

Appendix H

Hazardous Materials Reports

Date: January 19, 2009
Project No.: 118-3-1
Prepared For: Ms. Julie Mier
DAVID J. POWERS & ASSOCIATES
1885 The Alameda, Suite 204
San José, California, 95126
Re: Review of Conceptual Land Use Plan
Areas 3 and 4
Newark, California

Dear Ms. Mier:

The proposed Areas 3 and 4 Specific Plan will include an 18-hole golf course, up to 1,260 residences of various densities and an elementary school. The purpose of this letter is to evaluate the conceptual land use plan for Area 3 and Area 4 in regards to the draft "Screening Level Hazardous Materials Review", dated August 21, 2007 prepared by Cornerstone Earth Group (Cornerstone). Please refer to this report for further details.

Conceptual Land Use Plan

The approximately 900-acre property (Site) is generally bounded by Mowry Avenue to the west and Stevenson Boulevard to the east. A Union Pacific (UP) railroad right-of-way roughly bisects the study area, and divides the property currently designated as Areas 3 and 4. A brief discussion of the two study areas is presented below.

Area 3

Area 3 of the Specific Plan consists of 77.55 acres and is bounded by Mowry Avenue to the west, Cherry Street to the north, Stevenson Boulevard to the east, and the UP railroad tracks to the south. Development of Area 3 will consist of both existing land uses and proposed land uses. The existing land uses consist of the City of Newark fire Station, the Ohlone College, the George M. Sillman Recreational Complex and light industrial commercial buildings.

Residential development (up to 684 residential units) is proposed south of Cherry Avenue and west of Stevenson Boulevard. The Land Use Plan would include an elementary school with the planned residential area along Cherry Avenue and Stevenson Boulevard. A park will also be located with the proposed residential area.

Recommendations for Areas of Proposed Residential Use

Residential redevelopment is planned for the 80-acre Sobrato parcel, which is currently a vacant lot but formerly was used for agricultural purposes from at least the 1950s. Prior investigations performed at this parcel revealed organochlorine pesticides in shallow soil samples. Toxaphene was detected at concentrations above the EPA Preliminary Remediation Goal (PRG) and the DTSC's California Human Health Screening Level (CHHSL). It was estimated by others that the volume of soil with toxaphene concentrations exceeding residential screening levels is on the order of 40,000 cubic yards.

Remediation of the pesticide impacted soil likely will be required prior to residential development. There are several options available for the mitigation of residual organochlorine pesticides, including 1) capping the impacted soil with 'clean' material; 2) using compounds, such as Gene Expression Factor, to biologically degrade the pesticides; 3) consolidating and capping the impacted soil beneath privately owned streets or other privately owned areas; and 4) capping the impacted soil with the proposed development so that there would be no significant exposure pathways to future residents. Selection of the most appropriate mitigation method should be performed under the oversight of a regulatory agency.

Recommendations for Areas of Proposed School Use

Investigation and remediation of the pesticide impacted soil or further investigation of the former commercial property likely will be required prior to elementary school development. The DTSC's School Property Evaluation and Cleanup Division is responsible for assessing, investigating and cleaning-up proposed school sites. The Division's goal is to ensure that proposed school properties are 'free' of contamination or that they have been 'cleaned' to a level that protects the students and staff who will occupy the new school. School sites that will receive State funding for acquisition or construction are required to go through an environmental review and cleanup process under DTSC's oversight. We recommend that the DTSC be contacted and that all available data be provided to them pertaining to the proposed school site (Option A or Option B) so that an appropriate plan for further site evaluation and/or remediation can be developed.

Area 4

Area 4 of the Specific Plan consists of approximately 553 acres and is bordered by Mowry Avenue, UP railroad right-of-way, City of Newark/City of Fremont city limits, and Mowry Slough.

An extension of Stevenson Boulevard is the proposed pedestrian and vehicle connection into Area 4. A bridge will cross over the existing railroad track and connect to a new residential development. An extension of Mowry Avenue will provide an Emergency Vehicle Access into Area 4. The Land Use Plan will include a park and pedestrian trails. An 18-hole golf course and clubhouse are proposed in the northern area of Area 4.

Recommendations for Areas of Proposed Residential Use

Single family residential development is planned on portions of the 115-acre Rogers Parcel, the 280-acre Perry/Arrillaga Parcel and an unnamed parcel located to the west of the southern terminus of Stevenson Boulevard.

The 115-acre Rogers Parcel is currently undeveloped. It was historically used for agricultural purposes from at least 1939 through the 1990s, except for the southwest portion of the parcel that consists primarily of wetlands. Soil sampling and analyses previously performed by others on this parcel detected dieldrin and toxaphene at concentrations exceeding residential screening levels. Additionally, total DDT was detected in five samples at concentrations equal to or greater than the Total Threshold Limit Concentrations (TTLC, *i.e.*, level above which a soiled waste is considered hazardous per Title 22 of the California Code of Regulations). Remediation of the pesticide impacted soil under regulatory oversight may be required prior to the residential development of this parcel.

Based on previous investigations at the 280-acre Perry/Arrillaga Parcel, this parcel was historically used for agricultural purposes and as a duck hunting club. The detected residual pesticides do not appear to pose a significant threat to human health or the environment in a residential setting. If the parcel will be developed as wetlands, potential ecological concerns associated with the detected pesticides should be further evaluated. Soil quality in the area of the former duck club and associated ponds should be evaluated for lead from lead shot and contaminants associated with clay pigeon fragments, such as polynuclear aromatic hydrocarbons (PAHs), prior to the residential redevelopment of this parcel. Additionally, farm activities, including farm equipment maintenance and storage, were reported to take place in a barn area on the north central portion of the parcel. Since pesticide storage locations often were present at such areas, we recommend that additional soil samples be collected near existing structures. Two water supply wells are noted to be present, one located near the barn and the other near the residence. As pesticide mixing frequently was performed near water supply wells, soil quality adjacent to the well should also be analyzed for spilled chemicals. If no longer needed, the water supply wells should be appropriately abandoned prior to redevelopment activities.

The southeast boundary of the Perry/Arrillaga Parcel is bordered by a drainage channel; across the drainage channel is the Tri-Cities Recycling and Disposal Facility (TCRDF). Based on the information reviewed during the 2007 study, a perimeter ground water monitoring program is reportedly in place at the landfill; ground water beneath the Perry/Arrillaga Parcel does not appear to be significantly impacted. The landfill is located cross- or down-gradient from the parcel based on the anticipated ground water flow direction. As of 2007, the landfill will reportedly no longer be accepting waste and will commence closure activities. We recommend that monitoring data from the TCRDF be periodically reviewed to assess whether there are any significant changes to the Perry/Arrillaga Parcel conditions. We also recommend evaluating the Perry/Arrillaga Parcel for soil vapor for contaminants that may have migrated from TCRDF unless monitoring data from the landfill shows that this work is unnecessary.

Ponds that appear to have been located on the northern portion of the Perry/Arrillaga Parcel, near the duck club structures, were filled in between 1946 and 1958; this area now appears to be part of a larger agricultural field. No information regarding the source or quality of the fill was available; fill quality should be evaluated prior to parcel residential development.

We recommend that available environmental reports, if any, pertaining to the unnamed parcel located to the west of the southern terminus of Stevenson Boulevard be reviewed to help evaluate the current environmental setting of this area.

If the Land Use Plan will require importing soil for grading, we recommend documenting the source and quality of imported soil. The DTSC's October 2001 Clean Fill Advisory provides guidance on evaluating imported fill.

Recommendations for Proposed Golf Course

A golf course is planned on portions of the 101-acre Heath Parcel, the 115-acre Rogers Parcel, the Pick-N-Pull Parcels, the Ace Auto Wrecker's Parcel, the 10-acre Mowry Avenue Parcel (Tolbertson Property) and the 9.5-acre Mowry Avenue Parcel.

The parcels with wrecking yard operations involve the use and storage of a variety of automotive related hazardous materials, including oils, gasoline, diesel, lead-acid batteries, catalytic converters, mercury switches, anti-freeze, oil filters and Freon. We recommend that soil and ground water quality investigations be performed at these parcels. If impacted soil or ground water is detected that exceeds commercial screening levels, these parcels should be remediated under regulatory agency oversight. Alternatively, a risk assessment could be performed to evaluate whether this material presents a risk to human health or the environment under the future golf course redevelopment plan.

The 10-acre Mowry Avenue Parcel (Tolbertson Property) is unoccupied but has historically been used since about 1980 for vehicle dismantling and storage activities. Fill reportedly was placed on this parcel between the late 1950s and early 1960s. Debris in the fill was encountered on approximately 7 acres of this parcel, which was reported as being predominantly non-hazardous including tires, paper, glass, metal, cardboard, aluminum, toys, plastic and wood. The parcel is listed on the SLIC database and is being overseen by the Alameda County Water District. Periodic ground water monitoring appears to be ongoing. Future development activities at this property should be coordinated with the appropriate regulatory agency. Additionally, it was noted by others that the possible presence of methane resulting from on-site debris should be considered and that additional monitoring for methane would be prudent. We recommend that additional methane monitoring be performed.

Fill soil also appears to have been placed on 9.5-acre Mowry Avenue Parcel, the Ace Auto Wrecker's Parcel and the 115-acre Rogers Parcel (filled ponds). Because the source of the fill is not known, we recommend that an investigation be performed to better evaluate the depth and quality of the fill. Options for remediating impacted fill include capping, relocation, over-excavation and off-Site disposal, and/or conducting a risk assessment to evaluate whether

this material presents a risk to human health or the environment under the future golf course redevelopment plan.

The former Mowry Road Landfill is located adjacent to the southwest of the Mowry Avenue Parcel (across a slough). This approximately 34-acre off-Site facility was reportedly operated by Oakland Scavenger Company and used as a sanitary landfill accepting municipal garbage between 1964 and 1967. Based on information reviewed by others, low concentrations of gasoline range petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds and organochlorine pesticides are reported to be present in soil and ground water at the former landfill. The landfill is located down-gradient from the Mowry Avenue Parcel based on the anticipated ground water flow direction. Based on the reported “low” contaminant concentrations and the down-gradient location of the landfill, it does not appear to pose a significant risk to golf course development; we understand that this portion of the golf course will not contain structures, which would eliminate the risk for indoor air intrusion of contaminants.

As future development plans for these parcels are for golf course use, risk to human health from residual pesticides and pesticide related metals do not appear to pose a significant threat to human health. However, if elevated concentrations of agricultural chemicals are present, workers’ health and safety concerns and off-Site disposal of excess soil can pose liability concerns. An overseeing regulatory agency could require additional soil sampling and analytical testing to further evaluate risk to human health and the environment in a golf course setting.

If demolition, renovation, or re-roofing of existing buildings is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

Regulatory Agency Oversight

We recommend seeking environmental regulatory agency oversight to help address the environmental issues discussed above. An application should be submitted that provides the initial information that is required for selection of an environmental oversight agency as described under the “Memorandum of Agreement Between the Department of Toxic Substances Control and the State Water Resources Control Board and the Regional Water Quality Control Boards and the California Environmental Protection Agency for the Oversight and Investigation and Cleanup Activities at Brownfield Sites,” dated March 1, 2005. Having one agency oversee these environmental issues will avoid duplication of efforts in site characterization and mitigation, if needed. The identification and selection of a single oversight agency is intended to facilitate expedient and cost effective investigation, mitigation and reuse of the site while protecting public health and the environment. The oversight agency will be responsible for overseeing and directing all site investigation and cleanup activities in a manner that ensures that the standards and requirements of the State of California are fully addressed.

Limitations

Cornerstone Earth Group (Cornerstone) performed this study to support David J. Powers & Associates in evaluation of the above Site. Conclusions presented in this letter are based on selected, readily available information. This study is inherently limited because findings are developed based on information obtained from others. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from information published by others. Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

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Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

We thank you for the opportunity to work with you on this important project. Should you have any questions regarding this letter, or if we may be of further service, please contact us at your convenience.

Sincerely,

Cornerstone Earth Group



Ron Helm, C.E.G., R.E.A.II
Principal Geologist

Copies: Addressee (1 by email)

Type of Services	Phase I Environmental Site Assessment
Location	Ace Auto Wreckers 7580 Mowry Avenue Newark, California
Client	David J. Powers & Associates
Client Address	1885 The Alameda, Suite 204 San Jose, California 95126
Project Number	118-3-4
Date	October 24, 2007



Prepared by Stason I. Foster, P.E.
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FIGURE 1 – VICINITY MAP

FIGURE 2 – SITE PLAN

APPENDIX A – DATABASE SEARCH REPORT

APPENDIX B – HISTORIC AERIAL PHOTOGRAPHS AND MAPS

APPENDIX C – LOCAL STREET DIRECTORY SEARCH RESULTS

APPENDIX D – PRIOR ENVIRONMENTAL REPORTS

Type of Services	Phase I Environmental Site Assessment
Location	Ace Auto Wreckers 7580 Mowry Avenue Newark, California

SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 7580 Mowry Avenue in Newark, California (Site) as shown on Figures 1 and 2. This work was performed for David J. Powers & Associates. Cornerstone Earth Group, Inc. (Cornerstone) understands that David J. Powers & Associates is preparing an environmental impact report (EIR) for the Newark Area 3 and 4 Specific Plan.

The Site is located in Area 4, which is bounded by the UP railroad tracks to the northeast, Mowry Avenue to the northwest, Mowry Slough to the southwest, and a landfill along with undeveloped land to the southeast. Area 4 will be developed for three primary uses: new and existing wetlands, an 18-hole championship golf course, and approximately 75-acres of single-family homes.

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-05 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-05, the term Recognized Environmental Condition means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water on the property.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- One reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses, including the current and past Site owners, and the current and past Site operator(s).
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by David J. Powers & Associates, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed by Stason I. Foster, P.E., under the oversight of Ron L. Helm, C.E.G., R.E.A. II, environmental professionals who meet the ASTM E 1527-05 qualifications.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based on information provided by David J. Powers & Associates and HMH Engineers.

Table 1. Location and Ownership

Assessor's Parcel No. (APN) and parcel size*	537-850-001-12 (5 acres)
Reported Address/Location	7580 Mowry Avenue Newark, California 94560
Owner	Mr. Elmer Hebert

*Information obtained from Alameda County Assessor's Office

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Automobile dismantling operations
Proposed Use	Golf Course to Single Family Homes

2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity consists of undeveloped land, as well as auto wrecking facilities and salt evaporation ponds. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Site Uses

Northeast	Pick-N-Pull Auto Dismantlers
Northwest	Salt evaporation ponds
Southeast	Undeveloped
Southwest	Undeveloped

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is David J. Powers & Associates.

3.1 CHAIN OF TITLE

A chain-of-title was not provided for our review.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information regarding environmental liens or activity and use limitations (AULs) was provided for our review.

3.3 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The ASTM Standard requires that if the User is aware of any specialized knowledge and/or commonly known or reasonably ascertainable information within the local community about the Site that is material to Recognized Environmental Conditions, such as environmental liens, a significantly lower purchase price due to the property being affected by hazardous materials, or other conditions that are material to Recognized Environmental Conditions in connection with the Site, it is the User's responsibility to communicate such information to the environmental professional. Based on information provided by or discussions with David J. Powers & Associates, we understand that David J. Powers & Associates does not have such specialized knowledge and/or commonly known or reasonably ascertainable information regarding the Site.

3.4 DOCUMENTS PROVIDED BY DAVID J. POWERS & ASSOCIATES

To help evaluate the presence of Recognized Environmental Conditions at the Site, Cornerstone reviewed and relied upon the documents provided by David J. Powers & Associates listed in the following sections. These documents provide information regarding adjacent or nearby parcels. Please note that Cornerstone cannot be liable for the accuracy of the information presented in these documents. Information presented in these documents is summarized below. The complete reports should, however, be reviewed for additional details; copies are attached in the Appendix.

3.4.1 Able Auto Wrecking Yard/Pick-N-Pull Auto Dismantlers

Wahler Associates. December 22, 1988. *Environmental Survey for the Able Auto Wrecking Yard at the Heath/Rogers Property East of Mowry Avenue in Newark, California*

The above report provides a discussion of a soil quality and ground water quality investigation performed at the Able Auto Wrecking Yard located adjacent to the northeast of the Site. We understand that Able Auto Wreckers was acquired by the current occupant (Pick-N-Pull Auto Dismantlers) in 1996.

Wahler Associates (WA) was retained by Valwest Development to conduct an environmental investigation for the auto junkyard portion of the Heath/Rogers property east of Mowry Avenue. The property owners reported to WA that underground storage tanks (USTs) have never existed beneath the junkyard.

The investigation by WA included collection of soil samples from ten borings and the installation and sampling of three ground water monitoring wells. Ground water samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds

(SVOCs), low to medium boiling point petroleum hydrocarbons, benzene, toluene, ethylbenzene and xylenes (BTEX), cyanide, and lead. Soil samples, collected at depths ranging from approximately 1 to 5 feet, were selectively analyzed for the above listed compounds as well as for pesticides, pH and PCBs.

The soil sample analyses detected only total recoverable petroleum hydrocarbons (TRPH) at concentrations ranging from 4 to 520 ppm. In ground water, only cyanide was detected in one well at a concentration of 96 ppb.

Wahler Associates recommended that additional soil and ground water sampling be performed.

3.4.2 10-Acre Parcel, Mowry Avenue (Tolbertson Property)

PES Environmental, Inc. (PES). November 20, 2006. *Summary of Environmental Conditions, 10-Acre Parcel, Mowry Avenue, Newark, California*

Based on the above report, this off-Site 10-acre parcel (Lands of Newark Partners, APN 537-850-001-02) is located at the southwestern terminus of Mowry Avenue and is located adjacent to the southwest of the Site (see Figure 2). It was primarily vacant in 2006 but has historically been used since approximately 1980 for vehicle dismantling and storage activities. Fill reportedly was placed on the parcel between the late 1950s and early 1960s. Debris or soil mixed with debris was encountered on approximately 7 acres of the parcel, ranging in thickness from approximately 2 to 10 feet. It was reported that the landfilling/debris disposal may have been conducted by a former entity referred to as the East Bay Disposal Company (EBDC). PES requested file review information for this parcel from the Alameda County Water District (ACWD) and the Alameda County Office of Solid and Medical Waste Management. There reportedly was no regulatory information or files associate with this parcel.

Soil and ground water quality investigations performed by PES at the 10-acre property included the excavation of test pits, advancement of borings and the installation of six ground water monitoring wells. Debris was encountered that was reported as being predominantly non-hazardous, such as tires, paper, glass, metal, cardboard, aluminum, toys, plastic and wood; it was reportedly mixed with soil and ranged from approximately 5 to 90 percent by volume. Ground water was reported to be at depths ranging from 4½ to 8½ feet.

Oil and diesel range petroleum hydrocarbons (TPHmo and TPHd) were detected in soil at concentrations up to 440 and 58 ppm, respectively. Additionally, several metals were reported at concentrations exceeding environmental screening levels (ESLs) established for residential site use. No VOCs, SVOCs or pesticides were detected in soil samples. Methane was detected in debris at one location at a concentration of 8 percent, which exceeds the Lower Explosive Limit (LEL) of 5 percent.

Various VOCs and petroleum hydrocarbons were detected in grab ground water samples. PES reported that the detected constituents were found in relatively low concentrations and were generally below the Regional Water Quality Control Board (RWQCB) ESLs for protection of estuarine surface water bodies (*i.e.*, the adjacent sloughs next to the parcel). Contaminants that exceeded their respective ESLs, included TPHmo detected at concentrations up to 2,000 ppb, TPHd at up to 730 ppb, and TPH as kerosene at up to 760 ppb.

Similar contaminants were detected in ground water samples collected from monitoring wells. All of the organic contaminant analytes detected in monitoring well samples were reported as being below their respective ESLs with the exception of one of the TPHmo results (1,100 ppb in MW-6) and TPHd (810 ppb in MW-3). Five metals (barium, cobalt, copper, nickel and zinc) were detected at concentrations that exceeded their respective ESLs, but PES noted that most were within typical background concentration ranges. The likely sources of these contaminants were reported as the historic automobile dismantling activities and/or the debris fill.

The parcel has reportedly been placed on the Spills, Leaks, Investigation and Cleanup (SLIC) list and is being overseen by the ACWD. Quarterly ground water monitoring was recommended by PES to help establish trends in contaminant concentrations. PES also recommended that input be obtained from the ACWD prior to purchasing the parcel to evaluate regulatory requirements that may be imposed. Additionally, PES noted that the possible presence of methane resulting from debris should be considered and indicated that additional monitoring would be prudent.

PES Environmental, Inc. October 1, 2007, *Quarterly Groundwater Monitoring Report, 10-Acre Parcel, Mowry Avenue, Newark, California.*

Results from the last four quarters of monitoring events (six monitoring wells) indicate that ground water contains relatively low concentrations of light and heavy fraction petroleum hydrocarbons, dissolved heavy metals and VOCs (TPHg up to 33 ppb; TPHmo up to 150 ppb; benzene up to 3.2 ppb; TCE up to 0.65 ppb; and PCE up to 0.63 ppb). Concentrations appeared stable.

3.4.3 101-Acre Heath Property, Mowry Avenue

PES Environmental, Inc. (PES). September 11, 2006. *Phase I Environmental Site Assessment, 101-Acre Heath Property, Mowry Avenue, Newark, California*

Based on the above report, this off-Site 101-acre property is adjacent to the east of the Site (see Figure 2). The parcel is reported to have been used for agricultural purposes from at least 1939 through the 1990s, except for the southern portion of the parcel that is indicated to consist of wetlands. Evidence of ponded water also was reported on the western portion of the parcel.

PES interviewed Mr. Heath, the property owner, who indicated that soil was temporarily placed near the entrance to the parcel from Mowry Avenue during the 1990s; he stated that sampling indicated that the soil was "clean" and that the work was done with City approval. Based on further research, PES reported that the soil was imported from an off-property location and contained heavy fraction petroleum hydrocarbons that were part of a bioremediation project. Testing in 1994 reportedly detected no gasoline, benzene, toluene or xylenes. Subsequently, the soil was reportedly removed from the parcel with oversight provided by the City of Newark Fire Department.

PES recommended that a Phase II investigation be performed to evaluate the potential affects of historical activities, including the former temporary soil stockpiles, possible historical pesticide/herbicide use, and impacts to soil and ground water as a result of auto dismantling activities on the adjacent property.

PES Environmental, Inc. (PES). September 25, 2006. *Phase II Investigation Report, 101-Acre Heath Property, Mowry Avenue, Newark, California*

The above report provides a discussion of the tasks recommended by PES in the prior Phase I report. The work performed included the collection of soil samples at 50 locations from a depth of approximately 6 to 12 inches (deeper samples also were collected), the collection of grab ground water samples from four locations near the adjacent auto dismantler facility, the collection of four surface soil samples (surface to 6 inch depth) from adjacent to the fence line bordering the auto dismantler facility, and four additional surface soil samples from the area believed to have been used for stockpiling imported soil during the 1990s.

Twenty-five, 2-point composite soil samples were analyzed for organochlorine pesticides, lead and arsenic. Detected concentrations of lead (up to 18 ppm) and arsenic (up to 18 ppm) were reported by PES to be representative of background conditions.

Ten organochlorine pesticides were detected in one or more composite soil samples. Endrin, 4,4'-DDT, 4,4'-DDD, 4,4'-DDE and toxaphene were most commonly detected. Only toxaphene (at up to 1,700 ppb) was detected in composite samples at concentrations exceeding residential screening levels (i.e., the EPA residential Preliminary Remediation Goal [PRG] or the residential California Human Health Screening Level for [CHHSL] published by the California Environmental Protection Agency).

Six discrete samples were additionally analyzed in an attempt to characterize the vertical extent of impacted soil. The deeper samples (12 to 18 inch depth) collected beneath the six composites with the highest concentrations of toxaphene were analyzed for organochlorine pesticides. Toxaphene was detected in all six discrete samples at concentrations ranging from 870 to 3,100 ppb; all concentrations exceeded the PRG of 440 ppb and the CHHSL of 460 ppb. Additionally, dieldrin was detected in one sample at 85 ppb, which exceeds the PRG and CHHSL of 30 and 35 ppb, respectively.

TPHg, TPPHd and TPHmo were not detected in grab ground water samples. Benzene and toluene were detected in two of four grab ground water samples at concentrations of up to 1.5 and 0.9 ppb, respectively. VOC analyses detected acetone in one sample at 17 ppb. PES reported that none of these concentrations exceed the applicable ground water or surface water ESLs and that none of these detections are expected to require remediation.

TPHd and TPHmo were detected in all surface soil samples at up to 200 and 920 ppm, respectively. Concentrations of TPHd and TPHmo detected in one of the eight samples exceed the residential ESLs of 100 and 500 ppm, respectively. TPHg was not detected. Metal concentrations detected in surface soil were report by PES to likely be representative of background conditions.

PES concluded that, depending upon development plans, impacted soil identified at the parcel may need to be further addressed.

3.5 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

We understand that David J. Powers & Associates is preparing an environmental impact report (EIR) for the Newark Area 3 and 4 Specific Plan. The Site is located in Area 4.

We performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

SECTION 4: RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone contracted with a firm specializing in the computerized search of environmental regulatory databases to evaluate the likelihood of contamination incidents at and near the Site. The databases and search distances were in general accordance with the requirements of ASTM E 1527-05. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are presented in the Appendix. Reported on-Site and nearby hazardous materials incidents are listed in Table 4.

Table 4. Reported On-Site and Nearby Hazardous Materials Incidents

Facility Name and Address	Map I.D.	Comments
7580 Mowry Avenue	48	Listed on the California Hazardous Material Incident Report System (CHMIRS) database. A possible illegal dump of home chemicals/paint products was reported, which consisted of 86 containers ranging in size from one pint to 5 gallons.
Able Auto Wreckers 7400 Mowry Avenue	E12 and E14	Listed on the Spills, Leaks, Investigation and Cleanup (SLIC) database. Identified as an open case.
Tolbertson Property (i.e., 10-acre Mowry Avenue parcel)	Not Mapped	Listed on the SLIC database indicated as being located at the terminus of Mowry Avenue. The facility status was not reported.

In addition to the incidents listed above, Pick-N-Pull Auto Dismantlers and Able Auto Wreckers were listed as facilities that handle hazardous materials.

Based on the information presented in the agency database report, no other off-Site facilities were reported that appeared likely to significantly impact ground water beneath the Site. The potential for impact was based on the types of incidents, the location of the reported incidents in relation to the Site and the assumed ground water flow direction.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.2.1 City and County Agency File Review

Cornerstone requested available files pertaining to 7580 Mowry Avenue at the following public agencies; the Newark Building Department (NBD), Newark Fire Department (NFD), and the Alameda County Environmental Health Department (ACEHD). The information reviewed is briefly summarized in Table 5. A representative of the ACEHD reported that they had no files pertaining to the Site.

Table 5. File Review Information

Agency Name	Date	Site Occupant/ Address	Remarks
NBD	1986	Ace Auto Wreckers 7580 Mowry Avenue	Permit and plans for a building to be used as office space.
NFD	1991 to 2007	Ace Auto Wreckers 7580 Mowry Avenue	Various hazardous materials storage permits and inspection reports noting the storage of automotive related hazardous materials. Violations for open containers and improper labeling and recordkeeping are indicated.
NFD	1996	Ace Auto Wreckers 7580 Mowry Avenue	Urban runoff clean water program checklist containing information similar to that noted in the 2005 storm water pollution prevention plan (see below).

Table 5 continued.

NFD	2005	Ace Auto Wreckers 7580 Mowry Avenue	Storm water pollution prevention plan indicating that on-Site operations include draining fluids from newly acquired vehicles. This work is noted to be performed on a concrete pad in a covered area. The fluids are noted to be stored with secondary containment. It is indicated that no underground storage tanks are present. Some of the drained gasoline is noted to be reused in on-Site equipment and vehicles. Also, some of the drained anti-freeze is noted to be placed in 1-gallon containers and given to customers. The remaining hazardous materials removed from vehicles are transported off-site by a licensed waste hauler and recycled.
NFD	2006	Ace Auto Wreckers 7580 Mowry Avenue	Hazardous materials inventory listing the following items and maximum daily quantities: waste oil (220 gallons), waste anti-freeze (20 gallons), diesel (10 gallons), gasoline (10 gallons), mercury switches (5 gallons) and batteries/sulfuric acid (2½ gallons).

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 ELEVATION

Based on recent topographic maps, the Site's elevation is approximately 4 to 10 feet above mean sea level; topography in the vicinity of the Site slopes gently towards the south.

5.2 HYDROGEOLOGY

Based on our experience and information contained in previously prepared reports pertaining to nearby properties, shallow ground water beneath the Site is likely present at depths of approximately 5 to 10 feet. Ground water below the Site is expected to flow to the south, towards the San Francisco Bay.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 6. Readily available historical aerial photographs, topographic maps and city directories are presented in the Appendix.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated 1939, 1946, 1958, 1965, 1982, 1993 and 1999 obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1899, 1906, 1947, 1948, 1953, 1959, 1961, 1968, 1973, 1980 and 1993.
- **Historical Fire Insurance Maps:** EDR reported that the Site was not within the coverage area of fire insurance maps.
- **Local Street Directories:** We requested a city directory search report from EDR to obtain information pertaining to past Site occupants. The Site address was not listed in the city directories researched by EDR.

Table 6. Summary of Historical Source Information for Site

Date	Source	Comment
1899	Topographic map	The Site is shown as undeveloped land (no structures are depicted).
1939 and 1946	Aerial photographs	The Site appears to be in use for agricultural purposes (row crops or hay production).
1948	Topographic map	One building is depicted on or near the Site that is typical of a residence or other small structure.
1958	Aerial photograph	The Site appears to be in use mainly for agricultural purposes. An area of what appears to be disturbed soil or fill is shown at the southeastern corner of the Site (and on adjacent property to the southwest).
1959	Topographic map	The Site is shown as undeveloped land (no structures are depicted).
1965	Aerial photograph	The Site appears to be in use for agricultural purposes (row crops or hay production).
1968	Topographic map	The Site is shown as undeveloped land (no structures are depicted).
1973 and 1980	Topographic maps	What appears to be a portion of the current on-Site building is depicted.
1982	Aerial photograph	The Site is shown to be occupied by an automobile wrecking facility.
1993	Topographic map	What appears to be a portion of the current on-Site building is depicted.
1993 and 1999	Aerial photographs	The Site is shown to be occupied by an automobile wrecking facility.

Appendix A of the PES November 2006 report contains several additional historic aerial photographs dated between 1954 and 2002 that show the Site. Based on our review of these photographs, the site appears to have been used for agricultural purposes until the mid 1960s.

On the 1966 aerial photograph, what appears to be an area of disturbed soil or fill is shown on the northwestern portion of the Site. An automobile wrecking yard appears to have occupied the Site since at least 1969. On the 1969 aerial photograph, only the northwestern portion of the current on-Site building is shown. Additions to the building appear to have been constructed during the 1970s, 1980s and 1990s. On several of the photographs, dark areas that appear to be stained soil are apparent within the wrecking yard, mainly on the northwest portion of the Site.

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general history of the Site vicinity is summarized below.

Since at least the late 1930s, the general Site vicinity appears to have been mainly agricultural land with widely spaced residences. By 1958, a commercial building was constructed to the north of the Site (north of the rail road tracks) and salt evaporation ponds were developed on property to the west of Mowry Avenue. Automobile wrecking yards appear to have occupied the adjacent property to the northeast (the current Pick-N-Pull property) since the late 1960s, as well as the adjacent property to the southwest (the 10-acre Newark Partners parcel [APN 537-0850-001-02]) since the early 1980s. By the 1990s, an increase in commercial and residential development in the general vicinity to the north of the Site is apparent.

SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Photographs of the Site are presented in Section 7.2.1.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on October 15, 2007, and was accompanied by Mr. Elmer Hebert, the Site owner. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects.

7.2 OBSERVATIONS

At the time of our visit, the Site was occupied by Ace Auto Wreckers. Mr. Hebert indicated that approximately 100 vehicles are received each month. The vehicles are drained of fluids, and batteries, oil filters, catalytic converters and mercury switches are removed. These materials are shipped off-Site for disposal or recycling. After processing, the vehicles are placed within the publicly accessible areas of the yard where self-service parts removal activities take place. To facilitate inventory rotation, the stored vehicles are periodically removed and transported to an off-Site recycling facility. Prior to transportation for recycling, some of the core parts are removed and sent off-Site for reconditioning and resale.

Three interconnected buildings were observed on the northwest portion of the site. The building closest to Mowry Avenue was observed to be used mainly for office purposes. Several one-gallon containers of used anti-freeze were observed to be stored on shelving within the office; Mr. Hebert indicated that used antifreeze is given to customers. Two 5-gallon plastic buckets of mercury switches also were observed on shelving within the office.

Two connected warehouse structures were observed to the southeast of the office area. These structures mainly contained racks of sorted auto parts. Used batteries were observed on secondary containment pallets within the northwestern portion of the warehouse area.

To the southeast of the warehouse area, were four covered work stations (located within two, partially enclosed, corrugated metal structures). These work stations were observed to be used for draining of automotive fluids and parts removal.

Numerous open containers, mainly consisting of 5-gallon buckets, were observed on the concrete floor of the work area. These containers were partially full of unidentified automotive fluids. Mr. Hebert indicated that these buckets are used for draining fluids. Four, secondarily contained, 55-gallon drums were observed to be partially full of mixed oils. Mr. Hebert indicated that, except for gasoline and anti-freeze, other drained fluids are mixed and placed in these drums. Spilled oil was observed within the secondary containment structures. Numerous empty, 1-gallon anti-freeze containers were observed, which Mr. Hebert indicated are used for storage of used anti-freeze and are given to customers. Gasoline drained from vehicles is reportedly used to fuel vehicles that are used at the Site; no stored gasoline was observed or reportedly stored on-Site (other than in vehicles).

Most of the northwestern portion of the Site was observed to be paved with concrete, including the warehouse area and work areas. The work areas and warehouse contained a considerable quantity of automobile parts and other miscellaneous items, which limited our ability to observe the pavement condition; however, many areas of cracking and deterioration were noted. Pavement within and near the work stations also was noted to be heavily stained.

The southeastern portion of the Site was observed to be used for vehicle storage and parts removal by customers. The main driveways and perimeter of the storage yard areas were observed to be paved with a patchwork of concrete pavement. The central vehicle storage areas were observed to be covered mainly with gravel consisting of crushed asphalt. Numerous areas of oil stained pavement and gravel were observed within the storage yard.

Additional Site observations are summarized in below in Table 7

Table 7. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Not Observed
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Observed as discussed above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Not Observed
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed
Incinerator	Not Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Not Observed
Sumps or Clarifiers	Not Observed
Transformers	Not Observed
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Dismantling operations
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

7.2.1 Site Photographs



Photograph 1. View from Mowry Avenue



Photograph 2. Warehouses



Photograph 3. Work Stations



Photograph 4. Work Stations



Photograph 5. Buckets containing fluids

Photograph 6. Waste oil storage area



Photograph 7. Vehicle storage yard



Photograph 8. Vehicle storage yard



Photograph 9. Vehicle storage yard.



Photograph 10. Stained gravel

SECTION 8: INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE AND INTERVIEWS

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, we provided an environmental questionnaire to Ace Auto Wreckers. The completed questionnaire was not returned as of the date of this report. However, we were able to interview Mr. Elmer Hebert during our site visit; the information obtained is summarized below.

Mr. Hebert indicated that he has owned the Site since 1966. In 1966, the Site was reportedly vacant land and the adjacent property to the southwest was a City landfill with mounded soil and

debris consisting of municipal garbage and construction debris. Mr. Hebert stated that he was retained to perform grading on the landfill parcel (which was closed in 1964), which included flattening of the mounded soil and debris, some of which was reportedly placed onto the northwestern portion of the project Site. Approximately 4 feet of additional fill soil was placed on the middle portion of the Site; this soil reportedly was obtained from City street construction projects.

The Site has reportedly been used for Ace Auto Wreckers since 1966. The current office structure was constructed during the 1960s, the warehouses were added during the 1970s, followed by the covered work areas during the 1980s and 1990s. Prior to construction of the current work areas, vehicle processing work was performed at the location of the current warehouse buildings (i.e., southeast of the office). Pavements were not initially present. Mr. Hebert indicated that the current pavements were added over time, mainly during the first 10 years of facility operation. He also noted that the crushed asphalt within the yard area was obtained from City street repaving projects. Other information obtained during our interview was incorporated into the discussion presented in Section 7.2.

8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: CONCLUSIONS (FINDINGS) AND RECOMMENDATIONS

David J. Powers & Associates reportedly is preparing an environmental impact report (EIR) for the Site area. Cornerstone performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions. Our conclusions and recommendations are summarized below.

9.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site was used for agricultural purposes (row crops) from at least 1939 until 1966. From 1966 to the present, Ace Auto Wreckers has occupied the Site. The current office structure was constructed during the 1960s; the warehouses were added during the 1970s, followed by the covered work areas during the 1980s and 1990s.

9.2 AGRICULTURAL USE

The Site was used for agricultural purposes for several decades. Pesticides (such as DDT) may have been applied to crops in the normal course of farming operations. Organochlorine pesticides were detected in soil on the adjacent property to the east at concentrations exceeding residential screening levels (i.e., residential PRGs and CHHSLs).

Because future development plans for the Site may range from golf course to residential use, we recommend that soil quality be evaluated for residual organochlorine pesticides and pesticide related metals.

Note that fill soil, as discussed below in Section 9.4, was identified at the Site; thus, pesticide impacted native soil may be present below several feet of fill. This finding should be considered during the development of an appropriate soil sampling plan.

9.3 CHEMICAL STORAGE AND USE

Wrecking yard operations at the Site involve the use and storage of a variety of automotive related hazardous materials, including oils, gasoline, lead-acid batteries, catalytic converters, mercury switches, anti-freeze and oil filters. Waste liquids removed from vehicles are stored in secondarily contained 55-gallon drums. Most waste materials generated at the Site are reportedly shipped off-site for disposal and/or recycling. Used antifreeze is provided to customers, and gasoline is used to fuel vehicles used in Site operations.

General housekeeping of hazardous material storage and handling areas at the facility appeared disorganized. Numerous open containers, mainly consisting of 5-gallon buckets were observed to be partially full of unidentified liquids. Spilled oil was observed within secondary containment structures. Heavy staining of pavements within and near the work areas was observed; less extensive staining also was observed on pavement and gravel within the vehicle storage yard area. Additionally, on several of the historic aerial photographs, dark areas that appear to be stained soil (or pavement) are apparent, mainly near the existing work areas.

Based on the observed current Site conditions, as well as information regarding historic auto wrecking operations at the Site, we recommend that a soil and ground water quality investigation be performed. However, please note that due to 40 years of auto wrecking and dismantling use, it will be difficult to accurately assess impacts of these operations on the environment in one phase of sampling.

9.4 FILL

Based on historic aerial photographs and our discussions with Mr. Hebert, up to approximately 4 feet of fill soil appeared to have been placed on-Site. Some of the fill was reported to have been obtained during grading of the adjacent property to the southwest, which appears to be a prior landfill. This fill may contain landfill debris and was reportedly placed on the northwestern portion of the Site; aerial photographs also indicate that the landfill material may also be present at the southeastern corner of the Site. Additional fill obtained from City street construction projects was reportedly placed over the middle portion of the Site. We recommend that that an investigation be performed to better evaluate the depth and quality of the fill.

9.5 OFF-SITE FACILITIES

The adjacent properties to the northeast and southwest have historically been used for automobile dismantling operations; the southwesterly adjacent property also was previously

used as a landfill. Both of these adjacent properties are listed on the SLIC database as open cases and, in our opinion, have a potential to impact soil, soil vapor and/or ground water quality at the Site. We recommend that potential impacts from these off-Site facilities be further evaluated.

9.6 ASBESTOS CONTAINING MATERIALS (ACMS)

Due to the age of the on-Site structures, building materials may contain asbestos. If demolition, renovation, or re-roofing of the building is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

9.7 LEAD-BASED PAINT

The Consumer Product Safety Commission banned the use of lead as an additive in paint in 1978. Based on the age of the buildings, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

9.8 SOIL MANAGEMENT PLAN

Based on the long history of Site use for automobile wrecking operations, buried structures, debris, or impacted soil may be encountered during Site development activities; these materials may require special handling and disposal. To limit construction delays, we recommend that a soil management plan (SMP) be developed to establish management practices for handling these materials/structures, if encountered, and a budget be established for the handling of impacted materials. After demolition of the on-Site structures, an environmental professional should observe the Site for obvious signs of contamination.

9.9 REGULATORY AGENCY OVERSIGHT

Upon finalization of development plans, we recommend seeking environmental regulatory agency oversight to help address the on-Site environmental issues discussed above. An application should be submitted that provides the initial information that is required for selection of an environmental oversight agency as described under the "Memorandum of Agreement Between the Department of Toxic Substances Control and the State Water Resources Control Board and the Regional Water Quality Control Boards and the California Environmental Protection Agency for the Oversight and Investigation and Cleanup Activities at Brownfield Sites," dated March 1, 2005.

The identification and selection of a single oversight agency is intended to facilitate expedient and cost effective investigation, mitigation and reuse of the Site while protecting public health and the environment. The oversight agency will be responsible for overseeing and directing all

Site investigation and cleanup activities in a manner that ensures that the standards and requirements of the State of California are fully addressed.

9.10 DATA GAPS

ASTM Standard Designation E 1527-05 requires the environmental professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-05 despite good faith efforts by the environmental professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- The environmental questionnaire provided to Ace Auto Wreckers was not returned to us as of the date of this report. We were able, however, to interview Mr. Hebert during our Site visit. Thus, we do not consider the lack a completed questionnaire to be a significant data gap.
- Contact information for the former owners and occupants of the Site was not provided to us. We understand that this information is not reasonably obtainable.

9.11 DATA FAILURES

As described by ASTM Standard Designation E 1527-05, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-05 requires the environmental professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA.

9.12 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E 1527-05. This assessment identified the following Recognized Environmental Conditions; however, please read the entire report for an overview of the Site.

- The Site historically was used for agricultural purposes. Thus, soil containing agricultural chemicals may be present.
- The Site has been used by automobile wrecking facilities for approximately 40 years. These operations have handled and stored significant quantities of automotive related

hazardous materials at the Site. Stained soil and/or pavement were documented at the Site.

- Fill appears to have been placed on-Site from an adjacent property that was used as a landfill and from City street construction projects. The quality of this fill is not known.
- The adjacent properties to the northeast and southwest have historically been used for automobile dismantling operations; the southwesterly adjacent property also was previously used as a landfill. These properties have a potential to impact the Site.

SECTION 10: LIMITATIONS

Cornerstone performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions associated with the Site. David J. Powers & Associates understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. David J. Powers & Associates understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Conclusions presented in this report are based on selected, readily available information and conditions readily observed at the time of the Site visit. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water and/or soil vapor samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

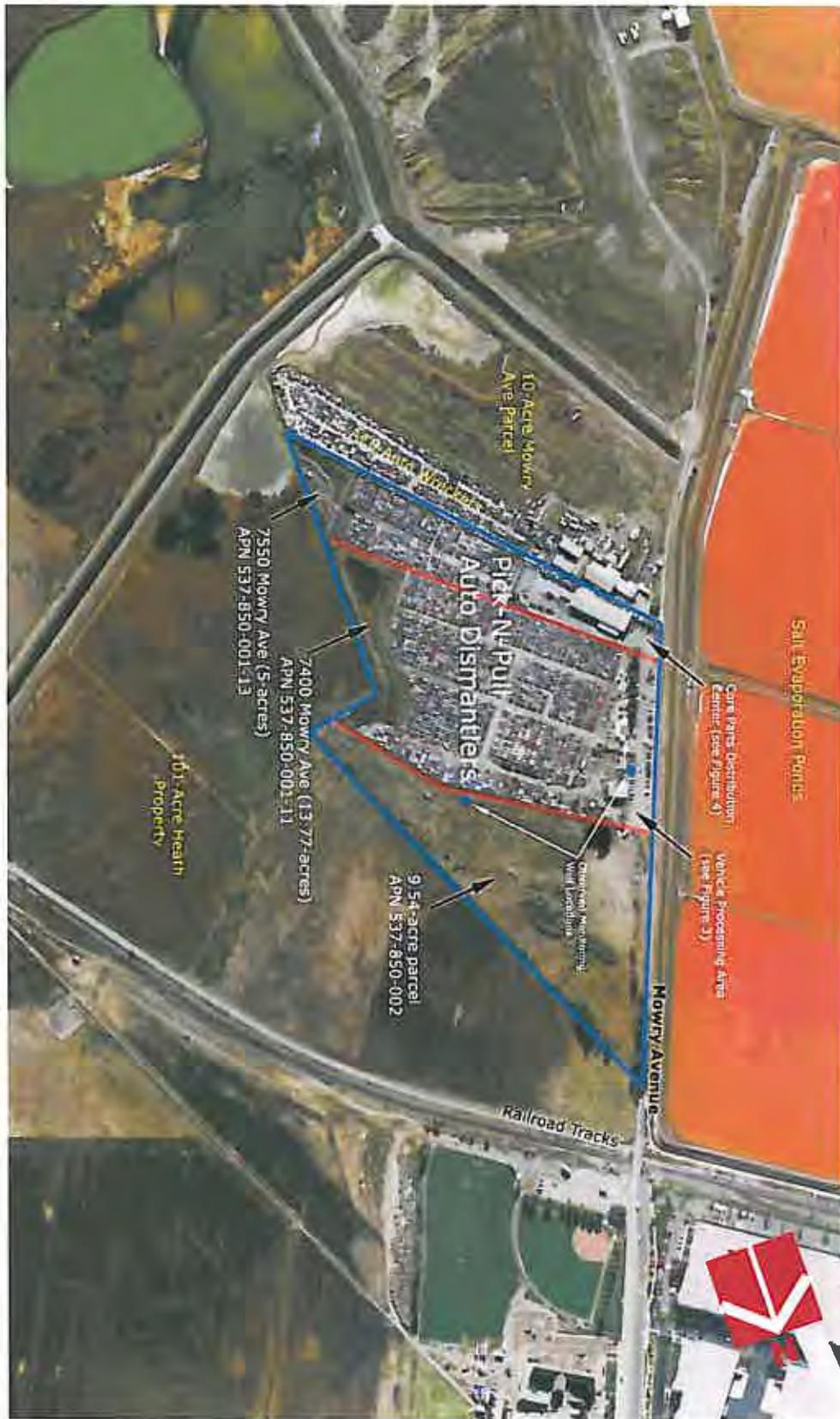
Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-05, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

David J. Powers & Associates may have provided Cornerstone environmental documents prepared by others. David J. Powers & Associates understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

This report, an instrument of professional service, was prepared for the sole use of David J. Powers & Associates and may not be reproduced or distributed without written authorization from Cornerstone. It is valid for 180 days. An electronic transmission of this report may also

have been issued. While Cornerstone has taken precautions to produce a complete and secure electronic transmission, please check the electronic transmission against the hard copy version for conformity.

Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.





Type of Services Preliminary Soil, Soil Gas and Ground
Water Quality Evaluation

Location Ace Auto Wreckers
7580 Mowry Avenue
Newark, California 94560

Client Sobrato Development Companies
10600 North DeAnza Boulevard, Suite 200
Cupertino, California 95014

Project Number 118-3-5

Date December 20, 2007


Prepared by Ron L. Helm, C.E.G., R.E.A. II
Principal Geologist



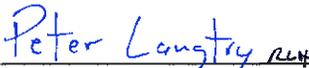

Peter M. Langtry, P.G., C.E.G.
Principal Geologist
Quality Assurance Reviewer

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LABORATORY DATA SHEETS**

Type of Services	Preliminary Soil, Soil Gas and Ground Water Quality Evaluation
Location	Ace Auto Wreckers 7580 Mowry Avenue Newark, California 94560

SECTION 1: INTRODUCTION

This report presents the results of the preliminary soil, soil gas and ground water quality evaluation performed at Ace Auto Wreckers in Newark, California (Site). This work was performed for Sobrato Development Companies (Sobrato) in accordance with our October 25, 2007 Agreement (Agreement). Cornerstone Earth Group, Inc. (Cornerstone) understands that Sobrato is evaluating the purchase and redevelopment of the Site, which is part of the Newark Areas 3 and 4 Specific Plan (Figure 1). Sobrato and their California Environmental Quality Act (CEQA) consultant, David J. Powers & Associates, will rely upon this report in the preparation of an environmental impact report (EIR) for the Newark Area 3 and 4 Specific Plan.

The Site is located in the western portion of Area 4, which is bounded by the Union Pacific railroad tracks to the northeast, Mowry Avenue to the northwest, Mowry Slough to the southwest, and a landfill along with undeveloped land to the southeast. Area 4 is currently planned to be developed for three primary uses: new and existing wetlands, an 18-hole championship golf course, and approximately 75-acres of single-family homes.

1.1 SITE BACKGROUND

Cornerstone previously prepared an October 2007 Phase I Environmental Site Assessment (ESA) for the Site to strive to identify Recognized Environmental Conditions at the property. The results of this study are summarized below. Please review the entire report for complete Site findings.

The approximately 5 acre Site is located at 7580 Mowry Avenue in Fremont, California (Figures 2 and 3). Based on the information obtained during the October 2007 Phase I ESA, the Site was used for agricultural purposes (row crops) from at least 1939 until 1966. From 1966 to the present, Ace Auto Wreckers occupied the Site. The current office structure was constructed during the 1960s; the warehouses were added during the 1970s, followed by the covered work areas during the 1980s and 1990s.

At the time of the Phase I visit (October 2007), the Site was occupied by Ace Auto Wreckers. Mr. Hebert, the property and business owner, indicated that approximately 100 vehicles are received each month. The vehicles are drained of fluids, and batteries, oil filters, catalytic converters and mercury switches are removed. These materials reportedly are shipped off-Site for disposal or recycling. After processing, the vehicles are placed within the publicly accessible areas of the yard where self-service parts removal activities take place. To facilitate inventory rotation, the stored vehicles are periodically removed and transported to an off-Site recycling facility. Prior to transportation for recycling, some of the core parts are removed and sent off-Site for reconditioning and resale.

Three interconnected buildings are located on the northwest portion of the Site. The building closest to Mowry Avenue was observed to be used mainly for office purposes. Several one-gallon containers of used anti-freeze were observed to be stored on shelving within the office; Mr. Hebert indicated that used antifreeze is given to customers. Two 5-gallon plastic buckets of mercury switches also were observed on shelving within the office.

Two connected warehouse structures were observed to the southeast of the office area. These structures mainly contained racks of sorted auto parts. Used batteries were observed on secondary containment pallets within the northwestern portion of the warehouse area.

Four covered work stations (located within two, partially enclosed, corrugated metal structures) were located southeast of the warehouse. These work stations were observed to be used for draining of automotive fluids and parts removal.

Numerous open containers, mainly consisting of 5-gallon buckets, were observed on the concrete floor of the work area. These containers were partially full of unidentified automotive fluids. Mr. Hebert indicated that these buckets are used for draining fluids. Four, secondarily contained, 55-gallon drums were observed to be partially full of mixed oils. Mr. Hebert indicated that, except for gasoline and anti-freeze, other drained fluids are mixed and placed in these drums. Spilled oil was observed within the secondary containment structures. Numerous empty, 1-gallon anti-freeze containers were observed, which Mr. Hebert indicated are used for storage of used anti-freeze and are given to customers. Gasoline drained from vehicles is reportedly used to fuel vehicles that are used at the Site; no stored gasoline was observed or reportedly stored on-Site (other than in vehicles).

Most of the northwestern portion of the Site was observed to be paved with concrete, including the warehouse area and work areas. The work areas and warehouse contained a considerable quantity of automobile parts and other miscellaneous items, which limited our ability to observe the pavement condition; however, many areas of cracking and deterioration were noted. Pavement within and near the work stations also was noted to be heavily stained.

The southeastern portion of the Site was observed to be used for vehicle storage and parts removal by customers. The main driveways and perimeter of the storage yard

areas were observed to be paved with a patchwork of concrete pavement. The central vehicle storage areas were observed to be covered mainly with gravel consisting of crushed asphalt and gravels. Numerous areas of oil stained pavement and gravel were observed within the storage yard.

1.2 RECOGNIZED ENVIRONMENTAL CONDITIONS

1.2.1 Agricultural Use

The Site was used for agricultural purposes for several decades. Pesticides (such as DDT) may have been applied to crops in the normal course of farming operations. Organochlorine pesticides were detected in soil on the adjacent property to the east at concentrations exceeding residential screening levels.

Because future development plans for the Site may range from golf course to residential use, we recommended that soil quality be evaluated for residual organochlorine pesticides and pesticide related metals.

1.2.2 Chemical Storage and Use

Wrecking yard operations at the Site involve the use and storage of a variety of automotive related hazardous materials, including oils, gasoline, lead-acid batteries, catalytic converters, mercury switches, anti-freeze and oil filters. Waste liquids removed from vehicles are stored in secondarily contained 55-gallon drums. Most waste materials generated at the Site are reportedly shipped off-site for disposal and/or recycling. Used antifreeze reportedly is provided to customers, and gasoline reportedly is used to fuel vehicles used in Site operations.

General housekeeping of hazardous material storage and handling areas at the facility appeared disorganized. Numerous open containers, mainly consisting of 5-gallon buckets were observed to be partially full of unidentified liquids. Spilled oil was observed within secondary containment structures. Heavy staining of pavements and surface soils within and near the work areas was observed; less extensive staining also was observed on pavement and gravel within the vehicle storage yard area. Additionally, on several of the historic aerial photographs, dark areas that appear to be stained soil (or pavement) are apparent, mainly near the existing work areas.

Based on the observed Site conditions, as well as information regarding historic auto wrecking operations at the Site, we recommended that a soil and ground water quality investigation be performed.

1.2.3 Fill

Based on historic aerial photographs and our discussions with Mr. Hebert, up to approximately 4 feet of fill soil appeared to have been placed on-Site. Some of the fill was reported to have been obtained during grading of the adjacent property to the southwest, which appears to be a former landfill. This fill may contain landfill debris/contaminants and was reportedly placed on the northwestern half (front) of the

Site; aerial photographs also indicate that the landfill material may also be present at the southeastern corner (rear) of the Site. Additional fill obtained from City street construction projects was reportedly placed over the middle portion of the Site. We recommended that that an investigation be performed to better evaluate the depth and quality of the fill.

1.2.4 Off-Site facilities

The adjacent properties to the northeast and southwest have historically been used for automobile dismantling operations; the southwesterly adjacent property also was previously used as a landfill. Both of these adjacent properties are listed on the SLIC database as open cases and, in our opinion, have a potential to impact soil, soil gas and/or ground water quality at the Site. We recommend that potential impacts from these off-Site facilities be further evaluated.

1.3 OBJECTIVES AND SCOPE OF WORK

1.3.1 Objectives

The objectives of this preliminary soil, soil gas and ground water quality investigation was to evaluate the following Recognized Environmental Conditions presented in the October 24, 2007 Phase I ESA:

- The Site historically was used for agricultural purposes (Figure 4); soil containing agricultural chemicals may be present.
- The Site has been used by automobile wrecking facilities for approximately 40 years. These operations have handled and stored significant quantities of automotive related hazardous materials. Stained soil and/or pavement were documented at the Site. Historical aerial photographs showed what appeared to be significant staining of the soil to the southeast (rear) of the buildings (Figures 5 and 6).
- Fill appears to have been placed on-Site from an adjacent property that was used as a landfill and from City street construction projects. The quality of this fill is not known.
- The adjacent property to the southwest was previously used as a landfill; soil gas potentially could migrate from this property and impact the Site.

1.3.2 Scope of Work

As presented in our Agreement, the scope of work performed for this investigation included the following:

- Drilling and logging of three exploratory borings to first encounter of ground water to evaluate soil and ground water quality;

- Collection of two soil gas samples at a depth of approximately 5 feet to evaluate potential soil gas migration from the adjacent property; and
- Drilling and logging six soil borings to approximately 5 feet to evaluate depth of fill and soil quality.

The limitations for this investigation are presented in Section 6.

SECTION 2.0: SOIL, SOIL GAS AND GROUND WATER SAMPLING

2.1.0 SUBSURFACE INVESTIGATION

Subsurface investigation activities were performed on November 30, 2007 under permit 2007-451 from Alameda County Water District, dated November 21, 2007. Our field geologist directed a subsurface investigation, continuously logged and sampled three exploratory borings to an approximate depth of 15 feet using limited access, direct push drilling equipment. Exploratory boring GW-1 was located in inside the main storage warehouse; boring GW-2 was located in the vehicle dismantling area; and boring GW-3 was located in an area observed to be significantly stained on the historic aerial photographs (Figures 5 and 6). The purpose of these borings was to evaluate soil and ground water quality. Soil borings SB-1, SB-2 and SB-3 were advanced to approximately 5 feet to evaluate depth of fill and soil quality also in the area observed to be significantly stained on the historic aerial photographs (Figures 5 and 6). Borings SB-4, SB-5 and SB-6 were advanced to 5 feet to evaluate depth of fill and soil quality in random areas across the Site. Soil gas probes SV-1 and SV-2 were advanced to a depth of approximately 5 feet to evaluate soil gas quality near the Site's boundary with the adjacent former landfill. The borings were drilled at accessible locations as shown on Figure 7.

Soil samples were continuously collected and logged by our registered professional geologist from the borings using 5-foot long sampling barrels and were screened in the field for volatile hydrocarbons using an organic gas meter (OVM). Soil, soil vapor and ground water sampling protocol, permits and logs are presented in Appendix A.

2.1.1 Organic Vapors

OVM readings were within range of typical background concentrations with the exception of soil screened from borings GW-2, SB-1, SB-2 and SB-3. These borings were located near the four covered work stations southeast of the warehouse where the historical aerial photographs indicated significant staining of surface soil (Figures 5, 6 and 7). These work stations were observed to be used for draining of automotive fluids and parts removal. Vapor concentration at tens to several hundred parts per million (ppm) was typically recorded; the greatest concentration detected was 1,500 ppm from the fill sample collected at the 1 to 1 ½ foot depth in boring SB-3. The fill observed from that boring appeared to have the greatest impact; it was logged as black silty clay fill with organic fragments; and it contained a weak to a strong petroleum hydrocarbon odor.

2.1.2 Fill

Three different fill materials (possibly from three different fill sources) were noted on-Site, as described below:

Based on our field observations (borings GW-1, GW-2, GW-3, SB-1, SB-2 and SB-3) and information presented in the October 2007 Phase I ESA, approximately 3 ½ to 5 ½ feet of black silty clay fill with organic fragments and minor sand (reported to have been obtained during grading of the adjacent property [landfill] to the southwest) was placed on the northwestern (front) half of the Site.

Based on our field observations (boring SB-6) and review of historic aerial photographs, approximately 3 feet of sandy gravel to silty sand fill appeared present at the southeastern corner (rear) of the Site.

Additional fill obtained from City street construction projects was reportedly placed over the middle portion of the Site. Based on our field observations (borings SB-4 and SB-5), approximately 2 to 2 ½ feet of brown silty clay fill appeared present in this area.

2.1.3 Ground Water

Ground water was encountered in borings GW-1, GW-2 and GW-3 at a depth of approximately 12 to 15 feet below the ground surface. The ground water yielding materials appeared to be thin sand lenses.

SECTION 3.0: SOIL, SOIL GAS AND GROUND WATER ANALYTICAL DATA

3.1 SOIL LABORATORY ANALYSES

To evaluate soil quality, nine samples of fill collected from the nine borings were analyzed for 17 California Assessment Manual (CAM) metals (EPA Test Method 6000/7000), organochlorine pesticides and polychlorinated biphenyls (PCBs) (EPA Test Method 8081/8082), gasoline ranged total petroleum hydrocarbons (TPHg) plus benzene, toluene, ethylbenzene and xylenes (BTEX) by (EPA Test Method 8015/8020), and diesel ranged total petroleum hydrocarbons (TPHd) and motor oil ranged total petroleum hydrocarbons (TPHmo) (EPA Test Method 8015). These analyses were also performed on five deeper soil samples collected in the general area where significant surface soil staining was observed (borings GW-2, GW-3, SB-1, SB-2 and SB-3). In addition, four fill samples collected from borings GW-2, SB-1, SB-2 and SB-3 were analyzed for polynuclear aromatic hydrocarbons (PAHs) (EPA Test Method 8270SIM). Three selected samples of fill collected from borings SB-1, SB-2 and SB-3 were analyzed for pH (EPA Test Method 9045C). A silica gel cleanup was performed for the TPHd and TPHmo analyses to remove naturally occurring organic compounds that can cause the analytical results to be artificially elevated. These analyses were selected to evaluate potential impacts from the possible former gasoline tank and vehicle maintenance activities as well as selected landfill contaminants.

Samples were delivered to a state certified analytical laboratory under a chain of custody (Appendix B). Laboratory analytical results are summarized in tables presented in Appendix C. Laboratory analytical reports also are presented in Appendix C.

3.2 GROUND WATER LABORATORY ANALYSES

To evaluate ground water quality beneath the site, three ground water grab samples collected from GW-1, GW-2 and GW-3 were analyzed for volatile organic compounds (VOCs) (EPA Test Method 8260), TPHg plus BTEX and MtBE (EPA Test Method 8015/8020), TPHd and TPHmo (EPA Test Method 8015), cyanide (EPA Test Method E335.2) and ethylene glycol (EPA Test Method 8015B). These analyses were selected to evaluate potential impacts from the possible former gasoline tank and vehicle maintenance activities.

Samples were delivered to a state certified analytical laboratory under a chain of custody. Laboratory analytical results are summarized in tables presented in Appendix D. Laboratory analytical reports also are presented in Appendix D.

3.3 SOIL GAS LABORATORY ANALYSES

To evaluate potential migration of methane and other potential contaminants beneath the Site from the adjacent landfill, two soil gas samples (SV-1 and SV-2) were collected at a depth of approximately 5 feet in 6-liter SUMMA canisters generally following various published guidance documents, including "Advisory – Active Soil Gas Investigations dated January 13, 2003 (Los Angeles Regional Water Quality Control Board and Department of Toxic Substances Control). The two soil gas samples were analyzed for VOCs (EPA Method TO-15), carbon dioxide, oxygen and isopropyl alcohol.

Samples were delivered to an analytical laboratory under a chain of custody. Laboratory analytical results are summarized in the table presented in Appendix E. Laboratory analytical reports also are presented in Appendix E.

SECTION 4: FINDINGS

We performed this preliminary soil, soil gas and ground water quality investigation to evaluate the following Recognized Environmental Conditions:

- Soil containing agricultural chemicals may be present.
- The Site has been used by automobile wrecking facilities for approximately 40 years and has handled and stored significant quantities of automotive related hazardous materials at the Site.
- Fill appears to have been placed on-Site from an adjacent property that was used as a landfill and from City street construction projects.

- The adjacent property to the southwest was previously used as a landfill; soil gas potentially could migrate from this property and impact the Site.

4.1 SOIL QUALITY

The reported soil concentrations discussed below are compared to residential and commercial Environmental Screening Levels (ESLs) developed by the California Regional Water Quality Control Board, San Francisco Bay Region (November 2007) and California Human Health Screening Levels (CHHSLs) developed by the California Environmental Protection Agency (January 2005). ESLs and CHHSLs were developed to address environmental protection goals and are considered to be conservative. Under most circumstances, the presence of a chemical in soil, soil gas or ground water at concentrations below the corresponding ESL or CHHSL can be assumed to not pose a significant, long-term threat to human health and the environment. Additional evaluation will generally be required at properties where a chemical is present at a concentration above the corresponding ESL or CHHSL.

4.1.1 Front Half of Site

Based on historical aerial photographs (Figures 5 and 6), what appeared to be a significantly stained area of surface soil was observed southeast (rear) of the main warehouse, in an area where vehicles were dismantled. In addition, Mr. Hebert, the property and business owner, reported that up to approximately 4 feet of fill soil was placed on the northwestern half (front half) of the Site. The source of the fill was reported to be the adjacent property (landfill) to the southwest.

Exploratory boring GW-1 was located inside the concrete floored, main storage warehouse. Approximately 5 ½ feet of fill were observed. Due to the loose nature of the fill soil, the upper 5 feet of soil could not be collected/observed. However, TPHd (4.13 ppm), TPHmo (149 ppm) and TPHg (100 ppm) were detected in the fill sample collected at the approximate depth of 5 to 5 ½ feet. These reported concentrations for TPHd and TPHmo did not exceed the residential and commercial ESLs. However, TPHg detected in the 5 to 5 ½ foot fill sample exceeded the residential and commercial ESL (83 ppm).

Borings GW-2, GW-3, SB-1, SB-2 and SB-3 were located in the area that appeared to be most significantly stained on the historic aerial photographs (outside and southeast of the warehouse). Based on OVM readings (typically ranging from the mid-10s to low 100s but as high as 1,500 ppm), weak to strong petroleum hydrocarbon odors, and black discoloration, the fill appeared significantly impacted. Concentrations exceeding the residential and commercial ESL were detected in SB-1 (9,250 ppm TPHmo, 471 ppm TPHd, 419 ppm TPHg, 18 ppm ethyl benzene and 120 ppm xylenes) and SB-3 (3,740 ppm TPHg, 6 ppm ethyl benzene and 52 ppm xylenes). The PAH, benzo [a] pyrene, was detected (0.0721 ppm) in boring SB-2 (fill) above the residential ESL and CHHSL (0.038 ppm) but not at a concentration exceeding the commercial ESL and CHHSL (0.13 ppm).

The native soil underlying the fill also appeared impacted but to a significantly lesser degree (reported concentrations did not exceed residential ESLs or CHHSLs).

The metals detected appeared to represent background concentrations, except for lead detected at 1,400 ppm in the fill sampled from boring SB-1, exceeding the residential ESL (200 ppm), the commercial ESL (750 ppm) and the residential CHHSL (150 ppm); the reported lead concentration did not exceed the commercial CHHSL (3,500 ppm).

The pH of the fill sampled in borings SB-1, SB-2 and SB-3 ranged from 8.6 pH units to 10.23 pH units.

The polychlorinated biphenyl (PCB), aroclor 1260, was detected at 0.232 ppm in the fill sampled from boring SB-1, exceeding the residential ESL and CHHSL (0.089 ppm) but not the commercial ESL and CHHSL (0.30 ppm).

Organochlorine pesticides were not detected in the fill and native soil samples analyzed at concentrations exceeding residential or commercial CHHSLs.

4.1.2 Center of Site

Borings SB-4 and SB-5 were advanced near the center of the Site. Fill reportedly obtained from City street construction projects was placed in this area to a depth of approximately 2 to 2 ½ feet. Based on the low OVM readings (<1 ppm) and the lack of significant discoloration, the fill and native soil observed in this area did not appear significantly impacted. However, TPHmo (27.1 ppm and 3,350 ppm, respectively) and TPHg (0.18 ppm and non-detect, respectively) were detected in the fill samples. The TPHmo exceeded the residential and commercial screening levels in SB-5. None of the other constituents were detected at concentrations that exceeded the detection limit or at concentrations that appear to represent natural background levels. However, the fill sampled from boring SB-5 contained lead at 270 ppm, exceeding the residential ESL (200 ppm) and the residential CHHSL (150 ppm); the reported lead concentration did not exceed the commercial CHHSL (3,500 ppm) or the commercial ESL (750 ppm).

4.1.2 Rear of Site

Boring SB-6 was advanced near the rear of the Site. Fill possibly obtained from adjacent landfill property was placed in this area to a depth of approximately 3 feet. Based on the low OVM readings (<1.4 ppm) and the lack of significant discoloration, the fill and native soil observed in this area did not appear significantly impacted. However, TPHmo (369 ppm) and lead (110 ppm) were detected in the fill sample. These contaminants did not exceed the residential and commercial screening levels. None of the other constituents were detected at concentrations that exceeded the detection limit or at concentrations that appear to significantly exceed natural background levels.

4.2 GROUND WATER QUALITY

Ground water concentrations are compared to ESLs and Maximum Contaminant Levels (MCLs, September 2007), commonly called drinking water standards.

Two of three collected ground water samples contained TPHg (101 parts per billion [ppb] in GW-1 and 606 ppb in GW-2) exceeding the ESL (100 ppb). Methyl tert-Butyl Ether

(MtBE) was also detected (64.3 ppb in GW-1 and 72.3 ppb in GW-2), exceeding the MCL (13 ppb). Other petroleum hydrocarbon common additives/constituents were detected but at concentrations less than environmental screening levels, if available. Cyanide, ethylene glycol and selected chlorinated volatile organic compounds were not detected above laboratory detection limits.

4.3 SOIL GAS QUALITY

Two soil gas samples were analyzed for volatile organic compounds (EPA Method TO-15), methane, oxygen, and carbon dioxide (ASTM D-1946) and leak detection compound 2-propanol (EPA Test Method TO-15). 1,2,4-Trimethylbenzene, 2-butanone, 4-ethyl toluene, acetone, benzene, carbon disulfide, o-xylene, PCE and toluene were detected by at concentrations that did not exceed environmental screening levels, if available. Methane was not detected above its laboratory detection limit.

To aid in evaluating the quality of the soil gas data, analyses for oxygen and carbon dioxide, and methane were performed. The oxygen levels detected in the samples were slightly lower than typical ambient air (approximately 21 percent). When differences from ambient levels are detected, it is an indication that the soil gas samples collected likely were representative of subsurface conditions. Carbon dioxide was not detected above its laboratory reporting limits. Additionally, leak detection compound 2-propanol was not detected above its laboratory reporting limit in the soil gas samples. These data suggest there were no substantial leaks in the soil gas sampling system.

SECTION 5: CONCLUSIONS

Ace Auto Wrecking has operated for approximately 40 years. These operations have handled and stored significant quantities of automotive related hazardous materials at the Site. We performed this preliminary soil, soil gas and ground water quality investigation to evaluate the following Recognized Environmental Conditions identified at the Site:

- The Site was previously used for agriculture; soil containing agricultural chemicals may be present.

Organochlorine pesticides and pesticide related metals associated with former agricultural use were not detected above environmental screening levels.

- The Site has been used by automobile wrecking facilities for approximately 40 years and has handled and stored significant quantities of automotive related hazardous materials.

Petroleum hydrocarbon impacted soil appears to be concentrated at the rear of the main warehouse, in the general area where vehicle dismantling is performed (Figure 8). The depth of the most significant petroleum hydrocarbon impact appears to extend to approximately 5 feet, although the contamination likely extends to deeper depths as ground water at an approximate depth of 12 to 15 feet is impacted. In addition, petroleum hydrocarbon impacted soil likely is

present beneath the warehouse (although likely to a lesser degree due to the concrete floor present in the warehouse) and present in sporadic pockets across the rear yard where vehicles are stored. The more highly petroleum hydrocarbon impacted soil (soil exceeding commercial screening levels) likely will require over-excavation and off-Site disposal. The lateral and vertical extent of petroleum hydrocarbon contamination should be further defined. Due to the large number of vehicles, vehicle parts, gravel and pavements covering the property and limiting access, we recommend that further investigation be performed after Ace Auto Wreckers vacates this property, which we understand will be in 2008.

Ground water, which was encountered at a depth of approximately 12 to 15 feet, has also been impacted by petroleum hydrocarbons but only at concentrations either below or just above MCLs and ESLs. These concentrations do not appear to require remediation, but an overseeing regulatory agency may require further investigation to evaluate the extent of ground water impact; periodic monitoring of the ground water quality may also be required.

- Fill appears to have been placed on-Site from an adjacent property that was used as a landfill and from City street construction projects.

Based on the analytical data, the fill (especially the material obtained from the adjacent landfill) likely contains random pockets of contaminants, such as PAHs, PCBs, lead, petroleum hydrocarbons and organic debris. Depending upon the future use of this Site, the fill may need to be further addressed. Options for the impacted fill may include capping, relocation and/or conducting a risk assessment to evaluate whether this material presents a risk to human health or the environment under the future redevelopment plan. Once the redevelopment plan is further defined, a more detailed analysis of options can be prepared.

- The adjacent property to the southwest was previously used as a landfill; soil gas potentially could migrate from this property and impact the Site.

The soil gas sampling and analyses also revealed no significant impact.

We recommend seeking environmental regulatory agency oversight to help address the on-Site issues discussed above. Having one agency oversee the environmental issues present in the Newark Areas 3 and 4 Specific Plan will help avoid duplication of efforts in further investigation and mitigation activities, if needed. The identification and selection of a single oversight agency will help facilitate expedient and cost effective investigation, mitigation and reuse of the properties located within the Newark Areas 3 and 4 Specific Plan while protecting public health and the environment.

SECTION 6: LIMITATIONS

Cornerstone performed this investigation to support Sobrato and David J. Powers & Associates in evaluation of soil, soil gas and ground water quality beneath the Site. Sobrato and David J. Powers & Associates understand that the extent of soil, soil gas and ground water data obtained is based on the reasonable limits of time and budgetary constraints. In addition, the chemical information presented in this report can change over time and is only valid at the time of this investigation and for the locations sampled.

This report, an instrument of professional service, was prepared for the sole use of Sobrato and David J. Powers & Associates and may not be reproduced or distributed without written authorization from Cornerstone. Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

SECTION 7.0: REFERENCES

Cornerstone Earth Group. October 24, 2007. Phase I Environmental Site Assessment, Ace Auto Wreckers, Newark, California.



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Vicinity Map

Ace Auto Wreckers
Newark, CA

Project Number

118-3-5

Figure Number

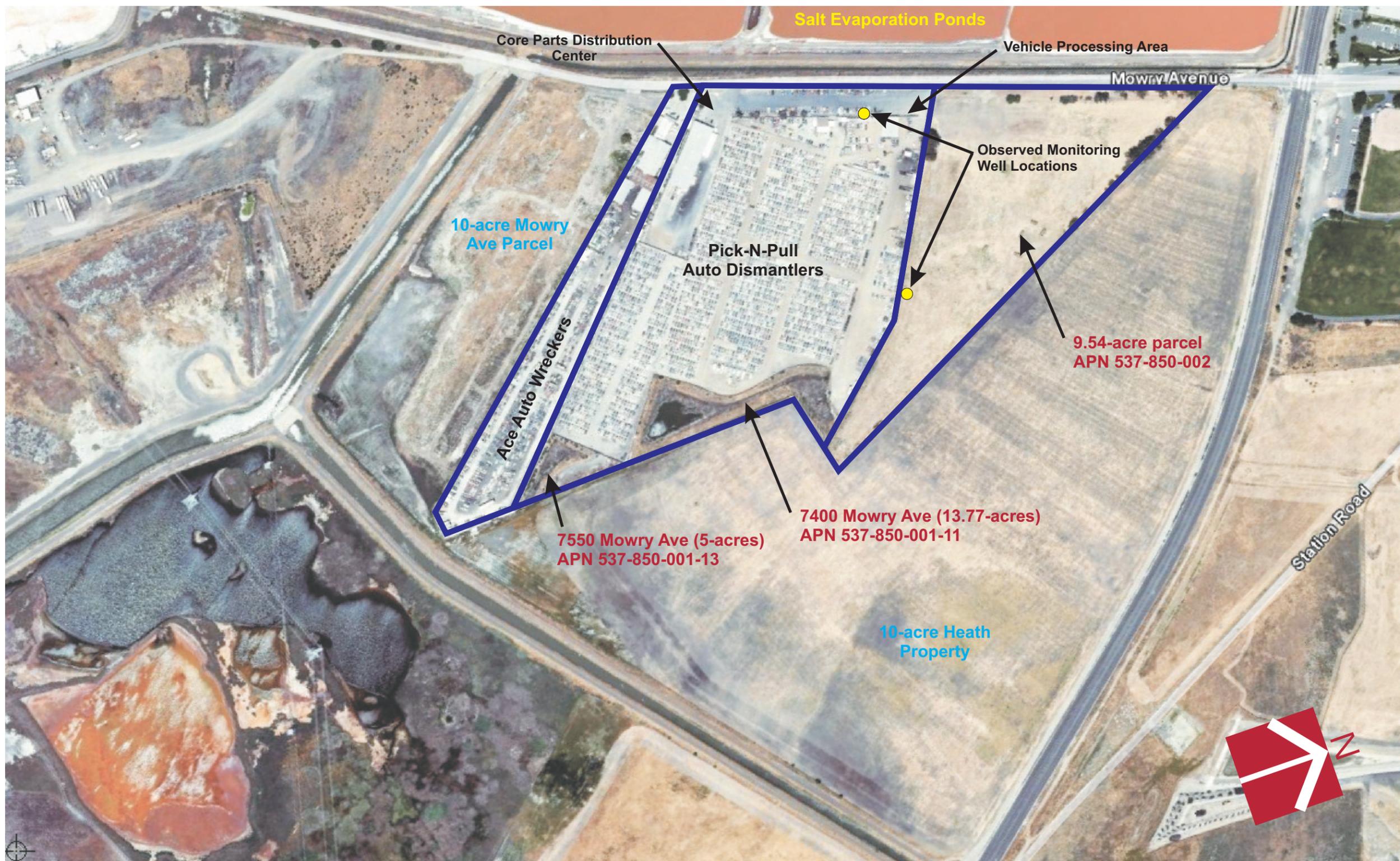
Figure 1

Date

December 2007

Drawn By

MGV



Project Number
118-3-5

Figure Number
Figure 2

Date
December 2007

Drawn By
MGV

Site Location Map

Ace Auto Wreckers
Newark, CA

CORNERSTONE
EARTH GROUP





**10-Acre Mowry Avenue Parcel
Lands of Newark Partners, LLC
(Former Tolbertson Property)**

Site Plan

**Ace Auto Wreckers
Newark, CA**

Project Number
118-3-5

Figure Number
Figure 3

Date
December 2007

Drawn By
MGV



1965



0 200 400



APPROXIMATE SCALE (FEET)



Historical Aerial Photo - 1965

Ace Auto Wreckers
Newark, CA

Project Number

118-3-5

Figure Number

Figure 4

Date

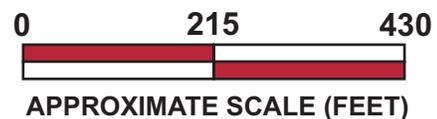
December 2007

Drawn By

MGV



1982



Historical Aerial Photo - 1982

Ace Auto Wreckers
Newark, CA

Project Number

118-3-5

Figure Number

Figure 5

Date

December 2007

Drawn By

MGV



1992



0 230 460



APPROXIMATE SCALE (FEET)



Historical Aerial Photo - 1992

Ace Auto Wreckers
Newark, CA

Project Number

118-3-5

Figure Number

Figure 6

Date

December 2007

Drawn By

MGV



-  Soil Vapor Location
-  Soil Sampling Location
-  Ground Water Sampling Location

Soil, Soil Vapor and Ground Water
Sampling Locations

**Ace Auto Wreckers
Newark, CA**

Project Number
118-3-5

Figure Number
Figure 7

Date
December 2007

Drawn By
MGV



Project Number
118-3-5

Figure Number
Figure 8

Date
December 2007

Drawn By
MGV

Approximate Extent of Impacted Soil
Based on Preliminary Evaluation

Ace Auto Wreckers
Newark, CA

CORNERSTONE
EARTH GROUP



APPENDIX A – SOIL, SOIL GAS AND GROUND WATER SAMPLING PROTOCOL, DRILLING PERMITS AND LOGS

Subsurface Exploration Method

Method
Hydraulic coring rig (Geoprobe or similar) using a dual wall coring system
Soils observed in the borings were logged in general accordance with the Unified Soil Classification System (ASTM D-2487).
Soil samples were collected in approximately 5-foot intervals.
Soil samples were collected continuously.

Soil Sample Collection Method

Method
Soil samples for laboratory analyses were collected in clear acetate liners
Ends of soil samples for laboratory analyses were covered in a Teflon film, fitted with plastic end caps, taped, and labeled with a unique sample identification number.
Samples for laboratory analyses were placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.
Soil samples were checked for organic vapors using an organic gas meter (OVM). Soil samples were placed in a sealable container. After several minutes the tip of the OVM was inserted into the container to test the headspace above the soil sample. OVM readings are listed on the boring logs.

Ground Water Grab Sampling Method

Method
A 1/2-inch diameter PVC casing with slots in the lower portion was lowered into the hydraulic coring casing. A bailer was used to collect the ground water grab sample from the PVC casing.
Ground water grab samples were collected in appropriate containers and labeled with the sample ID, project number, and date and time of collection. Samples were placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.

Equipment Decontamination

Method
All sampling equipment was cleaned in a solution of laboratory grade detergent and rinsed with distilled water or steam cleaned prior to use at each sample point.

Soil Gas Sampling Method

Method
The soil gas sampling collection system consisted of a 6-liter Summa sample canister and purge canister connected by a manifold that included a half-hour flow controller, pressure gauge, filter, and valve. All connections were equipped with Swagelok fittings.
Prior to drilling, the soil gas sampling collection system was assembled, the manifold valve was placed in the open position (with a cap on the downhole end of the valve), and a leak test was performed by opening the purge canister valve. After a period of 10 minutes, and without any observable loss in vacuum pressure, the purge canister valve was then closed.
Soil gas samples were collected at an approximate depth of 5 feet using the post-run tubing (PRT) system which included an expendable point, an expendable point holder, a PRT adapter, and tubing. The expendable point was placed in the expendable point holder, which in turn was attached to the down-hole-end of the drive rods, and driven to depth. The drive rod and expendable point holder were retracted approximately 6 inches, separating the expendable point from the point holder, and creating the desired void in the soil. A PRT adapter and tubing were advanced down the inner rods and secured to the expendable point holder. A bentonite seal was placed around the drive rods at the ground surface, and around the annular space between the tubing and drive rods. Prior to purging, the system was allowed to equilibrate for a minimum of 30 minutes. Purging was performed by opening the purge canister valve until the desired purge volume (three purge volumes) was achieved based on a calculated loss in vacuum pressure in the purge canister. The valve on the sample canister was then opened to allow for soil gas sample collection. For leak detection purposes, gauze moistened with isopropyl alcohol was placed at the top of the drive rods, and selected connection points on the sampling manifold.



CORNERSTONE EARTH GROUP

BORING NUMBER GW-1

PAGE 1 OF 1

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07
 DRILLING CONTRACTOR Vironex
 DRILLING METHOD Direct Push
 LOGGED BY RLH
 NOTES Screened Interval from 10 to 15 Feet

PROJECT NAME Ace Auto Wreckers
 PROJECT NUMBER 118-3-5
 PROJECT LOCATION 7580 Mowry Avenue, Newark, CA
 GROUND ELEVATION _____ BORING DEPTH 15 ft.
 LATITUDE _____ LONGITUDE _____
 GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING 12 to 15 feet ft.
 ▽ AT END OF DRILLING Not Measured ft.

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. The description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OWN READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		approximately 1/2 foot concrete						
	0-5		no recovery in first 5 foot drive likely due to loose fill			0			
	5		Silty Clay (CL) [Fill] moist, black, with organic material	XXXXX XXXXX			<1 <1		
	5-10		Silty Clay (CL) moist, gray mottled brown		ST				
	10-15		minor/ thin sand stringers very slow ground water recovery during sampling				<1 <1		
	15		Ground Water Analytical Data TPHg = 101 ppb Toluene = 1.15 ppb M+BE = 64.3 ppb Bottom of Boring at 15.0 feet.						

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CORNERSTONE EARTH GROUP

BORING NUMBER GW-2

PAGE 1 OF 1

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07
 DRILLING CONTRACTOR Vironex
 DRILLING METHOD Direct Push
 LOGGED BY RLH
 NOTES Screened Interval from 10 to 15 Feet

PROJECT NAME Ace Auto Wreckers
 PROJECT NUMBER 118-3-5
 PROJECT LOCATION 7580 Mowry Avenue, Newark, CA
 GROUND ELEVATION _____ BORING DEPTH 15 ft.
 LATITUDE _____ LONGITUDE _____
 GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING 12 to 15 feet ft.
 ▼ AT END OF DRILLING Not Measured ft.

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at the location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	QVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
0	0		approximately 1/2 foot concrete						
	0		Sandy Clay (CL) [Fill] moist, black, organic fragments, minor sand			20			
	5		Silty Clay (CL) moist, brown mottled gray	XXXX			250	Petroleum Hydrocarbon Odors	
				XXXX			49		
					ST		90	Petroleum Hydrocarbon Odors	
							145		
	10		minor/ thin sand stringers with depth				55		
							50		
							40		
							50		
	15								
	20		Ground Water Analytical Data TPHg = 606 ppb Benzene = 3.99 ppb M+BE = 72.3 ppb Toluene = 3.08 ppb Ethylbenze = 11.5 ppb Xylenes = >4.6 ppb 1,3,5 - Trimethylbenzene = 16.7 ppb 1,2,4 - Trimethylbenzene = 41.5 ppb 4 - Isopropyltoluene = 0.82 ppb Isopropylbenzene = 1.6 ppb n - Propylbenzene = 6.44 ppb Bottom of Boring at 15.0 feet.						
	25								
	30								
	35								



CORNERSTONE EARTH GROUP

BORING NUMBER GW-3

PAGE 1 OF 1

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07
 DRILLING CONTRACTOR Vironex
 DRILLING METHOD Direct Push
 LOGGED BY RLH
 NOTES Screened Interval from 10 to 15 Feet

PROJECT NAME Ace Auto Wreckers
 PROJECT NUMBER 118-3-5
 PROJECT LOCATION 7580 Mowry Avenue, Newark, CA
 GROUND ELEVATION _____ BORING DEPTH 15 ft.
 LATITUDE _____ LONGITUDE _____
 GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING 12 to 15 feet ft.
 ▽ AT END OF DRILLING Not Measured ft.

The log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		approximately 1/2 foot concrete						
	0		Silty Clay (CL) [Fill] black, organic fragments, minor sand	XXXX			<1		
	5		Silty Clay (CL) moist, gray	XXXX			<1		
	10		minor/ thin sand layers at depth		ST		<1		
	15		Bottom of Boring at 15.0 feet.				<1		

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CORNERSTONE EARTH GROUP

BORING NUMBER SB-1

PAGE 1 OF 1

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07
 DRILLING CONTRACTOR Vironex
 DRILLING METHOD Direct Push
 LOGGED BY RLH
 NOTES _____

PROJECT NAME Ace Auto Wreckers
 PROJECT NUMBER 118-3-5
 PROJECT LOCATION 7580 Mowry Avenue, Newark, CA
 GROUND ELEVATION _____ BORING DEPTH 5 ft.
 LATITUDE _____ LONGITUDE _____
 GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING Not Encountered
 ▽ AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		gravels, loose	XXXX			832	Petroleum Hydrocarbon Odors	Lead = 1400 ppm TPHd = 471 ppm TPHmo = 9,250 ppm TPHg = 419 ppm
			Silty Clay (CL) (Fill) moist, black, organic fragments, organic debris, minor sand		ST		641		
			Silty Clay (CL) moist, gray	XXXX			369		
	5		Bottom of Boring at 5.0 feet.				210	Slight Odor	

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**CORNERSTONE
EARTH GROUP**

PROJECT NAME Ace Auto Wreckers

PROJECT NUMBER 118-3-5

PROJECT LOCATION 7580 Mowry Avenue, Newark, CA

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07

GROUND ELEVATION _____ BORING DEPTH 5 ft.

DRILLING CONTRACTOR Vironex

LATITUDE _____ LONGITUDE _____

DRILLING METHOD Direct Push

GROUND WATER LEVELS:

LOGGED BY RLH

AT TIME OF DRILLING Not Encountered

NOTES _____

AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		gravels, loose						
			Silty Clay (CL) [Fill] moist, black, organic fragments, minor sand	XXXX	ST		13	Petroleum Hydrocarbon Odors	Benzo [a] pyrene = 0.072 ppm
			Silty Clay (CL) moist, gray	XXXX			140 210 360	Petroleum Hydrocarbon Odors	
	5		Bottom of Boring at 5.0 feet.						
	10								
	15								
	20								
	25								
	30								
	35								



CORNERSTONE EARTH GROUP

BORING NUMBER SB-3

PAGE 1 OF 1

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07
 DRILLING CONTRACTOR Vironex
 DRILLING METHOD Direct Push
 LOGGED BY RLH
 NOTES _____

PROJECT NAME Ace Auto Wreckers
 PROJECT NUMBER 118-3-5
 PROJECT LOCATION 7580 Mowry Avenue, Newark, CA
 GROUND ELEVATION _____ BORING DEPTH 5 ft.
 LATITUDE _____ LONGITUDE _____
 GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING Not Encountered
 ▽ AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	QVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		gravels, loose						
			Silty Clay (CL) [Fill] moist, black, organic fragments, minor sand, minor gravels	XXXX	ST		1500	Strong Petroleum Hydrocarbon Odors	TPHg = 3,740 ppm
			Silty Clay (CL) moist, gray	XXXX			390 309 50	Petroleum Hydrocarbon Odors	
	5		Bottom of Boring at 5.0 feet.						
	10								
	15								
	20								
	25								
	30								
	35								



CORNERSTONE EARTH GROUP

BORING NUMBER SB-4

PAGE 1 OF 1

PROJECT NAME Ace Auto Wreckers

PROJECT NUMBER 118-3-5

PROJECT LOCATION 7580 Mowry Avenue, Newark, CA

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07

GROUND ELEVATION _____ BORING DEPTH 10 ft.

DRILLING CONTRACTOR Vironex

LATITUDE _____ LONGITUDE _____

DRILLING METHOD Direct Push

GROUND WATER LEVELS:

LOGGED BY RLH

AT TIME OF DRILLING Not Encountered

NOTES _____

AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		approximately 1/2 foot concrete						
	0		Silty Clay (CL) [Fill] moist, brown	XXXX			1		
	0		Silty Clay (CL) moist, dark brown	XXXX			1		
	5		Silty Clay (CL) moist, light brown		ST		1		
	10		Bottom of Boring at 10.0 feet.						

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**CORNERSTONE
EARTH GROUP**

PROJECT NAME Ace Auto Wreckers

PROJECT NUMBER 118-3-5

PROJECT LOCATION 7580 Mowry Avenue, Newark, CA

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07

GROUND ELEVATION _____ BORING DEPTH 3 ft.

DRILLING CONTRACTOR Vironex

LATITUDE _____ LONGITUDE _____

DRILLING METHOD Hand Sampled

GROUND WATER LEVELS:

LOGGED BY RLH

▽ AT TIME OF DRILLING Not Encountered

NOTES _____

▽ AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OVN READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		gravels, loose						
			Silty Clay (CL) [Fill]	XXXX			<1		Lead = 270 ppm TPHmo = 3,350 ppm
			moist, brown	XXXX			<1		
			Silty Clay (CL)						
			moist, dark brown						
	5		Bottom of Boring at 3.0 feet.						
	10								
	15								
	20								
	25								
	30								
	35								

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**CORNERSTONE
EARTH GROUP**

PROJECT NAME Ace Auto Wreckers

PROJECT NUMBER 118-3-5

PROJECT LOCATION 7580 Mowry Avenue, Newark, CA

DATE STARTED 11/30/07 DATE COMPLETED 11/30/07

GROUND ELEVATION _____ BORING DEPTH 5 ft.

DRILLING CONTRACTOR Vironex

LATITUDE _____ LONGITUDE _____

DRILLING METHOD Direct Push

GROUND WATER LEVELS:

LOGGED BY RLH

▽ AT TIME OF DRILLING Not Encountered

NOTES _____

▽ AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	Sample Interval	Sampling Method	PERCENT RECOVERY (%)	OVM READING (ppm)	ODOR OR DISCOLORATION	SOIL ANALYTICAL DATA EXCEEDING SELECTED SCREENING LEVELS (ppm)
	0		gravels, loose Sandy Gravel (GP) [Fill]	XXXX			1.3		
			moist, minor clay Silty Sand (SP) [Fill]	XXXX	ST		<1		
			moist to wet Silty Clay (CL)				<1		
	5		most, dark brown Bottom of Boring at 5.0 feet.						
	10								
	15								
	20								
	25								
	30								
	35								

APPENDIX B – CHAIN OF CUSTODY AND ANALYTICAL QC SUMMARY REPORT



Chain of Custody Record

071154

Project Manager: Don Helm Tel/Fax:		Date: 11/30/07 Carrier:		COC No: 1 of 2 COCs Laboratory's Job No.	
Site Contact: Lab Contact:		Carrier: CH ₄ , O ₂ , CO ₂ 1946 Carrier: VOCs TO-15		Laboratory's Sample Specific Notes:	
Analysis Turnaround Time TAT if different from Below <input checked="" type="checkbox"/> 1 week <input type="checkbox"/> 3 days <input type="checkbox"/> 2 days <input type="checkbox"/> 1 day		Printed Sample # VOCs + TPHg 8260 TPHd + W/Silica gel Cyanide 285.2 Ethylene Glycol 1915B CRWIT Pesticides / PCBs 2007/2012 TPHg + BTEX 8250 PHHs 8270 STDY		Laboratory's Sample Specific Notes:	
Sample Identification SV-1 SV-2 GW-1 GW-2 GW-3 SB-1 SB-2 SB-2 SB-3 SB-3	Sample Date 11/30/07 	Sample Time 	Sample Type vapor " water " " soil 	Matrix 	# of Cont. 1 1 8 8 8 1 1 1 1 1
Sample Identification SV-1 SV-2 GW-1 GW-2 GW-3 SB-1 SB-2 SB-2 SB-3 SB-3		Sample Date 11/30/07 		Sample Time 	
Sample Type vapor " water " " soil 		Matrix 		# of Cont. 1 1 8 8 8 1 1 1 1 1	
Sample Date 11/30/07 		Sample Time 		Sample Type vapor " water " " soil 	
Matrix 		# of Cont. 1 1 8 8 8 1 1 1 1 1		Laboratory's Sample Specific Notes: 01 A 02 A 03 A If not enough sample 04 A m gen-1, run LODs 05 A and TPHd to before 06 A ethylene glycol 07 A 08 A 09 A 10 A 11 A	
Preservation Used: 1= Ice, 2= HCl; 3= H2SO4; 4= HNO3; 5= NaOH; 6= Other		Possible Hazard Identification <input type="checkbox"/> Non-Hazard <input checked="" type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown		Sample Disposal <input type="checkbox"/> Return To Client <input checked="" type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months	
Special Instructions/QC Requirements & Comments: 3 fixed gases = Methane, Oxygen and Carbon Dioxide VOCs by TO-15 includes Isopropyl alcohol		Special Instructions/QC Requirements & Comments: VOCs by 8260 include Freon 113 and BTEX		Special Instructions/QC Requirements & Comments:	
Relinquished By: [Signature] Relinquished by:		Relinquished By: [Signature] Relinquished by:		Relinquished By: [Signature] Relinquished by:	
Company: Cornerstone Date/Time: 11/30/07		Company: [Signature] Date/Time: 11.30.07		Company: [Signature] Date/Time: 11.30.07	



December 12, 2007

Ron Helm
Cornerstone Earth Group
1259 Oakmead Parkway
Sunnyvale, CA 94035

TEL: (408) 245-4600

FAX: (408) 245-4620

RE: 118-3-5

Order No.: 0711154

Dear Ron Helm:

Torrent Laboratory, Inc. received 23 samples on 11/30/2007 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.

Torrent Laboratory, Inc. is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,


Laboratory Director

12/12/07
Date

Nutan Kabir
PM



Torrent Laboratory, Inc.

Date: 12-Dec-07

CLIENT: Comerstone Earth Group
Project: 118-3-5
Lab Order: 0711154

CASE NARRATIVE

Analytical Comments for METHOD 6010B_S, SAMPLE 0711154-006AMS/MSD, Note: The % recoveries in the MS and/or MSD for Antimony, Copper and Selenium are outside of laboratory control limits but within % RPD limits and % recovery limits for the LCS/LCSD. No corrective action is required.

Analytical Comment for METHOD 6010B_S, SAMPLE 0711154-006AMS/MSD, Note: The % recoveries in the MS/MSD for Barium, Lead and Zinc are not recoverable. The sample concentration is greater than 4X the spike concentration. No corrective action is required.

%ALCOHOL. Note: Bias high spike recovery in LCSD possibly due to precision error (spike level was too low). Ethylene glycol is not detected in all samples.

Analytical Comments for TPHDO, Note: Silica Gel clean up procedures employed on all samples.

Torrent Laboratory, Inc.

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: 3972

Sample ID: MB-3972	SampType: MBLK	TestCode: 6010B_S	Units: mg/Kg	RunNo: 14727
Client ID: ZZZZZ	Batch ID: 3972	TestNo: SW6010B	(SW3050B)	SeqNo: 211748
Analyte	Result	PQL	SPK value	SPK Ref Val
		%REC	LowLimit	HighLimit
			RPD Ref Val	RPDLimit
				Qual

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	ND	5.0									
Arsenic	ND	1.7									
Barium	ND	5.0									
Beryllium	ND	2.0									
Cadmium	ND	1.0									
Chromium	ND	5.0									
Cobalt	ND	5.0									
Copper	ND	5.0									
Lead	ND	1.0									
Molybdenum	ND	5.0									
Nickel	ND	5.0									
Selenium	ND	5.0									
Silver	ND	1.0									
Thallium	ND	5.0									
Vanadium	ND	5.0									
Zinc	ND	5.0									

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	49.45	5.0	50	0	98.9	67.6	140				
Arsenic	50.15	1.7	50	0	100	73.9	135				
Barium	51.50	5.0	50	0	103	70.2	130				
Beryllium	47.55	2.0	50	0	95.1	73.4	113				
Cadmium	49.95	1.0	50	0	99.9	82.4	125				
Chromium	51.30	5.0	50	0	103	68.1	122				
Cobalt	50.85	5.0	50	0	102	73.7	120				
Copper	52.40	5.0	50	0	105	82.1	118				

Sample ID: LCS-3972 SampType: LCS TestCode: 6010B_S Units: mg/Kg Prep Date: 12/3/2007 RunNo: 14727
 Client ID: ZZZZZ Batch ID: 3972 TestNo: SW6010B (SW3050B) Analysis Date: 12/4/2007 SeqNo: 211746

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to
 R RPD outside accepted recovery limits

4 The MS/MSD RPD was out of control due to matrix inter
 S Spike Recovery outside accepted recovery limits

Q Spike recovery and RPD control limits do not apply result
 Page 1 of 34

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: 3972

Sample ID: LCS-3972	SampType: LCS	TestCode: 6010B_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14727
Client ID: ZZZZ	Batch ID: 3972	TestNo: SW6010B	(SW3050B)	Analysis Date: 12/4/2007	SeqNo: 211746

Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual
Lead	49.50	1.0	50	0	99.0	67.9	118				
Molybdenum	50.40	5.0	50	0	101	87.3	122				
Nickel	50.35	5.0	50	0	101	69.2	126				
Selenium	46.95	5.0	50	0	93.9	75	125				
Silver	49.80	1.0	50	0	99.6	65.4	118				
Thallium	48.40	5.0	50	0	96.8	75	125				
Vanadium	52.60	5.0	50	0	105	83.2	112				
Zinc	49.50	5.0	50	0	99.0	72.6	123				

Sample ID: LCS-3972	SampType: LCS	TestCode: 6010B_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14727
Client ID: ZZZZ	Batch ID: 3972	TestNo: SW6010B	(SW3050B)	Analysis Date: 12/4/2007	SeqNo: 211747

Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual
Antimony	49.60	5.0	50	0	99.2	67.6	140	49.45	0.303	30	
Arsenic	50.00	1.7	50	0	100	73.9	135	50.15	0.300	30	
Barium	52.25	5.0	50	0	104	70.2	130	51.5	1.45	30	
Beryllium	46.45	2.0	50	0	92.9	73.4	113	47.55	2.34	30	
Cadmium	50.50	1.0	50	0	101	82.4	125	49.95	1.10	30	
Chromium	52.05	5.0	50	0	104	68.1	122	51.3	1.45	30	
Cobalt	51.70	5.0	50	0	103	73.7	120	50.85	1.66	30	
Copper	52.95	5.0	50	0	106	82.1	118	52.4	1.04	30	
Lead	49.90	1.0	50	0	99.8	67.9	118	49.5	0.805	30	
Molybdenum	50.55	5.0	50	0	101	87.3	122	50.4	0.297	30	
Nickel	51.10	5.0	50	0	102	69.2	126	50.35	1.48	30	
Selenium	46.60	5.0	50	0	93.2	75	125	46.95	0.748	30	
Silver	50.40	1.0	50	0	101	65.4	118	49.8	1.20	30	
Thallium	48.50	5.0	50	0	97.0	75	125	48.4	0.206	30	
Vanadium	53.15	5.0	50	0	106	83.2	112	52.6	1.04	30	
Zinc	50.05	5.0	50	0	100	72.6	123	49.5	1.10	30	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: 3972

Sample ID: 0711154-006AMS	SampType: MS	TestiCode: 6010B_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14727
Client ID: SB-1 1/2 to 1	Batch ID: 3972	TestiNo: SW6010B	(SW3050B)	Analysis Date: 12/4/2007	SeqNo: 211729

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	29.50	5.0	50	5.5	48.0	56.8	101				S
Arsenic	48.10	1.7	50	4.55	89.1	75.9	107				
Barium	NR	5.0	50	231	55.4	56.2	127				
Beryllium	41.80	2.0	50	0	83.6	76.6	106				
Cadmium	49.45	1.0	50	4.55	89.8	80.6	106				
Chromium	83.40	5.0	50	40.9	85.0	61.5	129				
Cobalt	58.40	5.0	50	16.45	83.9	69.3	106				
Copper	224.8	5.0	50	167.3	115	60.2	128				
Lead	NR	1.0	50	1446	-482	60.5	113				
Molybdenum	42.65	5.0	50	0.45	84.4	71	103				
Nickel	87.55	5.0	50	54.55	66.0	61.7	124				
Selenium	38.25	5.0	50	1.75	73.0	73.3	103				
Silver	48.70	1.0	50	1.45	94.5	82.4	105				
Thallium	34.95	5.0	50	0	69.9	63.2	99.1				S
Vanadium	92.05	5.0	50	43.45	97.2	60.6	123				
Zinc	NR	5.0	50	401.4	11.0	62.6	123				

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	31.95	5.0	50	5.5	52.9	56.8	101	29.5	7.97	30	S
Arsenic	50.45	1.7	50	4.55	91.8	75.9	107	49.1	2.71	30	
Barium	NR	5.0	50	231	62.6	56.2	127	258.7	1.38	30	
Beryllium	39.25	2.0	50	0	78.5	76.6	106	41.8	6.29	30	
Cadmium	49.70	1.0	50	4.55	90.3	80.6	106	49.45	0.504	30	
Chromium	84.10	5.0	50	40.9	86.4	61.5	129	83.4	0.836	30	
Cobalt	58.35	5.0	50	16.45	83.8	69.3	106	58.4	0.0857	30	S
Copper	236.4	5.0	50	167.3	138	60.2	128	224.8	5.05	30	
Lead	NR	1.0	50	1446	-11.0	60.5	113	1204	17.8	30	
Molybdenum	42.15	5.0	50	0.45	83.4	71	103	42.65	1.18	30	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due t 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: 3972

Sample ID: 0711154-006AMSD	SampType: MSD	TestCode: 6010B_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14727						
Client ID: SB-1 1/2 to 1	Batch ID: 3972	TestNo: SW6010B	(SW3050B)	Analysis Date: 12/4/2007	SeqNo: 211730						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual
Nickel	89.10	5.0	50	54.55	69.1	61.7	124	87.55	1.75	30	
Selenium	39.00	5.0	50	1.75	74.5	73.3	103	38.25	1.94	30	
Silver	45.90	1.0	50	1.45	88.9	82.4	105	48.7	5.92	30	
Thallium	33.90	5.0	50	0	67.8	63.2	99.1	34.95	3.05	30	
Vanadium	88.85	5.0	50	43.45	90.8	60.6	123	92.05	3.54	30	
Zinc	NR	5.0	50	401.4	30.4	62.6	123	406.8	2.36	30	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits R RPD outside accepted recovery limits 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
 Work Order: 0711154
 Project: 118-3-5

BatchID: 3973

Sample ID: MB-3973	SampType: MBLK	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14717
Client ID: ZZZZZ	Batch ID: 3973	TestNo: SW7471A	(SW7471APR)	Analysis Date: 12/4/2007	SeqNo: 211573
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Mercury	ND	0.10			

Sample ID: LCS-3973	SampType: LCS	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14717
Client ID: ZZZZZ	Batch ID: 3973	TestNo: SW7471A	(SW7471APR)	Analysis Date: 12/4/2007	SeqNo: 211571
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Mercury	1.346	0.10	1.25	0	108

Sample ID: LCSD-3973	SampType: LCSD	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14717
Client ID: ZZZZZ	Batch ID: 3973	TestNo: SW7471A	(SW7471APR)	Analysis Date: 12/4/2007	SeqNo: 211572
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Mercury	1.068	0.10	1.25	0	85.4

Sample ID: 0711154-006AMS	SampType: MS	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14717
Client ID: SB-1 1/2 to 1	Batch ID: 3973	TestNo: SW7471A	(SW7471APR)	Analysis Date: 12/4/2007	SeqNo: 211556
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Mercury	1.168	0.10	1.25	0.07667	87.3

Sample ID: 0711154-006AMSD	SampType: MSD	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14717
Client ID: SB-1 1/2 to 1	Batch ID: 3973	TestNo: SW7471A	(SW7471APR)	Analysis Date: 12/4/2007	SeqNo: 211557
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Mercury	1.161	0.10	1.25	0.07667	86.7

Qualifiers:	3	Recovery of the MS and/or MSD was out of control due 1	4	The MS/MSD RPD was out of control due to matrix inter
	R	RPD outside accepted recovery limits	S	Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

BatchID: G14748

Sample ID: MB-G	SampType: MBLK	TestCode: TPH_GAS_S_	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748
Client ID: ZZZZZ	Batch ID: G14748	TestNo: SW8260B(TP		Analysis Date: 12/5/2007	SeqNo: 212047
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
TPH (Gasoline)	ND	100	0	0	94.0
Surr: 4-Bromoflurobenzene	47.00	0	50	0	56.9
					133

Sample ID: LCS-G	SampType: LCS	TestCode: TPH_GAS_S_	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748
Client ID: ZZZZZ	Batch ID: G14748	TestNo: SW8260B(TP		Analysis Date: 12/5/2007	SeqNo: 212048
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
TPH (Gasoline)	1113	100	1000	69	104
Surr: 4-Bromoflurobenzene	51.00	0	50	0	102
					48.2
					56.9
					132
					133

Sample ID: LCSD-G	SampType: LCSD	TestCode: TPH_GAS_S_	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748
Client ID: ZZZZZ	Batch ID: G14748	TestNo: SW8260B(TP		Analysis Date: 12/5/2007	SeqNo: 212049
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
TPH (Gasoline)	1170	100	1000	69	110
Surr: 4-Bromoflurobenzene	50.00	0	50	0	100
					48.2
					56.9
					132
					133

Sample ID: MB-G	SampType: MBLK	TestCode: TPH_GAS_S_	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748
Client ID: ZZZZZ	Batch ID: G14748	TestNo: SW8260B(TP		Analysis Date: 12/5/2007	SeqNo: 212049
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
TPH (Gasoline)	1170	100	1000	69	110
Surr: 4-Bromoflurobenzene	50.00	0	50	0	100
					48.2
					56.9
					132
					133

Sample ID: LCS-G	SampType: LCSD	TestCode: TPH_GAS_S_	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748
Client ID: ZZZZZ	Batch ID: G14748	TestNo: SW8260B(TP		Analysis Date: 12/5/2007	SeqNo: 212049
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
TPH (Gasoline)	1170	100	1000	69	110
Surr: 4-Bromoflurobenzene	50.00	0	50	0	100
					48.2
					56.9
					132
					133

Sample ID: MB-G	SampType: MBLK	TestCode: TPH_GAS_S_	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748
Client ID: ZZZZZ	Batch ID: G14748	TestNo: SW8260B(TP		Analysis Date: 12/5/2007	SeqNo: 212049
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
TPH (Gasoline)	1170	100	1000	69	110
Surr: 4-Bromoflurobenzene	50.00	0	50	0	100
					48.2
					56.9
					132
					133

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due t R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14713

Sample ID: SDSG071203A-MB	SampType: MBLK	TestCode: TPHDOSG_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14713						
Client ID: ZZZZZ	Batch ID: R14713	TestNo: SW8015B		Analysis Date: 12/3/2007	SeqNo: 211516						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

TPH (Diesel)	ND	2.00									
TPH (Motor Oil)	ND	4.00									
Surr: Pentacosane	2.833	0	3.3	0	85.8	28	125				

Sample ID: SDSG071205A-MB	SampType: MBLK	TestCode: TPHDOSG_S	Units: mg/Kg	Prep Date: 12/5/2007	RunNo: 14713						
Client ID: ZZZZZ	Batch ID: R14713	TestNo: SW8015B		Analysis Date: 12/5/2007	SeqNo: 212013						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

TPH (Diesel)	ND	2.00									
TPH (Motor Oil)	ND	4.00									
Surr: Pentacosane	2.785	0	3.3	0	84.4	28	125				

Sample ID: SDSG071203A-LCS	SampType: LCS	TestCode: TPHDOSG_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14713						
Client ID: ZZZZZ	Batch ID: R14713	TestNo: SW8015B		Analysis Date: 12/3/2007	SeqNo: 211518						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

TPH (Diesel)	24.98	2.00	33.33	0	74.9	26.6	128				
Surr: Pentacosane	2.965	0	3.3	0	89.8	28	125				

Sample ID: SDSG071203A-LCS	SampType: LCS	TestCode: TPHDOSG_S	Units: mg/Kg	Prep Date: 12/3/2007	RunNo: 14713						
Client ID: ZZZZZ	Batch ID: R14713	TestNo: SW8015B		Analysis Date: 12/3/2007	SeqNo: 211519						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

TPH (Diesel)	24.13	2.00	33.33	0	72.4	26.6	128	24.98	3.44	30	
Surr: Pentacosane	2.926	0	3.3	0	88.7	28	125	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14715

Sample ID: MBLK	SampType: MBLK	TestCode: CN_DW	Units: mg/L	Prep Date:	RunNo: 14715
Client ID: ZZZZZ	Batch ID: R14715	TestNo: E335.2		Analysis Date: 12/3/2007	SeqNo: 211549
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Cyanide	ND	0.030	0	0	105
				LowLimit	HighLimit
				RPD RefVal	RPDLimit
				Qual	Qual

Sample ID: LCS	SampType: LCS	TestCode: CN_DW	Units: mg/L	Prep Date:	RunNo: 14715
Client ID: ZZZZZ	Batch ID: R14715	TestNo: E335.2		Analysis Date: 12/3/2007	SeqNo: 211547
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Cyanide	0.1050	0.030	0.1	0	105
				LowLimit	HighLimit
				RPD RefVal	RPDLimit
				Qual	Qual

Sample ID: LCSD	SampType: LCSD	TestCode: CN_DW	Units: mg/L	Prep Date:	RunNo: 14715
Client ID: ZZZZZ	Batch ID: R14715	TestNo: E335.2		Analysis Date: 12/3/2007	SeqNo: 211548
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Cyanide	0.09500	0.030	0.1	0	95.0
				LowLimit	HighLimit
				RPD RefVal	RPDLimit
				Qual	Qual

Sample ID: 0711154-004AMS	SampType: MS	TestCode: CN_DW	Units: mg/L	Prep Date:	RunNo: 14715
Client ID: GW-2	Batch ID: R14715	TestNo: E335.2		Analysis Date: 12/3/2007	SeqNo: 211544
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Cyanide	0.1100	0.030	0.1	0	110
				LowLimit	HighLimit
				RPD RefVal	RPDLimit
				Qual	Qual

Sample ID: 0711154-004MSD	SampType: MSD	TestCode: CN_DW	Units: mg/L	Prep Date:	RunNo: 14715
Client ID: GW-2	Batch ID: R14715	TestNo: E335.2		Analysis Date: 12/3/2007	SeqNo: 211545
Analyte	Result	PQL	SPK value	SPK RefVal	%REC
Cyanide	0.1020	0.030	0.1	0	102
				LowLimit	HighLimit
				RPD RefVal	RPDLimit
				Qual	Qual

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14719

Sample ID: MB	SampType: MBLK	TestCode: TO-15	Units: ppbv	Prep Date: 12/3/2007	RunNo: 14719						
Client ID: ZZZZZ	Batch ID: R14719	TestNo: TO-15		Analysis Date: 12/3/2007	SeqNo: 211615						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1 - Dichloroethene	ND	0.50									
1,1,1,2-Tetrachloroethane	ND	0.50									
1,1,1-Trichloroethane	ND	0.50									
1,1,2,2-Tetrachloroethane	ND	0.50									
1,1,2-Trichloroethane	ND	0.50									
1,1-Dichloroethane	ND	0.50									
1,2,4-Trichlorobenzene	ND	0.50									
1,2,4-Trimeitylbenzene	ND	0.50									
1,2-Dibromoethane(Ethylene dibromide)	ND	0.50									
1,2-Dichlorobenzene	ND	0.50									
1,2-Dichloroethane	ND	0.50									
1,2-Dichloropropane	ND	0.50									
1,2-dichlorooleirafluoroethane(F114)	ND	0.50									
1,3,5-Trimethylbenzene	ND	0.50									
1,3-Butadiene	ND	0.50									
1,3-Dichlorobenzene	ND	0.50									
1,4-Dichlorobenzene	ND	0.50									
1,4-Dioxane	ND	0.50									
2-Butanone (MEK)	ND	0.50									
2-Hexanone	ND	0.50									
4-Ethyl Toluene	ND	0.50									
4-Methyl-2-Pentanone (MIBK)	ND	0.50									
Acetone	ND	4.0									
Benzene	ND	0.50									
Benzyl Chloride	ND	0.50									
Bromodichloromethane	ND	0.50									
Bromoform	ND	0.50									
Bromomethane	ND	0.50									
Carbon Disulfide	ND	0.50									
Carbon Tetrachloride	ND	0.50									
Chlorobenzene	ND	0.50									

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14719

Sample ID: MB SampType: MLK TestCode: TO-15 Units: ppbv Prep Date: 12/3/2007 RunNo: 14719
 Client ID: ZZZZ Batch ID: R14719 TestNo: TO-15 Analysis Date: 12/3/2007 SeqNo: 211615

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Chloroethane	ND	0.50									
Chloroform	ND	0.50									
Chloromethane	ND	0.50									
cis-1,2-dichloroethene	ND	0.50									
cis-1,3-Dichloropropene	ND	0.50									
Dibromochloromethane	ND	0.50									
Dichlorodifluoromethane	ND	0.50									
Ethyl Acetate	ND	0.50									
Ethyl Benzene	ND	0.50									
Freon 113	ND	0.50									
Hexachlorobutadiene	ND	0.50									
Hexane	ND	1.0									
Isopropanol	ND	4.0									
m,p-Xylene	ND	0.50									
Methylene Chloride	ND	1.0									
MTBE	ND	0.50									
Naphthalene	ND	5.0									
o-xylene	ND	0.50									
Styrene	ND	0.50									
Tetrachloroethene	ND	0.50									
Tetrahydrofuran	ND	0.50									
Toluene	ND	0.50									
trans-1,2-Dichloroethene	ND	0.50									
Trichloroethene	ND	0.50									
Trichlorofluoromethane	ND	0.50									
Vinyl Acetate	ND	0.50									
Vinyl Chloride	ND	0.50									
Surr: 4-Bromofluorobenzene	15.31	0	20	0	76.6	50	150				

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits R 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14719

Sample ID: LCS	SampType: LCS	TestCode: TO-15	Units: ppbv	Prep Date: 12/3/2007	RunNo: 14719						
Client ID: ZZZZ	Batch ID: R14719	TestNo: TO-15		Analysis Date: 12/3/2007	SeqNo: 211619						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1 - Dichloroethene	17.68	0.50	20	0	88.4	50	150				
1,1,1,2-Tetrachloroethane	20.76	0.50	20	0	104	50	150				
1,1,1-Trichloroethane	19.11	0.50	20	0	95.6	50	150				
1,1,2,2-Tetrachloroethane	18.75	0.50	20	0	93.8	50	150				
1,1,2-Trichloroethane	19.42	0.50	20	0	97.1	50	150				
1,1-Dichloroethane	17.43	0.50	20	0	87.2	50	150				
1,2,4-Trichlorobenzene	16.88	0.50	20	0	84.4	50	150				
1,2,4-Trimethylbenzene	19.34	0.50	20	0	96.7	50	150				
1,2-Dibromoethane(Ethylene dibromide)	19.79	0.50	20	0	99.0	50	150				
1,2-Dichlorobenzene	18.59	0.50	20	0	93.0	50	150				
1,2-Dichloroethane	21.37	0.50	20	0	107	50	150				
1,2-Dichloropropane	21.72	0.50	20	0	109	50	150				
1,2-dichlorotetrafluoroethane(F114)	25.51	0.50	20	0	128	50	150				
1,3,5-Trimethylbenzene	19.86	0.50	20	0	99.3	50	150				
1,3-Butadiene	18.60	0.50	20	0	93.0	50	150				
1,3-Dichlorobenzene	18.45	0.50	20	0	92.2	50	150				
1,4-Dichlorobenzene	18.45	0.50	20	0	92.2	50	150				
1,4-Dioxane	22.67	0.50	20	0	113	50	150				
2-Butanone (MEK)	18.74	0.50	20	0	93.7	50	150				
2-Hexanone	20.19	0.50	20	0	101	50	150				
4-Ethyl Toluene	19.60	0.50	20	0	98.0	50	150				
4-Methyl-2-Pentanone (MIBK)	20.95	0.50	20	0	105	50	150				
Acetone	20.15	4.0	20	0	101	50	150				
Benzene	18.77	0.50	20	0	93.8	50	150				
Benzyl Chloride	18.81	0.50	20	0	94.1	50	150				
Bromodichloromethane	20.66	0.50	20	0	103	50	150				
Bromoform	20.59	0.50	20	0	103	50	150				
Bromomethane	18.58	0.50	20	0	92.9	50	150				
Carbon Disulfide	18.74	0.50	20	0	93.7	50	150				
Carbon Tetrachloride	18.30	0.50	20	0	91.5	50	150				
Chlorobenzene	20.44	0.50	20	0	102	50	150				

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter
 S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14719

Sample ID: LCS SampType: LCS TestCode: TO-15 Units: ppbv Prep Date: 12/3/2007 RunNo: 14719
 Client ID: ZZZZZ Batch ID: R14719 TestNo: TO-15 Analysis Date: 12/3/2007 SeqNo: 211619

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Chloroethane	18.85	0.50	20	0	94.2	50	150				
Chloroform	17.81	0.50	20	0	89.0	50	150				
Chloromethane	25.17	0.50	20	0	126	50	150				
cis-1,2-dichloroethene	17.77	0.50	20	0	88.8	50	150				
cis-1,3-Dichloropropene	20.60	0.50	20	0	103	50	150				
Dibromochloromethane	19.95	0.50	20	0	99.8	50	150				
Ethyl Acetate	19.76	0.50	20	0	98.8	50	150				
Ethyl Benzene	20.00	0.50	20	0	100	50	150				
Freon 113	19.95	0.50	20	0	98.8	50	150				
Hexachlorobutadiene	17.16	0.50	20	0	85.8	50	150				
Hexane	18.56	1.0	20	0	92.8	50	150				
Isopropanol	21.20	4.0	20	0	106	50	150				
m,p-Xylene	38.40	0.50	40	0	96.0	50	150				
Methylene Chloride	19.71	1.0	20	0	98.6	50	150				
MTBE	19.63	0.50	20	0	98.2	50	150				
Naphthalene	14.36	5.0	20	0	71.8	50	150				
o-xylene	19.46	0.50	20	0	97.3	50	150				
Styrene	20.18	0.50	20	0	101	50	150				
Tetrachloroethene	20.28	0.50	20	0	101	50	150				
Toluene	20.72	0.50	20	0	104	50	150				
trans-1,2-Dichloroethene	17.54	0.50	20	0	87.7	50	150				
Trichloroethene	20.71	0.50	20	0	104	50	150				
Trichlorofluoromethane	18.80	0.50	20	0	94.0	50	150				
Vinyl Acetate	18.61	0.50	20	0	93.0	50	150				
Vinyl Chloride	18.04	0.50	20	0	90.2	50	150				
Surr: 4-Bromofluorobenzene	17.07	0	20	0	85.4	50	150				

Sample ID: LCSD SampType: LCSD TestCode: TO-15 Units: ppbv Prep Date: 12/3/2007 RunNo: 14719
 Client ID: ZZZZZ Batch ID: R14719 TestNo: TO-15 Analysis Date: 12/3/2007 SeqNo: 211620

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Chloroethane	18.85	0.50	20	0	94.2	50	150				
Chloroform	17.81	0.50	20	0	89.0	50	150				
Chloromethane	25.17	0.50	20	0	126	50	150				
cis-1,2-dichloroethene	17.77	0.50	20	0	88.8	50	150				
cis-1,3-Dichloropropene	20.60	0.50	20	0	103	50	150				
Dibromochloromethane	19.95	0.50	20	0	99.8	50	150				
Ethyl Acetate	19.76	0.50	20	0	98.8	50	150				
Ethyl Benzene	20.00	0.50	20	0	100	50	150				
Freon 113	19.95	0.50	20	0	98.8	50	150				
Hexachlorobutadiene	17.16	0.50	20	0	85.8	50	150				
Hexane	18.56	1.0	20	0	92.8	50	150				
Isopropanol	21.20	4.0	20	0	106	50	150				
m,p-Xylene	38.40	0.50	40	0	96.0	50	150				
Methylene Chloride	19.71	1.0	20	0	98.6	50	150				
MTBE	19.63	0.50	20	0	98.2	50	150				
Naphthalene	14.36	5.0	20	0	71.8	50	150				
o-xylene	19.46	0.50	20	0	97.3	50	150				
Styrene	20.18	0.50	20	0	101	50	150				
Tetrachloroethene	20.28	0.50	20	0	101	50	150				
Toluene	20.72	0.50	20	0	104	50	150				
trans-1,2-Dichloroethene	17.54	0.50	20	0	87.7	50	150				
Trichloroethene	20.71	0.50	20	0	104	50	150				
Trichlorofluoromethane	18.80	0.50	20	0	94.0	50	150				
Vinyl Acetate	18.61	0.50	20	0	93.0	50	150				
Vinyl Chloride	18.04	0.50	20	0	90.2	50	150				
Surr: 4-Bromofluorobenzene	17.07	0	20	0	85.4	50	150				

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14719

Sample ID: LCSD	SampType: LCSD	TestCode: TO-15	Units: ppbv	Prep Date: 12/3/2007	RunNo: 14719						
Client ID: ZZZZZ	Batch ID: R14719	TestNo: TO-15		Analysis Date: 12/3/2007	SeqNo: 211620						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Chloroethane	18.57	0.50	20	0	92.8	50	150	18.85	1.50	30	30
Chloroform	18.16	0.50	20	0	90.8	50	150	17.81	1.95	30	30
Chloromethane	20.73	0.50	20	0	104	50	150	25.17	19.3	30	30
cis-1,2-dichloroethene	18.77	0.50	20	0	93.8	50	150	17.77	5.47	30	30
cis-1,3-Dichloropropene	20.37	0.50	20	0	102	50	150	20.6	1.12	30	30
Dibromochloromethane	19.53	0.50	20	0	97.6	50	150	19.95	2.13	30	30
Ethyl Acetate	18.46	0.50	20	0	92.3	50	150	19.76	6.80	30	30
Ethyl Benzene	19.55	0.50	20	0	97.8	50	150	20	2.28	30	30
Freon 113	19.30	0.50	20	0	96.5	50	150	19.95	3.31	30	30
Hexachlorobutadiene	17.09	0.50	20	0	85.4	50	150	17.16	0.409	30	30
Hexane	18.24	1.0	20	0	91.2	50	150	18.56	1.74	30	30
Isopropanol	21.36	4.0	20	0	107	50	150	21.2	0.752	30	30
m,p-Xylene	38.50	0.50	40	0	96.2	50	150	38.4	0.260	30	30
Methylene Chloride	19.68	1.0	20	0	98.4	50	150	19.71	0.152	30	30
MTBE	18.37	0.50	20	0	91.8	50	150	19.63	6.63	30	30
Naphthalene	14.06	5.0	20	0	70.3	50	150	14.36	2.11	30	30
o-xylene	18.80	0.50	20	0	94.0	50	150	19.46	3.45	30	30
Styrene	19.69	0.50	20	0	98.4	50	150	20.18	2.46	30	30
Tetrachloroethene	20.37	0.50	20	0	102	50	150	20.28	0.443	30	30
Toluene	20.87	0.50	20	0	104	50	150	20.72	0.721	30	30
trans-1,2-Dichloroethene	17.86	0.50	20	0	89.3	50	150	17.54	1.81	30	30
Trichloroethene	19.84	0.50	20	0	99.2	50	150	20.71	4.29	30	30
Trichlorofluoromethane	19.02	0.50	20	0	95.1	50	150	18.8	1.16	30	30
Vinyl Acetate	18.08	0.50	20	0	90.4	50	150	18.61	2.89	30	30
Vinyl Chloride	18.86	0.50	20	0	94.3	50	150	18.04	4.44	30	30
Surr: 4-Bromofluorobenzene	16.91	0	20	0	84.6	50	150	0	0	30	30

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result
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ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14740

Sample ID: WDSG071203A-MB	SampType: MBLK	TestCode: TPHDOSG_W	Units: mg/L	Prep Date: 12/3/2007	RunNo: 14740						
Client ID: ZZZZZ	Batch ID: R14740	TestNo: SW8015B		Analysis Date: 12/4/2007	SeqNo: 211900						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	ND	0.100									
TPH (Motor Oil)	ND	0.200									
Surr: Pentacosane	0.06700	0	0.1	0	67.0	40	120				

Sample ID: WDSG071203A-LCS	SampType: LCS	TestCode: TPHDOSG_W	Units: mg/L	Prep Date: 12/3/2007	RunNo: 14740						
Client ID: ZZZZZ	Batch ID: R14740	TestNo: SW8015B		Analysis Date: 12/4/2007	SeqNo: 211901						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	0.5280	0.100	1	0	52.8	30	68.5				
Surr: Pentacosane	0.08900	0	0.1	0	89.0	46.8	104				

Sample ID: WDSG071203A-LCS	SampType: LCSD	TestCode: TPHDOSG_W	Units: mg/L	Prep Date: 12/3/2007	RunNo: 14740						
Client ID: ZZZZZ	Batch ID: R14740	TestNo: SW8015B		Analysis Date: 12/4/2007	SeqNo: 211902						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	0.4720	0.100	1	0	47.2	30	68.5	0.528	11.2	30	
Surr: Pentacosane	0.08600	0	0.1	0	86.0	46.8	104	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

Batch ID: R14742

Sample ID: SS071204A-MB GPC	SampType: MBLK	TestCode: PAHSIM_S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14742
Client ID: ZZZZZ	Batch ID: R14742	TestNo: SW8270C		Analysis Date: 12/4/2007	SeqNo: 211928

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
2-Methylnaphthalene	ND	0.0330									
Acenaphthene	ND	0.0330									
Acenaphthylene	ND	0.0330									
Anthracene	ND	0.0330									
Benz(a)anthracene	ND	0.0330									
Benzo(g,h,i)perylene	ND	0.0330									
Benzo(a)pyrene	ND	0.0330									
Benzo(b)fluoranthene	ND	0.0330									
Benzo(k)fluoranthene	ND	0.0330									
Chrysene	ND	0.0660									
Dibenz(a,h)anthracene	ND	0.0330									
Fluoranthene	ND	0.0330									
Fluorene	ND	0.0330									
Indeno(1,2,3-cd)pyrene	ND	0.0330									
Naphthalene	ND	0.0330									
Phenanthrene	ND	0.0330									
Pyrene	ND	0.0330									
Surr: 2-Fluorobiphenyl	0.2427	0	0.333	0	72.9	11.8		101			
Surr: p-Terphenyl-d14	0.2444	0	0.333	0	73.4	17.8		121			

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	0.2042	0.0330	0.333	0	61.3	30.6		95.7			
Pyrene	0.1777	0.0330	0.333	0	53.4	16.8		122			
Surr: 2-Fluorobiphenyl	0.1968	0	0.333	0	59.1	11.8		101			
Surr: p-Terphenyl-d14	0.2038	0	0.333	0	61.2	17.8		121			

Sample ID: SS071204A-LCS GP SampType: LCS Batch ID: R14742 Prep Date: 12/4/2007 RunNo: 14742

Client ID: ZZZZZ TestCode: PAHSIM_S Units: mg/Kg Analysis Date: 12/4/2007 SeqNo: 211929

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter 0 Spike recovery and RPD control limits do not apply result

R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

BatchID: R14742

Sample ID: SS071204A-LCSD G	Samp Type: LCSD	TestCode: PAHSIM_S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14742						
Client ID: ZZZZ	Batch ID: R14742	TestNo: SW8270C		Analysis Date: 12/4/2007	SeqNo: 211930						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	0.2088	0.0330	0.333	0	62.7	30.6	95.7	0.2042	2.19	30	
Pyrene	0.1662	0.0330	0.333	0	49.9	16.8	122	0.1777	6.72	30	
Surr: 2-Fluorobiphenyl	0.1971	0	0.333	0	59.2	11.8	101	0	0	0	
Surr: p-Terphenyl-d14	0.1816	0	0.333	0	54.5	17.8	121	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to matrix inter 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
 Work Order: 0711154
 Project: 118-3-5

Batch ID: R14748

Sample ID: mb-1	SampType: MBLK	TestCode: 8260B_S_PE	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748						
Client ID: ZZZZZ	Batch ID: R14748	TestIno: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212021						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

Benzene	ND	5.0									
Ethylbenzene	ND	5.0									
Toluene	ND	5.0									
Xylenes, Total	ND	15									
Surr: 4-Bromofluorobenzene	40.56	0	50	0	81.1	55.8	141				
Surr: Dibromofluoromethane	57.52	0	50	0	115	59.8	148				
Surr: Toluene-d8	53.66	0	50	0	107	55.2	133				

Sample ID: lcs-1	SampType: LCS	TestCode: 8260B_S_PE	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748						
Client ID: ZZZZZ	Batch ID: R14748	TestIno: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212022						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

Benzene	51.19	5.0	50	0	102	66.5	135				
Toluene	50.82	5.0	50	0	102	56.8	134				
Surr: 4-Bromofluorobenzene	37.69	0	50	0	75.4	55.8	141				
Surr: Dibromofluoromethane	51.37	0	50	0	103	59.8	148				
Surr: Toluene-d8	51.10	0	50	0	102	55.2	133				

Sample ID: lcsd-1	SampType: LCSD	TestCode: 8260B_S_PE	Units: µg/Kg	Prep Date: 12/5/2007	RunNo: 14748						
Client ID: ZZZZZ	Batch ID: R14748	TestIno: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212023						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

Benzene	52.61	5.0	50	0	105	66.5	135	51.19	2.74	30	
Toluene	52.05	5.0	50	0	104	56.8	134	50.82	2.39	30	
Surr: 4-Bromofluorobenzene	40.56	0	50	0	81.1	55.8	141	0	0	0	
Surr: Dibromofluoromethane	51.29	0	50	0	103	59.8	148	0	0	0	
Surr: Toluene-d8	53.06	0	50	0	106	55.2	133	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Comerstone Earth Group
 Work Order: 0711154
 Project: 118-3-5

BatchID: R14748

Sample ID: 0711154-008A MSD		SampType: MS		TestiCode: 8260B_S_PE		Units: µg/Kg		Prep Date: 12/6/2007		RunNo: 14748	
Client ID: SB-2 2 to 2 1/2		Batch ID: R14748		TestiNo: SWB260B				Analysis Date: 12/6/2007		SeqNo: 212027	
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual
Benzene	58.79	5.0	50	0	118	66.5	135				
Toluene	59.71	5.0	50	0	119	56.8	134				
Surr: 4-Bromofluorobenzene	48.13	0	50	0	96.3	55.8	141				
Surr: Dibromofluoromethane	54.74	0	50	0	109	59.8	148				
Surr: Toluene-d8	57.24	0	50	0	114	55.2	133				

Sample ID: 0711154-008A MSD		SampType: MSD		TestiCode: 8260B_S_PE		Units: µg/Kg		Prep Date: 12/6/2007		RunNo: 14748	
Client ID: SB-2 2 to 2 1/2		Batch ID: R14748		TestiNo: SWB260B				Analysis Date: 12/6/2007		SeqNo: 212028	
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual
Benzene	54.93	5.0	50	0	110	66.5	135	58.79	6.79	30	
Toluene	59.00	5.0	50	0	118	56.8	134	59.71	1.20	30	
Surr: 4-Bromofluorobenzene	50.03	0	50	0	100	55.8	141	0	0	0	
Surr: Dibromofluoromethane	53.44	0	50	0	107	59.8	148	0	0	0	
Surr: Toluene-d8	56.56	0	50	0	113	55.2	133	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

Batch ID: R14749

Sample ID: SQ071204A-MB	SampType: MBLK	TestCode: 8082S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14749						
Client ID: ZZZZZ	Batch ID: R14749	TestNo: SW8082		Analysis Date: 12/5/2007	SeqNo: 212064						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Aroclor 1016	ND	0.100									
Aroclor 1221	ND	0.200									
Aroclor 1232	ND	0.100									
Aroclor 1242	ND	0.100									
Aroclor 1248	ND	0.100									
Aroclor 1254	ND	0.100									
Aroclor 1260	ND	0.100									
Surr: Decachlorobiphenyl	0.04513	0	0.05	0	90.3	55.1	113				
Surr: Tetrachloro-m-xylene	0.04296	0	0.05	0	85.9	51.7	128				

Sample ID: SQ071204A-LCS	SampType: LCS	TestCode: 8082S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14749						
Client ID: ZZZZZ	Batch ID: R14749	TestNo: SW8082		Analysis Date: 12/5/2007	SeqNo: 212065						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Aroclor 1016	0.7857	0.100	1	0	78.6	55.6	135				
Aroclor 1260	0.4304	0.100	0.5	0	86.1	65.6	132				
Surr: Decachlorobiphenyl	0.04571	0	0.05	0	91.4	55.1	113				
Surr: Tetrachloro-m-xylene	0.03512	0	0.05	0	70.2	51.7	128				

Sample ID: SQ071204A-LCSD	SampType: LCSD	TestCode: 8082S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14749						
Client ID: ZZZZZ	Batch ID: R14749	TestNo: SW8082		Analysis Date: 12/5/2007	SeqNo: 212066						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Aroclor 1016	0.8438	0.100	1	0	84.4	55.6	135	0.7857	7.12	30	
Aroclor 1260	0.4621	0.100	0.5	0	92.4	65.6	132	0.4304	7.10	30	
Surr: Decachlorobiphenyl	0.04900	0	0.05	0	98.0	55.1	113	0	0	0	
Surr: Tetrachloro-m-xylene	0.03591	0	0.05	0	71.8	51.7	128	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter
 S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14749

Sample ID: 0711154-009A MS	SampType: MS	TestCode: 8082S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14749
Client ID: SB-2 4 to4 1/2	Batch ID: R14749	TestNo: SW8082		Analysis Date: 12/5/2007	SeqNo: 212081

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	0.8690	0.100	1	0	86.9	55.9	130				
Aroclor 1260	0.5296	0.100	0.5	0	106	57.1	130				
Surr: Decachlorobiphenyl	0.05293	0	0.05	0	106	55.1	113				
Surr: Tetrachloro-m-xylene	0.04997	0	0.05	0	99.9	65.3	133				

Sample ID: 0711154-009A MSD	SampType: MSD	TestCode: 8082S	Units: mg/Kg	Prep Date: 12/4/2007	RunNo: 14749
Client ID: SB-2 4 to4 1/2	Batch ID: R14749	TestNo: SW8082		Analysis Date: 12/5/2007	SeqNo: 212082

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	0.8154	0.100	1	0	81.5	55.9	130	0.869	6.37	30	
Aroclor 1260	0.4878	0.100	0.5	0	97.6	57.1	130	0.5296	8.22	30	
Surr: Decachlorobiphenyl	0.04864	0	0.05	0	97.3	55.1	113	0	0	0	
Surr: Tetrachloro-m-xylene	0.04572	0	0.05	0	91.4	65.3	133	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits R RPD outside accepted recovery limits

4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits

Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

Batch ID: R14750

Sample ID: MB3	SampType: MBLK	TestCode: B260B_S	Units: µg/Kg	Prep Date: 12/6/2007	RunNo: 14750
Client ID: ZZZZZ	Batch ID: R14750	TestIno: SW8260B		Analysis Date: 12/6/2007	SeqNo: 212083

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	10									
1,1,1-Trichloroethane	ND	10									
1,1,2,2-Tetrachloroethane	ND	10									
1,1,2-Trichloroethane	ND	10									
1,1-Dichloroethane	ND	10									
1,1-Dichloroethene	ND	10									
1,1-Dichloropropene	ND	10									
1,2,3-Trichlorobenzene	ND	10									
1,2,3-Trichloropropane	ND	10									
1,2,4-Trichlorobenzene	ND	10									
1,2,4-Trimethylbenzene	ND	10									
1,2-Dibromo-3-Chloropropane	ND	10									
1,2-Dichlorobenzene	ND	10									
1,2-Dichloropropane	ND	10									
1,3,5-Trimethylbenzene	ND	10									
1,3-Dichlorobenzene	ND	10									
1,3-Dichloropropene	ND	10									
1,4-Dichlorobenzene	ND	10									
2,2-Dichloropropane	ND	10									
2-Chloroethyl vinyl ether	ND	10									
2-Chlorotoluene	ND	10									
4-Chlorotoluene	ND	10									
4-Isopropyltoluene	ND	10									
Benzene	ND	10									
Bromobenzene	ND	10									
Bromochloromethane	ND	10									
Bromodichloromethane	ND	10									
Bromoform	ND	10									
Bromomethane	ND	10									
Carbon tetrachloride	ND	10									
Chlorobenzene	ND	10									

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to matrix inter 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

BatchID: R14750

Sample ID: MB3	SampType: MBLK	TestCode: 8260B_S	Units: µg/Kg	Prep Date: 12/6/2007	RunNo: 14750						
Client ID: ZZZZ	Batch ID: R14750	TestNo: SW8260B		Analysis Date: 12/6/2007	SeqNo: 212083						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

Chloroform	ND	10									
Chloromethane	ND	10									
cis-1,2-Dichloroethene	ND	10									
cis-1,3-Dichloropropene	ND	10									
Dibromochloromethane	ND	10									
Dibromomethane	ND	10									
Dichlorodifluoromethane	ND	10									
Ethylbenzene	ND	10									
Freon-113	ND	10									
Hexachlorobutadiene	ND	10									
Isopropylbenzene	ND	10									
Methylene chloride	ND	50									
Naphthalene	ND	20									
n-Butylbenzene	ND	10									
n-Propylbenzene	ND	10									
sec-Butylbenzene	ND	10									
Styrene	ND	10									
tert-Butylbenzene	ND	10									
Tetrachloroethene	ND	10									
Toluene	ND	10									
trans-1,2-Dichloroethene	ND	10									
trans-1,3-Dichloropropene	ND	10									
Trichloroethene	ND	10									
Trichlorofluoromethane	ND	10									
Vinyl chloride	ND	10									
Xylenes, Total	ND	20									
Surr: 4-Bromofluorobenzene	55.16	0	50	0	110	55.8	141				
Surr: Dibromofluoromethane	60.08	0	50	0	120	59.8	148				
Surr: Toluene-d8	46.59	0	50	0	93.2	55.2	133				

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

Batch ID: R14750

Sample ID: LCS3	SampType: LCS	TesiCode: 8260B_S	Units: µg/Kg	Prep Date: 12/6/2007	RunNo: 14750						
Client ID: ZZZZZ	Batch ID: R14750	TesiNo: SW8260B		Analysis Date: 12/6/2007	SeqNo: 212084						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	38.90	10	50	0	77.8	53.7	139				
Benzene	46.35	10	50	0	92.7	66.5	135				
Chlorobenzene	51.21	10	50	0	102	57.5	150				
Toluene	53.88	10	50	0	108	56.8	134				
Trichloroethene	56.18	10	50	0	112	57.4	134				
Surr: 4-Bromofluorobenzene	45.77	0	50	0	91.5	55.8	141				
Surr: Dibromofluoromethane	52.56	0	50	0	105	59.8	148				
Surr: Toluene-d8	54.36	0	50	0	109	55.2	133				

Sample ID: LCS03	SampType: LCS03	TesiCode: 8260B_S	Units: µg/Kg	Prep Date: 12/6/2007	RunNo: 14750						
Client ID: ZZZZZ	Batch ID: R14750	TesiNo: SW8260B		Analysis Date: 12/6/2007	SeqNo: 212085						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	39.33	10	50	0	78.7	53.7	139	38.9	1.10	30	
Benzene	45.18	10	50	0	90.4	66.5	135	46.35	2.56	30	
Chlorobenzene	52.80	10	50	0	106	57.5	150	51.21	3.06	30	
Toluene	52.34	10	50	0	105	56.8	134	53.88	2.90	30	
Trichloroethene	55.54	10	50	0	111	57.4	134	56.18	1.15	30	
Surr: 4-Bromofluorobenzene	59.74	0	50	0	119	55.8	141	0	0	0	
Surr: Dibromofluoromethane	52.83	0	50	0	106	59.8	148	0	0	0	
Surr: Toluene-d8	53.28	0	50	0	107	55.2	133	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter RPD outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result
 S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14774

Sample ID: SP071204A-MB	SampType: MBLK	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: ZZZZ	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212304						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

4,4'-DDD	ND	2.00									
4,4'-DDE	ND	2.00									
4,4'-DDT	ND	2.00									
Aldrin	ND	2.00									
alpha-BHC	ND	2.00									
alpha-Chlordane	ND	2.00									
beta-BHC	ND	2.00									
Chlordane	ND	20.0									
delta-BHC	ND	2.00									
Dieldrin	ND	2.00									
Endosulfan I	ND	2.00									
Endosulfan II	ND	2.00									
Endosulfan sulfate	ND	2.00									
Endrin	ND	2.00									
Endrin aldehyde	ND	2.00									
Endrin ketone	ND	2.00									
gamma-BHC	ND	2.00									
gamma-Chlordane	ND	2.00									
Heptachlor	ND	2.00									
Heptachlor epoxide	ND	2.00									
Methoxychlor	ND	5.00									
Toxaphene	ND	100									
Surr: Decachlorobiphenyl	45.97	0	50	0	91.9	57	126				
Surr: Tetrachloro-m-xylene	47.90	0	50	0	95.8	55.7	122				

Sample ID: SP071204A-LCS	SampType: LCS	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: ZZZZ	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212305						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

4,4'-DDT	18.27	2.00	20	0	91.3	53.6	136				
Aldrin	19.85	2.00	20	0	99.2	52.8	128				

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due 1 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

Batch ID: R14774

Sample ID: SP071204A-LCS	SampType: LCS	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: ZZZZZ	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212305						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Diieldrin	19.49	2.00	20	0	97.4	56.8	134				
Endrin	18.15	2.00	20	0	90.8	54.2	131				
gamma-BHC	20.20	2.00	20	0	101	49.8	131				
Heptachlor	19.21	2.00	20	0	96.0	50.9	130				
Surr: Decachlorobiphenyl	54.88	0	70	0	78.4	57	126				
Surr: Tetrachloro-m-xylene	58.62	0	70	0	83.7	55.7	122				

Sample ID: SP071204A-LCSD	SampType: LCSD	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: ZZZZZ	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212306						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

4,4'-DDT	20.76	2.00	20	0	104	53.6	136	18.27	12.8	30	
Aldrin	22.38	2.00	20	0	112	52.8	128	19.85	12.0	30	
Diieldrin	22.03	2.00	20	0	110	56.8	134	19.49	12.3	30	
Endrin	20.68	2.00	20	0	103	54.2	131	18.15	13.0	30	
gamma-BHC	22.25	2.00	20	0	111	49.8	131	20.2	9.65	30	
Heptachlor	21.15	2.00	20	0	106	50.9	130	19.21	9.60	30	
Surr: Decachlorobiphenyl	60.85	0	70	0	86.9	57	126	0	0	0	
Surr: Tetrachloro-m-xylene	63.82	0	70	0	91.2	55.7	122	0	0	0	

Sample ID: 0711154-007AMS	SampType: MS	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: SB-1 4 to 4 1/2	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212324						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

4,4'-DDT	22.11	2.00	20	3.155	94.8	55.9	137				
Aldrin	22.66	2.00	20	0	113	45.7	123				
Diieldrin	22.47	2.00	20	0	112	52	130				
Endrin	20.45	2.00	20	0	102	51.6	136				
gamma-BHC	23.05	2.00	20	0	115	49.6	127				
Heptachlor	22.65	2.00	20	0	113	50.6	127				
Surr: Decachlorobiphenyl	49.55	0	70	0	70.8	45.5	130				

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside-accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

BatchID: R14774

Sample ID: 0711154-007AMS	SampType: MS	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: SB-1 4 to 4 1/2	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212324						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Tetrachloro-m-xylene	64.85	0	70	0	92.6	48.2	117				

Sample ID: 0711154-007AMSD	SampType: MSD	TestCode: 8081S	Units: µg/Kg	Prep Date: 12/4/2007	RunNo: 14774						
Client ID: SB-1 4 to 4 1/2	Batch ID: R14774	TestNo: SW8081A		Analysis Date: 12/6/2007	SeqNo: 212325						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4'-DDT	25.71	2.00	20	3.155	113	55.9	137	22.11	15.1	30	
Aldrin	24.28	2.00	20	0	121	45.7	123	22.66	6.92	30	
Dieldrin	24.89	2.00	20	0	124	52	130	22.47	10.2	30	
Endrin	22.94	2.00	20	0	115	51.6	136	20.45	11.4	30	
gamma-BHC	25.26	2.00	20	0	126	49.6	127	23.05	9.17	30	
Heptachlor	24.80	2.00	20	0	124	50.6	127	22.65	9.07	30	
Surr: Decachlorobiphenyl	54.93	0	70	0	78.5	45.5	130	0	0	0	
Surr: Tetrachloro-m-xylene	70.43	0	70	0	101	48.2	117	0	0	0	

Qualifiers: 3 R Recovery of the MS and/or MSD was out of control due to 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: R14785

Sample ID: MB	SampType: MBLK	TestCode: ASTM D-1946	Units: %	Prep Date: 12/10/2007	RunNo: 14785						
Client ID: ZZZZZ	Batch ID: R14785	TestNo: ASTM D-1946		Analysis Date: 12/10/2007	SeqNo: 212495						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Carbon Dioxide	ND	0.025									
Methane	ND	0.00050									
Oxygen	ND	0.025									

Sample ID: LCS	SampType: LCS	TestCode: ASTM D-1946	Units: %	Prep Date: 12/10/2007	RunNo: 14785						
Client ID: ZZZZZ	Batch ID: R14785	TestNo: ASTM D-1946		Analysis Date: 12/10/2007	SeqNo: 212496						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Carbon Dioxide	0.2489	0.025	0.25	0	99.5	65	135				
Methane	0.2495	0.00050	0.25	0	99.8	65	135				
Oxygen	0.2511	0.025	0.25	0.0021	99.6	65	135				

Sample ID: LCSD	SampType: LCSD	TestCode: ASTM D-1946	Units: %	Prep Date: 12/10/2007	RunNo: 14785						
Client ID: ZZZZZ	Batch ID: R14785	TestNo: ASTM D-1946		Analysis Date: 12/10/2007	SeqNo: 212497						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Carbon Dioxide	0.2483	0.025	0.25	0	99.3	65	135	0.2489	0.237	20	
Methane	0.2521	0.00050	0.25	0	101	65	135	0.2495	1.03	20	
Oxygen	0.2517	0.025	0.25	0.0021	99.8	65	135	0.2511	0.211	20	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to matrix inter R RPD outside accepted recovery limits 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

BatchID: R14786

Sample ID: MB-R14786	SampType: MBLK	TestCode: % ALCOHOL	Units: % by Volume	Prep Date: 12/10/2007	RunNo: 14786		
Client ID: ZZZZ	Batch ID: R14786	TestNo: SW8015B		Analysis Date: 12/10/2007	SeqNo: 212519		
Analyte	Result	PQL	SPK value	SPK Ref Val	%RPD	RPDLimit	Qual

Ethylene Glycol	ND	0.0050					
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Sample ID: LCS	SampType: LCS	TestCode: % ALCOHOL	Units: % by Volume	Prep Date: 12/10/2007	RunNo: 14786						
Client ID: ZZZZ	Batch ID: R14786	TestNo: SW8015B		Analysis Date: 12/10/2007	SeqNo: 212523						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Ethylene Glycol	0.005635	0.0050	0.00557	0	101	80	120
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Qualifiers: 3 R Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 4 S The MS/MSD RPD was out of control due to matrix inter Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: T14731

Sample ID: MB2-G	SampType: MBLK	TestCode: TPH_GAS_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZZ	Batch ID: T14731	TestNo: SW8260B(TP)		Analysis Date: 12/5/2007	SeqNo: 212101						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

TPH (Gasoline)	ND	50									
Surr: 4-Bromofluorobenzene	9.000	0	11.36	0	79.2	58.4	133				

Sample ID: LCS2-G	SampType: LCS	TestCode: TPH_GAS_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZZ	Batch ID: T14731	TestNo: SW8260B(TP)		Analysis Date: 12/5/2007	SeqNo: 212102						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

TPH (Gasoline)	247.0	50	227	0	109	52.4	127				
Surr: 4-Bromofluorobenzene	11.00	0	11.36	0	96.8	58.4	133				

Sample ID: LCSD2-G	SampType: LCSD	TestCode: TPH_GAS_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZZ	Batch ID: T14731	TestNo: SW8260B(TP)		Analysis Date: 12/5/2007	SeqNo: 212103						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

TPH (Gasoline)	204.0	50	227	0	89.9	52.4	127	247	19.1	20	
Surr: 4-Bromofluorobenzene	11.00	0	11.36	0	96.8	58.4	133	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due t R RPD outside accepted recovery limits

4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits

Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
 Work Order: 0711154
 Project: 118-3-5

BatchID: W14731

Sample ID: MB2	SampType: MBLK	TestCode: 8260B_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZ	Batch ID: W14731	TestNo: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212090						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	1.00									
1,1,1-Trichloroethane	ND	0.500									
1,1,2,2-Tetrachloroethane	ND	1.00									
1,1,2-Trichloroethane	ND	0.500									
1,1-Dichloroethane	ND	0.500									
1,1-Dichloroethene	ND	1.00									
1,1-Dichloropropene	ND	0.500									
1,2,3-Trichlorobenzene	ND	0.500									
1,2,3-Trichloropropane	ND	1.00									
1,2,4-Trichlorobenzene	ND	0.500									
1,2,4-Trimethylbenzene	ND	0.500									
1,2-Dibromo-3-chloropropane	ND	0.500									
1,2-Dibromoethane (EDB)	ND	0.500									
1,2-Dichlorobenzene	ND	0.500									
1,2-Dichloroethane (EDC)	ND	0.500									
1,2-Dichloropropane	ND	0.500									
1,3,5-Trimethylbenzene	ND	0.500									
1,3-Dichlorobenzene	ND	0.500									
1,4-Dichlorobenzene	ND	0.500									
1,4-Dioxane	ND	5.00									
2,2-Dichloropropane	ND	0.500									
2-Chloroethyl vinyl ether	ND	1.00									
2-Chlorotoluene	ND	0.500									
4-Chlorotoluene	ND	0.500									
4-Isopropyltoluene	ND	0.500									
Acetone	ND	10.0									
Benzene	ND	0.500									
Bromobenzene	ND	0.500									
Bromochloromethane	ND	0.500									
Bromodichloromethane	ND	0.500									
Bromoform	ND	1.00									

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result
 Page 31 of 34

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

Batch ID: W14731

Sample ID: MB2	SampType: MBLK	TestCode: 8260B_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731
Client ID: ZZZZZ	Batch ID: W14731	TestNo: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212090

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Bromomethane	ND	1.00									
Carbon tetrachloride	ND	0.500									
Chlorobenzene	ND	0.500									
Chloroform	ND	0.500									
Chloromethane	ND	0.500									
cis-1,2-Dichloroethene	ND	0.500									
cis-1,3-Dichloropropene	ND	0.500									
Dibromochloromethane	ND	0.500									
Dibromomethane	ND	0.500									
Dichlorodifluoromethane	ND	0.500									
Ethyl tert-butyl ether (ETBE)	ND	0.500									
Ethylbenzene	ND	0.500									
Freon-113	ND	1.00									
Hexachlorobutadiene	ND	0.500									
Isopropyl ether (DIPE)	ND	0.500									
Isopropylbenzene	ND	1.00									
Methyl tert-butyl ether (MTBE)	ND	0.500									
Methylene chloride	ND	5.00									
Naphthalene	ND	0.500									
n-Butylbenzene	ND	0.500									
n-Propylbenzene	ND	0.500									
sec-Butylbenzene	ND	0.500									
Styrene	ND	0.500									
t-Butyl alcohol (t-Butanol)	ND	5.00									
tert-Amyl methyl ether (TAME)	ND	0.500									
tert-Butylbenzene	ND	0.500									
Tetrachloroethene	ND	0.500									
Toluene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.500									
trans-1,3-Dichloropropene	ND	0.500									
Trichloroethene	ND	0.500									

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to RPD outside accepted recovery limits
 R RPD outside accepted recovery limits

4 The MS/MSD RPD was out of control due to matrix inter
 S Spike Recovery outside accepted recovery limits

Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group
Work Order: 0711154
Project: 118-3-5

BatchID: W14731

Sample ID: MB2	SampType: MBLK	TestCode: 8260B_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZ	Batch ID: W14731	TestNo: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212090						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

Trichlorofluoromethane	ND	0.500									
Vinyl chloride	ND	0.500									
Xylenes, Total	ND	1.50									
Surr: Dibromofluoromethane	13.49	0	11.36	0	119	61.2	131				
Surr: 4-Bromofluorobenzene	12.50	0	11.36	0	110	64.1	120				
Surr: Toluene-d8	9.320	0	11.36	0	82.0	75.1	127				

Sample ID: LCS2	SampType: LCS	TestCode: 8260B_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZ	Batch ID: W14731	TestNo: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212091						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

1,1-Dichloroethene	15.66	1.00	17.04	0	91.9	61.4	129				
Benzene	18.99	0.500	17.04	0	111	66.9	140				
Chlorobenzene	18.15	0.500	17.04	0	107	73.9	137				
Toluene	17.61	0.500	17.04	0	103	76.6	123				
Trichloroethene	16.68	0.500	17.04	0	97.9	69.3	144				
Surr: Dibromofluoromethane	14.20	0	11.36	0	125	61.2	131				
Surr: 4-Bromofluorobenzene	8.350	0	11.36	0	73.5	64.1	120				
Surr: Toluene-d8	9.090	0	11.36	0	80.0	75.1	127				

Sample ID: LCS2	SampType: LCS	TestCode: 8260B_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731						
Client ID: ZZZZ	Batch ID: W14731	TestNo: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212092						
Analyte	Result	PQL	SPK value	SPK RefVal	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual

1,1-Dichloroethene	15.75	1.00	17.04	0	92.4	61.4	129	15.66	0.573	20	
Benzene	15.80	0.500	17.04	0	92.7	66.9	140	18.99	18.3	20	
Chlorobenzene	16.98	0.500	17.04	0	99.6	73.9	137	18.15	6.66	20	
Toluene	18.59	0.500	17.04	0	109	76.6	123	17.61	5.41	20	
Trichloroethene	16.16	0.500	17.04	0	94.8	69.3	144	16.68	3.17	20	
Surr: Dibromofluoromethane	12.46	0	11.36	0	110	61.2	131	0	0	0	
Surr: 4-Bromofluorobenzene	12.31	0	11.36	0	108	64.1	120	0	0	0	

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to matrix inter R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter S Spike Recovery outside accepted recovery limits
 Q Spike recovery and RPD control limits do not apply result

ANALYTICAL QC SUMMARY REPORT

CLIENT: Cornerstone Earth Group

Work Order: 0711154

Project: 118-3-5

BatchID: W14731

Sample ID: LCSD2	SampType: LCSD	TestCode: 8260B_W	Units: µg/L	Prep Date: 12/5/2007	RunNo: 14731					
Client ID: ZZZZ	Batch ID: W14731	TestNo: SW8260B		Analysis Date: 12/5/2007	SeqNo: 212092					
Analyte	Result	PQL	SPK value	%REC	LowLimit	HighLimit	RPD RefVal	%RPD	RPDLimit	Qual
Surr: Toluene-d8	12.09	0	11.36	106	75.1	127	0	0	0	0

Qualifiers: 3 Recovery of the MS and/or MSD was out of control due to R RPD outside accepted recovery limits
 4 The MS/MSD RPD was out of control due to matrix inter Q Spike recovery and RPD control limits do not apply result
 S Spike Recovery outside accepted recovery limits

**APPENDIX C – SUMMARY TABLE OF SOIL ANALYTICAL RESULTS AND
LABORATORY DATA SHEETS**

Table 1. Analytical Results of Selected Soil Samples - Metals
(Concentrations in ppm)

Sample ID	Date	Depth (feet)	Antimony	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Nickel	Silver	Vanadium	Zinc	Mercury
GW-1	11/30/2007	5-5.5	<5.0	10	380	<1.0	38	11	33	11	55	<1.0	26	62	<0.10
GW-2	11/30/2007	4-4.5	<5.0	6.4	200	<1.0	41	11	37	34	58	<1.0	26	86	<0.10
GW-2	11/30/2007	5.5-6	<5.0	2.4	340	<1.0	28	7.1	20	5.6	39	1.4	19	32	<0.10
GW-3	11/30/2007	3-3.5	<5.0	2.6	250	<1.0	32	7.5	25	5.6	42	<1.0	21	37	<0.10
GW-3	11/30/2007	4-4.5	<5.0	3.7	100	<1.0	26	6.6	18	21	33	1.4	28	34	<0.10
SB-1	11/30/2007	½ - 1	5.5	4.6	230	4.6	41	16	170	1,400	55	1.4	43	400	<0.10
SB-1	11/30/2007	4 - 4½	<5.0	2.7	230	<1.0	31	7.8	28	11	43	<1.0	20	46	<0.10
SB-2	11/30/2007	2 - 2½	<5.0	4.2	200	<1.0	46	12	44	40	58	<1.0	35	110	<0.10
SB-2	11/30/2007	4 - 4½	<5.0	2.6	260	<1.0	33	8	27	6.4	44	<1.0	21	39	<0.10
SB-3	11/30/2007	1 - 1½	<5.0	1.8	110	<1.0	31	17	36	32	35	1.6	43	42	<0.10
SB-3	11/30/2007	4 - 4½	<5.0	4.4	200	<1.0	35	9.8	29	15	47	<1.0	24	79	<0.10
SB-4	11/30/2007	0 - 0.5	<5.0	4.6	130	<1.0	40	9.3	24	9.4	57	<1.0	29	37	<0.10
SB-5	11/30/2007	0.5-1	<5.0	2.8	140	2	30	8.8	64	270	46	1.2	33	140	<0.10
SB-5	11/30/2007	0.5-1	<5.0	2.3	79	1.1	20	5.8	24	110	32	<1.0	20	79	<0.10
Residential ESL ¹			6.1	5.5*	750	1.7	750	40	610	200	150	20	15	600	1
Commercial ESL ¹			40	5.5*	1,500	7.4	750	80	7,700	750	150	40	190	600	10
Residential CHHSL ²			30	5.5*	5,200	1.7	NE	660	3,000	150	1,600	380	530	23,000	18
Commercial CHHSL ²			380	5.5*	63,000	7.5	NE	3,200	38,000	3,500	16,000	4,800	6,700	100,000	180

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - November 2007

2 California Human Health Screening Level (CHHSL), CalEPA - January 2005

< Not detected at or above laboratory reporting limit

NE Not Established

BOLD Concentration exceeds residential ESL or CHHSL

* Typical mean background concentration of arsenic in Bay Area soils ranges from approximately 5 ppm to 20 ppm. For this report, an assumed background concentration of 5.5 ppm was substituted for the toxicity-based goal.

Table 2. Analytical Results of Selected Soil Samples - Pesticides and PCBs
(Concentrations in ppm)

Sample ID	Date	Depth (feet)	4,4'-DDD	4,4'-DDE	4,4'-DDT	DDT Total	Aroclor 1260
GW-1	11/30/2007	5-5.5	<0.0188	<0.019	<0.0324	<0.0324	<1.00
GW-2	11/30/2007	4-4.5	0.0218	0.0225	<0.002	0.0443	<0.100
GW-2	11/30/2007	5-5.6	<0.002	<0.002	<0.002	<0.002	<0.100
GW-3	11/30/2007	3-3.5	<0.002	<0.002	<0.002	<0.002	<0.100
GW-3	11/30/2007	4-4.5	<0.008	<0.008	<0.008	<0.008	<0.100
SB-1	11/30/2007	½ - 1	<0.008	<0.008	<0.008	<0.008	0.232
SB-1	11/30/2007	4 - 4½	0.0938	0.367	0.00316	0.46396	<0.100
SB-2	11/30/2007	2 - 2½	<0.002	0.0383	<0.02	0.0658	<1.00
SB-2	11/30/2007	4 - 4½	<0.002	<0.002	<0.002	<0.002	<0.100
SB-3	11/30/2007	1 - 1½	<0.02	<0.02	<0.02	<0.02	<0.100
SB-3	11/30/2007	4 - 4½	0.533	0.203	0.0095	0.7455	<0.100
SB-4	11/30/2007	0 - 0.5	<0.02	<0.02	<0.02	<0.02	<0.100
SB-5	11/30/2007	0.5-1	<0.0188	<0.019	<0.0324	<0.0324	<0.500
SB-6	11/30/2007	0.5-1	<0.0188	<0.019	<0.0324	<0.0324	<0.500
Residential ESL ¹			2.3	1.6	1.6	NE	0.089
Commercial ESL ¹			9	4	4	NE	0.3
Residential CHHSL ²			2.3	1.6	1.6	NE	NE
Commercial CHHSL ²			9	6.3	6.3	NE	NE

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - November 2007

2 California Human Health Screening Level (CHHSL), CalEPA - January 2005

< Not detected at or above laboratory reporting limit

NE Not Established

Table 3. Analytical Results of Selected Soil Samples - Petroleum Hydrocarbons
(Concentrations in ppm)

Sample ID	Date	Depth (feet)	TPHd	TPHo	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes
GW-1	11/30/2007	5-5.5	4.13	149	0.1	<0.005	<0.005	<0.005	<0.015
GW-2	11/30/2007	4-4.5	4.58	79.4	1.47	<0.005	<0.005	0.013	0.065
GW-2	11/30/2007	5.5-6	<2.00	17.2	<0.1	<0.005	<0.005	<0.005	<0.015
GW-3	11/30/2007	3-3.5	<2.00	<4.00	<0.1	<0.005	<0.005	<0.005	<0.015
GW-3	11/30/2007	4-4.5	16.6	228	<0.1	<0.005	<0.005	<0.005	<0.015
SB-1	11/30/2007	½ - 1	471	9,250	419	<0.5	1	6	52
SB-1	11/30/2007	4 - 4½	2.2	25.8	0.11	<0.005	<0.005	<0.005	<0.015
SB-2	11/30/2007	2 - 2½	53.3	234	12.1	<0.005	<0.005	0.13	0.018
SB-2	11/30/2007	4 - 4½	2.68	95.1	<0.1	<0.005	<0.005	<0.005	<0.015
SB-3	11/30/2007	1 - 1½	4.83	133	3,740	<5	<5	18	120
SB-3	11/30/2007	4 - 4½	<2.00	<4.00	0.25	<0.005	<0.005	<0.005	<0.015
SB-4	11/30/2007	0 - 0.5	<2.00	27.1	0.18	<0.005	<0.005	<0.005	<0.015
SB-5	11/30/2007	0.5-1	<60	3,350	<0.1	<0.005	<0.005	<0.005	<0.015
SB-6	11/30/2007	.5-1	<8.00	369	<0.1	<0.005	<0.005	<0.005	<0.015
Residential ESL ¹			83	410	83	0.044	100	3.3	2.3
Commercial ESL ¹			83	2500	83	0.044	340	3.3	2.3
Residential CHHSL ²			NE	NE	NE	NE	NE	NE	NE
Commercial CHHSL ²			NE	NE	NE	NE	NE	NE	NE

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - November 2007

2 California Human Health Screening Level (CHHSL), CAL EPA - January 2005

< Not detected at or above laboratory reporting limit

NE Not Established

--- Not Analyzed

BOLD Concentration exceeds ESL or CHHSL

Table 4. Analytical Results of Selected Soil Samples - SVOCS
(Concentrations in ppm)

Sample ID	Date	Depth (feet)	2-Methyl naphthalene	Anthracene	Benzo(a) anthracene	Benzo(g,h,i) perylene	Benzo(a) p yrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Indeno(1,2,3-cd) Pyrene	Naphthalene	Pyrene
GW-1	11/30/2007	5-5.5	***	***	***	***	***	***	***	***	***	***	***	***	***
GW-2	11/30/2007	4-4.5	<0.0330	<0.0330	<0.0330	<0.0330	<0.0330	<0.0330	<0.0330	<0.0660	<0.0330	<0.0330	<0.0330	<0.0330	<0.0330
GW-2	11/30/2007	5.5-6	***	***	***	***	***	***	***	***	***	***	***	***	***
GW-3	11/30/2007	3-3.5	***	***	***	***	***	***	***	***	***	***	***	***	***
GW-3	11/30/2007	4-4.5	***	***	***	***	***	***	***	***	***	***	***	***	***
SB-1	11/30/2007	1/4 - 1	0.434	0.139	<0.0330	<0.0330	<0.0330	<0.0330	0.114	<0.0660	<0.0330	0.0505	<0.0330	0.764	0.393
SB-2	11/30/2007	2 - 2 1/2	0.273	<0.0330	0.0494	0.0493	0.0721	0.0757	0.033	0.0779	0.0503	0.109	0.065	0.519	0.0815
SB-2	11/30/2007	4 - 4 1/2	***	<0.0330	<0.0330	<0.0330	<0.0330	<0.0330	<0.0330	<0.0660	<0.0330	<0.0330	<0.0330	0.415	<0.0330
SB-3	11/30/2007	1 - 1 1/2	0.118	***	***	***	***	***	***	***	***	***	***	***	***
SB-3	11/30/2007	4 - 4 1/2	***	***	***	***	***	***	***	***	***	***	***	***	***
SB-4	11/30/2007	0 - 0.5	***	***	***	***	***	***	***	***	***	***	***	***	***
SB-5	11/30/2007	0.5-1	***	***	***	***	***	***	***	***	***	***	***	***	***
SB-6	11/30/2007	5-5.1	***	***	***	***	***	***	***	***	***	***	***	***	***
Residential ESL ¹			1.20	40	0.38	35	0.038	0.38	0.38	40	0.062	40	0.62	1.3	500
Commercial ESL ¹			1.20	40	1.30	35	0.13	1.3	1.3	40	0.21	40	2.1	2.8	1,000
Residential CHHSL ²			NE	NE	NE	NE	0.038	NE	NE	NE	NE	NE	NE	NE	NE
Commercial CHHSL ²			NE	NE	NE	NE	0.13	NE	NE	NE	NE	NE	NE	NE	NE

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - November 2007

2 California Human Health Screening Level (CHHSL), CalEPA - January 2005

< Not detected at or above laboratory reporting limit

NE Not Established

*** Not Analyzed

BOLD Concentration exceeds ESL or CHHSL

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-1 1/2 to 1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-006
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	5.5	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	4.6	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	230	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	4.6	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	41	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	16	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	170	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	1400	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	55	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	1.4	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	43	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	400	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	100	200	471x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	100	400	9250	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	100	28-125	D	%REC	R14713

Note: D - Surrogate diluted out. x- Sample chromatogram does not resemble typical diesel pattern. Diesel result is carry over from TPH as motor oil quantitation range. Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-1 1/2 to 1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-006
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	4	80.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
heptachlor	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
heptachlor epoxide	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	4	20.0	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	4	400	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	4	54.6-127	112	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	4	54-122	105	%REC	R14774

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract).

Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	0.232	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	91.2	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	84.2	%REC	R14749

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007

Date Reported: 12/12/2007

Client Sample ID: SB-1 1/2 to 1
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-006
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	100	500	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	100	500	6000	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	100	500	1000	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	100	1500	52000	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	100	55.8-141	77.6	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	100	59.8-148	95.6	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	100	55.2-133	106	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/6/2007	100	400	40000	419000x	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/6/2007	0	400	56.9-133	92.0	%REC	G14748
Note: x- Although TPHg as gasoline compounds are present, pattern does not match typical gasoline. TPHg result elevated due to the non-target compounds present within gasoline quantitative range.								
2-Methylnaphthalene	SW8270C	12/4/2007	0.033	1	0.0330	0.434	mg/Kg	R14742
Acenaphthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Acenaphthylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Anthracene	SW8270C	12/4/2007	0.033	1	0.0330	0.139	mg/Kg	R14742
1,2,3,4-tetrahydronaphthalene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(g,h,i)perylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(a)pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(b)fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(k)fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	0.114	mg/Kg	R14742
Chrysene	SW8270C	12/4/2007	0.066	1	0.0660	ND	mg/Kg	R14742
Dibenz(a,h)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	0.0505	mg/Kg	R14742
Fluorene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Indeno(1,2,3-cd)pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Naphthalene	SW8270C	12/4/2007	0.033	1	0.0330	0.764	mg/Kg	R14742
Phenanthrene	SW8270C	12/4/2007	0.033	1	0.0330	0.134	mg/Kg	R14742
Pyrene	SW8270C	12/4/2007	0.033	1	0.0330	0.393	mg/Kg	R14742
Surr: 2-Fluorobiphenyl	SW8270C	12/4/2007	0	1	11.8-101	35.8	%REC	R14742
Surr: p-Terphenyl-d14	SW8270C	12/4/2007	0	1	17.8-121	100	%REC	R14742
pH	SW9045C	12/3/2007	0.05	1	0.0500	9.80	pH Units	R14712

These analyses were performed according to State
California Environmental Laboratory
Accreditation program, Certificate # 1991

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SB-1 4 to 4 1/2
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-007
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	2.7	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	230	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	31	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	7.8	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	28	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	11	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	43	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	20	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	46	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	1	2.00	2.22x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	1	4.00	25.8	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	1	28-125	96.2	%REC	R14713

Note: x- Sample chromatogram does not resemble typical diesel pattern. Diesel result is carry over from TPH as motor oil quantitation range. Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-1 4 to 4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-007
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	10	20.0	93.8	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	10	20.0	367	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	1	2.00	3.16	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	1	20.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-lachlor	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-lachlor epoxide	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	1	5.00	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	1	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	1	54.6-127	94.0	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	1	54-122	101	%REC	R14774
Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	97.0	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	85.5	%REC	R14749

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-1 4 to 4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-007
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	85.5	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	106	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	108	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	111x	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	94.0	%REC	G14748

Note: x- Pattern does not match typical gasoline. TPHg result due to the non-target compounds within gasoline range.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-2 2 to 2 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-008
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	4.2	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	200	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	46	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	12	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	44	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	40	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	58	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	35	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	110	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	4	8.00	53.3x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	4	16.0	234	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	4	28-125	89.1	%REC	R14713

Note: Two fuels present. x-Sample chromatogram does not resemble typical diesel pattern (possibly fuel lighter than diesel). Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-2 2 to 2 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-008
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	10	20.0	27.5	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	10	20.0	38.3	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	10	200	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-chlor	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-chlor epoxide	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	10	50.0	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	10	10	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	10	54.6-127	148	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	10	54-122	117	%REC	R14774

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract). Surrogate recovery of DCBP is bias high; recovery of second surrogate supports data quality. Toxaphene reported to the MDL.

Aroclor 1016	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/6/2007	0.2	10	2.00	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/6/2007	0	10	63.7-126	162	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/6/2007	0	10	51.7-128	117	%REC	R14749

Note: Surrogate recovery of DCBP is bias high, recovery of second surrogate supports data quality. Reporting limits increased due to matrix interference.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-2 2 to 2 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-008
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	130	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	18	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	91.4	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	108	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	101	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/6/2007	100	5	500	12100x	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/6/2007	0	5	56.9-133	88.0	%REC	G14748
Note:- Pattern does not match typical gasoline. TPHg result due to the significant amount of heavy hydrocarbons.								
2-Methylnaphthalene	SW8270C	12/4/2007	0.033	1	0.0330	0.273	mg/Kg	R14742
Acenaphthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Acenaphthylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
nz(a)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	0.0494	mg/Kg	R14742
nzo(g,h,i)perylene	SW8270C	12/4/2007	0.033	1	0.0330	0.0493	mg/Kg	R14742
Benzo[a]pyrene	SW8270C	12/4/2007	0.033	1	0.0330	0.0721	mg/Kg	R14742
Benzo[b]fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	0.0757	mg/Kg	R14742
Benzo[k]fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	0.0330	mg/Kg	R14742
Chrysene	SW8270C	12/4/2007	0.066	1	0.0660	0.0779	mg/Kg	R14742
Dibenz(a,h)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	0.0503	mg/Kg	R14742
Fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	0.109	mg/Kg	R14742
Fluorene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Indeno(1,2,3-cd)pyrene	SW8270C	12/4/2007	0.033	1	0.0330	0.0650	mg/Kg	R14742
Naphthalene	SW8270C	12/4/2007	0.033	1	0.0330	0.519	mg/Kg	R14742
Phenanthrene	SW8270C	12/4/2007	0.033	1	0.0330	0.0431	mg/Kg	R14742
Pyrene	SW8270C	12/4/2007	0.033	1	0.0330	0.0815	mg/Kg	R14742
Surr: 2-Fluorobiphenyl	SW8270C	12/4/2007	0	1	11.8-101	56.5	%REC	R14742
Surr: p-Terphenyl-d14	SW8270C	12/4/2007	0	1	17.8-121	50.3	%REC	R14742
pH	SW9045C	12/3/2007	0.05	1	0.0500	8.60	pH Units	R14712

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-2 4 to4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-009
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	2.6	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	260	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	33	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	8.0	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	27	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	6.4	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	44	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	21	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	39	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/4/2007	2	1	2.00	2.68x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/4/2007	4	1	4.00	95.1	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/4/2007	0	1	28-125	85.7	%REC	R14713

Note: x- Sample chromatogram does not resemble typical diesel pattern. Diesel result is carry over from TPH as motor oil quantitation range. Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-2 4 to4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-009
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	1	20.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
lactachlor	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
lactachlor epoxide	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	1	5.00	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	1	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	1	54.6-127	82.6	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	1	54-122	90.7	%REC	R14774
Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	90.8	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	84.5	%REC	R14749

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-2 4 to4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-009
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	90.2	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	115	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	112	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	ND	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	76.0	%REC	G14748

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-3 1 to 1 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-010
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	1.8	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	110	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	31	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	17	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	36	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	32	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	35	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	1.6	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	43	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	42	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	2	4.00	4.83x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	2	8.00	133	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	2	28-125	81.5	%REC	R14713

Note: Two fuels present. x-Sample chromatogram does not resemble typical diesel pattern (possibly fuel lighter than diesel). Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SB-3 1 to 1 1/2
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-010
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	10	200	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-pentachlor	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-hexachlor epoxide	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	10	50.0	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	10	10	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	10	54.6-127	142	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	10	54-122	120	%REC	R14774

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract). Surrogate recovery of DCBP is bias high; recovery of second surrogate supports data quality. Toxaphene reported to the MDL.

Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	90.3	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	85.3	%REC	R14749

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-3 1 to 1 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-010
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/6/2007	5	1000	5000	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/6/2007	5	1000	5000	18000	µg/Kg	R14748
Toluene	SW8260B	12/6/2007	5	1000	5000	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/6/2007	15	1000	15000	120000	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/6/2007	0	1000	55.8-141	78.3	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/6/2007	0	1000	59.8-148	96.5	%REC	R14748
Surr: Toluene-d8	SW8260B	12/6/2007	0	1000	55.2-133	104	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/6/2007	100	5000	500000	3740000x	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/6/2007	0	5000	56.9-133	94.0	%REC	G14748
Note:- Although TPHg as gasoline compounds are present, pattern does not match typical gasoline. TPHg result is elevated due to the non-target compounds present within gasoline quantitative range.								
2-Methylnaphthalene	SW8270C	12/4/2007	0.033	1	0.0330	0.118	mg/Kg	R14742
Acenaphthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Acenaphthylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
1,2(a)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(g,h,i)perylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(a)pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(b)fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo(k)fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Chrysene	SW8270C	12/4/2007	0.066	1	0.0660	ND	mg/Kg	R14742
Dibenz(a,h)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Fluorene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Indeno(1,2,3-cd)pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Naphthalene	SW8270C	12/4/2007	0.033	1	0.0330	0.415	mg/Kg	R14742
Phenanthrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Surr: 2-Fluorobiphenyl	SW8270C	12/4/2007	0	1	11.8-101	51.1	%REC	R14742
Surr: p-Terphenyl-d14	SW8270C	12/4/2007	0	1	17.8-121	46.1	%REC	R14742
pH	SW9045C	12/3/2007	0.05	1	0.0500	10.23	pH Units	R14712

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-3 4 to 4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-011
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	4.4	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	200	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	35	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	9.8	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	29	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	15	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	47	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	24	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	79	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/4/2007	2	1	2.00	ND	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/4/2007	4	1	4.00	ND	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/4/2007	0	1	28-125	87.9	%REC	R14713

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-3 4 to 4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-011
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	10	20.0	533	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	10	20.0	203	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	1	2.00	9.50	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	1	20.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
lupachlor	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
luplachlor epoxide	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	1	5.00	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	1	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	1	54.6-127	63.1	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	1	54-122	84.9	%REC	R14774
Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	69.1	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	78.6	%REC	R14749

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-3 4 to 4 1/2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-011
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	85.3	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	103	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	110	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	250x	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	84.0	%REC	G14748

Note:x- Pattern does not match typical gasoline.TPHg result due to the non-target compounds present within gasoline range.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-4 0 - 0.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-012
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	4.6	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	130	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	40	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	9.3	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	24	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	9.4	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	57	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	29	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	37	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/4/2007	2	1	2.00	ND	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/4/2007	4	1	4.00	27.1	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/4/2007	0	1	28-125	80.5	%REC	R14713

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SB-4 0 - 0.5
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-012
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	10	200	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-chlor	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
gamma-chlor epoxide	SW8081A	12/6/2007	2	10	20.0	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	10	50.0	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	10	10	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	10	54.6-127	144	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	10	54-122	122	%REC	R14774

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract). Surrogate recovery of DCBP is bias high; recovery of second surrogate supports data quality. Toxaphene reported to the MDL.

Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	102	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	93.8	%REC	R14749

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-40 - 0.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-012
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	83.3	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	69.6	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	104	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	180	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	80.0	%REC	G14748

Note: x- Pattern does not match typical gasoline. TPHg result due to the non-target compounds present within gasoline range.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-5 0.5-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-014
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	2.8	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	140	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	2.0	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	30	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	8.8	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	64	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	270	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	46	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	1.2	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	33	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	140	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	10	60.0	ND	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	10	120	3350	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	10	28-125	81.2	%REC	R14713

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-5 0.5-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-014
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	0.47	40	18.8	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	0.476	40	19.0	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	0.809	40	32.4	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	0.44	40	17.6	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	0.439	40	17.6	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	0.358	40	14.3	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	0.364	40	14.6	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	10	40	400	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	0.49	40	19.6	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	0.427	40	17.1	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	0.59	40	23.6	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	1.526	40	61.0	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	0.489	40	19.6	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	0.569	40	22.8	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	1.028	40	41.1	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	0.401	40	16.0	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	0.396	40	15.8	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	0.42	40	16.8	ND	µg/Kg	R14774
γ-chlor	SW8081A	12/6/2007	1.1	40	44.0	ND	µg/Kg	R14774
γ-chlor epoxide	SW8081A	12/6/2007	0.316	40	12.6	ND	µg/Kg	R14774
Melthoxychlor	SW8081A	12/6/2007	0.616	40	24.6	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	10	40	400	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007		40	54.6-127	127	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007		40	54-122	D	%REC	R14774

Note: D - Surrogate diluted out. Reporting limits increased due to the nature of the sample matrix (dark color extract). All compounds reported to the MDL.

Aroclor 1016	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/6/2007	0.2	5	1.00	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/6/2007	0	5	63.7-126	91.7	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/6/2007	0	5	51.7-128	107	%REC	R14749

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract).

Report prepared for: Ron Helm
 Comerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-5 0.5-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-014
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Elhylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	109	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	116	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	118	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	ND	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	58.0	%REC	G14748

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-1 5-5.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-016
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	10	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	380	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	38	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	11	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	33	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	11	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	55	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	26	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	62	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/6/2007	2	2	4.00	4.13x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/6/2007	4	2	8.00	149	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/6/2007	0	2	28-125	92.2	%REC	R14713

Note: x- Sample chromatogram does not resemble typical diesel pattern. Diesel result is carry over from TPH as motor oil quantitation range. Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-1 5-5.5
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-016
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	0.47	40	18.8	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	0.476	40	19.0	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	0.809	40	32.4	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	0.44	40	17.6	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	0.439	40	17.6	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	0.358	40	14.3	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	0.364	40	14.6	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	10	40	400	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	0.49	40	19.6	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	0.427	40	17.1	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	0.59	40	23.6	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	1.526	40	61.0	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	0.489	40	19.6	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	0.569	40	22.8	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	1.028	40	41.1	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	0.401	40	16.0	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	0.396	40	15.8	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	0.42	40	16.8	ND	µg/Kg	R14774
gamma-pachlor	SW8081A	12/6/2007	1.1	40	44.0	ND	µg/Kg	R14774
gamma-pachlor epoxide	SW8081A	12/6/2007	0.316	40	12.6	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	0.616	40	24.6	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	10	40	400	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007		40	54.6-127	D	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007		40	54-122	D	%REC	R14774

Note: D - Surrogates diluted out. Reporting limits increased due to the nature of the sample matrix (dark color extract). All compounds reported to the MDL.

Aroclor 1016	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/6/2007	0.2	10	2.00	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/6/2007	0.1	10	1.00	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/6/2007	0	10	63.7-126	117	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/6/2007	0	10	51.7-128	106	%REC	R14749

Note: Reporting limits increased due to matrix interference.

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-1 5-5.5
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-016
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	100	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	109	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	115	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	100	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	60.0	%REC	G14748

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-2 4-4.5
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-018
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	6.4	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	200	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	41	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	11	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	37	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	34	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	58	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	26	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	86	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	1	2.00	4.58x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	1	4.00	79.4	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	1	28-125	94.8	%REC	R14713

Note: x- Sample chromatogram does not resemble typical diesel pattern. Diesel result is carry over from TPH as motor oil quantitation range. Hydrocarbons within the diesel range quantitated as diesel.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2 4-4.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-018
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	1	2.00	21.8	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	1	2.00	22.5	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	1	20.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-chlor	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-chlor epoxide	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	5	1	5.00	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	1	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	1	54.6-127	83.2	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	1	54-122	100	%REC	R14774
Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	98.0	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	94.2	%REC	R14749

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2 4-4.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-018
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/6/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/6/2007	5	1	5.0	13	µg/Kg	R14748
Toluene	SW8260B	12/6/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/6/2007	15	1	15	65	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/6/2007	0	1	55.8-141	91.4	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/6/2007	0	1	59.8-148	103	%REC	R14748
Surr: Toluene-d8	SW8260B	12/6/2007	0	1	55.2-133	112	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/6/2007	100	1	100	1470x	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/6/2007	0	1	56.9-133	58.0	%REC	G14748
Note:x- Does not match typical gasoline pattern.TPHg result due to the singal discrete peak within gasoline range.								
2-Methylnaphthalene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Acenaphthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Acenaphthylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
nz(a)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
nzo(g,h,i)perylene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo[a]pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo[b]fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Benzo[k]fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Chrysene	SW8270C	12/4/2007	0.066	1	0.0660	ND	mg/Kg	R14742
Dibenz(a,h)anthracene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Fluoranthene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Fluorene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Indeno(1,2,3-cd)pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Naphthalene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Phenanthrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Pyrene	SW8270C	12/4/2007	0.033	1	0.0330	ND	mg/Kg	R14742
Surr: 2-Fluorobiphenyl	SW8270C	12/4/2007	0	1	11.8-101	35.7	%REC	R14742
Surr: p-Terphenyl-d14	SW8270C	12/4/2007	0	1	17.8-121	36.1	%REC	R14742

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2 5.5-6
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-019
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	2.4	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	340	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	28	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	7.1	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	20	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	5.6	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	39	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	1.4	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	19	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	32	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	1	2.00	ND	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	1	4.00	17.2	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	1	28-125	91.5	%REC	R14713

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2 5.5-6
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-019
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	1	20.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
γ-chlor	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
γ-chlor epoxide	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Melhoxychlor	SW8081A	12/6/2007	5	1	5.00	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	1	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	1	54.6-127	91.6	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	1	54-122	103	%REC	R14774
Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	103	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	95.1	%REC	R14749

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2 5.5-6
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-019
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	81.7	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	106	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	108	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	ND	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	80.0	%REC	G14748

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-3 4-4.5
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: SOIL
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-020
Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	3.7	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	100	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	26	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	6.6	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	18	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	21	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	33	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	1.4	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	28	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	34	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	2	4.00	16.6x	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	2	8.00	228x	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	2	28-125	103	%REC	R14713

Note: x- Sample chromatogram does not resemble typical diesel or motor oil pattern. Hydrocarbons and hydrocarbon peaks within the diesel range quantitated as diesel; hydrocarbons and hydrocarbon peaks within the motor oil range quantitated as motor oil.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3 4-4.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-020
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	4	80.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
gamma-HCH	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
gamma-HCH epoxide	SW8081A	12/6/2007	2	4	8.00	ND	µg/Kg	R14774
Melphoxchlor	SW8081A	12/6/2007	5	4	20.0	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	4	400	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	4	54.6-127	89.4	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	4	54-122	109	%REC	R14774

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract).

Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	95.8	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	92.2	%REC	R14749

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3 4-4.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-020
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/6/2007	5	1	5.0	ND	µg/Kg	R14750
Ethylbenzene	SW8260B	12/6/2007	5	1	5.0	ND	µg/Kg	R14750
Toluene	SW8260B	12/6/2007	5	1	5.0	ND	µg/Kg	R14750
Xylenes, Total	SW8260B	12/6/2007	15	1	15	ND	µg/Kg	R14750
Surr: 4-Bromofluorobenzene	SW8260B	12/6/2007	0	1	55.8-141	123	%REC	R14750
Surr: Dibromofluoromethane	SW8260B	12/6/2007	0	1	59.8-148	82.2	%REC	R14750
Surr: Toluene-d8	SW8260B	12/6/2007	0	1	55.2-133	98.8	%REC	R14750
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	ND	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	62.0	%REC	G14748

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3 3-3.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-021
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	2.6	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	250	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	32	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	7.5	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	25	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	5.6	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	42	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	21	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	37	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/6/2007	2	1	2.00	ND	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/6/2007	4	1	4.00	ND	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/6/2007	0	1	28-125	77.9	%REC	R14713

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3 3-3.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-021
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	20	1	20.0	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-Chlor	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
gamma-chlor epoxide	SW8081A	12/6/2007	2	1	2.00	ND	µg/Kg	R14774
Melchlochlor	SW8081A	12/6/2007	5	1	5.00	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	100	1	100	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007	0	1	54.6-127	97.6	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007	0	1	54-122	106	%REC	R14774
Aroclor 1016	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/5/2007	0.2	1	0.200	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/5/2007	0.1	1	0.100	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/5/2007	0	1	63.7-126	101	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/5/2007	0	1	51.7-128	93.2	%REC	R14749

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3 3-3.5
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-021
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Ethylbenzene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Toluene	SW8260B	12/5/2007	5	1	5.0	ND	µg/Kg	R14748
Xylenes, Total	SW8260B	12/5/2007	15	1	15	ND	µg/Kg	R14748
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	55.8-141	90.6	%REC	R14748
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	59.8-148	109	%REC	R14748
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	55.2-133	119	%REC	R14748
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	100	1	100	ND	µg/Kg	G14748
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	56.9-133	60.0	%REC	G14748

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-6 .5-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-023
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Arsenic	SW6010B	12/4/2007	1.7	1	1.7	2.3	mg/Kg	3972
Barium	SW6010B	12/4/2007	5	1	5.0	79	mg/Kg	3972
Beryllium	SW6010B	12/4/2007	2	1	2.0	ND	mg/Kg	3972
Cadmium	SW6010B	12/4/2007	1	1	1.0	1.1	mg/Kg	3972
Chromium	SW6010B	12/4/2007	5	1	5.0	20	mg/Kg	3972
Cobalt	SW6010B	12/4/2007	5	1	5.0	5.8	mg/Kg	3972
Copper	SW6010B	12/4/2007	5	1	5.0	24	mg/Kg	3972
Lead	SW6010B	12/4/2007	1	1	1.0	110	mg/Kg	3972
Molybdenum	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Nickel	SW6010B	12/4/2007	5	1	5.0	32	mg/Kg	3972
Selenium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Silver	SW6010B	12/4/2007	1	1	1.0	ND	mg/Kg	3972
Thallium	SW6010B	12/4/2007	5	1	5.0	ND	mg/Kg	3972
Vanadium	SW6010B	12/4/2007	5	1	5.0	20	mg/Kg	3972
Zinc	SW6010B	12/4/2007	5	1	5.0	79	mg/Kg	3972
Mercury	SW7471A	12/4/2007	0.1	1	0.10	ND	mg/Kg	3973
TPH (Diesel)	SW8015B	12/5/2007	2	4	8.00	ND	mg/Kg	R14713
TPH (Motor Oil)	SW8015B	12/5/2007	4	4	16.0	369	mg/Kg	R14713
Surr: Pentacosane	SW8015B	12/5/2007	0	4	28-125	31.2	%REC	R14713

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: SB-6 .5-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: SOIL
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-023
 Date Prepared: 12/3/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	12/6/2007	0.47	40	18.8	ND	µg/Kg	R14774
4,4'-DDE	SW8081A	12/6/2007	0.476	40	19.0	ND	µg/Kg	R14774
4,4'-DDT	SW8081A	12/6/2007	0.809	40	32.4	ND	µg/Kg	R14774
Aldrin	SW8081A	12/6/2007	0.44	40	17.6	ND	µg/Kg	R14774
alpha-BHC	SW8081A	12/6/2007	0.439	40	17.6	ND	µg/Kg	R14774
alpha-Chlordane	SW8081A	12/6/2007	0.358	40	14.3	ND	µg/Kg	R14774
beta-BHC	SW8081A	12/6/2007	0.364	40	14.6	ND	µg/Kg	R14774
Chlordane	SW8081A	12/6/2007	10	40	400	ND	µg/Kg	R14774
delta-BHC	SW8081A	12/6/2007	0.49	40	19.6	ND	µg/Kg	R14774
Dieldrin	SW8081A	12/6/2007	0.427	40	17.1	ND	µg/Kg	R14774
Endosulfan I	SW8081A	12/6/2007	0.59	40	23.6	ND	µg/Kg	R14774
Endosulfan II	SW8081A	12/6/2007	1.526	40	61.0	ND	µg/Kg	R14774
Endosulfan sulfate	SW8081A	12/6/2007	0.489	40	19.6	ND	µg/Kg	R14774
Endrin	SW8081A	12/6/2007	0.569	40	22.8	ND	µg/Kg	R14774
Endrin aldehyde	SW8081A	12/6/2007	1.028	40	41.1	ND	µg/Kg	R14774
Endrin ketone	SW8081A	12/6/2007	0.401	40	16.0	ND	µg/Kg	R14774
gamma-BHC	SW8081A	12/6/2007	0.396	40	15.8	ND	µg/Kg	R14774
gamma-Chlordane	SW8081A	12/6/2007	0.42	40	16.8	ND	µg/Kg	R14774
lupachlor	SW8081A	12/6/2007	1.1	40	44.0	ND	µg/Kg	R14774
heptachlor epoxide	SW8081A	12/6/2007	0.316	40	12.6	ND	µg/Kg	R14774
Methoxychlor	SW8081A	12/6/2007	0.616	40	24.6	ND	µg/Kg	R14774
Toxaphene	SW8081A	12/6/2007	10	40	400	ND	µg/Kg	R14774
Surr: Decachlorobiphenyl	SW8081A	12/6/2007		40	54.6-127	D	%REC	R14774
Surr: Tetrachloro-m-xylene	SW8081A	12/6/2007		40	54-122	D	%REC	R14774

Note: D - Surrogates diluted out. Reporting limits increased due to the nature of the sample matrix (dark color extract). All compounds reported to the MDL.

Aroclor 1016	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1221	SW8082	12/6/2007	0.2	5	1.00	ND	mg/Kg	R14749
Aroclor 1232	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1242	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1248	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1254	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Aroclor 1260	SW8082	12/6/2007	0.1	5	0.500	ND	mg/Kg	R14749
Surr: Decachlorobiphenyl	SW8082	12/6/2007	0	5	63.7-126	98.7	%REC	R14749
Surr: Tetrachloro-m-xylene	SW8082	12/6/2007	0	5	51.7-128	106	%REC	R14749

Note: Reporting limits increased due to the nature of the sample matrix (dark color extract).

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
µ/L	Microgram per liter (ppb, part per billion).
g/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory. Lab Certificate #

**APPENDIX D – SUMMARY TABLE OF GROUND WATER ANALYTICAL RESULTS
AND LABORATORY DATA SHEETS**

Table 7. Analytical Results of Selected Ground Water Samples - VOCs
(Concentrations in µg/L)

Sample ID	Date	TPHd	TPHo	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	TAME	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene
GW-1	11/30/2007	<277	<554	101	<0.845	1.15	<0.845	<2.54	64.3	<0.845	<0.845	<0.845
GW-2	11/30/2007	<125	<250	606	3.99	3.08	11.5	74.6	72.3	1.45	16.7	41.5
GW-3	11/30/2007	<138	<276	<74	<0.735	1.97	<0.735	<2.20	7.42	<0.735	<0.735	<0.735
Ground Water ESL ¹		100	100	100	1	40	30	20	5	NE	NE	NE
Drinking Water MCL ²		NE	NE	NE	1	150	300	1,750	13	NE	NE	NE

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - November 2007

2 Maximum Contaminant Level (MCL), CDHS - September 2007

< Not detected at or above laboratory reporting limit

NE Not Established

--- Not Analyzed

BOLD Concentration exceeds ESL or MCL

Note: Cyanide and Ethylene Glycol were not detected at or above their respective laboratory reporting limits

Report prepared for: Ron Helm
Cornerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-1
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: WATER
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-003
Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Cyanide	E335.2	12/3/2007	0.03	1	0.030	ND	mg/L	R14715
Ethylene Glycol	SW8015B	12/10/2007	0.005	1	0.0050	ND	% by Volume	R14786
TPH (Diesel)	SW8015B	12/4/2007	0.1	1	0.277	ND	mg/L	R14740
TPH (Motor Oil)	SW8015B	12/4/2007	0.2	1	0.554	ND	mg/L	R14740
Surr: Pentacosane	SW8015B	12/4/2007	0	1	40-120	85.0	%REC	R14740

Note: Reporting limit of diesel increased due to limited sample volume available.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: WATER
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-003
 Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1,1,2-Tetrachloroethane	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
1,1,1-Trichloroethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,1,2,2-Tetrachloroethane	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
1,1,2-Trichloroethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,1-Dichloroethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,1-Dichloroethene	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
1,1-Dichloropropene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2,3-Trichlorobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2,3-Trichloropropane	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
1,2,4-Trichlorobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2,4-Trimethylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2-Dibromo-3-chloropropane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2-Dibromoethane (EDB)	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2-Dichlorobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2-Dichloroethane (EDC)	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,2-Dichloropropane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,3,5-Trimethylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,3-Dichlorobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,3-Dichlorobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
1,4-Dioxane	SW8260B	12/6/2007	5	1.69	8.45	ND	µg/L	W14731
2,2-Dichloropropane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
2-Chloroethyl vinyl ether	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
2-Chlorotoluene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
4-Chlorotoluene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
4-Isopropyltoluene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Acetone	SW8260B	12/6/2007	10	1.69	16.9	ND	µg/L	W14731
Benzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Bromobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Bromochloromethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Bromodichloromethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Bromoform	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
Bromomethane	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
Carbon tetrachloride	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Chlorobenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Chloroform	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Chloromethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
cis-1,2-Dichloroethene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
cis-1,3-Dichloropropene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Dibromochloromethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Dibromomethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Dichlorodifluoromethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Ethyl tert-butyl ether (ETBE)	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Ethylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: WATER
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-003
 Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Freon-113	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
Hexachlorobutadiene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Isopropyl ether (DIPE)	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Isopropylbenzene	SW8260B	12/6/2007	1	1.69	1.69	ND	µg/L	W14731
Methyl tert-butyl ether (MTBE)	SW8260B	12/6/2007	0.5	1.69	0.84	64.3	µg/L	W14731
Methylene chloride	SW8260B	12/6/2007	5	1.69	8.45	ND	µg/L	W14731
Naphthalene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
n-Butylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
n-Propylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
sec-Butylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Styrene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
t-Butyl alcohol (t-Butanol)	SW8260B	12/6/2007	5	1.69	8.45	ND	µg/L	W14731
tert-Amyl methyl ether (TAME)	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
tert-Butylbenzene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Tetrachloroethene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Toluene	SW8260B	12/6/2007	0.5	1.69	0.84	1.15	µg/L	W14731
trans-1,2-Dichloroethene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
trans-1,3-Dichloropropene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Trichloroethene	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Trichlorofluoromethane	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Vinyl chloride	SW8260B	12/6/2007	0.5	1.69	0.84	ND	µg/L	W14731
Xylenes, Total	SW8260B	12/6/2007	1.5	1.69	2.54	ND	µg/L	W14731
Surr: Dibromofluoromethane	SW8260B	12/6/2007	0	1.69	61.2-131	120	%REC	W14731
Surr: 4-Bromofluorobenzene	SW8260B	12/6/2007	0	1.69	64.1-120	105	%REC	W14731
Surr: Toluene-d8	SW8260B	12/6/2007	0	1.69	75.1-127	82.5	%REC	W14731
TPH (Gasoline)	SW8260B(TPH)	12/6/2007	50	1.69	84	101x	µg/L	T14731
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/6/2007	0	1.69	58.4-133	94.8	%REC	T14731

Note: x- Pattern does not match typical gasoline. TPHg result due to the non-target compounds within gasoline range.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: WATER
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-004
 Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Cyanide	E335.2	12/3/2007	0.03	1	0.030	ND	mg/L	R14715
Ethylene Glycol	SW8015B	12/10/2007	0.005	1	0.0050	ND	% by Volume	R14786
TPH (Diesel)	SW8015B	12/4/2007	0.1	1	0.125	ND	mg/L	R14740
TPH (Motor Oil)	SW8015B	12/4/2007	0.2	1	0.250	ND	mg/L	R14740
Surr: Pentacosane	SW8015B	12/4/2007	0	1	40-120	89.0	%REC	R14740

Note: Reporting limit of diesel increased due to limited sample volume available.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: WATER
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-004
 Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1,1,2-Tetrachloroethane	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
1,1,1-Trichloroethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,1,2,2-Tetrachloroethane	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
1,1,2-Trichloroethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,1-Dichloroethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,1-Dichloroethene	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
1,1-Dichloropropene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2,3-Trichlorobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2,3-Trichloropropane	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
1,2,4-Trichlorobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2,4-Trimethylbenzene	SW8260B	12/5/2007	0.5	1	0.50	41.5	µg/L	W14731
1,2-Dibromo-3-chloropropane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2-Dibromoethane (EDB)	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2-Dichlorobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2-Dichloroethane (EDC)	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,2-Dichloropropane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,3,5-Trimethylbenzene	SW8260B	12/5/2007	0.5	1	0.50	16.7	µg/L	W14731
1,3-Dichlorobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,4-Dichlorobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
1,4-Dioxane	SW8260B	12/5/2007	5	1	5.00	ND	µg/L	W14731
2,2-Dichloropropane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
2-Chloroethyl vinyl ether	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
2-Chlorotoluene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
4-Chlorotoluene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
4-Isopropyltoluene	SW8260B	12/5/2007	0.5	1	0.50	0.82	µg/L	W14731
Acetone	SW8260B	12/5/2007	10	1	10.0	ND	µg/L	W14731
Benzene	SW8260B	12/5/2007	0.5	1	0.50	3.99	µg/L	W14731
Bromobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Bromochloromethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Bromodichloromethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Bromoform	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
Bromomethane	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
Carbon tetrachloride	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Chlorobenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Chloroform	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Chloromethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
cis-1,2-Dichloroethene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
cis-1,3-Dichloropropene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Dibromochloromethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Dibromomethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Dichlorodifluoromethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Ethyl tert-butyl ether (ETBE)	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Ethylbenzene	SW8260B	12/5/2007	0.5	1	0.50	11.5	µg/L	W14731

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-2
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: WATER
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-004
Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Freon-113	SW8260B	12/5/2007	1	1	1.00	ND	µg/L	W14731
Hexachlorobutadiene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Isopropyl ether (DIPE)	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Isopropylbenzene	SW8260B	12/5/2007	1	1	1.00	1.60	µg/L	W14731
Methyl tert-butyl ether (MTBE)	SW8260B	12/5/2007	0.5	1	0.50	72.3	µg/L	W14731
Methylene chloride	SW8260B	12/5/2007	5	1	5.00	ND	µg/L	W14731
Naphthalene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
n-Butylbenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
n-Propylbenzene	SW8260B	12/5/2007	0.5	1	0.50	6.44	µg/L	W14731
sec-Butylbenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Styrene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
t-Butyl alcohol (t-Butanol)	SW8260B	12/5/2007	5	1	5.00	ND	µg/L	W14731
tert-Amyl methyl ether (TAME)	SW8260B	12/5/2007	0.5	1	0.50	1.45	µg/L	W14731
tert-Butylbenzene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Tetrachloroethene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Toluene	SW8260B	12/5/2007	0.5	1	0.50	3.08	µg/L	W14731
trans-1,2-Dichloroethene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
trans-1,3-Dichloropropene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Trichloroethene	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Trichlorofluoromethane	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Vinyl chloride	SW8260B	12/5/2007	0.5	1	0.50	ND	µg/L	W14731
Xylenes, Total	SW8260B	12/5/2007	1.5	1	1.50	74.6	µg/L	W14731
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1	61.2-131	124	%REC	W14731
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1	64.1-120	113	%REC	W14731
Surr: Toluene-d8	SW8260B	12/5/2007	0	1	75.1-127	114	%REC	W14731
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	50	1	50	606x	µg/L	T14731
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1	58.4-133	86.2	%REC	T14731

Note:x- Although TPHg as gasoline compounds are present, pattern does not match typical gasoline. TPHg result elevated due to the non-target compounds within gasoline range.

Report prepared for: Ron Helm
Cornerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: GW-3
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: WATER
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-005
Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Cyanide	E335.2	12/3/2007	0.03	1	0.030	ND	mg/L	R14715
Ethylene Glycol	SW8015B	12/10/2007	0.005	1	0.0050	ND	% by Volume	R14786
TPH (Diesel)	SW8015B	12/4/2007	0.1	1	0.138	ND	mg/L	R14740
TPH (Motor Oil)	SW8015B	12/4/2007	0.2	1	0.276	ND	mg/L	R14740
Surr: Pentacosane	SW8015B	12/4/2007	0	1	40-120	82.0	%REC	R14740

Note: Reporting limit of diesel increased due to limited sample volume available.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: WATER
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-005
 Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1,1,2-Tetrachloroethane	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
1,1,1-Trichloroethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,1,2,2-Tetrachloroethane	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
1,1,2-Trichloroethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,1-Dichloroethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,1-Dichloroethene	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
1,1-Dichloropropene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2,3-Trichlorobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2,3-Trichloropropane	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
1,2,4-Trichlorobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2,4-Trimethylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2-Dibromo-3-chloropropane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2-Dibromoethane (EDB)	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2-Dichlorobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2-Dichloroethane (EDC)	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,2-Dichloropropane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,3,5-Trimethylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,3-Dichlorobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,4-Dichlorobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,4-Dioxane	SW8260B	12/5/2007	5	1.47	7.35	ND	µg/L	W14731
2,2-Dichloropropane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
2-Chloroethyl vinyl ether	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
2-Chlorotoluene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
4-Chlorotoluene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
4-Isopropyltoluene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Acetone	SW8260B	12/5/2007	10	1.47	14.7	ND	µg/L	W14731
Benzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Bromobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Bromochloromethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Bromodichloromethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Bromoform	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
Bromomethane	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
Carbon tetrachloride	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Chlorobenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Chloroform	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Chloromethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
cis-1,2-Dichloroethene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
cis-1,3-Dichloropropene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Dibromochloromethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Dibromomethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Dichlorodifluoromethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Ethyl tert-butyl ether (ETBE)	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Ethylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731

These analyses were performed according to State
 California Environmental Laboratory
 Accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007
 Date Reported: 12/12/2007

Client Sample ID: GW-3
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: WATER
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-005
 Date Prepared: 12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Freon-113	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
Hexachlorobutadiene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Isopropyl ether (DIPE)	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Isopropylbenzene	SW8260B	12/5/2007	1	1.47	1.47	ND	µg/L	W14731
Methyl tert-butyl ether (MTBE)	SW8260B	12/5/2007	0.5	1.47	0.74	7.42	µg/L	W14731
Methylene chloride	SW8260B	12/5/2007	5	1.47	7.35	ND	µg/L	W14731
Naphthalene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
n-Butylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
n-Propylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
sec-Butylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Styrene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
t-Butyl alcohol (t-Butanol)	SW8260B	12/5/2007	5	1.47	7.35	ND	µg/L	W14731
tert-Amyl methyl ether (TAME)	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
tert-Butylbenzene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Tetrachloroethene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Toluene	SW8260B	12/5/2007	0.5	1.47	0.74	1.97	µg/L	W14731
trans-1,2-Dichloroethene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
trans-1,3-Dichloropropene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,1-Dichloroethene	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
1,1-Dichlorofluoromethane	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Vinyl chloride	SW8260B	12/5/2007	0.5	1.47	0.74	ND	µg/L	W14731
Xylenes, Total	SW8260B	12/5/2007	1.5	1.47	2.20	ND	µg/L	W14731
Surr: Dibromofluoromethane	SW8260B	12/5/2007	0	1.47	61.2-131	130	%REC	W14731
Surr: 4-Bromofluorobenzene	SW8260B	12/5/2007	0	1.47	64.1-120	99.8	%REC	W14731
Surr: Toluene-d8	SW8260B	12/5/2007	0	1.47	75.1-127	123	%REC	W14731
TPH (Gasoline)	SW8260B(TPH)	12/5/2007	50	1.47	74	ND	µg/L	T14731
Surr: 4-Bromofluorobenzene	SW8260B(TPH)	12/5/2007	0	1.47	58.4-133	59.4	%REC	T14731

**APPENDIX E – SUMMARY TABLE OF SOIL GAS ANALYTICAL RESULTS AND
LABORATORY DATA SHEETS**

Table 5. Analytical Results of Selected Soil Vapor Samples - VOCs
(Concentrations in $\mu\text{g}/\text{m}^3$)

Sample ID	Date	1,2,4- Trimethylbenzene	2-Butanone (MEK)	4-Ethyl Toluene	Acetone	Benzene	Carbon Disulfide	o-xylene	PCE	Toluene
SV-1	11/30/2007	8.1	<2.6	6.5	<17	3.6	<2.7	5.5	<5.9	140
SV-2	11/30/2007	13	13	8.1	150	4.5	7.5	6.3	21	34
Residential ESL ¹		NE	1,000,000	NE	660,000	84	NE	NE	410	63,000
Commercial ESL ¹		NE	2,900,000	NE	1,800,000	280	NE	NE	1,400	180,000
Residential CHHSL ²		NE	NE	NE	NE	36.2	NE	NE	180	135,000
Commercial CHHSL ²		NE	NE	NE	NE	122	NE	NE	603	378,000

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - November 2007

2 California Human Health Screening Level (CHHSL), CalEPA - January 2005

< Not detected at or above laboratory reporting limit

NE Not Established

Table 6. Analytical Results of Selected Soil Vapor Samples - Leak Detection Parameters
(Concentrations in percent, unless stated otherwise)

Sample ID	Date	Carbon Dioxide	Methane	Oxygen	Propanol*
SV-1	11/30/2007	<0.074	<0.0015	19	<29
SV-2	11/30/2007	<0.055	<0.0011	20	<29

< Not detected at or above laboratory reporting limit

* reported in $\mu\text{g}/\text{m}^3$



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Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Ron Helm
Cornerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SV-1
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: AIR
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-001
Date Prepared: 12/5/2007-12/11/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Carbon Dioxide	ASTM D-1946	12/11/2007	0.025	2.96	0.074	ND	%	R14785
Methane	ASTM D-1946	12/11/2007	0.0005	2.96	0.0015	ND	%	R14785
Oxygen	ASTM D-1946	12/11/2007	0.025	2.96	0.074	19	%	R14785

Note: Due to low initial pressure in a Summa canister sample was diluted prior to the analysis by addition of argon.

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SV-1
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: AIR
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-001
Date Prepared: 12/5/2007-12/11/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1 - Dichloroethene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,1,1,2-Tetrachloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,1,1-Trichloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,1,2,2-Tetrachloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,1,2-Trichloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,1-Dichloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,2,4-Trichlorobenzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,2,4-Trimethylbenzene	TO-15	12/5/2007	0.5	1.75	0.88	1.6	ppbv	R14719
1,2-Dibromoethane(Ethylene dibromide)	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,2-Dichlorobenzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,2-Dichloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,2-Dichloropropane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,2-dichlorotetrafluoroethane(F114)	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,3,5-Trimethylbenzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,3-Butadiene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,3-Dichlorobenzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,4-Dichlorobenzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
1,4-Dioxane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
2-Butanone (MEK)	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
2-Hexanone	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
4-Ethyl Toluene	TO-15	12/5/2007	0.5	1.75	0.88	1.3	ppbv	R14719
4-Methyl-2-Pentanone (MIBK)	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Acetone	TO-15	12/5/2007	4	1.75	7.0	ND	ppbv	R14719
Benzene	TO-15	12/5/2007	0.5	1.75	0.88	1.1	ppbv	R14719
Benzyl Chloride	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Bromodichloromethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Bromoform	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Bromomethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Carbon Disulfide	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Carbon Tetrachloride	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Chlorobenzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Chloroethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Chloroform	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Chloromethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
cis-1,2-dichloroethene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
cis-1,3-Dichloropropene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Dibromochloromethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Dichlorodifluoromethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Ethyl Acetate	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Ethyl Benzene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Freon 113	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Hexachlorobutadiene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719

These analyses were performed according to State
California Environmental Laboratory
Accreditation program, Certificate # 1991

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007

Date Reported: 12/12/2007

Client Sample ID: SV-1
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: AIR
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-001
 Date Prepared: 12/5/2007-12/11/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Hexane	TO-15	12/5/2007	1	1.75	1.8	ND	ppbv	R14719
Isopropanol	TO-15	12/5/2007	4	1.75	7.0	ND	ppbv	R14719
m,p-Xylene	TO-15	12/5/2007	0.5	1.75	0.88	4.2	ppbv	R14719
Methylene Chloride	TO-15	12/5/2007	1	1.75	1.8	ND	ppbv	R14719
MTBE	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Naphthalene	TO-15	12/5/2007	5	1.75	8.8	ND	ppbv	R14719
o-xylene	TO-15	12/5/2007	0.5	1.75	0.88	1.3	ppbv	R14719
Styrene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Tetrachloroethene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Tetrahydrofuran	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Toluene	TO-15	12/5/2007	0.5	1.75	0.88	37	ppbv	R14719
trans-1,2-Dichloroethene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Trichloroethene	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Trichlorofluoromethane	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Vinyl Acetate	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Vinyl Chloride	TO-15	12/5/2007	0.5	1.75	0.88	ND	ppbv	R14719
Surr: 4-Bromofluorobenzene	TO-15	12/5/2007	0	1.75	50-150	107	%REC	R14719

Note: Due to low initial pressure in a Summa canister sample was diluted prior to the analysis by addition of argon.

Report prepared for: Ron Helm
Comerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SV-2
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: AIR
Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-002
Date Prepared: 12/5/2007-12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Carbon Dioxide	ASTM D-1946	12/10/2007	0.025	2.19	0.055	ND	%	R14785
Methane	ASTM D-1946	12/10/2007	0.0005	2.19	0.0011	ND	%	R14785
Oxygen	ASTM D-1946	12/10/2007	0.025	2.19	0.055	20	%	R14785

Note: Due to low initial pressure in a Summa canister sample was diluted prior to the analysis by addition of argon.

Report prepared for: Ron Helm
 Cornerstone Earth Group

Date Received: 11/30/2007

Date Reported: 12/12/2007

Client Sample ID: SV-2
 Sample Location: Ace Auto Wreckers, Mowry Ave,
 Sample Matrix: AIR
 Date/Time Sampled 11/30/2007

Lab Sample ID: 0711154-002
 Date Prepared: 12/5/2007-12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1 - Dichloroethene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,1,1,2-Tetrachloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,1,1-Trichloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,1,2,2-Tetrachloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,1,2-Trichloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,1-Dichloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2,4-Trichlorobenzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2,4-Trimethylbenzene	TO-15	12/5/2007	0.5	1.78	0.89	2.6	ppbv	R14719
1,2-Dibromoethane(Ethylene dibromide)	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2-Dichlorobenzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2-Dichloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2-Dichloropropane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2-dichlorotetrafluoroethane(F114)	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,3,5-Trimethylbenzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,3-Butadiene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,3-Dichlorobenzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,1-Dichlorobenzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
1,2-Dioxane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
2-Butanone (MEK)	TO-15	12/5/2007	0.5	1.78	0.89	4.4	ppbv	R14719
2-Hexanone	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
4-Ethyl Toluene	TO-15	12/5/2007	0.5	1.78	0.89	1.7	ppbv	R14719
4-Methyl-2-Pentanone (MIBK)	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Acetone	TO-15	12/5/2007	4	1.78	7.1	64	ppbv	R14719
Benzene	TO-15	12/5/2007	0.5	1.78	0.89	1.4	ppbv	R14719
Benzyl Chloride	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Bromodichloromethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Bromoform	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Bromomethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Carbon Disulfide	TO-15	12/5/2007	0.5	1.78	0.89	2.4	ppbv	R14719
Carbon Tetrachloride	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Chlorobenzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Chloroethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Chloroform	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Chloromethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
cis-1,2-dichloroethene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
cis-1,3-Dichloropropene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Dibromochloromethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Dichlorodifluoromethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Ethyl Acetate	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Ethyl Benzene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Freon 113	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Hexachlorobutadiene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719

These analyses were performed according to State
 California Environmental Laboratory
 accreditation program, Certificate # 1991

Report prepared for: Ron Helm
Cornerstone Earth Group

Date Received: 11/30/2007
Date Reported: 12/12/2007

Client Sample ID: SV-2
Sample Location: Ace Auto Wreckers, Mowry Ave,
Sample Matrix: AIR
Date/Time Sampled 11/30/2007

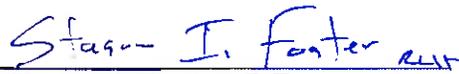
Lab Sample ID: 0711154-002
Date Prepared: 12/5/2007-12/10/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Hexane	TO-15	12/5/2007	1	1.78	1.8	ND	ppbv	R14719
Isopropanol	TO-15	12/5/2007	4	1.78	7.1	8.8	ppbv	R14719
m,p-Xylene	TO-15	12/5/2007	0.5	1.78	0.89	4.9	ppbv	R14719
Methylene Chloride	TO-15	12/5/2007	1	1.78	1.8	ND	ppbv	R14719
MTBE	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Naphthalene	TO-15	12/5/2007	5	1.78	8.9	ND	ppbv	R14719
o-xylene	TO-15	12/5/2007	0.5	1.78	0.89	1.5	ppbv	R14719
Styrene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Tetrachloroethene	TO-15	12/5/2007	0.5	1.78	0.89	3.1	ppbv	R14719
Tetrahydrofuran	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Toluene	TO-15	12/5/2007	0.5	1.78	0.89	8.9	ppbv	R14719
trans-1,2-Dichloroethene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Trichloroethene	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Trichlorofluoromethane	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Vinyl Acetate	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Vinyl Chloride	TO-15	12/5/2007	0.5	1.78	0.89	ND	ppbv	R14719
Surr: 4-Bromofluorobenzene	TO-15	12/5/2007	0	1.78	50-150	106	%REC	R14719

Note: Due to low initial pressure in a Summa canister sample was diluted prior to the analysis by addition of argon.

Type of Services	Phase I Environmental Site Assessment
Location	7400 and 7550 Mowry Avenue Newark, California
Client	David J. Powers & Associates
Client Address	1885 The Alameda, Suite 204 San Jose, California 95126
Project Number	118-3-2
Date	October 8, 2007

Prepared by


Stason I. Foster, P.E.
Senior Project Engineer


Ron L. Helm, C.E.G., R.E.A. II
Principal Geologist



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APPENDIX C – HISTORIC AERIAL PHOTOGRAPHS AND MAPS

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Type of Services	Phase I Environmental Site Assessment
Location	7400 and 7550 Mowry Avenue Newark, California

SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 7400 and 7550 Mowry Avenue in Newark, California (Site) as shown on Figures 1 and 2. This work was performed for David J. Powers & Associates. Cornerstone Earth Group, Inc. (Cornerstone) understands that David J. Powers & Associates is preparing an environmental impact report (EIR) for the Newark Area 3 and 4 Specific Plan.

The Site is located in Area 4, which is bounded by the UP railroad tracks to the northeast, Mowry Avenue to the northwest, Mowry Slough to the southwest, and a landfill along with undeveloped land to the southeast. Area 4 will be developed for three primary uses: new and existing wetlands, an 18-hole championship golf course, and approximately 75-acres of single-family homes.

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-05 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-05, the term Recognized Environmental Condition means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water on the property.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- One reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.

- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses, including the current and past Site owners, and the current and past Site operator(s).
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by David J. Powers & Associates, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed by Stason I. Foster, P.E., under the oversight of Ron L. Helm, C.E.G., R.E.A. II, environmental professionals who meet the ASTM E 1527-05 qualifications.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based on information provided by David J. Powers & Associates and HMM Engineers.

Table 1. Location and Ownership

Assessor's Parcel No. (APN) and parcel size*	537-850-001-11 (13.77 acres) 537-850-001-13 (5 acres) 537-850-002 (9.54 acres)
Reported Address/Location	7400 and 7550 Mowry Avenue Newark, California 94560
Owners 7400 Mowry Avenue, Newark, CA APN 537-0850-002	Lands of Pick-N-Pull: 1/10 ownership Lands of A. Silva: 1/5 ownership Lands of R. Ellwanger: 1/5 ownership Lands of M. Tolbertson: 1/5 ownership Lands of J. Ellwanger: 1/10 ownership Lands of O. Ellwanger: 1/5 ownership
Owners 7400 Mowry Avenue, Newark, CA APN 537-0850-001-11	Lands of Pick-N-Pull: 1/8 ownership Lands of M. Tolbertson: 1/4 ownership Lands of J. Ellwanger: 1/8 ownership Lands of O. Ellwanger: 1/4 ownership
Owners APN 537-0850-001-13 7550 Mowry Avenue, Newark, CA	Lands of Alfred C. Nunes: Full ownership

*Information obtained from Alameda County Assessor's Office

For ease of discussion, APN 537-0850-002 (7400 Mowry Avenue, undeveloped parcel) will be termed Parcel 1; APN 537-0850-001-11 (7400 Mowry Avenue, auto wrecking yard) will be termed Parcel 2; and APN 537-0850-001-13 (7550 Mowry Avenue, auto wrecking yard) will be termed Parcel 3.

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Undeveloped land and automobile dismantling operations
Proposed Use	Not yet established

2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity consists of undeveloped land, as well as auto wrecking facilities and salt evaporation ponds. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Site Uses

Northeast	Undeveloped
Northwest	Salt evaporation ponds
Southeast	Undeveloped
Southwest	Ace Auto Wreckers

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is David J. Powers & Associates.

3.1 CHAIN OF TITLE

A chain-of-title was not provided for our review.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information regarding environmental liens or activity and use limitations (AULs) was provided for our review.

3.3 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The ASTM Standard requires that if the User is aware of any specialized knowledge and/or commonly known or reasonably ascertainable information within the local community about the Site that is material to Recognized Environmental Conditions, such as environmental liens, a significantly lower purchase price due to the property being affected by hazardous materials, or other conditions that are material to Recognized Environmental Conditions in connection with the Site, it is the User's responsibility to communicate such information to the environmental professional. Based on information provided by or discussions with David J. Powers & Associates, we understand that David J. Powers & Associates does not have such specialized knowledge and/or commonly known or reasonably ascertainable information regarding the Site.

3.4 DOCUMENTS PROVIDED BY DAVID J. POWERS & ASSOCIATES

To help evaluate the presence of Recognized Environmental Conditions at the Site, Cornerstone reviewed and relied upon the documents provided by David J. Powers & Associates listed in the following sections. Section 3.4.1 pertains to the project Site, while Sections 3.4.2 and 3.4.3 provide information regarding adjacent or nearby parcels. Please note that Cornerstone cannot be liable for the accuracy of the information presented in these documents. Information presented in these documents is summarized below. The complete reports should, however, be reviewed for additional details; copies are attached in the Appendix.

3.4.1 Able Auto Wrecking Yard/Pick-N-Pull Auto Dismantlers

Wahler Associates. December 22, 1988. *Environmental Survey for the Able Auto Wrecking Yard at the Heath/Rogers Property East of Mowry Avenue in Newark, California*

The above report provides a discussion of a soil quality and ground water quality investigation performed at the Able Auto Wrecking Yard (Parcel 2). We understand that Able Auto Wreckers was acquired by the current Site occupant (Pick-N-Pull Auto Dismantlers) in 1996.

Wahler Associates (WA) was retained by Valwest Development to conduct an environmental investigation for the auto junkyard portion of the Heath/Rogers property

east of Mowry Avenue. The property owners reported to WA that underground storage tanks (USTs) have never existed beneath the junkyard.

The investigation by WA included collection of soil samples from ten borings and the installation and sampling of three ground water monitoring wells. Ground water samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), low to medium boiling point petroleum hydrocarbons, benzene, toluene, ethylbenzene and xylenes (BTEX), cyanide, and lead. Soil samples, collected at depths ranging from approximately 1 to 5 feet, were selectively analyzed for the above listed compounds as well as for pesticides, pH and PCBs.

The soil sample analyses detected only total recoverable petroleum hydrocarbons (TRPH) at concentrations ranging from 4 to 520 ppm. In ground water, only cyanide was detected in one well at a concentration of 96 ppb.

Wahler Associates recommended that additional soil and ground water sampling be performed at the Site.

3.4.2 10-Acre Parcel, Mowry Avenue (Tolbertson Property)

PES Environmental, Inc. (PES). November 20, 2006. *Summary of Environmental Conditions, 10-Acre Parcel, Mowry Avenue, Newark, California*

Based on the above report, this off-Site 10-acre parcel (Lands of Newark Partners, APN 537-0850-001-02) is located at the southwestern terminus of Mowry Avenue and is near the southwest boundary of the Site. It is located immediately to the south of the Ace Auto Wreckers facility (APN 537-0850-001-12) (see Figure 2). It was primarily vacant in 2006 but has historically been used since approximately 1980 for vehicle dismantling and storage activities. Fill reportedly was placed on the parcel between the late 1950s and early 1960s. Debris or soil mixed with debris was encountered on approximately 7 acres of the parcel, ranging in thickness from approximately 2 to 10 feet. It was reported that the landfilling/debris disposal may have been conducted by a former entity referred to as the East Bay Disposal Company (EBDC). PES requested file review information for this parcel from the Alameda County Water District (ACWD) and the Alameda County Office of Solid and Medical Waste Management. There reportedly was no regulatory information or files associate with this parcel.

Soil and ground water quality investigations performed by PES at the 10-acre property included the excavation of test pits, advancement of borings and the installation of six ground water monitoring wells. Debris was encountered that was reported as being predominantly non-hazardous, such as tires, paper, glass, metal, cardboard, aluminum, toys, plastic and wood; it was reportedly mixed with soil and ranged from approximately 5 to 90 percent by volume. Ground water was reported to be at depths ranging from 4½ to 8½ feet.

Oil and diesel range petroleum hydrocarbons (TPHmo and TPHd) were detected in soil at concentrations up to 440 and 58 ppm, respectively. Additionally, several metals were reported at concentrations exceeding environmental screening levels (ESLs) established for residential site use. No VOCs, SVOCs or pesticides were detected in soil samples. Methane was detected in debris at one location at a concentration of 8 percent, which exceeds the Lower Explosive Limit (LEL) of 5 percent.

Various VOCs and petroleum hydrocarbons were detected in grab ground water samples. PES reported that the detected constituents were found in relatively low concentrations and were generally below the Regional Water Quality Control Board (RWQCB) ESLs for protection of estuarine surface water bodies (*i.e.*, the adjacent sloughs next to the parcel). Contaminants that exceeded their respective ESLs, included TPHmo detected at concentrations up to 2,000 ppb, TPHd at up to 730 ppb, and TPH as kerosene at up to 760 ppb.

Similar contaminants were detected in ground water samples collected from monitoring wells. All of the organic contaminant analytes detected in monitoring well samples were reported as being below their respective ESLs with the exception of one of the TPHmo results (1,100 ppb in MW-6) and TPHd (810 ppb in MW-3). Five metals (barium, cobalt, copper, nickel and zinc) were detected at concentrations that exceeded their respective ESLs, but PES noted that most were within typical background concentration ranges. The likely sources of these contaminants were reported as the historic automobile dismantling activities and/or the debris fill.

The parcel has reportedly been placed on the Spills, Leaks, Investigation and Cleanup (SLIC) list and is being overseen by the ACWD. Quarterly ground water monitoring was recommended by PES to help establish trends in contaminant concentrations. PES also recommended that input be obtained from the ACWD prior to purchasing the parcel to evaluate regulatory requirements that may be imposed. Additionally, PES noted that the possible presence of methane resulting from debris should be considered and indicated that additional monitoring would be prudent.

3.4.3 101-Acre Heath Property, Mowry Avenue

PES Environmental, Inc. (PES). September 11, 2006. *Phase I Environmental Site Assessment, 101-Acre Heath Property, Mowry Avenue, Newark, California*

Based on the above report, this off-Site 101-acre property is adjacent to the east and northeast of the Site (see Figure 2). The parcel is reported to have been used for agricultural purposes from at least 1939 through the 1990s, except for the southern portion of the parcel that is indicated to consist of wetlands. Evidence of ponded water also was reported on the western portion of the parcel.

PES interviewed Mr. Heath, the property owner, who indicated that soil was temporarily placed near the entrance to the parcel from Mowry Avenue during the 1990s; he stated that sampling indicated that the soil was "clean" and that the work was done with City approval. Based on further research, PES reported that the soil was imported from an off-property location and contained heavy fraction petroleum hydrocarbons that were part of a bioremediation project. Testing in 1994 reportedly detected no gasoline, benzene, toluene or xylenes. Subsequently, the soil was reportedly removed from the parcel with oversight provided by the City of Newark Fire Department.

PES recommended that a Phase II investigation be performed to evaluate the potential effects of historical activities, including the former temporary soil stockpiles, possible historical pesticide/herbicide use, and impacts to soil and ground water as a result of auto dismantling activities on the adjacent property.

PES Environmental, Inc. (PES). September 25, 2006. *Phase II Investigation Report, 101-Acre Heath Property, Mowry Avenue, Newark, California*

The above report provides a discussion of the tasks recommended by PES in the prior Phase I report. The work performed included the collection of soil samples at 50 locations from a depth of approximately 6 to 12 inches (deeper samples also were collected), the collection of grab ground water samples from four locations near the adjacent auto dismantler facility, the collection of four surface soil samples (surface to 6 inch depth) from adjacent to the fence line bordering the auto dismantler facility, and four additional surface soil samples from the area believed to have been used for stockpiling imported soil during the 1990s.

Twenty-five, 2-point composite soil samples were analyzed for organochlorine pesticides, lead and arsenic. Detected concentrations of lead (up to 18 ppm) and arsenic (up to 18 ppm) were reported by PES to be representative of background conditions.

Ten organochlorine pesticides were detected in one or more composite soil samples. Endrin, 4,4'-DDT, 4,4'-DDD, 4,4'-DDE and toxaphene were most commonly detected. Only toxaphene (at up to 1,700 ppb) was detected in composite samples at concentrations exceeding residential screening levels (i.e., the EPA residential Preliminary Remediation Goal [PRG] or the residential California Human Health Screening Level for [CHHSL] published by the California Environmental Protection Agency).

Six discrete samples were additionally analyzed in an attempt to characterize the vertical extent of impacted soil. The deeper samples (12 to 18 inch depth) collected beneath the six composites with the highest concentrations of toxaphene were analyzed for organochlorine pesticides. Toxaphene was detected in all six discrete samples at concentrations ranging from 870 to 3,100 ppb; all concentrations exceeded the PRG of 440 ppb and the CHHSL of 460 ppb. Additionally, dieldrin was detected in one sample at 85 ppb, which exceeds the PRG and CHHSL of 30 and 35 ppb, respectively.

TPHg, TPPHd and TPHmo were not detected in grab ground water samples. Benzene and toluene were detected in two of four grab ground water samples at concentrations of up to 1.5 and 0.9 ppb, respectively. VOC analyses detected acetone in one sample at 17 ppb. PES reported that none of these concentrations exceed the applicable ground water or surface water ESLs and that none of these detections are expected to require remediation.

TPHd and TPHmo were detected in all surface soil samples at up to 200 and 920 ppm, respectively. Concentrations of TPHd and TPHmo detected in one of the eight samples exceed the residential ESLs of 100 and 500 ppm, respectively. TPHg was not detected. Metal concentrations detected in surface soil were report by PES to likely be representative of background conditions.

PES concluded that, depending upon development plans, impacted soil identified at the parcel may need to be further addressed.

3.5 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

We understand that David J. Powers & Associates is preparing an environmental impact report (EIR) for the Newark Area 3 and 4 Specific Plan. The Site is located in Area 4.

We performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

SECTION 4: RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone contracted with a firm specializing in the computerized search of environmental regulatory databases to evaluate the likelihood of contamination incidents at and near the Site. The databases and search distances were in general accordance with the requirements of ASTM E 1527-05. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are presented in the Appendix. Reported on-Site and nearby hazardous materials spill incidents are listed in Table 4.

Table 4. Reported On-Site and Nearby Hazardous Materials Spill Incidents

Facility Name and Address	Map I.D.	Comments
Able Auto Wreckers 7400 Mowry Avenue	E12 and E14	Listed on the Spills, Leaks, Investigation and Cleanup (SLIC) database. Listed as an open case.
Tolbertson Property (i.e., 10-acre Mowry Avenue parcel)	Not Mapped	Listed on the SLIC database indicated as being located at the terminus of Mowry Avenue. The facility status was not reported.

In addition to the spill incidents listed above, Pick-N-Pull Auto Dismantlers and Able Auto Wreckers were listed as facilities that handle hazardous materials.

Based on the information presented in the agency database report, no off-Site facilities were reported that appeared likely to significantly impact ground water beneath the Site. The potential for impact was based on the types of incidents, the location of the reported incidents in relation to the Site and the assumed ground water flow direction.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.2.1 City and County Agency File Review

Cornerstone requested available files pertaining to 7400 and 7550 Mowry Avenue at the following public agencies; the Newark Building Department (NBD), Newark Fire Department (NFD), and the Alameda County Environmental Health Department (ACEHD). The information reviewed is briefly summarized in Table 5. A representative of the ACEHD reported that they had no files pertaining to the Site.

Table 5. File Review Information

Agency Name	Date	Site Occupant/ Address	Remarks
7400 Mowry Avenue (Parcel 1)			
NBD	1981	RV Park Address listed as 7400 Mowry Avenue	Permit for preliminary grading not to exceed 4 inches of aggregate fill. A volume of 620 cubic yards is indicated. The parcel APN number is listed as 537-850-2 and noted to be 250 feet southwest of the railroad tracks.
7400 Mowry Avenue (Parcel 2)			
NBD	1986 to 1991	Able Auto Wreckers 7400 Mowry Avenue	Various building and electrical permits, certificate of occupancy and conditional use permit indicating occupancy by Able Auto Wreckers.
NFD	1988	Able Auto Wreckers 7400 Mowry Avenue	Fire incident report indicating that a fire occurred at the gasoline tank storage area and that flammable liquids were present on the ground.
NFD	1988	Able Auto Wreckers 7400 Mowry Avenue	Violation notice from County Department of Environmental Health noting discolored soil at numerous areas in the yard and where empty gasoline tanks are stored. A corrective action plan was required.
NFD	1988	Able Auto Wreckers 7400 Mowry Avenue	Hand written notes discussing soil sampling performed by TMA/Norcal on August 24, 1988. The notes discuss suspicions that the samples may not have been collected from the desired location (i.e., the location of a former fire). It is noted that some contaminated soil was placed in a dump truck, but a larger quantity of contaminated soil had previously been observed. Suspicions that contaminated soil was "buried, moved around or scraped under" are discussed.
NFD	1988 to 1994	Able Auto Wreckers 7400 Mowry Avenue	Various hazardous materials inspection reports noting violations for open containers, improper labeling and lack of proper recordkeeping. The storage of various automotive related hazardous materials is indicated. Notes on a 1988 inspection report state that "there are many areas in yard where the soil is contaminated with waste oil." It is also stated that oily soil was removed and stockpiled; a concrete pad was then poured over the scraped soil area.
NBD	1992	Able Auto Wreckers 7400 Mowry Avenue	Grading permit allowing the placement of 10,000 cubic yards of "clean fill", not to exceed 1 foot in depth in a 1 to 2 year period.
NFD	1992	Able Auto Wreckers 7400 Mowry Avenue	Hazardous Materials Business Plan (HMBP). The chemical inventory lists the following items and maximum daily quantities: oil (200 gallons), waste anti-freeze (70 gallons), batteries (40 batteries), freon (15 gallons) and waste oil (220 gallons).
NFD	1995	Able Auto Wreckers 7400 Mowry Avenue	Hazardous materials inspection reports stating that "evidence of spillage on ground should be picked up." Waste oil, anti-freeze, oil filters, batteries, freon and spent absorbent are noted as being stored.

Continued.

Table 5, continued.

Agency Name	Date	Site Occupant/ Address	Remarks
NFD	1996	Pick-N-Pull Auto Dismantlers 7400 Mowry Avenue	Storm water pollution prevention plan states the following: The facility is graded so that storm water flows into two ponds along the south side of the property; "booms" are noted to be used on the ponds. All salvaged cars are drained of fluids in a building with a concrete pad prior to being made available to customers. Drained fluids are stored in tanks with secondary containment.
NFD	1997 to 2007	Pick-N-Pull Auto Dismantlers 7400 Mowry Avenue	Various hazardous materials storage permits and inspection reports noting violations for improper labeling and recordkeeping. The storage of various automotive related hazardous materials is indicated.
NFD	2002	Pick-N-Pull Auto Dismantlers 7400 Mowry Avenue	Spill Prevention, Control and Countermeasure Plan (SPCC) indicating the presence of the following above ground storage facilities: four 310-gallon waste oil tanks, four 125-gallon waste coolant tanks, two 55-gallon drums of new oil, two concrete-vaulted, 3-compartment tanks containing gasoline, and a 500-gallon concrete vaulted tank containing diesel. All storage is noted to be secondarily contained.
NFD	2007	Pick-N-Pull Auto Dismantlers 7400 Mowry Avenue	HMBP listing the following chemical inventory and maximum daily quantities: brake fluid (110 gallons), oily absorbent/dirt (825 gallons), lead acid batteries (900 batteries), anti-freeze (500 gallons), motor oil (110 gallons), waste oil (1,240 gallons), diesel fuel (500 gallons), Freon (600 pounds), gasoline (1,500 gallons) and used oil filters (220 gallons). Most of the above items are noted to be stored in steel drums. The diesel, gasoline and waste oil are noted to be stored in above ground tanks.
7550 Mowry Avenue (Parcel 3)			
NBD	1980	Little Al's Auto Wreckers 7550 Mowry Avenue	Memorandum from planning director and various permits pertaining to the construction of a 12,000 sq. ft. building for office and warehouse use at an existing wrecking yard. The wrecking yard is noted to have been granted a Fremont conditional use permit in 1966. The property reportedly was annexed to Newark in 1979. Mr. Alfred Nunes is listed as owner of Little Al's Auto Wreckers.
NFD	1988 and 1992	Little Al's Auto Wreckers 7550 Mowry Avenue	Annual use permits indicating occupancy by Little Al's Auto Wreckers.
NFD	1991 to 1995	Little Al's Auto Wreckers 7550 Mowry Avenue	Various hazardous materials inspection reports noting the storage of automotive related hazardous materials. Violations for open containers, improper labeling and lack of proper recordkeeping are indicated.
NFD	1992	Little Al's Auto Wreckers 7550 Mowry Avenue	Hand drawn sketch showing a 12,000 sq. ft. building on-site. Able Auto Wreckers and Ace Auto Wreckers are shown to the north and south, respectively.
NFD	2001 to 2006	Pick-N-Pull Auto Dismantlers 7550 Mowry Avenue	Various hazardous materials inspection reports noting that hazardous material previously stored at this address were moved to 7400 Mowry Avenue.

Continued.

Table 5, continued.

Agency Name	Date	Site Occupant/ Address	Remarks
NFD	2007	Pick-N-Pull Auto Dismantlers 7550 Mowry Avenue	HMBP listing the following chemical inventory and maximum daily quantities: waste oil (110 gallons), anti-freeze (110 gallons), hydraulic oil (165 gallons), motor oil (165 gallons), gasoline (quantity not listed), freon (quantity not listed), lead acid batteries (quantity not listed). Most of the above items are noted to be stored in steel drums. The gasoline and anti-freeze are noted to be stored in above ground tanks.

The HMBPs for the Pick-N-Pull facility indicate that most of the hazardous materials removed from vehicles are transported off-Site by a licensed waste hauler and recycled. Gasoline drained from vehicles is noted to be filtered and re-used for on-site vehicles. The new oil, hydraulic fluid and diesel fuel are noted to be used in on-Site vehicles or equipment.

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 ELEVATION

Based on Google Maps, the Site's elevation is approximately 14 to 19 feet above mean sea level; topography in the vicinity of the Site slopes gently towards the south.

5.2 HYDROGEOLOGY

Based on our experience and information contained in previously prepared reports pertaining to the Site and nearby properties, shallow ground water beneath the Site is likely present at depths of approximately 7 to 20 feet. The December 1988 WA report indicated that first encounter of ground water was approximately 15 to 16 ½ feet beneath ground surface at Parcel 2. After the monitoring wells were installed and developed, ground water reportedly rose to approximately 1 to 6 feet beneath the surface, indicating that the shallow ground water at Parcel 2 is likely under confined conditions. Ground water below the Site is expected to flow to the south, towards the San Francisco Bay.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 6. Readily available historical aerial photographs, topographic maps and city directories are presented in the Appendix.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated 1939, 1946, 1958, 1965, 1982, 1993 and 1999 obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1899, 1906, 1947, 1948, 1953, 1959, 1961, 1968, 1973, 1980 and 1993.
- **Historical Fire Insurance Maps:** EDR reported that the Site was not within the coverage area of fire insurance maps.
- **Local Street Directories:** We reviewed city directories obtained from EDR to obtain information pertaining to past Site occupants.

Table 6. Summary of Historical Source Information for Site

Date	Source	Comment
1899	Topographic map	One building is depicted on the Site that appeared typical of a residence.
1939	Aerial photograph	What appeared to be a residence and several outbuildings are shown on the northern portion of Parcel 2. The remainder of the Site appears to be in use for agricultural purposes.
1946	Aerial photograph	What appeared to be a residence and several outbuildings are shown on the northern portion of Parcel 2. A pattern of lightly shaded objects, possibly mounds of hay or soil, are apparent on-Site to the east of the residence (mainly on Parcel 1). The remainder of the Site appears to be in use for agricultural purposes.
1948	Topographic map	Four buildings are depicted on the Site that appeared typical of residences or other small structures.
1958	Aerial photograph	What appeared to be a residence and several outbuildings are shown on the northern portion of Parcel 2. The remainder of the Site appeared to be in use for agricultural purposes (row crops or hay production).
1959	Topographic map	One building is depicted on the Site that appeared typical of a residence.
1965	Aerial photograph	What appeared to be a residence and several outbuildings are shown on the northern portion of Parcel 2. The remainder of the Site appeared to be in use for agricultural purposes.
1968	Topographic map	One building is depicted on the Site that appeared typical of a residence.
1970 and 1973	City Directories	Able Auto Wrecking (Parcel 2, 7400 Mowry Avenue) Little Al's Auto Wreckers (Parcel 3, 7550 Mowry Avenue)
1973	Topographic map	One building is depicted on the Site that appeared typical of a residence.
1976 and 1979	City Directories	Able Auto Wrecking (Parcel 2, 7400 Mowry Avenue) Little Al's Auto Wreckers (Parcel 3, 7550 Mowry Avenue)
1980	Topographic map	Two buildings are depicted on the Site that appeared to be structures used by on-Site auto wrecking facilities. A third building also is shown that is typical of a residence.
1982	City Directory	Able Auto Wrecking (Parcel 2, 7400 Mowry Avenue) Little Al's Auto Wreckers (Parcel 3, 7550 Mowry Avenue)
1982	Aerial photograph	The southern portion of the Site is shown to be occupied by automobile wrecking facilities. Parcel 1 appeared undeveloped.

Continued.

Table 6, continued.

Date	Source	Comment
1993	Topographic map	Two buildings are depicted on the Site that appeared to be structures used by the current on-Site auto wrecking facilities.
1993 and 1999	Aerial photographs	The southern portion of the Site is shown to be occupied by automobile wrecking facilities. Parcel 1 appeared undeveloped.
2002	City Directory	Orville Ellwanger (Parcel 2, 7400 Mowry Avenue) Pick-N-Pull and Alfred Nunes (Parcel 3, 7550 Mowry Avenue)

In addition to the aerial photographs listed above, Appendix A of the PES November 2006 report contained several historic aerial photographs dated between 1954 and 2002 that showed the Site. Based on our review of these photographs, a residence and several outbuildings appeared to have been located on the northern portion of Parcel 2 until the mid-1960s. On photographs dated between 1969 and 2002, automobile wrecking yards appear to occupy Parcels 2 and 3; Parcel 1 appeared to be undeveloped or used for row crops. On several of the photographs, dark areas that appeared to be stained soil are apparent within the wrecking yards. Additionally, the storm water collection ponds that currently are present on the southeast portion of the Site appeared to have been constructed between 1996 and 2002.

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general history of the Site vicinity is summarized below.

Since at least the late 1930s, the general Site vicinity appeared to have been mainly agricultural land with widely spaced residences. By 1958, a commercial building was constructed to the north of the Site (north of the rail road tracks) and salt evaporation ponds were developed on property to the west of Mowry Avenue. The adjacent property to the southwest (Ace Auto Wreckers, Lands of Elmert H. Hebert, APN 537-0850-001-12) appeared to have been used as a wrecking yard since at least 1969. By the 1990s, an increase in commercial and residential development in the general vicinity to the north of the Site is apparent.

SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Photographs of the Site are presented in Section 7.2.4.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on September 27, 2007, and was accompanied by Mr. Chirs Orsolini, Environmental/Safety Coordinator with Pick-N-Pull, Mr. Mel Sotelo, Manager of the Pick-N-Pull facility, and Mr. Vincent Rivero, Associate Planner with HMM Engineers. Mr. Orsolini and Mr. Sotelo indicated that they have worked at the Pick-N-Pull facility for approximately 2 and 3 ½ years, respectively. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects.

7.2 OBSERVATIONS

At the time of our visit, Parcel 1 was observed to be occupied by undeveloped land and Parcels 2 and 3 were occupied by the Pick-N-Pull Auto Dismantling facility. Each of these areas is discussed in further detail in the following sections.

7.2.1 Parcel 1 (APN 537-850-002)

Parcel 1 (APN 537-850-002) was observed to be undeveloped land generally covered by grass and weeds. Five large debris boxes were located on the parcel; Mr. Sotelo indicated weed control work is periodically performed at the Site and that these boxes were used to dispose of cut grass and weeds. Fill soil appeared present on Parcel 1; the parcel elevation appeared higher than adjacent land. The fill depth appeared to increase from approximately 1 foot or less near Mowry Avenue to approximately 4 feet in the eastern portion of the parcel. Portions of the fill appeared to contain debris consisting mainly of wood, metal and concrete.

A ground water monitoring well was observed near the southwestern boundary of the parcel. Mr. Orsolini indicated that this was likely one of the three wells installed in 1988 by Whaler Associated (as discussed in Section 3.4.1). He stated that a second well also was located along the same property line, but it was not observed during our visit. The third well was observed within the customer parking area on the northwestern side of Parcel 537-850-001-11. The locations of the observed wells are shown on Figure 2.

7.2.2 Parcel 2 (APN 537-850-001-11)

Parcel 2 (APN 537-850-001-11, 7400 Mowry Avenue) was observed to be occupied by Pick-N-Pull Auto Dismantlers. Mr. Sotelo indicated that up to 45 vehicles are received each day. The vehicles are drained of fluids, and batteries, oil filters, Freon, catalytic converters and mercury switches are removed. These materials are shipped off-site for disposal or recycling. After processing, the vehicles are placed within the publicly accessible areas of the yard where self-service parts removal activities take place. To facilitate inventory rotation, the stored vehicles are periodically removed and subjected to further processing work prior to crushing and off-Site disposal. This further processing involves removal of additional vehicle parts that have value as sorted scrap metal, and the removal of parts that are shipped off-Site for reconditioning and resale.

The northwestern portion of the parcel was observed to be used for receiving and processing of vehicles. As shown on Figure 3, a covered drainage area with a concrete floor slab was present consisting of four work stations where oils and anti-freeze are drained via above ground piping into secondarily-contained, above ground storage tanks (ASTs). Oil filter removal and crushing, and catalytic converter removal also take place in this area. The waste storage containers were observed to be secondarily contained. Approximately five, 55-gallon drums of new oil and lubricants also were present within the drainage area for use in on-Site equipment; two of these drums were stored within a secondary containment trough and the others were stored on the concrete pad.

A nearby workstation on a concrete pad (see Figure 3) was used for drainage of gasoline. The gasoline was stored in two adjacent, double-walled ASTs located on a covered concrete pad. One of the ASTs was a 500-gallon, two-compartment tank (250-gallons for each compartment) and the other AST had a 1,000-gallon capacity. Mr. Orsolini indicated that the recovered gasoline is filtered, temporarily stored in the ASTs and then sold for off-site reuse/recycling.

Several steel cylinders of recovered Freon and a secondary containment trough containing two 55-gallon drums of brake fluid also were stored adjacent to the gasoline ASTs. An adjacent storage shed contained several batteries, battery chargers and other equipment. Mr. Orsolini indicated that batteries in good condition are charged and sold to customers; others are palletized and shipped off-site for recycling.

To the east of the gasoline ASTs was an unpaved yard used for processing of vehicles including removal of batteries, mercury switches and Freon. Two nearby shipping containers were observed to be used to store tools, catalytic converters and mercury switches.

A car crusher, covered work station and a 500-gallon diesel AST were located on a concrete pad located to the northeast of the drainage area (see Figure 3). At the work station, engine parts were removed on a large steel work table and sorted, either for scrap metal value or for reconditioning. Small parts were observed to be stored in large cardboard shipping crates, and engine blocks and transmissions were placed within open-top semi-truck trailers. Plastic drip pans and absorbent material were observed below the trailers to collect oil seepage. Plastic buckets were observed at the corners of the work table to collect oil spilled onto the table during disassembly operations. The diesel AST was double-walled, covered and surrounded by a berm on the concrete pad. Mr. Orsolini indicated that the diesel fuel is used in on-Site equipment. Various sorted vehicle parts were observed to be stored along the fence line to the east of the diesel AST, along the parcel boundary fence line and along a fence line separating the processing area from customer areas (see Figure 3). These sorted parts were observed to be stored in cardboard shipping crates, within detached pick-up truck beds and within metal shipping containers; engines that were set aside for resale were observed on steel plates that were used to contain oil leakage.

As noted above, concrete pads were observed below the main drainage and disassembly areas. Oil staining was observed on the concrete pads; absorbent materials and drip pans were observed to be used by Pick-N-Pull to attempt to limit the impact to the subsurface. Areas surrounding the concrete pads within the processing area, as well as the customer yard area were observed to be gravel covered. Oil stained gravel was observed in numerous locations. The greatest extent of staining appeared to be near the vehicle processing areas, as well as along the fence lines where sorted parts were stored. Although a large number of stains were observed in the customer yard area, the staining appeared more limited in extent.

Approximately twelve 55-gallon drums containing oily gravel and spent absorbent were observed at the northwestern corner of the parcel (see Figure 3). Four additional drums containing oily gravel were observed on a portable pallet within the customer yard area. Mr. Orsolini indicated that after removal of vehicles that have been stored for public access, oil stained soil is scraped and collected prior to the placement of new vehicles. New gravel is reportedly added to replace the removed stained material and for roadway maintenance purposes. The 12 drums at the northwestern corner of parcel were reportedly waiting to be picked up for off-site disposal.

Storm water collection drains were observed on portions of the Site that discharge to ponds located on the southeastern side of the Site. Sediment filtration devices (e.g., hay booms) were observed at the drain locations. Some portions of the Site have no drains and water sheet-flows toward the ponds. These ponds are visible on Figure 2. Mr. Sotelo indicated that the ponds were constructed by Pick-N-Pull for storm water collection purposes and that excavated soil was placed in berms located around the ponds.

7.2.3 Parcel 3 (APN 537-850-001-13)

Parcel 3 (APN 537-850-001-13, 7550 Mowry Avenue) was observed to be occupied by Pick-N-Pull. As shown on Figure 4, the northwestern portion of the parcel was used as a “Core Parts Distribution Center” where sorted auto parts are received from other Pick-N-Pull facilities in California. The parts are then consolidated into larger shipments and sent off-site for reconditioning or recycling. The Core Center consists of an approximately 12,000 square-foot warehouse building surrounded by a fenced yard area. Except for the southeastern corner, the fenced yard area was paved with concrete. Vehicle parts were observed to be stockpiled on the pavement, and also stored within shipping crates and semi-truck trailers.

A recessed loading dock area was present on the southeast side of the warehouse. A storm water collection sump containing a sump pump was observed at the base of the truck ramp. This sump was observed to discharge water to a point just beyond the fence at the southeast corner of the Core Center area (see Figure 4); Mr. Orsolini indicated that the water sheet flows from that point toward a storm water collection pond located on the southeastern side of the parcel. What appeared to be oily water was observed within the sump and staining was observed on the ground at the sump discharge location. Sediment filtration devices (e.g., hay booms and cloth filters) were observed at the sump and at the discharge point.

As shown on Figure 2, the southeastern portion of the parcel was observed to be part of Pick-N-Pull’s vehicle storage yard and was accessible to customers. Most of this yard area was covered by gravel. However, sections of pavement were observed beneath the gravel in some areas. Mr. Orsolini indicated that this area was previously used by Pick-N-Pull as a “full service” yard, where vehicle parts were removed by on-Site employees instead of customers; this service was discontinued.

Additional Site observations are summarized in below in Table 7

Table 7. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Observed as discussed above
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Observed as discussed above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Observed as discussed above
Ground Water Monitoring Wells	Observed as discussed above
High Power Transmission Lines	Not Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed
Incinerator	Not Observed

Continued.

Table 7, continued.

General Observation	Comments
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Storm water collection ponds
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Not Observed
Sumps or Clarifiers	Sump at Core Center
Transformers	Not Observed
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Dismantling operations
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

7.2.4 Site Photographs



Photograph 1. 9.54 Acre Parcel



Photograph 2. Monitoring well on 9.54 Acre Parcel



Photograph 3. Pick-N-Pull customer entrance
7400 Mowry Avenue



Photograph 4. Drainage area.



Photograph 5. Gasoline ASTs



Photograph 6. Disassembly work station. Car crusher is at far right.



Photograph 7. Car crusher.



Photograph 8. Diesel AST.



Photograph 9. Engine/transmission storage trailer.



Photograph 10. Sorted parts storage.



Photograph 11. Sorted parts storage.



Photograph 12. Typical customer yard area.



Photograph 13. Storm water collection pond.



Photograph 14. Core Center entrance (7550 Mowery)



Photograph 15. Core Center yard and loading dock



Photograph 16. Core Center yard.



Photograph 17. Sump at loading dock.



Photograph 18. Sump discharge point.

SECTION 8: INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE AND INTERVIEWS

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, we provided an environmental questionnaire to HMH Engineers for distribution to the Site owners and occupants. A questionnaire complete by Pick-N-Pull was returned to us; a copy is attached in the Appendix. During our Site visit we also interviewed the Pick-N-Pull representatives that accompanied us during the Site reconnaissance.

The information obtained during our discussions was incorporated into the Site description summarized in Section 7. The information presented on the questionnaire also is generally consistent with that discussed in prior sections of this report. The responses presented in the questionnaire are briefly summarized below.

Salvage vehicles are brought in by tow vendors. Vehicle titles reportedly are processed with the Department of Motor Vehicles. Vehicles then go through a process termed "degarbage". Batteries, mercury switches, Freon, brake fluid, power steering fluid and other trash/waste are

removed and disposed or recycled as appropriate. Vehicles are then brought to the "drain" area where gasoline, motor oil, coolant and transmission fluid are removed from the vehicles in a funnel system that is plumbed to the ASTs. These fluids are removed by a licensed waste hauler on a bi-monthly basis for recycling. Catalytic converters and oil filters are also removed at this point in the process.

The cars are then placed on stands, organized by manufacturer in the customer yard where parts are removed as needed by customers. After a row is sufficiently salvaged, all remaining parts with value are removed by employees for recycling. The cars are then removed and the row cleaned of oil "spots" and debris. The vehicles are then sent back to the production area to be further stripped of valuable parts/metals and then crushed for recycling as scrap metal.

Spills/leaks in the production area are "cleaned" with granular absorbent and absorbent pads. Spent absorbent material are then placed in 55 gallon drums and removed for recycling. Vehicle fluid leaks in the customer yard are "cleaned" as rows of vehicles are being replaced. Spills are removed with pick and shovel and placed in 55 gallon drums. Fresh gravel is brought in to replace the removed soil/gravel. The oily soil/gravel is removed for recycling.

The production area of the yard serves as a storage area for used absorbent, motor oil, antifreeze, gasoline, diesel, and mercury switches.

Questionnaires from other Site owners were not returned to us as of the date of this report.

8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: CONCLUSIONS (FINDINGS) AND RECOMMENDATIONS

David J. Powers & Associates reportedly is preparing an environmental impact report (EIR) for the Site area. Cornerstone performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions. Our conclusions and recommendations are summarized below.

9.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site was used for agricultural purposes (row crops) from at least 1939 through the mid-1960s. A residence and several outbuildings appear to have concurrently been located on Parcel 2 until the mid-1960s. Since approximately 1966, automobile wrecking yards have occupied Parcels 2 and 3; Parcel 1 appears to have remained as undeveloped or agricultural land.

Able Auto Wreckers and Little Al's Auto Wreckers at 7400 (Parcel 2) and 7550 (Parcel 3) Mowry Avenue appeared to be the first industrial use of the Site; these businesses were acquired by the current occupant, Pick-N-Pull Auto Dismantlers, in 1996.

Storm water collection ponds are present on the southeast portion of the Site that appeared to be constructed between 1996 and 2002.

9.2 AGRICULTURAL USE

The Site was used for agricultural purposes for several decades. Pesticides (such as DDT) may have been applied to crops in the normal course of farming operations. Organochlorine pesticides were detected in soil on the adjacent property to the north at concentrations exceeding residential screening levels (i.e., residential PRGs and CHHSLs).

As future development plans for Parcels 1, 2 and 3 may range from golf course to residential use, we recommend that soil quality be evaluated for residual organochlorine pesticides and pesticide related metals.

Note that fill soil, as discussed below in Section 9.4, was identified at the Site; thus, pesticide impacted native soil may be present below the fill layer. This finding should be considered during the development of an appropriate soil sampling plan.

9.3 CHEMICAL STORAGE AND USE

Wrecking yard operations at the Site involve the use and storage of a variety of automotive related hazardous materials, including oils, gasoline, diesel, lead-acid batteries, catalytic converters, mercury switches, anti-freeze, oil filters and Freon. Waste liquids removed from vehicles are stored in secondarily contained ASTs and drums. Waste absorbent materials and oily gravel are stored in drums. Double-walled ASTs also are present for storage of gasoline and diesel. New oils and lubricants are stored in drums for use in on-Site equipment. The waste materials generated at the Site are shipped off-site for disposal and/or recycling.

General housekeeping of hazardous material storage and handling areas at the Pick-N-Pull facility appeared orderly. The main vehicle processing areas where hazardous materials and wastes are stored and handled are covered by awnings and located on concrete pads. Absorbent materials and drip pans were observed to be used by Pick-N-Pull to attempt to limit the extent of drips/spills from vehicles being processed as well as from various parts storage locations. Sediment filtration devices were observed around storm water collection drains as well as at the sump and at the discharge point near the Core Center.

Oil staining was, however, observed on the concrete vehicle processing pads, on gravel surrounding pads and on gravel within the customer yard area. As would be expected, the greatest extent of staining was observed near the vehicle processing areas, as well as along the fence lines where sorted parts were stored. Although a large number of stains were observed in the customer yard area, the staining appeared more limited. Additionally, what appeared to be oily water was observed within a sump located at the Core Center loading dock (Parcel 3) and staining was observed on the ground at the sump discharge point.

Prior to 1996, the Site was occupied by Able Auto Wreckers (Parcel 2) and Little Al's Auto Wreckers (Parcel 3). Regulatory agency records from the 1980s and early 1990s indicate that discolored soil and soil impacted with waste oil were located at several areas. Evidence of spillage was noted and a fire reportedly occurred in an area where gasoline tanks were stored; flammable liquids were reported to be present on the ground. Additionally, regulatory agency notes discuss suspicions that contaminated soil was "buried, moved around or scraped under." Notes from a 1988 inspection report indicate that a concrete pad was pored over an area from which oily soil was scrapped and removed.

The historic information does not include details regarding the specific locations where impacted soil was identified. Based on historic aerial photographs, former vehicle processing operations appear to have been performed in the same general areas as they are today, as well as near the Core Center. However, current structures that would be expected to help limit potential impacts to soil and ground water quality, such as awning-covered storage areas and work stations, and concrete pads, do not appear to have always been in use at the Site. On several of the historic aerial photographs, dark areas that appear to be stained soil are apparent within the wrecking yards.

Based on the observed current Site conditions, as well as information regarding historic auto wrecking operations at the Site, we recommend that a soil and ground water quality investigation be performed. However, please note that due to 40 years of auto wrecking and dismantling use on Parcels 2 and 3, it will be difficult to accurately assess impacts of these operations on the environment.

9.4 FILL

Based on our observations, fill soil appears to have been placed on Parcel 1. The fill depth appears to increase from 1 foot or less near Mowry Avenue to approximately 4 feet on the eastern portion of the parcel. Portions of the fill were observed to contain debris consisting mainly of wood, metal and concrete. A pattern of lightly shaded objects, possibly mounds of soil, are apparent on a 1946 aerial photograph; thus, suggesting that the fill may have been placed during the 1940s. Because the source of the fill is not known, we recommend that that an investigation be performed to better evaluate the depth and quality of the fill.

Grading permits contained in Building Department records also indicate that fill was placed at 7400 Mowry Avenue. A volume of 620 cubic yards (not to exceed 4 inches) was allowed by a 1981 permit and 10,000 cubic yards (not to exceed 1-foot) was allowed by a 1992 permit. It appears likely that this fill consisted of aggregate/gravel used as a surfacing material at the wrecking yards. Placement of this material makes it difficult to accurately assess impacts of the auto wrecking and dismantling operations on the environment.

9.5 ASBESTOS CONTAINING MATERIALS (ACMS)

Due to the age of the on-Site structures, building materials may contain asbestos. If demolition, renovation, or re-roofing of the building is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

9.6 LEAD-BASED PAINT

The Consumer Product Safety Commission banned the use of lead as an additive in paint in 1978. Based on the age of the buildings, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

9.7 GROUND WATER MONITORING WELLS

Three ground water monitoring wells reportedly were installed at the Site in 1988. Two of these wells were observed during our Site visit. Once it is determined that these wells are no longer needed for ground water monitoring purposes, they should be appropriately destroyed in accordance with applicable regulations. Alternatively, if future use of the wells is anticipated, they should be adequately protected during future Site development activities.

9.8 SOIL MANAGEMENT PLAN

Based on the long history of Site use for automobile wrecking operations, buried structures, debris, or impacted soil may be encountered during Site development activities; these materials may require special handling and disposal. To limit construction delays, we recommend that a soil management plan (SMP) be developed to establish management practices for handling these materials/structures, if encountered, and a budget be established for the handling of impacted materials.

9.9 REGULATORY AGENCY OVERSIGHT

Upon finalization of development plans, we recommend seeking environmental regulatory agency oversight to help address the on-Site environmental issues discussed above. An application should be submitted that provides the initial information that is required for selection of an environmental oversight agency as described under the "Memorandum of Agreement Between the Department of Toxic Substances Control and the State Water Resources Control Board and the Regional Water Quality Control Boards and the California Environmental Protection Agency for the Oversight and Investigation and Cleanup Activities at Brownfield Sites," dated March 1, 2005.

The identification and selection of a single oversight agency is intended to facilitate expedient and cost effective investigation, mitigation and reuse of the Site while protecting public health and the environment. The oversight agency will be responsible for overseeing and directing all Site investigation and cleanup activities in a manner that ensures that the standards and requirements of the State of California are fully addressed.

Note that, as discussed in Section 4.1, the Site currently is an open SLIC case. However, no information was found during this study that would indicate that active oversight of the case is in progress. We recommend that the SLIC case file for the Site be reviewed at the Regional Water Quality Control Board.

9.10 DATA GAPS

ASTM Standard Designation E 1527-05 requires the environmental professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-05 despite good faith efforts by the environmental professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- Based on discussions with Mr. Chirs Orsolini (Environmental/Safety Coordinator with Pick-N-Pull), Phase I and Phase II environmental reports were prepared for Pick-N-Pull prior to their occupancy of the Site. These reports were not made available to us as of

the date of this report. These documents may contain information that would be helpful in evaluating the environmental setting of the Site. We recommend that they be provided for our review.

- Contact information for current Site owners (other than Pick-N-Pull) was not provided to us. Thus, interviews with these Site owners could not be performed. These owners appear to have been associated with the Site prior to occupancy by Pick-N-Pull; thus, they may have information that would be useful in evaluating the history and environmental setting of the Site. We recommend that contact information be provided for any of the current owners or other known individuals that may have pertinent information regarding the current or historic Site conditions.
- Contact information for the former occupants of the Site, Able Auto Wreckers (Parcel 2) and Little Al's Auto Wreckers (Parcel 3), was not provided to us. We understand that this information is not reasonably obtainable.

9.11 DATA FAILURES

As described by ASTM Standard Designation E 1527-05, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-05 requires the environmental professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA.

9.12 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E 1527-05. This assessment identified the following Recognized Environmental Conditions; however, please read the entire report for an overview of the Site.

- The Site historically was used for agricultural purposes. Thus, soil containing agricultural chemicals may be present.
- The Site has been used by automobile wrecking facilities for approximately 40 years. These operations have handled and stored significant quantities of automotive related hazardous materials at the Site. Spills and stained soil were documented at the Site.
- Fill appears to have been placed on Parcel 1. The source and quality of this fill is not known.

SECTION 10: LIMITATIONS

Cornerstone performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions associated with the Site. David J. Powers &

Associates understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. David J. Powers & Associates understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

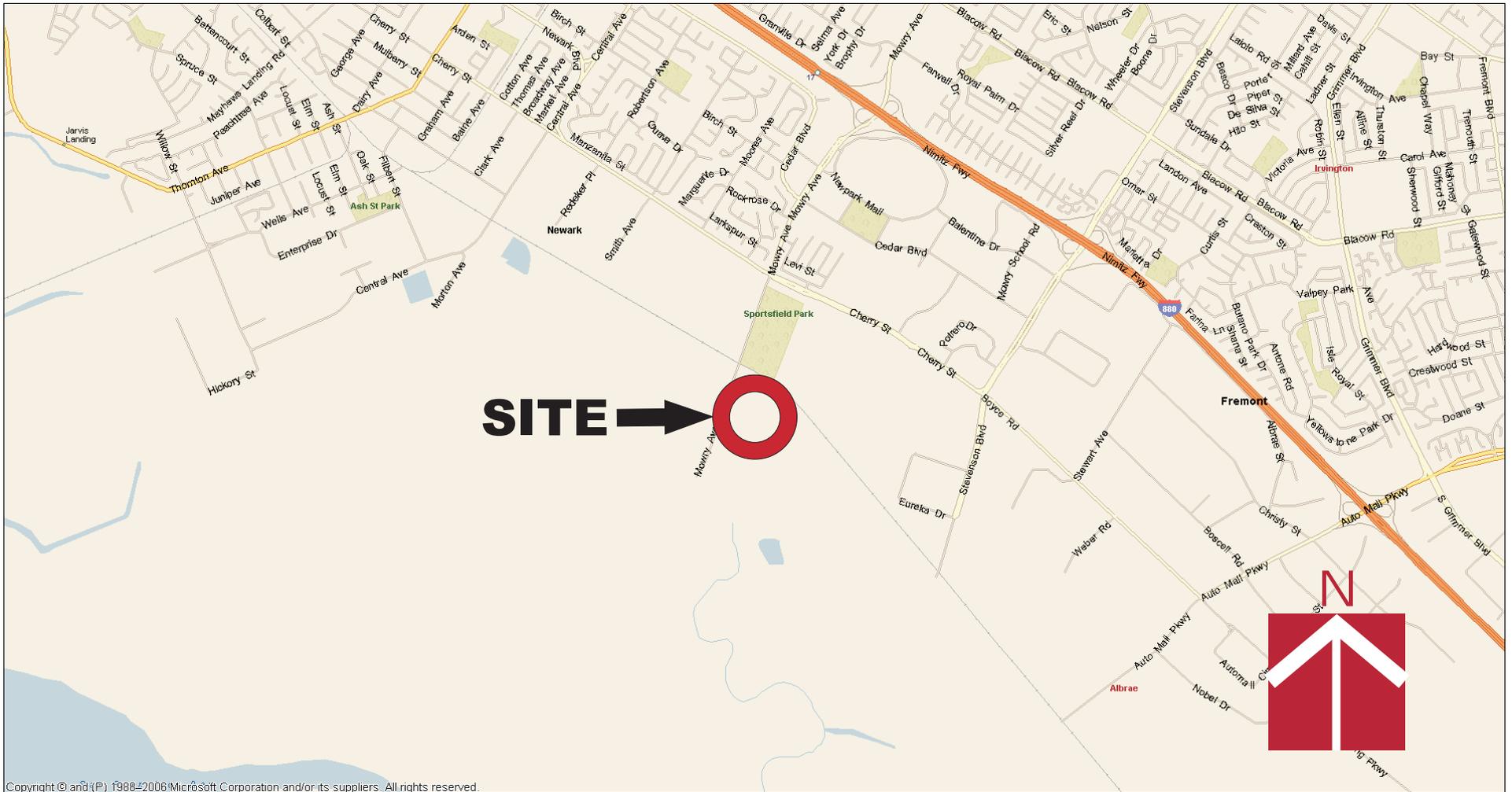
Conclusions presented in this report are based on selected, readily available information and conditions readily observed at the time of the Site visit. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water and/or soil vapor samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-05, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

David J. Powers & Associates may have provided Cornerstone environmental documents prepared by others. David J. Powers & Associates understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

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Vicinity Map
Phase I Environmental Site Assessment
Pick-N-Pull Auto Dismantlers
7400 & 7550 Mowry Avenue
Newark, CA

Project Number	118-3-2
Figure Number	Figure 1
Date	October 2007
Drawn By	MGV



Project Number
118-3-2

Figure Number
Figure 2

Date
October 2007

Drawn By
MGV

Site Plan
Phase I Environmental Site Assessment
Pick-N-Pull Auto Dismantlers
7400 & 7550 Mowry Avenue
Newark, CA



Site Plan - Vehicle Processing Area

Phase I Environmental Site Assessment
 Pick-N-Pull Auto Dismantlers
 7400 & 7550 Mowry Avenue
 Newark, CA

Project Number
118-3-2

Figure Number
Figure 3

Date
October 2007

Drawn By
MGV





Project Number
118-3-2

Figure Number
Figure 4

Date
October 2007

Drawn By
MGV

Site Plan - Core Parts Distribution Center
 Phase I Environmental Site Assessment
 Pick-N-Pull Auto Dismantlers
 7400 & 7550 Mowry Avenue
 Newark, CA

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