	28	32
HA-9	1.0	6/27/2005	1.9	66	ND	ND	11	4.8	6.6	4.0	4.2	ND	30	32
US EPA PRGs mg/Kg			0.39	5,400	150	37	30	900	3,100	150	1,600	23	78	23,000
Typical background levels in California			0.6-11	133-1400	0.25-2.7	0.05-1.7	23-1579	2.7-46.9	9.1-96.4	12.4-97.1	9-509	0.05-0.90	39-288	88-236
Reporting Limit mg/Kg			1.0	0.5	0.5	0.5	0.5	0.5	0.5	1.0	1.0	0.02	5.0	10

*metal concentrations which exceed their respective US EPA PRGs are highlighted in bold print.

ND = Not detected above the given laboratory detection limits.

Table 4

Summary of Chemical Analysis of Select Soil Samples Collected from Soil Borings HA-1 through HA-6, HA-8, and HA-9, EPA Test Method 8081

Location	Depth (ft)	Date	Aldrin	Alpha-BHC	Beta-BHC	Delta-BHC	Gamma-BHC (Lindan)	Chlordane	4,4'-DDD	4,4'-DDE	4,4'-DDT	4,4'-DDM	Dieldrin	Endosulfan I	Endosulfan II	Endrin	Heptachlor Epoxide	Toxaphene
HA-1	1	6/27/2005	ND	ND	ND	ND	ND	0.10	0.020	1.8	0.99	2.83	0.18	ND	ND	ND	0.049	1.3
	3	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
HA-2	1	6/27/2005	ND	ND	ND	ND	ND	0.009	ND	0.29	0.072	0.362	0.063	ND	ND	ND	0.003	0.78
	3	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.003	ND	ND	ND	ND	ND
HA-3	1	6/27/2005	ND	ND	ND	ND	ND	0.009	0.012	0.10	0.098	0.21	0.020	ND	ND	ND	ND	1.5
	3	6/27/2005	ND	ND	ND	ND	ND	0.008	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.34
HA-4	1	6/27/2005	ND	ND	ND	ND	ND	ND	ND	0.40	0.41	0.81	0.21	ND	ND	ND	ND	2.9
	3	6/27/2005	ND	ND	ND	ND	ND	ND	ND	0.002	ND	0.002	0.011	ND	ND	ND	ND	0.062
HA-5	1	6/27/2005	ND	ND	ND	ND	ND	ND	ND	0.24	0.23	0.47	0.15	ND	ND	ND	ND	1.8
	3	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.004	ND	ND	ND	ND	0.04
HA-8	1	6/27/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.012	ND	ND	ND	ND	0.17
HA-9	1	6/27/2005	ND	ND	ND	ND	ND	ND	ND	0.032	0.014	0.046	0.023	ND	ND	ND	ND	0.12
US EPA Region IX PRGs			0.029	0.09	0.32	NA	0.44	1.6	2.4	1.7	1.7	1.7	0.03	370	370	18	0.052	0.44
Reporting Limit mg/Kg			0.001	0.001	0.001	0.001	0.001	0.02	0.002	0.002	0.002	0.001	0.002	0.001	0.002	0.002	0.001	0.02

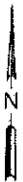
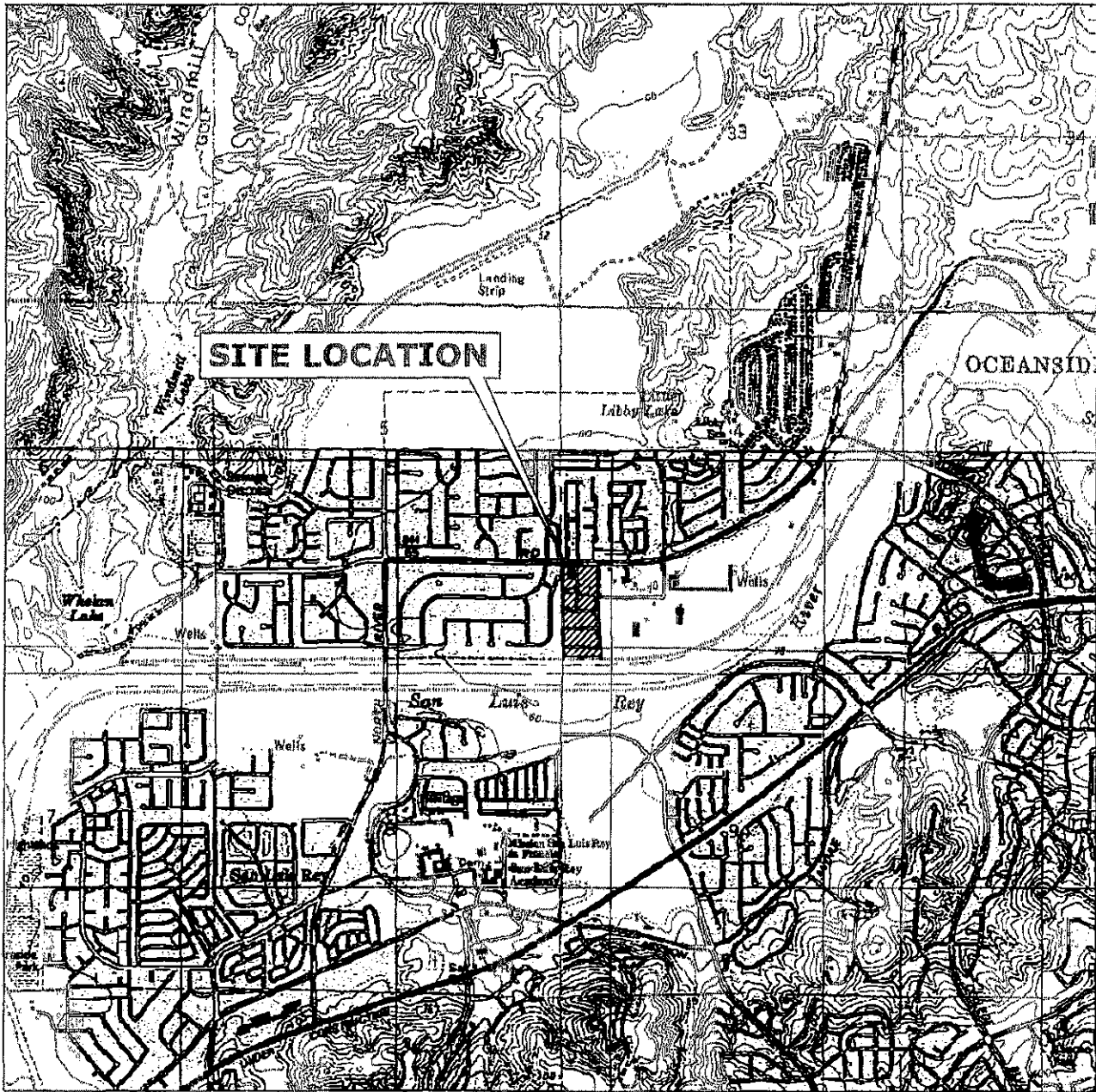
*Concentrations which exceed their respective US EPA PRGs are highlighted in bold print

**4,4'-DDM is the sum of the concentrations of 4,4'-DDD, 4,4'-DDE, and 4,4'-DDT.

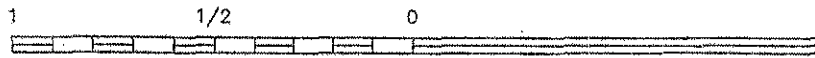
ND = Not detected above laboratory detection threshold

NA = PRG not established

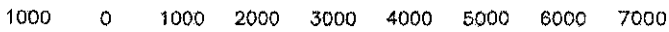
FIGURES



CALIFORNIA




SCALE (MILES)



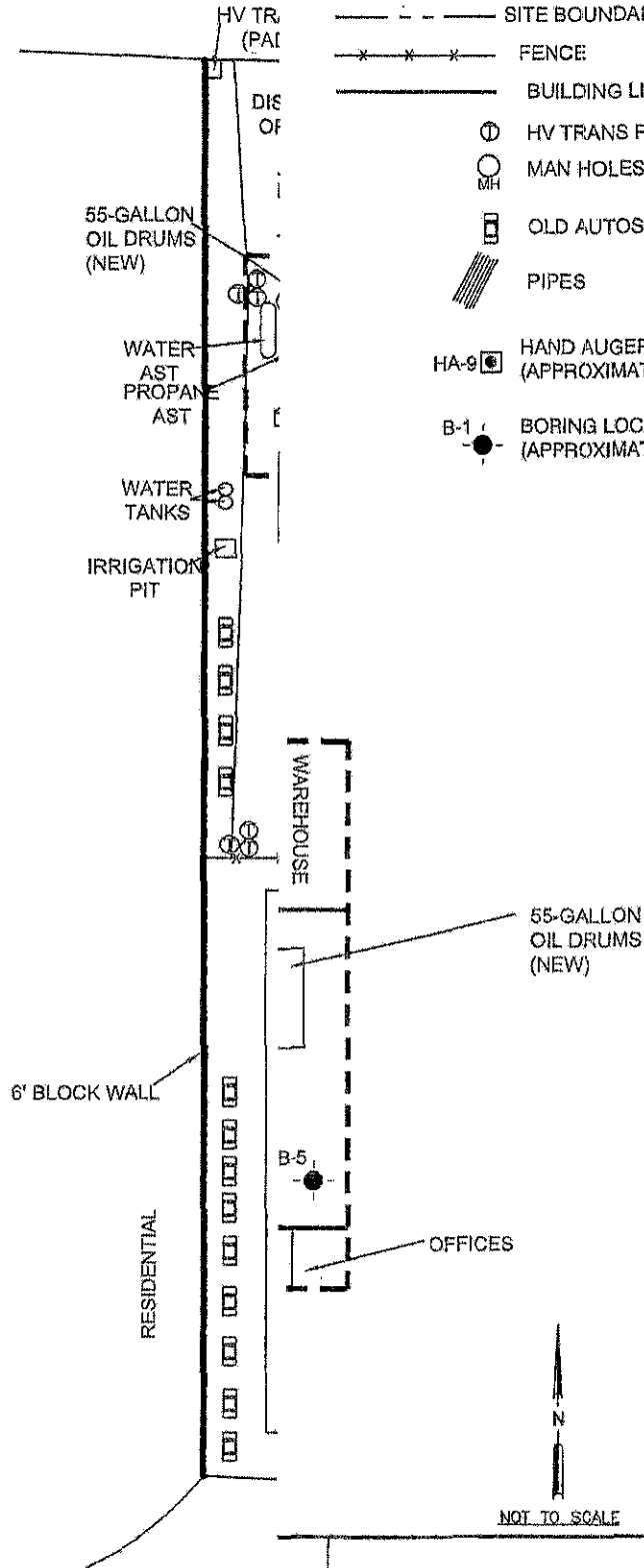
SCALE (FEET)

REFERENCE: USGS 7.5 MINUTE QUADRANGLE; SAN LUIS REY, CALIFORNIA; 1995

 SECOR 25864 BUSINESS CENTER DRIVE REDLANDS, CALIFORNIA PHONE: (909) 355-8118/355-6120 (FAX)	FOR: THE OLSON COMPANY 4617 NORTH RIVER ROAD OCEANSIDE, CALIFORNIA		SITE LOCATION MAP		FIGURE: 1
	JOB NUMBER: 04QT.29220.92	DRAWN BY: CITORRES	CHECKED BY:	APPROVED BY:	DATE: 06/06/05

LEGEND

- SITE BOUNDARY
- * * * FENCE
- BUILDING LINE
- ⊙ HV TRANS POLES
- MH MAN HOLES
- ☐ OLD AUTOS
- ▨ PIPES
- HA-9 ☐ HAND AUGER LOCATION (APPROXIMATELY)
- B-1 ● BORING LOCATION (APPROXIMATELY)



SITE PLAN WITH BORING & HAND AUGER LOCATIONS		FIGURE: 2
RES	CHECKED BY:	APPROVED BY:
		DATE: 06/06/05

APPENDIX A
LABORATORY DATA SHEETS AND QA/QC RESULTS
CHAIN-OF -CUSTODY RECORDS
BORING LOGS



**Centrum
Analytical
Laboratories, Inc.**

1000 S. Main Street, Westborough, MA 01581-1000

Client: SECOR
25864-F Business Center Drive
Redlands, CA 92374-4515

Date Sampled: 06/27/05
Date Received: 06/27/05
Job Number: 26517

Project: Oceanside Ph. II

CASE NARRATIVE

The following information applies to samples which were received on 06/27/05:

The vapor samples were received at the laboratory in intact Tedlar bags.

The soil samples were received at the laboratory directly from the field and were cooled to 4°C upon arrival. The 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 07/13/05.

Report approved by:

Tom Wilson 2005.07.13
12:58:08 -
07'00'

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.

Metals by EPA 6010B and EPA 7471A

Client: SECOR
 Project: Oceanside Ph. II
 Job No: 26517
 Matrix: Soil
 Analyst: TLB

Date Sampled: 06/27/05
 Date Received: 06/27/05
 Date Digested: 06/28/05
 Date Analyzed: 06/28/05
 Batch Number: 6010S3368
 7471S1239

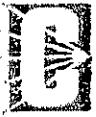
Metals	Method	Sample ID:	Blank	HA-6@1'	HA-7@1'	HA-8@1'	HA-9@1'
		RL	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Antimony	6010B	5.0	ND	ND	ND	ND	ND
Arsenic	6010B	1.0	ND	3.4	1.7	2.0	1.9
Barium	6010B	0.50	ND	79	89	69	66
Beryllium	6010B	0.50	ND	ND	ND	ND	ND
Cadmium	6010B	0.50	ND	ND	ND	ND	ND
Chromium	6010B	0.50	ND	16	12	11	11
Cobalt	6010B	0.50	ND	6.5	6.3	4.5	4.8
Copper	6010B	0.50	ND	30	5.4	8.2	6.6
Lead	6010B	1.0	ND	22	3.3	4.4	4.0
Molybdenum	6010B	5.0	ND	ND	ND	ND	ND
Nickel	6010B	1.0	ND	6.9	4.7	4.2	4.2
Selenium	6010B	5.0	ND	ND	ND	ND	ND
Silver	6010B	2.0	ND	ND	ND	ND	ND
Thallium	6010B	10	ND	ND	ND	ND	ND
Vanadium	6010B	5.0	ND	36	34	28	30
Zinc	6010B	10	ND	45	30	32	32
Mercury	7471A	0.02	ND	ND	ND	ND	ND

Extractable Hydrocarbons as Diesel by mod. EPA 8015B

Client: SECOR
Project: Oceanside Ph. II
Job No.: 26517
Matrix: Soil
Analyst: AW

Date Sampled: 06/27/05
Date Received: 06/27/05
Date Added: 07/07/05
Date Extracted: 07/07/05
Date Analyzed: 07/07-08/05
Batch Number: 8015DS3506

Sample ID	Reporting Limit mg/Kg	Diesel mg/Kg	Surrogate (OTP) Limit: 50 - 150%
Method Blank	10	ND	92 %
B-1@15'	10	45	95 %
B-2@15'	10	240	93 %



Centrum
Analytical
Laboratories, Inc.

C6 to C40 Hydrocarbons by GC/FID

Client: SECOR
Project: Oceanside Ph. II
Job No.: 26517
Matrix: Soil
Analyst: RV / AW

Date Sampled: 06/27/05
Date Received: 06/27/05
Batch Number: SH2GASS314
8015DS3499

Carbon Chain Length:	C6-C12	C12-C22	C22-C40
Reporting Limits:	0.50	10	20
Units:	mg/Kg	mg/Kg	mg/Kg
Method Blank	ND	ND	ND
B-1@5' 14	ND	ND	ND
B-1@2' 17	ND	450	140
B-2@5' 19	ND	220	39
B-2@10' 20	0.62	3,100	350
B-3@5' 23	ND	ND	ND
B-4@5' 27	ND	ND	ND
B-5@5' 31	ND	ND	ND
HA-8@1' 38	ND	ND	ND
HA-9@1' 39	ND	ND	ND
Method:	GC/FID	GC/FID	GC/FID
Date Extracted:	N/A	06/28/05	06/28/05
Date Analyzed:	06/29/05	06/28-29/05	06/28-29/05



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

Matrix: Soil
Batch Number: 8015DS3499

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Diesel	100	97	70 - 130	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
Diesel	96.9	104.5	8%	25%	Pass

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate



QC Sample Report - Volatile Hydrocarbons as Gasoline by GCMS

Matrix: Vapor
Batch Number: MS4TPHGV502

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Gasoline	2.0	89	70 - 130	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (mg/L)	MSD Sample Result (mg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Gasoline	1.79	1.69	6%	25%	Pass

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Organochlorine Pesticides by EPA 8081A

Client: SECOR
Project: Oceanside Ph. II
Job No.: 26517
Matrix: Soil
Analyst: SEC

Date Sampled: 06/27/05
Date Received: 06/27/05
Date Extracted: 07/01/05
Date Analyzed: 07/01-05/05
Batch Number: PESTS0903

Sample ID: HA-9@1'		
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
Chlordane	0.010	ND
4,4'-DDD	0.002	ND
4,4'-DDE	0.002	0.032
4,4'-DDT	0.002	0.014
Dieldrin	0.002	0.023
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	0.001
Methoxychlor	0.010	ND
Toxaphene	0.020	0.12

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

Sample ID: HA-9@1'	
Tetrachloro-m-xylene	87



QC Sample Report - Organochlorine Pesticides by EPA 8081A

Matrix: Soil
Batch Number: PESTS0903

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Analytical Notes:

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Lindane	0.0067	98	71 - 124	Pass
Heptachlor	0.0067	110	87 - 132	Pass
Aldrin	0.0067	108	78 - 125	Pass
Dieldrin	0.026	104	85 - 113	Pass
Endrin	0.026	107	84 - 125	Pass
DDT	0.026	106	88 - 119	Pass

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Analytical Notes:

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Lindane	0.0065	0.0059	10%	25%	Pass
Heptachlor	0.0073	0.0068	7%	25%	Pass
Aldrin	0.0072	0.0065	10%	25%	Pass
Dieldrin	0.0278	0.0255	9%	25%	Pass
Endrin	0.0285	0.0265	7%	25%	Pass
DDT	0.0283	0.0267	6%	25%	Pass

MS: Matrix Spike
MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate



QC Sample Report - Organochlorine Pesticides by EPA 8081A

Matrix: Soil
Batch Number: PESTS0906

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	92	71 - 124	Pass
Heptachlor	0.0067	103	87 - 132	Pass
Aldrin	0.0067	94	78 - 125	Pass
Dieldrin	0.026	95	85 - 113	Pass
Endrin	0.026	97	84 - 125	Pass
DDT	0.026	93	88 - 119	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	0.0061	0.0058	5%	25%	Pass
Heptachlor	0.0068	0.0068	0%	25%	Pass
Aldrin	0.0062	0.0062	0%	25%	Pass
Dieldrin	0.0254	0.0251	1%	25%	Pass
Endrin	0.0259	0.0255	2%	25%	Pass
DDT	0.0249	0.0249	0%	25%	Pass

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Volatile Organic Compounds by EPA 8260B

Client: SECOR
Project: Oceanside Ph. II
Job No.: 26517
Matrix: Soil
Analyst: RL

Date Sampled: 06/27/05
Date Received: 06/27/05
Date Analyzed: 07/01/05
Batch Number: MS58260S004

Compounds	Sample ID: RL	Blank mg/Kg	B-3@5' mg/Kg	B-4@5' mg/Kg	B-5@5' mg/Kg	HA-8@1' mg/Kg	HA-9@1' mg/Kg
cis-1,3-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	0.005	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.001	ND	ND	ND	ND	ND	ND
Ethyl tert-Butyl Ether (EtBE)	0.005	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.001	ND	ND	ND	ND	ND	ND
2-Hexanone	0.010	ND	ND	ND	ND	ND	ND
Isopropylbenzene	0.001	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	0.002	ND	ND	ND	ND	ND	ND
Methylene chloride	0.050	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	0.010	ND	ND	ND	ND	ND	ND
Methyl tert-Butyl Ether (MTBE)	0.005	ND	ND	ND	ND	ND	ND
Naphthalene	0.002	ND	ND	ND	ND	ND	ND
n-Propylbenzene	0.001	ND	ND	ND	ND	ND	ND
Styrene	0.001	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	0.002	ND	ND	ND	ND	ND	ND
Tetrachloroethene	0.001	ND	ND	ND	ND	ND	ND
Toluene	0.001	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	0.003	ND	ND	ND	ND	ND	ND
Trichloroethene	0.001	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	0.003	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	0.001	ND	ND	ND	ND	ND	ND
Trichlorotrifluoroethane	0.005	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	0.001	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	0.001	ND	ND	ND	ND	ND	ND
Vinyl chloride	0.002	ND	ND	ND	ND	ND	ND
Xylenes, m-,p-	0.002	ND	ND	ND	ND	ND	ND
Xylene, o-	0.001	ND	ND	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

Sample ID:	Blank	B-3@5'	B-4@5'	B-5@5'	HA-8@1'	HA-9@1'
Dibromofluoromethane	108	97	101	103	102	99
Toluene-d8	91	98	101	103	101	100
Bromofluorobenzene	90	96	98	95	93	96

Volatile Organic Compounds by GCMS

Client: SECOR
 Project: Oceanside Ph. II
 Job No.: 26517
 Matrix: Vapor
 Analyst: GF

Date Sampled: 06/27/05
 Date Received: 06/27/05
 Date Analyzed: 06/27/05
 Batch Number: MS48260W3502

Compounds	Sample ID: RL	Blank µg/L of air	V-1 µg/L of air	V-2 µg/L of air	V-3 µg/L of air
Acetone	50	ND	ND	ND	ND
tert-Amyl Methyl Ether (TAME)	5.0	ND	ND	ND	ND
Benzene	1.0	ND	ND	ND	ND
Bromobenzene	1.0	ND	ND	ND	ND
Bromochloromethane	1.0	ND	ND	ND	ND
Bromodichloromethane	1.0	ND	ND	ND	ND
Bromoform	1.0	ND	ND	ND	ND
Bromomethane	2.0	ND	ND	ND	ND
tert-Butanol (TBA)	10	ND	ND	ND	ND
2-Butanone (MEK)	10	ND	ND	ND	ND
n-Butylbenzene	1.0	ND	ND	ND	ND
sec-Butylbenzene	1.0	ND	ND	ND	ND
tert-Butylbenzene	1.0	ND	ND	ND	ND
Carbon disulfide	10	ND	ND	ND	ND
Carbon tetrachloride	1.0	ND	ND	ND	ND
Chlorobenzene	1.0	ND	ND	ND	ND
Chloroethane	1.0	ND	ND	ND	ND
Chloroform	1.0	ND	ND	ND	ND
Chloromethane	2.0	ND	ND	ND	ND
2-Chlorotoluene	1.0	ND	ND	ND	ND
4-Chlorotoluene	1.0	ND	ND	ND	ND
Dibromochloromethane	1.0	ND	ND	ND	ND
1,2-Dibromoethane	1.0	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	1.0	ND	ND	ND	ND
Dibromomethane	1.0	ND	ND	ND	ND
1,2-Dichlorobenzene	1.0	ND	ND	ND	ND
1,3-Dichlorobenzene	1.0	ND	ND	ND	ND
1,4-Dichlorobenzene	1.0	ND	ND	ND	ND
Dichlorodifluoromethane	1.0	ND	ND	ND	ND
1,1-Dichloroethane	1.0	ND	ND	ND	ND
1,2-Dichloroethane	1.0	ND	ND	ND	ND
1,1-Dichloroethene	1.0	ND	ND	ND	ND
cis-1,2-Dichloroethene	1.0	ND	ND	ND	ND
trans-1,2-Dichloroethene	1.0	ND	ND	ND	ND
1,2-Dichloropropane	1.0	ND	ND	ND	ND
1,3-Dichloropropane	1.0	ND	ND	ND	ND
2,2-Dichloropropane	1.0	ND	ND	ND	ND
1,1-Dichloropropene	1.0	ND	ND	ND	ND

QC Sample Report - Volatile Organic Compounds by GCMS

Matrix: Vapor

Batch Number: MS48260V3502

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (µg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
1,1-Dichloroethene	50	91	70 - 130	Pass
Benzene	50	95	70 - 130	Pass
Trichloroethene	50	105	70 - 130	Pass
Toluene	50	99	70 - 130	Pass
Chlorobenzene	50	91	70 - 130	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (µg/L)	MSD Sample Result (µg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
1,1-Dichloroethene	45.73	46.24	1%	25%	Pass
Benzene	47.61	47.66	0%	25%	Pass
Trichloroethene	52.71	53.47	1%	25%	Pass
Toluene	49.58	51.08	3%	25%	Pass
Chlorobenzene	45.53	42.77	6%	25%	Pass

Analytical Notes:

MS: Matrix Spike

MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample

LCSD: Laboratory Control Sample Duplicate

Project No:		Project Name:		Please Circle Analyses Requested												Turn-Around Time					
0407.24220.92		Oceanside Ph II		<input type="checkbox"/> LUP (Diast.) - EPA 801.5B DSO <input type="checkbox"/> LUP (Gas.) - EPA 801.5B DSO <input type="checkbox"/> Fuel ID (TVH, TEH), Carbon Chain (specify ranges) <input type="checkbox"/> 00215: BTEX/MBE ONLY <input type="checkbox"/> 024 <input type="checkbox"/> VOCs: BTEX/Oxygenates ONLY <input type="checkbox"/> SVOCs: 8270C, or 828 <input type="checkbox"/> 001A/0082: Pesticides or PCBs, or PseudPCB <input type="checkbox"/> Metals: Title 22 (CAM), or RCRA, or PP <input type="checkbox"/> Metals: TCLP, STLC <input type="checkbox"/> pH, TDS, TSS <input type="checkbox"/> #18.1 (TRPH), or 413.2, or 1684												<input type="checkbox"/> 24 Hr. RUSH* <input type="checkbox"/> 48 Hr. RUSH* <input checked="" type="checkbox"/> Normal TAT <input type="checkbox"/> Other _____ *Requires PRIOR approval. additional charges apply Requested due date: _____					
Project Manager:		Phone:		Fax:														Remarks/Special Instructions			
JUSTIN HOME																					
Client Name:		Address:																			
SECOR																					
Centrum ID <small>(Lab use only)</small>	Sample ID <small>(As it should appear on report)</small>	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type															
11	HA-4@3'	6/27/05	1304	soil		2 1/2oz glass												HOLD			
12	HA-5@1'		1310																		
13	HA-5@3'		1314															HOLD			
14	B-1@5'		0840																		
15	B-1@10'		1150			metal sleeve												HOLD			
16	B-1@15'		1155															HOLD added to perq. Home 4/5/05			
17	B-1@2'		0835			1-4oz glass															
18	B-2@2'		0850															HOLD			
19	B-2@5'		0855																		
20	B-2@10'		1210			metal sleeve															
1) Relinquished by: (Sampler's Signature)		Date:	Time:	3) Relinquished by:		Date:	Time:	To be completed by Laboratory personnel:										Sample Disposal			
<i>[Signature]</i>		6/27/05	1510					Samples chilled? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> From Field Custody seals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No All sample containers intact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Courier <input type="checkbox"/> UPS/Fed Ex <input checked="" type="checkbox"/> Hand carried										<input type="checkbox"/> Client will pick up <input type="checkbox"/> Return to client <input checked="" type="checkbox"/> Lab disposal			
2) Received by:		Date:	Time:	4) Received by:		Date:	Time:														
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.		5) Relinquished by:		Date:	Time:	6) Received for Laboratory by:		Date:	Time:	Additional Report Formats:										Sample Locator No.	
						<i>[Signature]</i>		6/27/05	1510	<input type="checkbox"/> LARWQCB <input type="checkbox"/> EDF (Geotracker) <input type="checkbox"/> EDD (GISKEY) <input type="checkbox"/> EDD (Other)										D/S/H	
Laboratory Notes:																					

Project No.		Project Name:		Please Circle Analyses Requested												Turn-Around Time	
0407.29220.92		Oceanside Ph II		LUFT Diesel, or EPA 8015B DRO LUFT Gas, or EPA 8015B DRO Fuel ID (TVH, TEH), Carbon Chain (specify ranges) 8021B: BTEX/MBE ONLY COCs: 8260B or 824 VOCs: BTEX/Oxyaromatics ONLY SVOCs: 8270C, or 825 8081A/8082: Pesticides, or PCBs, or PeaUPCB Metals: THe 22 (CA), or RCRA, or PP Metals: TCLP, STLC pH, TDS, TSS 418.1 (TRPH), or 413.2, or 1684												<input type="checkbox"/> 24 Hr. RUSH* <input type="checkbox"/> 48 Hr. RUSH* <input checked="" type="checkbox"/> Normal TAT <input type="checkbox"/> Other _____ *Requires PRIOR approval, additional charges apply Requested due date: _____	
Project Manager:				Phone:				Fax:				Remarks/Special Instructions					
Client Name: (Report and Billing)				Address: (Report and Billing)													
SECOR																	
Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type											
30	B-5 @ 2'	4/24/05	0935	soil		4oz - glass											HOLD
31	B-5 @ 5'		0940			↓	X	X									
32	B-5 @ 10'		1050			metal stove											HOLD
33	B-5 @ 15'		1057			↓											HOLD
34	HA-6 @ 1'		0920		USED	1.4oz glass							X				
35	HA-6 @ 3'		0925		BATT.	↓							X				HOLD
36	HA-7 @ 1'		0910		↓								X				
37	HA-7 @ 3'		0915		↓								X				HOLD
38	HA-8 @ 1'		1000		SOIL MOUND	↓	X	X	X	X							
39	HA-9 @ 1'		1005			↓	X	X	X	X							
1) Relinquished by: (Sampler's Signature)		Date:	Time:	3) Relinquished by:		Date:	Time:	To be completed by Laboratory personnel:								Sample Disposal	
<i>[Signature]</i>		4/24/05	1510					Samples chilled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> From Field Custody seals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No All sample containers intact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Courier <input type="checkbox"/> UPS/Fed Ex <input checked="" type="checkbox"/> Hand carried								<input type="checkbox"/> Client will pick up <input type="checkbox"/> Return to client <input checked="" type="checkbox"/> Lab disposal	
2) Received by:		Date:	Time:	4) Received by:		Date:	Time:										
5) Relinquished by:		Date:	Time:	6) Received for Laboratory by:		Date:	Time:	Additional Report Formats:								Sample Locator No.	
				<i>[Signature]</i>		4/27/05	1510	<input type="checkbox"/> LARWQCB <input type="checkbox"/> EDF (Geotracker) <input type="checkbox"/> EDD (GISKEY) <input type="checkbox"/> EDD (Other)								D/S/H	
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:																	

PRELIMINARY RESULTS
 SUBJECT TO CHANGE
 PENDING QA/QC REVIEW

Organochlorine Pesticides by EPA 8081A

Client:	SECOR	Date Sampled:	06/27/05
Project:	Oceanside Ph. II	Date Received:	06/27/05
Job No.:	26598	Date Added:	07/14/05
Matrix:	Soil	Date Extracted:	07/14/05
Analyst:	SEC	Date Analyzed:	07/13-15/05
		Batch Number:	PESTS0909

Pesticides	Sample ID: RL	Blank mg/Kg	HA-2@3' mg/Kg	HA-3@3' mg/Kg	HA-4@3' mg/Kg	HA-5@3' mg/Kg
Aldrin	0.001	ND	ND	ND	ND	ND
Alpha-BHC	0.001	ND	ND	ND	ND	ND
Beta-BHC	0.001	ND	ND	ND	ND	ND
Delta-BHC	0.001	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	0.001	ND	ND	ND	ND	ND
Chlordane	0.010	ND	ND	0.008	ND	ND
4,4'-DDD	0.002	ND	ND	ND	ND	ND
4,4'-DDE	0.002	ND	ND	ND	0.002	ND
4,4'-DDT	0.002	ND	ND	ND	ND	ND
Dieldrin	0.002	ND	0.003	0.023	0.011	0.004
Endosulfan I	0.001	ND	ND	ND	ND	ND
Endosulfan II	0.002	ND	ND	ND	ND	ND
Endosulfan sulfate	0.002	ND	ND	ND	ND	ND
Endrin	0.002	ND	ND	ND	ND	ND
Endrin Aldehyde	0.002	ND	ND	ND	ND	ND
Endrin Ketone	0.010	ND	ND	ND	ND	ND
Heptachlor	0.001	ND	ND	ND	ND	ND
Heptachlor Epoxide	0.001	ND	ND	ND	ND	ND
Methoxychlor	0.010	ND	ND	ND	ND	ND
Toxaphene	0.020	ND	ND	0.34	0.082	0.040

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

Sample ID:	Blank	HA-2@3'	HA-3@3'	HA-4@3'	HA-5@3'
Tetrachloro-m-xylene	78	90	87	93	92

LOG OF BORING

Logged By JRH	Date Drilled 6/26/05	Drilling Contractor CORE PROBE	Method/Equipment HAND AUGER / DIRECT	Boring Number B-2
Time Start 0845	Boring Diam. 1.5"	Surface Elev. (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 15'
Time End 1220	Project OCEANSIDE PHASE II			Hammer Drop (140 lb) ---
Job No. 040T.29220.92	Location AST-SOUTH			

WELL CONSTRUCTION Casing Dia.	Depth Sampling Method	Blow Count	Graphic Log	Sample	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	HNU, ppm	COMMENTS		
Hydrated granular bentonite →	H.A.				0				
					1				
					2	X B-2 2.2'	Sand, fine grain, well-graded, no odor / no moisture	0.5	0850
					3				
					4				
					5	X B-2 2.5'	Sand, coarse grain, well-graded, no odor / no moisture	0.8	0855
					6				
					7				
					8				
					9				
					0	X B-2 2.0'	Sand, coarse grain, well-graded slight HC odor, no moisture	11.6	1210
					1				
					2				
					3				
					4				
5	X B-2 2.0'	SAME AS ABOVE	4.3	1215					
6									
7									
8									
9									
0									

LOG OF BORING

Logged By JRH	Date Drilled 6/26/05	Drilling Contractor CORE PROBE	Method/Equipment HAND-AULEK / DIRECT	Boring Number B-4
Time Start 1010	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 15'
Time End 1045	Project OCEANSIDE PHASE II		Location SOUTH COURTYARD	
Job No 040T.29220.92				

WELL CONSTRUCTION Casing Dia	Depth Sampling Method Interval	Blow Count	Graphic Log	Sample #	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc.	HMU, ppm	COMMENTS	
cement Hydrated granular Bentonite →					ASPHALT			
	0							
	1							
	2			X	B-4 1021	Sand, fine grain, well-graded, no moisture, no odor	1.8	1015
	3							
	4							
	5			X	B-4 1025	Sand, coarse grain, well-graded no moisture, no odor	1.5	1020
	6							
	7							
	8							
9								
0			X	B-4 1010	SAME AS ABOVE	1.3	1030	
1								
2								
3								
4								
5			X	B-4 1015	SAME AS ABOVE	1.2	1035	
6								
7								
8								
9								
0								

LOG OF BORING

Logged By JRH	Date Drilled 6/26/05	Drilling Contractor CORE PROBE	Method/Equipment HAND AUGER / DIRECT	Boring Number V-1
Time Start 0820	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 10'
Time End 0900	Project OCEANSIDE PHASE II		Location N - COURTYARD	
Job No 040T. 29220. 92				

WELL CONSTRUCTION Casing Dia.	Depth Sampling Method	Interval	Blow Count	Graphic Log	Sample	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	HNU, ppm	COMMENTS
<i>Hyd. Gran. Bentonite →</i>	<i>H.A.</i>	<i>0-1</i>	<i>0</i>	<i>0</i>	<i>0</i>	↑		
						1		
						2	<i>Sands - fin → med. grain</i>	
						3	<i>no silt / no moisture</i>	
						4	↓	
						5		
						6		
						7		
						8		
						9		
<i>O.P.</i>	<i>0-1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>V-1 VAPOR</i>	<i>0.855</i>	
						1		
						2		
						3		
						4		
						5		
						6		
						7		
						8		
						9		
10								

LOG OF BORING

Logged By JRM	Date Drilled 6/26/05	Drilling Contractor CORE PROBE	Method/Equipment HANS-AULER / DIRECT	Boring Number V-3
Time Start 0945	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 10'
Time End 1010	Job No 040T.29220.92			Hammer Drop (140 lb) ---

Project OCEANSIDE PHASE II	Location SOUTH - COURT YARD
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WELL CONSTRUCTION Casing Dia	Depth Sampling Method	Interval	Blow Count	Graphic Log	Sample #	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	HMU, ppm	COMMENTS
<i>Hyd. Cran. Bentonsite →</i>	<i>H.A.</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>↑</i>		
						<i>1</i>		
						<i>2</i>	<i>Sand, fine med. gr., no color, no moisture</i>	
						<i>3</i>	<i>↓</i>	
						<i>4</i>		
						<i>5</i>		
						<i>6</i>		
						<i>7</i>		
						<i>8</i>		
						<i>9</i>		
	<i>0</i>			<input checked="" type="checkbox"/>	<i>V-3 VAPOR</i>	<i>1000</i>		
	<i>1</i>							
	<i>2</i>							
	<i>3</i>							
	<i>4</i>							
	<i>5</i>							
	<i>6</i>							
	<i>7</i>							
	<i>8</i>							
	<i>9</i>							
	<i>10</i>							

LOG OF BORING

Log No. # IRH	Date Drilled 6/26/05	Drilling Contractor Core Probe	Method/Equipment Hand-Auger / DIRECT	Boring Number HA-2
Time Start 1243	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENLIGHTENED	Total Depth (ft) 3'
Time End 1249				Hammer Drop ---
Job No 04CT 29220.92		Project OCEANSIDE PHASE II		Location SOUTH FIELD - N.

WELL CONSTRUCTION Casing Dia	Depth Sampling Method	Interval	Blow Count	Graphic Log	Sample #	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	MIN. ppm	COMMENTS	
BACKFILL w/ COTTINGS	H.A.	0							
		1			X	HA-2 2.1'	Sand, med-coarse gr., no odor, no moisture	1245	
		2							
		3			X	HA-2 2.3'	SAME AS ABOVE	1248	
		4							
		5							
		6							
		7							
		8							
		9							
0									

Exhibit

LOG OF BORING

Logged By JRH	Date Drilled 6/26/05	Drilling Contractor COGE PROBE	Method/Equipment HAND-AUGER / DIRECT	Boring Number HA-4
Time Start 1258	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 3'
Time End 1305	Job No 04CT. 29220. 92		Project OCEANSIDE PHASE II	Location SOUTH FIELD - NW

WELL CONSTRUCTION Casing Dia	Depth Sampling Method	Interval	Blow Count	Graphic Log	Sample	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	HNU, ppm	COMMENTS
BACKFILL w/ CUTTINGS	H.A.	0						
		1			X HA-4 21"	Sand, med-coarse gr, no odor, no moisture	1300	
		2						
		3			X HA-4 23"	SAME AS ABOVE	1304	
		4						
		5						
		6						
		7						
		8						
		9						
		10						

LOG OF BORING

Logged By JRH	Date (United) 6/26/05	Drilling Contractor CORE PROBE	Methods Equipment HAND-ACTIVE / DIRECT	Boring Number HA-6
Time Start 0916	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 3'
Time End 0927	Job No 040T.29220.92		Project OCEANSIDE PHASE II	Location BATTERIES - E.

WELL CONSTRUCTION Casing Dia	Depth Sampling Method	Interval	Blow Count	Graphic Log	Sample #	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	H ₂ O ppm	COMMENTS	
BACKFILL w/ CUTTINGS	H.A.	0							
		1			X	HA-6 21"	Sand, med-coarse gr, no odor, no moisture		0920
		2							
		3			X	HA-6 23"	SAME AS ABOVE		0925
		4							
		5							
		6							
		7							
		8							
		9							

LOG OF BORING

Logger By JRH	Date Drilled 6/26/05	Drilling Contractor Core Probe	Method/Equipment Hand-Auger / DIRECT	Boring Number HA-8
Time Start 0955	Boring Diam 1.5"	Surface Elev (ft) ---	Groundwater Depth (ft) NOT ENCOUNTERED	Total Depth (ft) 1'
Time End 1003				Hammer Drop (140 lb) ---

Job No 040T 29220 92	Project OCEANSIDE PHASE II	Location FILL DIRT - NORTH
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WELL CONSTRUCTION Casing Dia	Depth Sampling Method	Interval	Blow Count	Graphic Log	Sample #	DESCRIPTION Soil Type, Gradation, Consistency, Moisture, Color, USCS, etc	HNU, ppm	COMMENTS	
Cuttings	H.A.	0							
		1			X	HAB 0.1'	1000	Fill → poorly graded sands w/ silt (~20%), no odor no moisture	
		2							
		3							
		4							
		5							
		6							
		7							
		8							
		9							
		10							