



License # 867264

October 1, 2016

NTC Commerical Real Estate Group, Inc.
C/O Mr. Tom Robinson
4 Corporate Plaza, STE. 210
Newport Beach, CA 92660

**SITE: FORMER POLICE DEPARTMENT
212 BROOKSIDE AVENUE
REDLANDS, CALIFORNIA**

SUBJECT: PHASE II ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Robinson:

This report summarizes the Phase II Environmental Site Assessment (Phase II ESA) performed by Force Environmental, Inc., in July 2016 at 212 Brookside Avenue, Redlands, California (the Site, **see Figure 1 – Site Location Map**). The purpose of the work was to assess recognized environmental conditions (RECs) identified in the *Phase I Environmental Site Assessment Report (Phase I ESA Report)*, dated July 5, 2016, and to determine if there may have been releases of chemicals to the subsurface from past activities on the Site. The two areas of concern include the general vicinity of the previously removed Underground Storage Tank (UST), and the Shooting Range located in the Police Department's basement (see **Figure 2 – Site Plan with Sample Locations**).

EXECUTIVE SUMMARY

On July 11, 2016, FEI advanced 4 soil borings, SB-1 through SB-4, at locations shown on the attached **Figure 2**. These locations were selected in order to determine if there were any residual contaminants as a result of the former UST on the Site. Soil matrix samples were collected for laboratory analysis from each of the borings. As detailed in this report, analytical

results indicate low concentrations of C23-C40 petroleum hydrocarbon impact (oil/grease) in soils in two samples, one at the southwest area of the ramp leading to the basement (sample SB-1-40) at 834 milligrams per kilogram (mg/kg), and one at the northwest area of the ramp leading to the basement (SB-2-10) at 88 mg/kg. No petroleum hydrocarbons of any kind were detected in any of the remaining 13 samples analyzed for C4-C40 hydrocarbons (see **Table 1**). Furthermore, no volatile organic compounds (VOCs) were present in any of the 15 soil samples analyzed for VOCs.

Also on July 11, 2016, FEI collected 11 soil samples (SG-1 through SG-8) located in the basement shooting range, and three background samples outside (SB-1-Surface, SB-2-Surface, and SB4-Surface). Soil samples in the basement showed lead concentrations ranging from 1 to 11 mg/kg, well below the Department of Toxic Substance Control (DTSC) residential and commercial use limits for lead of 80 and 320 mg/kg, respectively (see **Table 1** – Summary of Soil Sample Results).

Based on the fieldwork and results, it appears that the RECs identified in the July 2016 *Phase I ESA Report* have been mitigated, and no further environmental investigation appears warranted at this time.

FIELDWORK

Prior to beginning fieldwork, underground utility clearance was performed and all interested parties were notified in advance of the work schedule. No agency permits were required for the work.

Soil Boring and Sampling

On July 11, 2016, FEI advanced 4 soil borings (SB-1 through SB-4) to approximately 40 ft bgs at locations shown on **Figure 2** using a CME-75 Truck Mounted Hollow Stem Auger Drill Rig. Soil samples were collected at 5-foot intervals from each boring from 10 to 40 ft bgs for lithological logging. Soils generally consisted of fine sands with gravel. Groundwater was not encountered during the investigation. A photoionization detector (PID) was used as a field-screening tool to determine the possible presence of VOCs in soils. No VOCs were detected in any of the borings as measured by the PID.

Additionally, on July 11, 2016, FEI took three background soil samples outside (SB-1, SB-2, and SB-4) and eight samples in the Police Department's Basement, inside the basement shooting range (SG-1 through SG-8). These samples were collected beneath the concrete floor, which was cored out, and samples were collected at approximately 9-inches bgs.

All soil samples were collected into 6-inch stainless steel sampling sleeves. The sleeves were end-wrapped with Teflon, sealed with PVC end caps, and uniquely identified with the sample location, time and date. All samples were placed in an ice-cooled chest and were transported under chain-of-custody to Chemical & Environmental Laboratories, a state-certified laboratory (ELAP #2268), in Cerritos, California.

SAMPLE ANALYSES AND RESULTS

Soil sample results are summarized in **Table 1**. C&E's official laboratory analytical report with chain-of-custody documentation is provided as **Attachment A**.

All samples collected from borings SB1 through SB4 were analyzed for hydrocarbon chain C4 to C12 (gasoline), C13-C22 (diesel), and C23-C40 (oil/grease) by EPA Method 8015M, and for VOCs by EPA method 8260B. Samples SB1-Surface, SB2-Surface, SB4-Surface, and SG1 through SG8 were analyzed by EPA Method 6010 for Lead.

Concentrations of oil/grease hydrocarbons (C₂₃-C₄₀) were present in two of the soil samples, SB1-40 at 843 mg/kg, and SB2-10 at 88 mg/kg. No other petroleum hydrocarbons were present in these two soil samples, and no hydrocarbons at all were detected in the remaining 13 soil samples from SB1 through SB4. Further, no VOCs were detected in any of the 15 soil samples analyzed for VOCs.

Slight lead was detected at concentrations ranging from 1 to 11 mg/kg in samples SG1 through SG8 from the basement shooting range. These concentrations, however, are within normal background ranges and well below DTSC regulatory limits for residential and commercial use 80 and 320 mg/kg, respectively.

CONCLUSIONS AND RECOMMENDATIONS

Based on the fieldwork and results, it appears that the RECs identified in the July 2016 *Phase I ESA Report* have been mitigated, and no further environmental investigation appears warranted at this time.

REGISTERED PROFESSIONAL STATEMENT

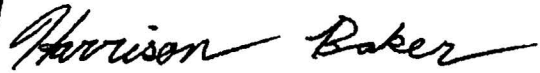
All work on this project was performed under the responsible charge of a California Registered Civil Engineer. The licensed professional whose wet ink signature and seal appears at the end of this report supervised and/or conducted all work associated with the project.

Please contact Harrison Baker in our office with any questions. He can be reached directly at 714-307-4448 or by email to baker@reynolds-group.com.

Sincerely,
THE REYNOLDS GROUP
a California corporation by:



F. Edward Reynolds, Jr.
California Registered Civil Engineer #38677



Harrison Baker
Project Manager

Attachments:

Table 1-	Summary of Soil Sample Results
Figure 1-	Site Location Map
Figure 2-	Site Plan with Soil Sample Locations
Attachment A -	C & E Laboratory Analytical Report and Chain of Custody Documentation

TABLE

TABLE 1
SUMMARY OF SOIL SAMPLE RESULTS
FORMER POLICE STATION
212 BROOKSIDE AVE
REDLANDS, CALIFORNIA

Sample ID & Depth	Sample Date	C4-C12 (Gasoline)	C13-C22 (Diesel)	C23-C40 (Oil/Grease)	Benzene	Toluene	Ethylbenzene	Xylene	Lead
		Total Petroleum Hydrocarbons EPA Method 8015M (mg/kg)			VOCs EPA Method 8270 (ug/kg)				Lead EPA Method 6010B (mg/kg)
SB-1-10	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-1-20	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-1-30	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-1-40	7/11/2016	<0.1	<1	834	<1	<1	<1	<1	—
SB-2-10	7/11/2016	<0.1	<1	88	<1	<1	<1	<1	—
SB-2-20	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-2-40	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-3-10	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-3-20	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-3-30	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-3-40	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-1-10	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-4-10	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-4-20	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-4-40	7/11/2016	<0.1	<1	<50	<1	<1	<1	<1	—
SB-1-Surface	7/11/2016	—	—	—	—	—	—	—	10
SB-2-Surface	7/11/2016	—	—	—	—	—	—	—	18
SB-4-Surface	7/11/2016	—	—	—	—	—	—	—	1
SG-1	7/11/2016	—	—	—	—	—	—	—	9
SG-2	7/11/2016	—	—	—	—	—	—	—	1
SG-3	7/11/2016	—	—	—	—	—	—	—	1
SG-4	7/11/2016	—	—	—	—	—	—	—	11
SG-5	7/11/2016	—	—	—	—	—	—	—	1
SG-6	7/11/2016	—	—	—	—	—	—	—	5
SG-7	7/11/2016	—	—	—	—	—	—	—	1
SG-8	7/11/2016	—	—	—	—	—	—	—	1
USEPA RSLs (Residential)		82	110	2,500					400
USEPA RSLs (Commercial)		420	600	33,000					800
DTSC HERO Note 3 RSLs (Residential)		—	—	—					80
DTSC HERO Note 3 RSLs (Commercial)		—	—	—					320

Notes:

All results in milligrams per kilogram (mg/kg), except for VOCs which are in micrograms per kilogram (ug/kg)

TPH = Total Petroleum Hydrocarbons (C4-C12 Gasoline, C13-C22 Diesel, C23-C40 Oil/Grease)

VOCs = Volatile Organic Compounds

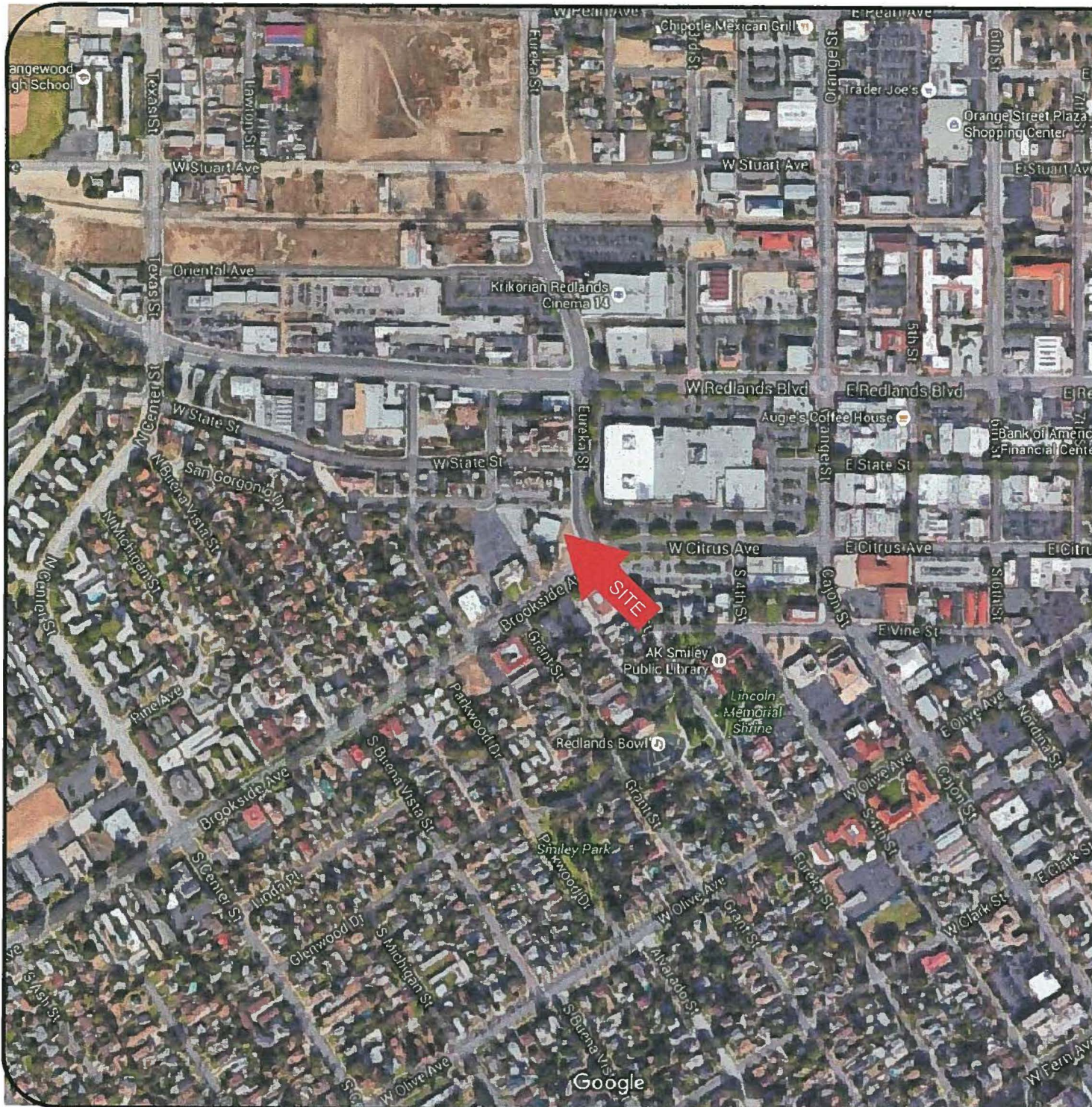
<RL = Less than/Below Laboratory reporting limit of more than one compound analyzed in that specific EPA method

— = Not Analyzed

USEPA RSLs: United States Environmental Protection Agency Regional Screening Levels dated May 2016

DTSC HERO Note 3 = Department of Toxic Substance Control Health and Ecological Risk Office Note 3

FIGURES



General Notes



* ADAPTED FROM GOOGLE EARTH MAPS

Project Details

Name
Former Police Department

Address
212 Brookside Ave
Redlands, CA

Number
8276

Figure Details

SITE LOCATION MAP

Figure #
Figure 1

Revise Date
February 2012

Not to Scale

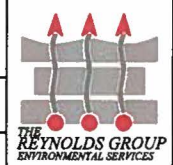
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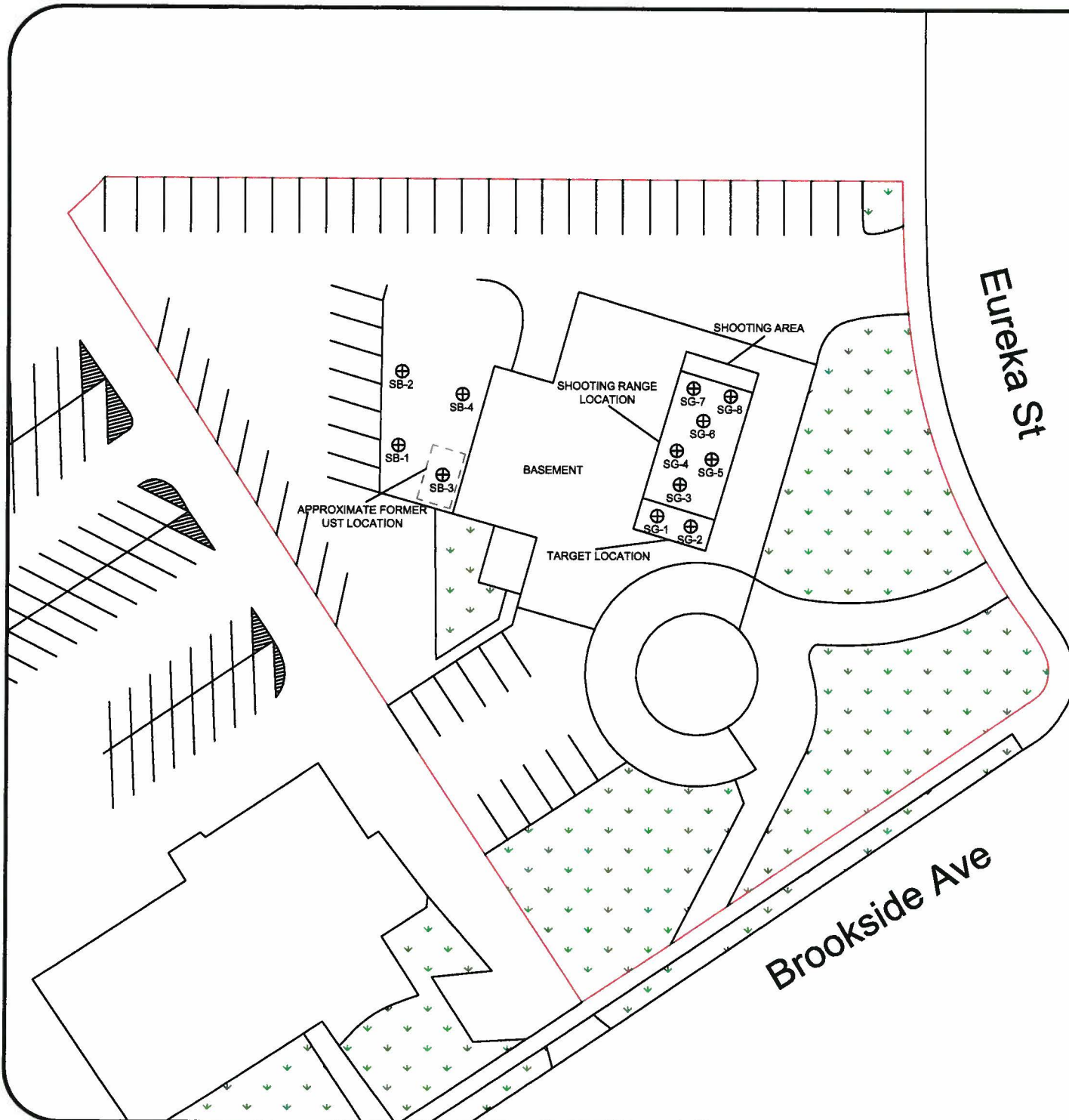
Company Information

Address
520 West 1st Street
Tustin, CA 92780

Telephone
(714) 730-5397

Fax
(714) 730-6476





General Notes

⊕ - Soil Sample Location

Project Details

Name

Former Police Department

Address

212 Brookside Ave
Redlands, CA

Number

8276

Figure Details

SITE PLAN WITH SOIL SAMPLE LOCATIONS

Figure

Figure 2

Revise Date

July 2016

0' 40'
 Approximate Scale

Scale
 1" = 40'

Company Information

Address

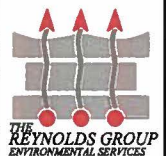
520 West 1st Street
Tustin, CA 92780

Telephone

(714) 730-5397

Fax

(714) 730-6476



ATTACHMENT A

**C & E LABORATORY ANALYTICAL REPORT AND
CHAIN OF CUSTODY DOCUMENTATION**

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

July 21, 2016

ELAP Certificate No: 2268

Mr. Harrison Baker
The Reynolds Group
520 West 1st St.
Tustin, CA 92780

Project: 8276
C&E ID: 160712B

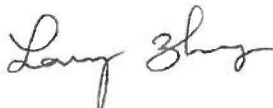
Dear Mr. Baker,

Enclosed is an analytical report for the sample(s) received by Chemical & Environmental Laboratories, Inc. on July 12, 2016, and analyzed as indicated in the chain-of-custody attached.

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

Please call me at (562) 926-8091 if you have any questions regarding this report.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry Zhang".

Larry Zhang, Ph.D.
Laboratory Director

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

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

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/13/16
Date Reported: 07/14/16
Unit Reported: mg/kg or ppm

C&E LAB ID	SAMPLE ID	DF	C ₄ -C ₁₂		C ₁₃ -C ₂₂		C ₂₃ -C ₄₀		%Surrogate (70-130)
			Result	RL	Result	RL	Result	RL	
160712B-2	SB-1-10	1	ND	0.1	ND	1	ND	50	89
160712B-4	SB-1-20	1	ND	0.1	ND	1	ND	50	87
160712B-6	SB-1-30	1	ND	0.1	ND	1	ND	50	122
160712B-8	SB-1-40	1	ND	0.1	ND	1	834	50	111
160712B-10	SB-2-10	1	ND	0.1	ND	1	88	50	91
160712B-12	SB-2-20	1	ND	0.1	ND	1	ND	50	95
160712B-13	SB-2-40	1	ND	0.1	ND	1	ND	50	81
160712B-15	SB-3-10	1	ND	0.1	ND	1	ND	50	74
160712B-17	SB-3-20	1	ND	0.1	ND	1	ND	50	79
160712B-19	SB-3-30	1	ND	0.1	ND	1	ND	50	77
160712B-21	SB-3-40	1	ND	0.1	ND	1	ND	50	77
160712B-23	SB-4-10	1	ND	0.1	ND	1	ND	50	91
160712B-25	SB-4-20	1	ND	0.1	ND	1	ND	50	101
160712B-28	SB-4-40	1	ND	0.1	ND	1	ND	50	85

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

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

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

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

Page 1 of 2

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/12/16
Date Reported: 07/15/16
Unit Reported: µg/kg or ppb

C&E LAB ID	160712B-2	160712B-4	160712B-6	160712B-8	160712B-10
SAMPLE ID	SB-1-10	SB-1-20	SB-1-30	SB-1-40	SB-2-10
DF	1	1	1	1	1

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	5	ND	5	ND	5	ND	5	ND	5
Benzene	ND	1	ND	1	ND	1	ND	1	ND	1
Bromodichloromethane	ND	2	ND	2	ND	2	ND	2	ND	2
Bromoform	ND	5	ND	5	ND	5	ND	5	ND	5
Bromomethane	ND	2	ND	2	ND	2	ND	2	ND	2
2-Butanone (MEK)	ND	2	ND	2	ND	2	ND	2	ND	2
Carbon Disulfide	ND	2	ND	2	ND	2	ND	2	ND	2
Carbon Tetrachloride	ND	2	ND	2	ND	2	ND	2	ND	2
Chlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
Chloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Chloroform	ND	2	ND	2	ND	2	ND	2	ND	2
Chloromethane	ND	5	ND	5	ND	5	ND	5	ND	5
Cyclohexane	ND	2	ND	2	ND	2	ND	2	ND	2
Dibromochloromethane	ND	5	ND	5	ND	5	ND	5	ND	5
1,2-Dibromo-3-Chloropropane	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dibromoethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
1,3-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
1,4-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
Dichlorodifluoromethane	ND	5	ND	5	ND	5	ND	5	ND	5
1,1-Dichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,1-Dichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
cis-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
trans-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dichloropropane	ND	2	ND	2	ND	2	ND	2	ND	2

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

-- EPA 8260B (VOCs) --

Page 2 of 2

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/12/16
Date Reported: 07/15/16
Unit Reported: µg/kg or ppb

C&E LAB ID	160712B-2	160712B-4	160712B-6	160712B-8	160712B-10
SAMPLE ID	SB-1-10	SB-1-20	SB-1-30	SB-1-40	SB-2-10
DF	1	1	1	1	1

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2	ND	2
cis-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2	ND	2
Ethylbenzene	ND	1	ND	1	ND	1	ND	1	ND	1
2-Hexanone	ND	2	ND	2	ND	2	ND	2	ND	2
Methyl Acetate	ND	2	ND	2	ND	2	ND	2	ND	2
Methylcyclohexane	ND	2	ND	2	ND	2	ND	2	ND	2
Methylene Chloride	ND	2	ND	2	ND	2	ND	2	ND	2
4-Methyl-2-Pentanone	ND	2	ND	2	ND	2	ND	2	ND	2
Styrene	ND	2	ND	2	ND	2	ND	2	ND	2
Isopropylbenzene	ND	2	ND	2	ND	2	ND	2	ND	2
4-Isopropyltoluene	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,2,2-Tetrachloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Tetrachloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
Toluene	ND	1	ND	1	ND	1	ND	1	ND	1
1,2,4-Trichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,1-Trichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,2-Trichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Trichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
Trichlorofluoromethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,2-Trichlorotrifluoroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Vinyl Chloride	ND	5	ND	5	ND	5	ND	5	ND	5
Total Xylenes	ND	1	ND	1	ND	1	ND	1	ND	1

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	104	102	108	105	103
1,2-Dichloroethane-d4	102	99	107	103	100
Toluene-D8	98	96	97	99	97
4-Bromofluorobenzene	97	98	94	97	97

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

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

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

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

Page 1 of 2

Client Name: The Reynolds Group
 Project Manager: Harrison Baker
 Project Name: 8276
 Sample Matrix: Soil

Date Sampled: 07/11/16
 Date Analyzed: 07/12/16
 Date Reported: 07/15/16
 Unit Reported: µg/kg or ppb

C&E LAB ID	160712B-12	160712B-13	160712B-15	160712B-17	160712B-19
SAMPLE ID	SB-2-20	SB-2-40	SB-3-10	SB-3-20	SB-3-30
DF	1	1	1	1	1

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	5	ND	5	ND	5	ND	5	ND	5
Benzene	ND	1	ND	1	ND	1	ND	1	ND	1
Bromodichloromethane	ND	2	ND	2	ND	2	ND	2	ND	2
Bromoform	ND	5	ND	5	ND	5	ND	5	ND	5
Bromomethane	ND	2	ND	2	ND	2	ND	2	ND	2
2-Butanone (MEK)	ND	2	ND	2	ND	2	ND	2	ND	2
Carbon Disulfide	ND	2	ND	2	ND	2	ND	2	ND	2
Carbon Tetrachloride	ND	2	ND	2	ND	2	ND	2	ND	2
Chlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
Chloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Chloroform	ND	2	ND	2	ND	2	ND	2	ND	2
Chloromethane	ND	5	ND	5	ND	5	ND	5	ND	5
Cyclohexane	ND	2	ND	2	ND	2	ND	2	ND	2
Dibromochloromethane	ND	5	ND	5	ND	5	ND	5	ND	5
1,2-Dibromo-3-Chloropropane	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dibromoethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
1,3-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
1,4-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
Dichlorodifluoromethane	ND	5	ND	5	ND	5	ND	5	ND	5
1,1-Dichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,1-Dichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
cis-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
trans-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
1,2-Dichloropropane	ND	2	ND	2	ND	2	ND	2	ND	2

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

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

Page 2 of 2

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/12/16
Date Reported: 07/15/16
Unit Reported: µg/kg or ppb

C&E LAB ID	160712B-12	160712B-13	160712B-15	160712B-17	160712B-19
SAMPLE ID	SB-2-20	SB-2-40	SB-3-10	SB-3-20	SB-3-30
DF	1	1	1	1	1

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2	ND	2
cis-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2	ND	2
Ethylbenzene	ND	1	ND	1	ND	1	ND	1	ND	1
2-Hexanone	ND	2	ND	2	ND	2	ND	2	ND	2
Methyl Acetate	ND	2	ND	2	ND	2	ND	2	ND	2
Methylcyclohexane	ND	2	ND	2	ND	2	ND	2	ND	2
Methylene Chloride	ND	2	ND	2	ND	2	ND	2	ND	2
4-Methyl-2-Pentanone	ND	2	ND	2	ND	2	ND	2	ND	2
Styrene	ND	2	ND	2	ND	2	ND	2	ND	2
Isopropylbenzene	ND	2	ND	2	ND	2	ND	2	ND	2
4-Isopropyltoluene	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,2,2-Tetrachloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Tetrachloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
Toluene	ND	1	ND	1	ND	1	ND	1	ND	1
1,2,4-Trichlorobenzene	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,1-Trichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,2-Trichloroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Trichloroethene	ND	2	ND	2	ND	2	ND	2	ND	2
Trichlorofluoromethane	ND	2	ND	2	ND	2	ND	2	ND	2
1,1,2-Trichlorotrifluoroethane	ND	2	ND	2	ND	2	ND	2	ND	2
Vinyl Chloride	ND	5	ND	5	ND	5	ND	5	ND	5
Total Xylenes	ND	1	ND	1	ND	1	ND	1	ND	1

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	105	106	104	108	109
1,2-Dichloroethane-d4	102	104	99	103	108
Toluene-D8	98	97	99	99	98
4-Bromofluorobenzene	96	94	95	98	95

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

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

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

Page 1 of 2

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

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/12/16
Date Reported: 07/15/16
Unit Reported: µg/kg or ppb

C&E LAB ID	160712B-21	160712B-23	160712B-25	160712B-28	
SAMPLE ID	SB-3-40	SB-4-10	SB-4-20	SB-4-40	
DF	1	1	1	1	

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	5	ND	5	ND	5	ND	5		
Benzene	ND	1	ND	1	ND	1	ND	1		
Bromodichloromethane	ND	2	ND	2	ND	2	ND	2		
Bromoform	ND	5	ND	5	ND	5	ND	5		
Bromomethane	ND	2	ND	2	ND	2	ND	2		
2-Butanone (MEK)	ND	2	ND	2	ND	2	ND	2		
Carbon Disulfide	ND	2	ND	2	ND	2	ND	2		
Carbon Tetrachloride	ND	2	ND	2	ND	2	ND	2		
Chlorobenzene	ND	2	ND	2	ND	2	ND	2		
Chloroethane	ND	2	ND	2	ND	2	ND	2		
Chloroform	ND	2	ND	2	ND	2	ND	2		
Chloromethane	ND	5	ND	5	ND	5	ND	5		
Cyclohexane	ND	2	ND	2	ND	2	ND	2		
Dibromochloromethane	ND	5	ND	5	ND	5	ND	5		
1,2-Dibromo-3-Chloropropane	ND	2	ND	2	ND	2	ND	2		
1,2-Dibromoethane	ND	2	ND	2	ND	2	ND	2		
1,2-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,3-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,4-Dichlorobenzene	ND	2	ND	2	ND	2	ND	2		
Dichlorodifluoromethane	ND	5	ND	5	ND	5	ND	5		
1,1-Dichloroethane	ND	2	ND	2	ND	2	ND	2		
1,2-Dichloroethane	ND	2	ND	2	ND	2	ND	2		
1,1-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
cis-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
trans-1,2-Dichloroethene	ND	2	ND	2	ND	2	ND	2		
1,2-Dichloropropane	ND	2	ND	2	ND	2	ND	2		

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

Page 2 of 2

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

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/12/16
Date Reported: 07/15/16
Unit Reported: µg/kg or ppb

C&E LAB ID	160712B-21	160712B-23	160712B-25	160712B-28	
SAMPLE ID	SB-3-40	SB-4-10	SB-4-20	SB-4-40	
DF	1	1	1	1	

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2		
cis-1,3-Dichloropropene	ND	2	ND	2	ND	2	ND	2		
Ethylbenzene	ND	1	ND	1	ND	1	ND	1		
2-Hexanone	ND	2	ND	2	ND	2	ND	2		
Methyl Acetate	ND	2	ND	2	ND	2	ND	2		
Methylcyclohexane	ND	2	ND	2	ND	2	ND	2		
Methylene Chloride	ND	2	ND	2	ND	2	ND	2		
4-Methyl-2-Pentanone	ND	2	ND	2	ND	2	ND	2		
Styrene	ND	2	ND	2	ND	2	ND	2		
Isopropylbenzene	ND	2	ND	2	ND	2	ND	2		
4-Isopropyltoluene	ND	2	ND	2	ND	2	ND	2		
1,1,2,2-Tetrachloroethane	ND	2	ND	2	ND	2	ND	2		
Tetrachloroethene	ND	2	ND	2	ND	2	ND	2		
Toluene	ND	1	ND	1	ND	1	ND	1		
1,2,4-Trichlorobenzene	ND	2	ND	2	ND	2	ND	2		
1,1,1-Trichloroethane	ND	2	ND	2	ND	2	ND	2		
1,1,2-Trichloroethane	ND	2	ND	2	ND	2	ND	2		
Trichloroethene	ND	2	ND	2	ND	2	ND	2		
Trichlorofluoromethane	ND	2	ND	2	ND	2	ND	2		
1,1,2-Trichlorotrifluoroethane	ND	2	ND	2	ND	2	ND	2		
Vinyl Chloride	ND	5	ND	5	ND	5	ND	5		
Total Xylenes	ND	1	ND	1	ND	1	ND	1		

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	106	106	106	105	
1,2-Dichloroethane-d4	102	107	106	103	
Toluene-D8	99	99	95	94	
4-Bromofluorobenzene	98	94	98	92	

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

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

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- 8015M (Diesel) ---

I. Laboratory Control Sample

Date Analyzed: 07/13/16

LCS ID: TPH160713LC

ANALYTE	LCS %	ACP %CL
Diesel	85	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 07/13/16

QC Batch : TPH160713MS

ANALYTE	MS %	MSD %	RPD	ACP%CL	ACP RPD
Diesel	128	115	11	70-130	20

III. Method Blank

Date Analyzed: 07/13/16

Unit: mg/kg

COMPOUND	REPORTING LIMIT	RESULT
Diesel	1	ND

Surrogate Compounds	% Surr. Rec. (70-130)
BFB	91

ND = Not detected at the indicated reporting limit.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- EPA 8260B (VOC) ---

I. Laboratory Control Sample

Date Analyzed: 07/12/16

LCS ID: VOC160712LC

ANALYTE	LCS %	ACP %CL
1,1-Dichloroethene	90	70-130
Benzene	100	70-130
Trichloroethene	100	70-130
Toluene	110	70-130
Chlorobenzene	105	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 07/12/16

QC Batch: VOC160712MS

ANALYTE	MS %	MSD %	RPD	ACP%CL	ACP RPD
1,1-Dichloroethene	95	95	0	70-130	20
Benzene	105	105	0	70-130	20
Trichloroethene	100	105	5	70-130	20
Toluene	105	110	5	70-130	20
Chlorobenzene	100	105	5	70-130	20

III. Method Blank

Date Analyzed: 07/12/16

Unit: µg/kg

COMPOUND	Reporting Limit	RESULT	COMPOUND	Reporting Limit	RESULT	COMPOUND	Reporting Limit	RESULT
Acetone	5	ND	1,2-Dichlorobenzene	2	ND	Methylene Chloride	2	ND
Benzene	1	ND	1,3-Dichlorobenzene	2	ND	4-Methyl-2-Pentanone	2	ND
Bromodichloromethane	2	ND	1,4-Dichlorobenzene	2	ND	Styrene	2	ND
Bromoform	2	ND	Dichlorodifluoromethane	2	ND	Isopropylbenzene	2	ND
Bromomethane	2	ND	1,1-Dichloroethane	2	ND	4-Isopropyltoluene	2	ND
2-Butanone (MEK)	2	ND	1,2-Dichloroethane	2	ND	1,1,2,2-Tetrachloroethane	2	ND
Carbon Disulfide	2	ND	1,1-Dichloroethene	2	ND	Tetrachloroethene	2	ND
Carbon Tetrachloride	2	ND	cis-1,2-Dichloroethene	2	ND	Toluene	1	ND
Chlorobenzene	2	ND	trans-1,2-Dichloroethene	2	ND	1,2,4-Trichlorobenzene	2	ND
Chloroethane	2	ND	1,2-Dichloropropane	2	ND	1,1,1-Trichloroethane	2	ND
Chloroform	2	ND	trans-1,3-Dichloropropene	2	ND	1,1,2-Trichloroethane	2	ND
Chloromethane	5	ND	cis-1,3-Dichloropropene	2	ND	Trichloroethene	2	ND
Cyclohexane	2	ND	Ethylbenzene	1	ND	Trichlorofluoromethane	2	ND
Dibromochloromethane	2	ND	2-Hexanone	2	ND	1,1,2-Trichlorotrifluoroethane	2	ND
1,2-Dibromo-3-Chloropropane	2	ND	Methyl Acetate	2	ND	Vinyl Chloride	5	ND
1,2-Dibromoethane	2	ND	Methylcyclohexane	2	ND	Total Xylenes	1	ND

Surrogate Compounds	% Surr. Rec. (70-130)
Dibromofluoromethane	106
1,2-Dichloroethane-d4	96
Toluene-D8	100
4-Bromofluorobenzene	100

ND = Not detected at the indicated reporting limit.

CHAIN OF CUSTODY RECORD

C & E LABORATORIES, INC.

13824 Bentley Place, Cerritos, CA 90703

Tel: (562) 926-8091

Fax: (562) 926-5940

C&E LAB ID

160712B

Company Name:	The Reynolds Group	Site Address:	212 Brookside Ave	Page	1 of 2
Project Manager:	Harrison Baker		Redlands, CA	Sample Conditions	
Project No./Name:	8276			☒ Chilled ☐ Seals Intact	
Tel: 714-730-5397	Fax: 714-730-6476	Sampled By:	HB	Turn Around Time Desired	
				☒ Normal ☐ Same Day / 24hr / 48hr	

SAMPLE ID	SAMPLING DATE	SAMPLING TIME	SAMPLE MATRIX (air/soil/water)	NO. OF CONTAINERS/TYPE	8015M TPH-S Fuel Range	8015M TPH-D	8021B BTEX MTBE	418.1 TRPH	8260B BTEX OXY.	8260B VOC	CAM METALS	8270C SVOC	6010B LEAD		
	7-11-16		Soil	2 EXPOS (slave)											
SB-1-5		0746			Hold					Hold					
SB-1-10		0748			X					X					
SB-1-15		0752			Hold					Hold					
SB-1-20		0754			X					X					
SB-1-25		0755			Hold					Hold					
SB-1-30		0800			X					X					
SB-1-35		0802			Hold					Hold					
SB-1-40		0806			X					X					
SB-2-5		0843			Hold					Hold					
SB-2-10		0848			X					X					
SB-2-15		0852			Hold					Hold					
SB-2-20		0857			X					X					
SB-2-40		0907			X					X					
SB-3-5		0940			Hold					Hold					
SB-3-10		0945			X					X					
SB-3-15		0947			Hold					Hold					
SB-3-20		0949			X					X					
SB-3-25		0955			Hold					Hold					

Relinquished By:	Date/Time:	Received By:	Date/Time:	EDF Required: (circle)	Yes	No
<i>[Signature]</i>	7-12-16 1005	Grace Wang	7/12/16 10:10			
Relinquished By:	Date/Time:	Received By:	Date/Time:	EDF Global ID No.: T		
				Comments:		

Relinquished By: <i>[Signature]</i>	Date/Time: 7-12-16 1005	Received By: <i>[Signature]</i>	Date/Time: 7/12/16 10:10	EDF Required: (circle) Yes <u>No</u>
Relinquished By:	Date/Time:	Received By:	Date/Time:	EDF Global ID No.: T
Relinquished By:	Date/Time:	Received By:	Date/Time:	Comments:

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

July 21, 2016

ELAP Certificate No: 2268

Mr. Harrison Baker
The Reynolds Group
520 West 1st St.
Tustin, CA 92780

Project: 8276
C&E ID: 160712A

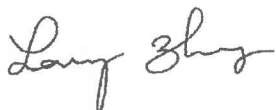
Dear Mr. Baker,

Enclosed is an analytical report for the sample(s) received by Chemical & Environmental Laboratories, Inc. on July 12, 2016, and analyzed as indicated in the chain-of-custody attached.

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

Please call me at (562) 926-8091 if you have any questions regarding this report.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry Zhang".

Larry Zhang, Ph.D.
Laboratory Director

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 6010B (Lead) ---

Client Name: The Reynolds Group
Project Manager: Harrison Baker
Project Name: 8276
Sample Matrix: Soil

Date Sampled: 07/11/16
Date Analyzed: 07/14/16
Date Reported: 07/14/16
Unit Reported: mg/kg or ppm

[illegible]

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

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- EPA 6010B (Lead in Soil) ---

I. Laboratory Control Sample

Date Analyzed: 07/14/16

LCS ID: Pb160714LC

ANALYTE	LCS %	ACP %CL
Lead	97	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 07/14/16

QC Batch : Pb160714MS

ANALYTE	MS %	MSD %	RPD	ACP%CL	ACP RPD
Lead	98	98	0	70-130	20

III. Method Blank

Date Analyzed: 07/14/16

Unit: mg/kg

COMPOUND	REPORTING LIMIT	RESULT
Lead	1	ND

ND = Not detected at the indicated reporting limit.

[illegible]