



assess
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CITADEL ENVIRONMENTAL SERVICES, INC.

January 29, 2016

Joshua Cwikla
LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: CITADEL Project No. 0827.1001.0
Technical Report
IAC Commerce Center
Parcel Map 60030
Val Verde, California

Dear Mr. Cwikla:

On behalf of Catellus Valencia LLC (Catellus), Citadel Environmental Services, Inc. submits this Technical Report in response to The Los Angeles Regional Water Quality Control Board's California Water Code Directive Pursuant to Section 13267, dated December 18, 2015, for the above-referenced site (Figure 1).

This report addresses the information requested in the December 18, 2015 directive. If, after your review, you have any questions or require additional information, please do not hesitate to telephone me at the Citadel Office at (661) 237-3864.

Sincerely,

CITADEL ENVIRONMENTAL SERVICES, INC.

Jay Schneider, PG, QSD
Project Geologist

Enclosure



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CITADEL ENVIRONMENTAL SERVICES, INC.

Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, California 90013

Technical Report

January 29, 2016

Citadel Project Number 0827.1001.0

IAC Commerce Center
Parcel Map 60030
Val Verde, California 91384

www.citadelenvironmental.com

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1.0 INTRODUCTION

On December 18, 2015, the LARWQCB issued "Investigative Order No. R4-2015-0475 to Provide a Technical or Monitoring Report on the Disposal of Well Drilling Fluids, Well Completion Fluids, and Production Fluids to Land for Catellus Valencia LLC Oil and Gas Operations in Los Angeles and Ventura County, California." The Los Angeles Regional Water Quality Control Board (LARWQCB) had identified Catellus Valencia LLC (Catellus) as an operator of oil wells in California Division of Oil, Gas, and Geothermal Resources (DOGGR) District 2. DOGGR's records indicate that Catellus is the operator for three wells in the Sterling Lease of Hasley Canyon Field: Wells 1-10, 2-10, and 3-10. These wells are associated with American Petroleum Institute (API) numbers 03721801, 03721816, and 03721871, respectively.

Catellus purchased the site in May of 2014. As described below, Sterling Well 3-10 had been abandoned in 1991 and Sterling Wells 1-10 and 2-10 had been abandoned in 2003. DOGGR had determined that all requirements were fulfilled in regard to plugging and well abandonment for these three wells years before they were purchased by Catellus. Catellus re-abandoned Sterling Wells 1-10 and 2-10 in 2014. Therefore, although LARWQCB Investigative Order No. R4-2015-0475 identifies Catellus as an operator of oil and gas wells, at no time since Catellus Valencia LLC purchased the site have any oil and gas operations been conducted.

The locations of these wells are presented on Figure 1. The location of Sterling Well 3-10 is recorded by DOGGR (2016) as being located at latitude 34.450944 degrees North and -118.645276 degrees West. However, information on the location of Sterling Well 3-10 provided by Catellus (Appendix A) indicates that the well is located at approximately 34.45063 degrees North and -118.644545 degrees West. The information on the locations of Sterling Wells 1-10 and Sterling 2-10 by DOGGR and Catellus are in agreement.

The LARWQCB requested that Catellus provide a technical report providing particular information regarding any sumps that are located onsite, including any historical sumps that are no longer active or have been abandoned.

Citadel Environmental Services, Inc. (Citadel) has prepared the following Technical Report to address the LARWQCB's request for information.

A review of available environmental reports (R.T. Frankian & Associates [RFT&A] 2004, 2006) and data and reports available on DOGGR's website (DOGGR, 2016), indicate that a sump was located approximately 20 feet west of the Sterling Well 2-10. No evidence of a sump exists in the vicinity of either Sterling Well 1-10 or Sterling Well 3-10. RFT&A's reports (2004, 2006) were prepared subsequent to the abandonment of these wells in May of 2003; these reports are located in Appendix B. Sterling Well 3-10 was abandoned in 1991 (DOGGR, 2016). All three wells were re-abandoned by Catellus in 2014 (DOGGR, 2016).

2.0 GEOLOGY AND HYDROLOGY

The three oil wells are located in the mountainous area south of Hasley Canyon at an approximate elevation of 1,300 to 1,400 feet above sea level. The wells are located within the Hasley Canyon Oil Field in the northeast quarter of Section 10 of Township 4-North, Range 17-West of the San Bernardino Base and Meridian. The wells are located in the eastern portion of the Val Verde 7.5-minute Quadrangle in the Transverse Ranges geomorphic province (CGS, 2002).

The Val Verde Quadrangle lies within the East Ventura Basin, an elongate west-trending synclinal basin whose axis lies generally along the Santa Clara River Valley. The East Ventura basin is truncated by the San Gabriel Fault to the east. The main part of the Val Verde Quadrangle consists of folded Miocene to Quaternary strata cut by several subparallel south-dipping reverse faults. Overall structural configuration of the bedrock materials indicate shallow shortening of the Miocene sedimentary units, accommodated by relatively shallow fold belts. Generally, the Miocene and Pliocene materials thin from west to east across the basin area, and thin sharply close to the San Gabriel Fault (CGS, 2002).

The area is underlain by poorly consolidated/lithified non-marine sedimentary deposits consisting of alluvial, lake, playa and terrace deposits designated as Saugus Formation bedrock. The bedrock hills are located in an area designated as non-water bearing materials. Although there are no utilized groundwater resources beneath the site, there are minor amounts of fresh water present in some of the sandy zones of the Saugus Formation in localized areas at great depths in excess of 400 feet deep. The base of the Saugus Formation is approximately 1,000 to 1,500 feet deep beneath the site. The Saugus Formation sediments are underlain by the Pliocene Pico Formation, which is in turn underlain by the Miocene Modelo Formation sediments which are petroliferous at a depth of approximately 4,000 to 5,500 feet beneath the site (RFT&A, 2004).

3.0 WELL ABANDONMENTS AND INVESTIGATIONS

1) Abandonment of Sterling Wells 1-10 and 2-10

In 1977, Petrominerals Corporation (Petrominerals) advanced Sterling 1-10 to a depth of 5,810 feet below ground surface (bgs). The well initially produced 210 barrels of oil per day. In 1981, the well was redrilled and was producing 94 barrels of oil per day. Petrominerals advanced Sterling 2-10 to a depth of 5,899 bgs. The well originally produced 112 barrels of oil per day. Sterling 1-10 was plugged with cement in 1991 (DOGGR, 2016).

Petrominerals Corporation hired MMI Services of Bakersfield to abandon two oil wells on the property. MMI submitted a Notice of Intent to Abandon Well forms the wells, dated September 30, 2002, to the DOGGR. In response, the DOGGR required the submittal of a final restoration workplan because the well abandonment was "part of the abandonment of the lease" (RFT&A, 2004). To comply with the DOGGR request, Advanced Environmental prepared a well abandonment workplan for Sterling 1-10 and Sterling 2-10 (Advanced Environmental, 2002). According to that document, West Coast Welding had performed site demolition prior to December 2002. The 2002 workplan was approved for implementation in a letter dated December 17, 2002 by the DOGGR (DOGGR, 2016). Advanced Environmental (2002) enumerated the site work completed by West Coast Welding as of December 9, 2002 as:

- a) removed the Tank Farm and all related equipment including loading facilities;
- b) flushed and removed underground and aboveground piping;
- c) removed oil affected soils within tank farm to a depth of about 12 inches;
- d) removed oil from tanks by vacuum truck and recycled or disposed of in accordance with all applicable laws, regulations, and requirements;
- e) disposed of oil and all oil affected soils around wells in accordance with all applicable laws, regulations, and requirements;
- f) cleaned out well cellars and disposed of in accordance with all applicable laws, regulations and requirements;
- g) general clean-up of well locations and tank farm area; and
- h) removed scrap metal and abandoned 200-barrel water tank in bone yard.

Advanced Environmental (2002) indicated that the following work had yet to be completed:

- a) abandonment of Sterling 1-10 and Sterling 2-10;
- b) removal of concrete slabs on the upper and lower locations;
- c) exploratory core drilling or trenching of tank farm area and areas around wells to determine if there were any remaining oil affected soils; and
- d) contact Regional Water Quality Control Board to determine what was needed for site closure.

DOGGR approved Advanced Environmental's (2002) Work Plan on December 17, 2002 (RFT&A, 2004). MMI abandoned the two wells to DOGGR's specifications in May 2003 (RFTA&A, 2004). In December 2003, DOGGR determined that all requirements were fulfilled in regard to plugging and well abandonment, including removal of well equipment and junk (DOGGR, 2016).

2) Sterling 1-10 and 2-10 Investigations

On September 10, 2004, RTF&A excavated numerous trenches and test pits in the areas of former oil wells Sterling 1-10 and Sterling 2-10. Soil samples were collected from soil or rock zones that appeared to be impacted by oil field related activities. Thirteen soil samples were collected from the stockpiles and sampled for characterization purposes. Samples were analyzed for Total Petroleum Hydrocarbons by EPA Method 8015M. In addition, the apparently most-affected samples were also tested for priority pollutant Volatile Organic Compounds (VOCs) using Environmental Protection Agency (EPA) Method 8260B, priority pollutant Semi Volatile Compounds using EPA Method 8270, and priority heavy metals (CAM metals) by Method 6010B.

After the initial laboratory results were obtained and after communication with the Regional Water Quality Control Board regarding the soil disposition, RFTA&A returned to the site to gather two worst-case samples of the oil impregnated soil for additional testing. RFTA&A returned to the site on October 8, 2004, and collected a "worst-case sample" of black, oil-impregnated soil from each of the soil stockpiles. The samples were designated "asphalt (upper)" and "tar-sand (lower)", and corresponded to the upper stockpile at Well 2-10 (upper) and Well 1- 10 (lower), respectively. The samples were each tested for total hydrocarbons (by carbon chain length), heavy metals, volatile organics, and polynuclear aromatic compounds (RFTA&A, 2004).

Former Sterling Well 1-10. Trench TP-21 was excavated to an approximate depth of 5 feet starting from the north end. Saugus Formation sediments were encountered at the north end of the trench, but clean fill was encountered as the trench moved southward. The trench was deepened when any evidence of petroleum staining, odors or trash in fill was noted. One area of trash and odorous soil was found near the southern end to a depth of 8 feet. Trash in the fill was approximately dated to the 1960s based upon the numerous pull-tab, soda cans that were present. The fill was odorous and slightly stained but with no debris other than an old cable and some trash. It appeared to have been placed during the original pad construction, and was not indicative of buried oilfield decommissioning debris. Minor Photoionization Detector (PID) readings (10 to 30 parts per million [ppm]) were measured from the odorous soil. The trench was deepened to approximately 10 feet in the area of the stained and odorous soil to determine its depth (RFTA&A, 2004).

The affected soil extended to a depth of approximately 8 feet, with the underlying soil apparently not affected. The staining and odor diminished rapidly below 6 feet, and no PID readings were measured below 8 feet. A soil sample of the most affected material was taken for analysis (TP-2 at 5ft bgs). The area of affected soil was noted to be about 25 feet long in the trench and only 6 to 8 feet deep. The laboratory results indicated that fuel hydrocarbons were present in both the gasoline (475 ppm) and diesel range, along with several volatile (aromatic) compounds indicative

of very weathered gasoline. This sample was also tested for heavy metals, and no significant concentrations were detected (RFT&A, 2004). In December 2005, this area was excavated by Advanced Environmental. The excavation trench found that the area of contamination was a little wider and deeper than originally expected. The soil was quite odorous and obviously affected with hydrocarbons. Several paint thinner cans were found buried in the trash fill. A large excavation to a depth of approximately 10 to 11 feet was performed to remove the stained soil and buried debris previously found in that area. Upon excavation of the odorous and stained soil, a soil sample was taken in the bottom of the excavation at a depth of 10 feet for confirmation that the affected soil was removed. The results of testing indicated that no significant hydrocarbons remained (RFT&A, 2006).

A second trench, TP-22, was excavated west of, and parallel to, the first trench approximately 4 feet deep to further investigate the trash area and any remaining stained soil that might have been contained within the bermed area around the tanks. No significantly stained soil was noted, but a slight odor was barely perceptible nearest the trash and odorous soil found in TP-21. A soil sample was collected from this nearest location (Sample TP-22 at 4 ft) for laboratory analysis. No fuel hydrocarbons, oil, or volatile organic compounds were detected in this trench (RFT&A, 2004).

Trench TP-23 was excavated below the former southerly aboveground tank. No odorous or stained soil was observed. A sample was collected for verification that no significant hydrocarbons remained in the underlying soil. None were detected (RFT&A, 2004).

Five test pits were excavated around the former Sterling 1-10 oil well. These pits were excavated to look for evidence of past oil well sumps and any remnant hydrocarbon contamination. Test pits TP-24 to TP-27 were excavated approximately 15 to 20 feet north, east, south and west, respectively of the oil well. Another test pit (TP-28) was excavated further southwest, between the wellhead and the former tank farm (RFT&A, 2004).

Hydrocarbons were only noted in two of the test pits (TP-26 and TP-27) in the form of a few pieces of asphalt-impregnated soil chunks that had been buried beneath three feet of clean fill on the pad. The fill indicated that the area had been previously excavated during site cleanup or wellhead abandonment/cutoff. In both trenches, the affected soil was located on top of clean Saugus Formation bedrock and appeared as part of the backfilling operation. The amount was minor and did not appear to represent pervasive soil contamination. A sample of the worst material from TP-26 at 4 feet was collected for laboratory analysis. The laboratory results indicated concentrations of diesel-range hydrocarbons at 6,500 ppm (C-13 to C-22) and 5,280 ppm of long-chain oil-range (C-22 +) hydrocarbons. No gasoline-range hydrocarbons, heavy metals, volatile or semi-volatile priority pollutants were present.

No evidence of a sump was detected during the abandonment and investigation of Sterling Well 1-10.

Former Sterling Well 2-10. RFT&A (2004) observed no evidence of oil staining at the ground surface. The pad area had been widened to encompass the former aboveground tank area and fresh cut bedrock was exposed at the surface beneath them. The excavated soil which comprised the tank berms and probable oil-stained soil around the tanks and well had been stockpiled on the pad.

Trench TP-1 was excavated in an east-west direction across the former oil well pad to locate any buried pipelines and remnant oil-stained soil. It was located in close proximity to the oil well and the larger aboveground tank. The trench was excavated approximately 3 to 5 feet deep. Unstained bedrock was present in most of the trench, except on the west end where a wedge of

clean fill was present at the surface, thickening to the west. Trench TP-2 was excavated in a similar fashion and designed to intercept the smaller aboveground tank. No stained soil was found; only clean Saugus Formation bedrock was exposed in the trench (RFT&A, 2004).

Test Pit TP-3 was similarly excavated just north of the oil well, and through the former oil well pad. Evidence of an old sump pit was found that contained drill cuttings and minor dark-stained soil. A soil sample was collected from the sump (TP-3 at 4 feet), which exhibited minor staining, and hydrocarbon odor. Based upon laboratory testing of that sump material, no significant hydrocarbons were present (RFT&A, 2004).

A small area of stained and odorous soil was also evident nearest the former oil well and appeared to be part of the remnant oil well cellar pit or was associated with the well pump. A northerly trending pattern of staining along the trench was evident in this area and coincident with the outline of the former well pad. The staining appeared to be a result of infiltration along this northerly running feature. A soil sample was collected in this stained soil (TP-3 at 6 feet) for testing. High concentrations of diesel fuel-range hydrocarbons (13,200 ppm) were detected, but no other shorter or longer chain hydrocarbons (RFT&A, 2004). In December 2005, Advanced Environmental made an excavation at the wellhead running northward. Minor cellar debris and oil stained soil was removed from this excavation and stockpiled at the site. The excavation was deepened to a depth of 5 to 6 feet and widened until all obviously contaminated soil was removed. Upon completion, a soil sample was collected at a depth of 6 feet beneath the excavated area. Laboratory analysis of the soil sampled verified that no significant hydrocarbons remained (RFT&A, 2006).

Test Pit TP-4 was excavated across the northerly end of the well pad to look for additional contamination and piping. The trench was excavated to a depth of 2 to 4 feet exposing native bedrock. No pipelines or ancillary well features were noted and no stained or odorous soil was encountered (RFT&A, 2004).

Test Pit TP-5 was excavated near the sump encountered in TP-3. Although there was clean fill soil in the upper one foot, additional sump material was encountered in the form of washed sand/drill cuttings from approximately 1 to 5 feet and of similar character to the soil sampled and tested in TP-3 at 4 feet. The trench was excavated to 8 feet to determine the depth of the former sump which was approximately 5 to 7 feet deep, similar to TP-3 (RFT&A, 2004).

Test Pit TP-6 was excavated adjacent to the oil well. The oil well was located at a depth of approximately 5 feet. Most of the soil from the trench was backfill and contained several pieces of wood from the former cellar. Minor oil stained soil was present, but it appeared that the contractor had removed the vast majority of the oil stained soil that likely surrounded the wellhead and cellar (RFT&A, 2004).

Test Pits TP-7 and TP-8 were excavated at the center of each of the former aboveground tanks to look for subsurface leakage or releases. No oil stained or odorous soil was observed. A soil sample from each pit was collected for hydrocarbon testing. None was detected by the laboratory in the soil sample from under the large tank. The soil sample from beneath the small tank contained 73 ppm diesel-range hydrocarbons and 110 ppm of long chain, oil-range hydrocarbons which were not considered significant (RFT&A, 2004).

The sump pit was excavated by Advanced Environmental in December 2005. The excavation was approximately 5 to 6 feet deep and roughly 15 to 20 feet in diameter. The sump pit materials were stockpiled at the site for offsite disposal. The natural bedrock was exposed beneath the sump pit materials and did not seem affected by hydrocarbons. One confirmation soil sample was

collected at a depth of approximately 6 feet bgs. The results of testing indicated that no significant hydrocarbons remained (RFT&A, 2006).

Sterling Well 3-10. Sterling Well 3-10 was advanced in 1978 to a depth of 5,270 feet bgs. In 1979, the well was producing 35 barrels of oil per day. In 1984, the well was re-drilled to a depth of 5,945 feet bgs. However, since the well was producing only water, it was abandoned in 1991. In July 1998, DOGGR determined that all requirements were fulfilled in regard to plugging and well abandonment, including removal of well equipment and junk (DOGGR, 2016). There has been no further environmental investigation of Sterling Well 3-10. No evidence of a sump at the well location exists.

4.0 STERLING WELL 2-10 SUMP INFORMATION

1) Location and status of sump(s)

RFT&A (2004) identified a former sump immediately to the west of the former location of Sterling Well 2-10 (Figure 2). Requested information regarding this former sump can be found in Attachment B. There is no evidence that the former sump was lined.

The former sump is closed with cleanup. Although the cleanup and closure of the site was done in accordance with the requirements of DOGGR and the LARWQCB, according to RFT&A (2004, 2006), results of the cleanup and abandonment of the site were not transmitted to either agency.

2) Procedures used to close or abandon sumps

The former sump was excavated to 6 feet deep and 20 feet in diameter. Natural bedrock was exposed below the former sump materials. A soil confirmation sample was collected at 6 feet bgs at the bottom of the excavation. The soil sample was analyzed for Total Petroleum Hydrocarbon (TPH) carbon chain by EPA Method 8015. The sample was non-detect for TPH-gasoline (TPH-g), TPH-diesel (TPH-d), and TPH-oil (TPH-o)(RFT&A, 2006).

3) Estimated total annual amount of fluid previously discharged into sump

It is unknown whether there was ever any fluid discharged into the former sump.

4) Physical and chemical composition of any fluids discharged into sump

See response to number 3.

5) The physical and chemical composition of any solidified waste in the sump

The upper one foot of the former sump contained clean fill soil. Trenching indicated that the former sump pit contained washed sand, drill cuttings, and minor amounts of dark-stained soil. A soil sample was collected at 4 feet bgs from the former sump. Laboratory analysis of this soil sample resulted in non-detects for TPH-g, TPH-d, and TPH-o. The only volatile organic compound (VOC) detected was toluene, detected at 2 micrograms per kilogram ($\mu\text{g}/\text{kg}$) (RFT&A, 2004). As indicated in 1), the confirmation soil sample (RFT&A, 2006) was non-detect for TPH-g, TPH-d, and TPH-o.

6) Location of any domestic, municipal, and commercial water wells within a half-mile radius of sump

According to the Los Angeles County Department of Public Works (LACDPW, 2016), there are no domestic, municipal, or commercial water wells within a half-mile of the former sump. The nearest production wells are LACDPW wells 6986 (9,730 feet southeast of the former sump) and 6694 (10,183 feet northeast of the former sump).

7 and 8) Historic and current water quality data for any wells within a half-mile radius of the sump

As indicated in item 6, there are no wells within a half-mile radius of the former sump. Therefore, Attachment A is Not Applicable and is not included in this Report.

9) Locations, well, construction, and survey data for any monitoring wells within the vicinity of the sump

There are no monitoring wells in the vicinity of the former sump. According to Geotracker (2016), the closest monitoring wells are located on the Pitchess Detention Center Class III Landfill, located 16,540 feet east-northeast of the former sump.

5.0 CONCLUSION

DOGGR has identified Catellus as the operator of Sterling Wells 1-10, 2-10, and 3-10. Sterling Well 1-10 was abandoned in 1991. Sterling Wells 1-10 and 2-10 were abandoned in 2003. Drilling operations had ceased at these wells before Catellus became the operator of these wells in May, 2014. Although LARWQCB Investigative Order No. R4-2015-0475 identifies Catellus as an operator of oil and gas wells, at no time since Catellus Valencia LLC purchased the site have any oil and gas operations been conducted. No discharges have occurred during Catellus' ownership of these wells. Therefore, Catellus has not had to dispose of any fluids associated with drilling and oil/gas operations during its operation of these wells.

6.0 REFERENCES

Advanced Environmental, 2002. Technical Work Plan, Removal Action, Petromineral Sterling Lease, Ventura County, California. December 9.

CGS (California Geological Survey), 2002. Seismic Hazard Zone Report 76. Seismic Hazard Zone Report for the Val Verde 7.5-Minute Quadrangle, Los Angeles and Ventura Counties, California.

DOGGR (California Division of Oil, Gas, and Geothermal Resources), 2016.
<https://secure.conservation.ca.gov/WellSearch/>

Geotracker, 2016. <http://geotracker.waterboards.ca.gov/>

LACDPW (Los Angeles County Department of Public Works), 2016.
<http://dpw.lacounty.gov/general/wells/>

RFT&A (R.T. Frankian & Associates), 2004. Well Field Abandonment Testing and Phase II Environmental Investigation, Sterling Gateway LP, Hasley Canyon Lease and Restoration, Vesting Tentative Parcel Map 20983, Val Verde, California.

RFT&A, 2006. Excavation Observations and Final Soil Testing, Sterling Gateway LP, Hasley Canyon Lease and Restoration, Vesting Tentative Parcel Map 20983, Val Verde, California.

5.0 SIGNATURES

I, Larry Krasner, certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Signed,



Larry Krasner
Catellus Valencia LLC

Report Prepared by:

Jay Schneider, PG, QSD
Project Geologist



Report Reviewed and Approved by:

Mark Drollinger, M. Eng., CSP, CHMM, CAC
Director of Environmental Geology and Engineering



CITADEL
ENVIRONMENTAL SERVICES, INC.

Figure 1 Site Map



Figure 1

Catellus Valencia, LLC
 190 N. Canon Drive, Suite 300
 Beverly Hills, California 90210



PROJECT NO: 0827.1001.0
 DATE: January 2016

Site Map



CITADEL
ENVIRONMENTAL SERVICES, INC.

Attachment B
Sterling Well 2-10
Sump Information Sheet

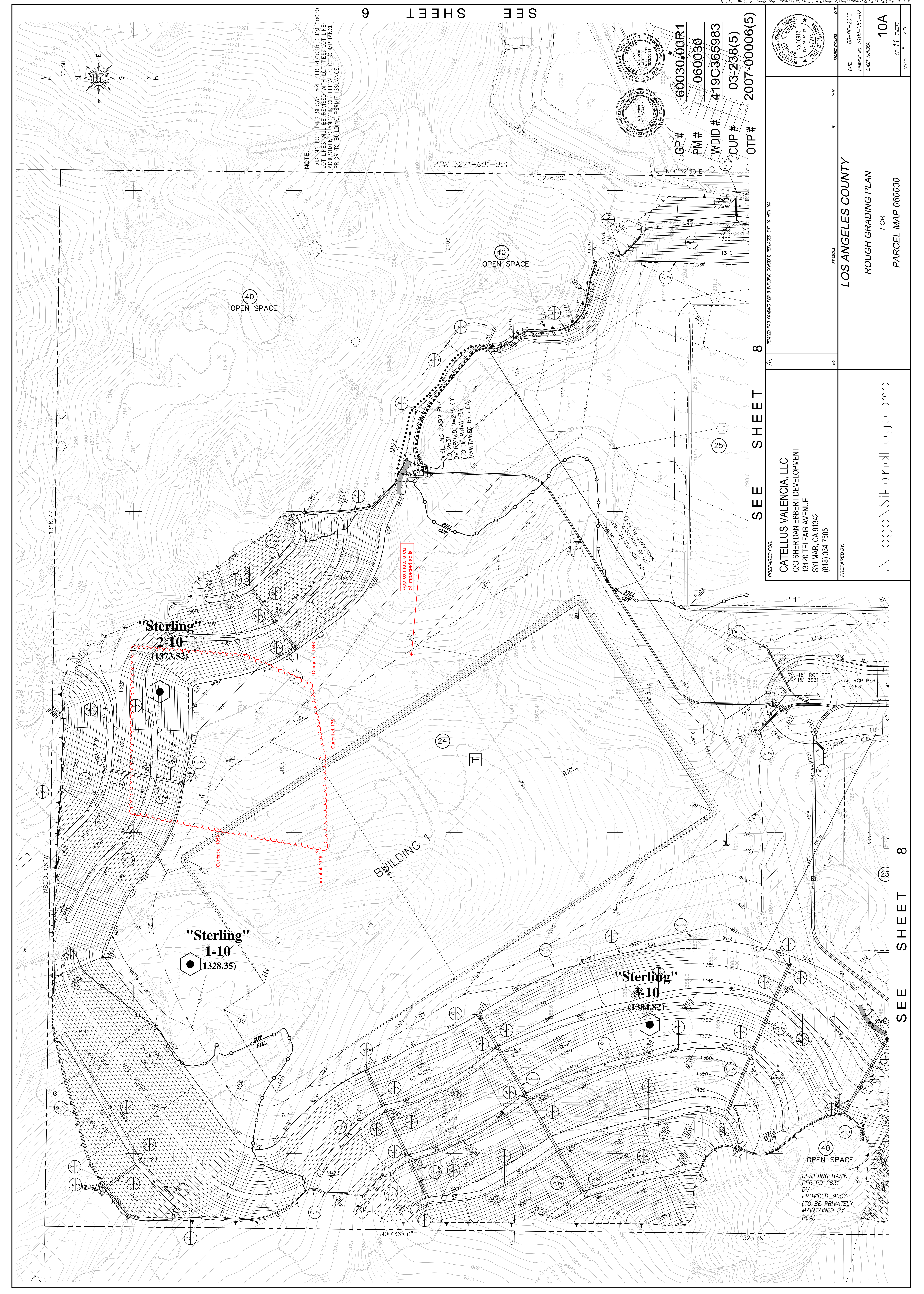
Owner and/or Operator	Field Name	County	Sump Name/Description	Sump Location Longitude	Latitude	(LxWxD) Sump Volume in ft ³	When Was the Sump First Excavated?	How Many Years Was the Sump Active?	Total Annual Amount of Fluid Discharge in bbls.	Composition of Fluid(s)	Was Sump filled with Soil or Other Material (Yes/No)?	When Was the Sump Filled?	What Material Was Used to Fill the Sump?	Was There Solidified Waste (Yes/No)?	If Yes, What Was the Composition of those Solids?
Catellus Valencia LLC	Hasley Canyon	Los Angeles	Sterling 2-10 Oil Well	34.452.36	-118.64307	6x20x20= 2400	UNK	Unknown; drilling activities occurred at well from 1978 to 2001 (23 years)	NA	NA	Yes	Between 1978 and 2001	Clean fill soil	Yes	Diesel-range hydrocarbons



CITADEL
ENVIRONMENTAL SERVICES, INC.

Appendix A

Rough Grading Plan for Parcel Map 060030



NOTE:
EXISTING LOT LINES SHOWN ARE PER RECORDED PLAN 60030.
EXISTING LOT LINES SHOWN WITH DASHED LINES ARE
ADJUSTMENTS AND/OR CERTIFICATES OF COMPLIANCE
PRIOR TO BUILDING PERMIT ISSUANCE.

SEE SHEET 9

SEE SHEET 8

GP # 60030.00R1
PM # 060030
WDID # 419C365983
CUP # 03-238(5)
OTP # 2007-00006(5)

		PROJECT NUMBER 06-06-2012
DATE 06-06-2012		DRAWING NO.: 5100-056-02
SHEET NUMBER 10A		SHEET NUMBER OF 11 SHEETS
SCALE: 1" = 40'		
LOS ANGELES COUNTY ROUGH GRADING PLAN FOR PARCEL MAP 060030		
PREPARED FOR: CATELLUS VALENCIA, LLC C/O SHERIDAN EBBERT DEVELOPMENT 13120 TELFAIR AVENUE SYLMAR, CA 91342 (818) 364-7505		PREPARED BY: \Logo\SikandLogo.kmp

SEE SHEET 8

SEE SHEET 8

DESILTING BASIN
PER PD 2631
DV
PROVIDED=90CY
(TO BE PRIVATELY
MAINTAINED BY
POA)



CITADEL
ENVIRONMENTAL SERVICES, INC.

Appendix B
R.T. Frankian & Associates
2004 and 2006 Reports



November 15, 2004

Hollister & Brace
1126 Santa Barbara Street
Santa Barbara, California 93101

Job No. 2002-013-50

Attention: Mr. Steve Kirby

Subject: Well Field Abandonment Testing and
Phase II Environmental Investigation
Sterling Gateway LP
Hasley Canyon Lease Abandonment and Restoration
Vesting Tentative Parcel Map 20983
Val Verde, California

Dear Mr. Kirby:

R. T. Frankian and Associates (RTF&A) is pleased to submit this investigation report of Well Field Abandonment Testing and Phase II Environmental Investigation. This investigation has been prepared to address the investigation portion of the Hasley Canyon lease abandonment and restoration work associated with the abandonment of former oil wells Sterling 1-10 and 2-10 within the Hasley Canyon Oil Field (see Vicinity Map - Figure 1). The wells are located in the northeast quarter of Section 10 of Township 4-North, Range 17-West of the San Bernardino Base and Meridian.

This investigation was conducted to meet the requirements of the Technical Work Plan approved by the California Division of Oil and Gas and Geothermal Resources (DOGGR) as part of wellfield abandonment. This investigation focused on the abandonment process of the wells and their associated pipelines, tanks and appurtenant structures, specifically with regard to any remaining hydrocarbon

Hollister and Brace
November 15, 2004
2002-013-50

-2-

contamination in the subsurface. Further, RTF&A performed testing on the soil stockpiled during the well field abandonment with regard to its content, waste characteristics and disposal or re-use options. As such, the results of testing included in this report are believed to be suitable for submittal to the DOGGR for wellfield abandonment purposes, as well as the Regional Water Quality Control Board, with regard to notification and permitting for stockpile soil reuse via a Report of Waste Discharge (ROWD).

BACKGROUND

RTF&A has received and reviewed the Technical Work Plan, Removal Action, Sterling Lease, Ventura County, California, prepared for the site, along with several oil well permits and correspondence letters from the California Division of Oil, Gas, and Geothermal Resources (DOGGR). We also reviewed a recent Phase I Environmental Site Assessment Report of an adjacent (Western Parcel) prepared by Converse Consultants in February 2004. The Phase I report was not pertinent to this investigation other than as background information.

Advanced Environmental prepared the Technical Workplan, Removal Action, Petromineral Sterling Lease on December 9, 2002 (attached in Appendix C). According to that workplan, West Coast Welding had performed site demolition prior to December of 2002.

Petrominerals Corporation (the oilfield owner/operator) hired MMI Services of Bakersfield to abandon two oil wells on the property (Sterling 1-10 and 2-10). MMI submitted Notice of Intent to Abandon Well forms for each well, dated September 30, 2002 to the DOGGR. In response, the DOGGR required the

submittal of a final restoration workplan because the well abandonment was “part of the abandonment of the lease” (October 7, 2002 DOGGR memo, attached). Mr. Richard Nali, of Advanced Environmental prepared and submitted the “Technical Work Plan, Removal Action, Sterling Lease, Ventura County, California” to comply with the DOGGR request.

The 2002 workplan was approved for implementation in a letter dated December 17, 2002 by the DOGGR. Both the workplan and the approval letters are attached for reference in Appendix C of this letter report.

Completed Work: The approved workplan enumerated the site work completed by West Coast Welding as of December 9, 2002 as:

- removed the Tank Farm and all related equipment including loading facilities, Flushed and removed underground and aboveground piping. Removed oil affected soils within tank farm to a depth of about 12 inches;
- removed oil from tanks by vacuum truck and recycled or disposed of in accordance with all applicable laws, regulations, and requirements;
- disposed of oil and all oil affected soils around wells in accordance with all applicable laws, regulations, and requirements;
- cleaned out well cellars and disposed of in accordance with all applicable laws, regulations and requirements;
- general clean-up of well locations and tank farm area; and
- removed scrap metal and abandoned 200-barrel water tank in bone yard.

Remaining Work: The December 9, 2002 workplan also described the remaining items to be performed as follows:

1. abandonment of Oil Wells 1 and 2;
2. removal of concrete slabs on the upper and lower locations;
3. exploratory core drilling or trenching of tank farm area and areas around wells to determine if there are any remaining oil affected soils; and
4. contact Regional Water Quality Control Board to determine what is needed for site closure.

The workplan was approved by the DOGGR on December 17, 2002. Since that time, items 1 and 2 of the remaining work were completed. MMI Services, Inc. abandoned the two wells as verified by the DOGGR between April and May of 2003 (see Well History reports attached in Appendix C). Items 3 and 4 of the remaining items described in the workplan were not addressed until this investigation. This current investigation was performed to complete the assessment investigation (item 3 of the “remaining work to be performed”) as described in the approved workplan. We also contacted the Regional Water Quality Control Board to initiate item 4 of the approved workplan. After discussions with the Regional Board, it is our understanding that the Regional Water Quality Control Board would not need to have oversight responsibility for “site closure”, but should be involved in the disposition of the stockpiled soil. If requested, they would be willing to review site cleanup documentation under the self-directed cleanup program if a fee is paid for

their time; or they would review and approved disposal options under a general Work Discharge Requirement.

REGIONAL HYDROGEOLOGIC SETTING

The two oil wells are located in the mountainous area south of Hasley Canyon at an approximate elevation of 1300 to 1400 feet above seal level. The wells are located within the Hasley Canyon Oil Field (see Figure 1) in the northeast quarter of Section 10 of Township 4-North, Range 17-West of the San Bernardino Base and Meridian.

The area is underlain by poorly consolidated/lithified non-marine sedimentary deposits consisting of alluvial, lake, playa and terrace deposits designated as Saugus Formation bedrock. The bedrock hills are located in an area designated as non-water bearing materials. Although there are no utilized groundwater resources beneath the site, there are minor amounts of fresh water present in some of the sandy zones of the Saugus Formation in localized areas at great depths in excess of 400 feet deep. The base of the Saugus Formation sediments is considered the base of the fresh water for the purposes of the oil well abandonment, and that is approximately 1,000 to 1,500 feet deep beneath the site. The Saugus Formation sediments are underlain by Pliocene Pico Formation, which is in turn underlain by Miocene Modelo Formation sediments which are petroliferous at a depth of approximately 4,000 and 5,500 feet beneath the site.

ASSESSMENT FIELD WORK

On September 10, 2004, RTF&A utilized a rubber-tired backhoe to excavate numerous trenches and test pits in the areas of the former oil wells, aboveground tanks, and pipelines. The soil was monitored for evidence of residual petroleum hydrocarbons in the subsurface, and to verify that no piping or other subsurface structures remained. The exposed soil was observed for petroleum staining, odors and areas of fill that could indicate buried debris or drilling sump pits. A photo-ionization detector (PID) was utilized to monitor odoriferous and/or stained soil. Soil samples were collected in new, clean, sample jars with Teflon-lined lids.

Soil samples were collected from soil or rock zones that appeared to be impacted by oil field related activities. We also excavated approximately 13 test pits into the soil stockpiles and sampled for characterization purposes. Representative soil samples were collected, labeled and stored on ice in cooled containers and transported to a State of California certified testing laboratory.

Samples were analyzed for Total Petroleum Hydrocarbons by the carbon chain range method, looking for gasoline-range, diesel-range, and oil-range hydrocarbons by EPA Method 8015M. In addition, the apparently most-affected samples were also tested for priority pollutant Volatile Organic Compounds (VOCs) using Environmental Protection Agency (EPA) Method 8260B, priority pollutant Semi Volatile Compounds using EPA Method 8270, and priority heavy metals (CAM metals) by Method 6010B for further characterization purposes.

After the initial laboratory results were obtained and after communication with the Regional Water Quality Control Board regarding the soil disposition, we returned to the site to gather two worst-case samples of the oil impregnated soil for additional

testing. We returned to the site on October 8, 2004 and collected a “worst-case sample” of black, oil-impregnated soil from each of the soil stockpiles for testing (see Photos 17 and 18). The samples were designated “asphalt (upper)” and “tar-sand (lower)”, and corresponded to the upper stockpile at Well 2-10 (upper) and Well 1-10 (lower), respectively. The samples were each tested for total hydrocarbons (by carbon chain length), heavy metals, volatile organics, and polynuclear aromatic compounds.

STERLING 1-10 OIL WELL

Well 1-10 was located on a large cut pad along with five aboveground tanks (see Plot Plan Sterling 1-10 - Figure 2). The tanks and all appurtenant structures were gone during our visit (see Photos 1 and 2). No evidence of piping or other loading structures, electric lines, concrete pads, pumps or storage facilities were present. The ground surface had been scarified and it was obvious that considerable excavation and scarification had occurred throughout the area during the site decommissioning. The berms that were present around the tank farm were no longer present, and the areas was rough-graded flat, except for a large stockpile of soil that is present along the eastern edge of the former well pad area.

No surface evidence of the oil well was present. During well abandonment, the well was cut off below ground and covered with soil. RTF&A used a magnetometer to locate the oil well. The oil well, an oak tree shown on the plan, and the roadways that remain were used for reference to determine the locations of the former above ground tanks for testing.

Two trenches were excavated parallel and through the former tank locations. Trench TP-21 was excavated to an approximate depth of 5 feet starting from the north end. Saugus Formation sediments were encountered at the north end of the trench, but clean fill was encountered as the trench moved southward. The trench was deepened when any evidence of petroleum staining, odors or trash in fill was noted. One area of trash and odorous soil was found near the southern end to a depth of 8 feet (see Photos 11 to 13). Trash in the fill was approximately dated to the 1960's based upon the numerous pull-tab, soda cans that were present. The fill was odorous and slightly stained but with no debris other than an old cable and some trash. It appeared to have been placed during the original pad construction, and was not indicative of buried oilfield decommissioning debris. Minor PID readings (10 to 30 units) were measured from the odorous soil. The trench was deepened to approximately 10 feet in the area of the stained and odorous soil to determine its depth.

The affected soil extended to a depth of approximately 8 feet, with the underlying soil apparently not affected. The staining and odor diminished rapidly below 6 feet, and no PID readings were measured below 8 feet. A soil sample of the most affected material was taken for analysis (TP-21 at 5ft). The area of affected soil was noted to be about 25 feet long in the trench and only 6 to 8 feet deep (see Figure 2). The laboratory results indicated that fuel hydrocarbons were present in both the gasoline (475 parts per million [ppm]) and diesel range, along with several volatile (aromatic) compounds indicative of very weathered gasoline. This sample was also tested for heavy metals, and no significant concentrations were detected.

A second trench, TP-22, was excavated west of, and parallel to the first trench approximately 4 feet deep to further investigate the trash area and any remaining stained soil that might have been contained within the bermed area around the tanks. No significantly stained soil was noted, but a slight odor was barely perceptible nearest the trash and odorous soil found in TP-21. A soil sample was collected from this nearest location (Sample TP-22 at 4 ft) for laboratory analysis. No fuel hydrocarbons, oil, or volatile organic compounds were detected in this trench.

Trench TP-23 was excavated below the former southerly aboveground tank. No odorous or stained soil was observed. A sample was collected for verification that no significant hydrocarbons remained in the underlying soil. None were detected.

Five test pits were excavated around the Sterling 1-10 oil well. These pits were excavated to look for evidence of past oil well sumps and any remnant hydrocarbon contamination. Test pits TP-24 to TP-27 were excavated approximately 15 to 20 feet north, east, south and west, respectively of the oil well. Another test pit (TP-28) was excavated further southwest, between the wellhead and the former tank farm.

Hydrocarbons were only noted in two of the test pits (TP-26 and TP-27) in the form of a few pieces of asphalt-impregnated soil chunks that had been buried beneath three feet of clean fill on the pad. The fill indicated that the area had been previously excavated during site cleanup or wellhead abandonment/cutoff. In both trenches, the affected soil was located on top of clean Saugus Formation bedrock and appeared as part of the backfilling operation. The amount was minor and did not appear to represent pervasive soil contamination. A sample of the worst material from TP-26 at 4 feet was collected for laboratory analysis. The laboratory results indicated concentrations of diesel-range hydrocarbons at 6500 ppm (C-13 to C-22)

and 5,280 ppm of long-chain oil-range (C-22+) hydrocarbons. No gasoline-range hydrocarbons, heavy metals, volatile or semi-volatile priority pollutants were present.

STERLING 2-10 OIL WELL

Well 2-10 is located on a large, teardrop-shaped pad at the top of the adjacent hill, east-northeast of Well 1-10 (see Plot Plan Sterling 2 - Figure 3). The Sterling 2-10 well pad was cut into a bedrock ridge, with the resultant cut material pushed toward the west, to create a larger pad (see Photo 2). Two former aboveground tanks were located on the east side of the pad, in a bermed or slightly elevated area. The oil well was abandoned and not visible (having been cut off about 5 feet deep and buried). The tanks were no longer present and no obvious pipelines, concrete pads or other appurtenant structures were noted. One wooden utility pole remained on the east side (see Photo 3), but there were no wires.

The pad had obviously been graded after site dismantling and clean soil or bedrock appeared to be present throughout the site. No evidence of oil staining was observed at the ground surface. The pad area had been widened to encompass the former aboveground tank area and fresh cut bedrock was exposed at the surface beneath them. The excavated soil which comprised the tank berms and probable oil-stained soil around the tanks and well had been stockpiled on the pad as shown in Figure 3. Well 2-10 was located using a magnetometer. The well location and utility pole were used for reference points at the site.

Trench TP-1 was excavated in an east-west direction across the former oil well pad to locate any buried pipelines and remnant oil-stained soil (see Photo 4). It was located in close proximity to the oil well and the larger aboveground tank. The

trench was excavated approximately 3 to 5 feet deep. Unstained bedrock was present in most of the trench, except on the west end where a wedge of clean fill was present at the surface, thickening to the west. Trench TP-2 was excavated in a similar fashion and designed to intercept the smaller aboveground tank. No stained soil was found, only clean Saugus Formation bedrock was exposed in the trench.

Test Pit TP-3 was similarly excavated just north of the oil well, and through the former oil well pad. Evidence of an old sump pit was found that contained drill cuttings and minor dark-stained soil (see Photo 5). A soil sample was collected from the sump (TP-3 at 4 feet), which exhibited minor staining, and hydrocarbon odor. Based upon laboratory testing of that sump material, no significant hydrocarbons were present.

A small area of stained and odorous soil was also evident nearest the former oil well and appeared to be part of the remnant oil well cellar pit or was associated with the well pump. A northerly trending pattern of staining along the trench was evident in this area and coincident with the outline of the former well pad (see Figure 3). The staining appeared to be a result of infiltration along this northerly running feature. A soil sample was collected in this stained soil (TP-3 at 6 feet) for testing. High concentrations of diesel fuel-range hydrocarbons (13,200 ppm) were detected, but no other shorter or longer chain hydrocarbons. Diesel is commonly used as a solvent in oil field operations. Based upon the apparent surface infiltration pattern and coincidence with the northerly trending pumping well platform, it's likely that diesel fuel was used to clean off oily parts of the pumping rig and allowed to spill to the ground around the well site.

Test Pit TP-4 was excavated across the northerly end of the well pad to look for additional contamination and piping. The trench was excavated to a depth of 2 to 4 feet exposing native bedrock. No pipelines or ancillary well features were noted and no stained or odorous soil was encountered.

Test Pit TP-5 was excavated near the sump encountered in TP-3. Although there was clean fill soil in the upper one foot, additional sump material was encountered in the form of washed sand/drill cuttings from approximately 1 to 5 feet and of similar character to the soil sampled and tested in TP-3 at 4 feet. The trench was excavated to 8 feet to determine the depth of the former sump which was approximately 5 to 7 feet deep, similar to TP-3.

Test Pit TP-6 was excavated adjacent to the oil well. The oil well was located at a depth of approximately 5 feet. Most of the soil from the trench was backfill and contained several pieces of wood from the former cellar. Minor oil stained soil was present, but it appeared that the contractor had removed the vast majority of the oil stained soil that likely surrounded the wellhead and cellar.

Test Pits TP-7 and TP-8 were excavated at the center of each of the former aboveground tanks to look for subsurface leakage or releases. No oil stained or odorous soil was observed. A soil sample from each pit was collected for hydrocarbon testing. None was detected by the laboratory in the soil sample from under the large tank. The soil sample from beneath the small tank contained 73 ppm diesel-range hydrocarbons and 110 ppm of long chain, oil-range hydrocarbons which were not considered significant.

STOCKPILE TESTING

Two large and one small stockpile of soil are present at the site as a result of decommissioning the well field operations on Sterling Wells 1-10 and 2-10. The stockpiled soil consists of mixtures of clean soil and petroleum-contaminated soil that were excavated during decommissioning such as the tank berms, surface staining around structures and pipes, cellar pits etc.

On the lower pad at Sterling 1-10, a large soil stockpile is present along with a separate smaller one (see Figure 2). To characterize the soil, 10 test pits were excavated about 3 to 4 feet deep into the stockpiles around their accessible perimeter. The soil was inspected for its general character, soil type and evidence of contamination. Most of the pits revealed predominately clean soil with minor amounts of tar, asphalt and oil impregnated soil (see Photos 9, 15 and 16). Typical and representative samples were collected in each of the test pits during our initial visit on September 10, 2004. Soil samples were collected in clean glass sample jars for laboratory analysis. We later returned to the site on October 8, 2004 to sample a worst-case example of the most-affected material from the stockpile. All collected samples were tested for total petroleum hydrocarbons by carbon chain length. Half of the soil samples were also tested for heavy metals and volatile organic compounds by EPA Methods 6010B and 8260B, respectively. EPA Method 8270 tested the worst-case soil sample similarly, and in addition for poly nuclear aromatic compounds (PNAs). Soil sample TP-3 at 4 feet was a remnant “chunk” of worst case material that had not been removed to the stockpile, and its results should also be considered a typical worst-case sample of the stockpile material.

Three test pits were similarly excavated into the stockpile located at Sterling 2-10 (see Figure 3). Four soil samples were collected from the three pits, at different depths in representative locations in representative materials. The stockpiled material appeared similar to the lower stockpile, mostly clean soil with occasional oil/asphalt-impregnated soil as dark clods in the stockpile. Representative samples were acquired at different depths in the pits and in differing typical materials. These samples were similarly tested for total petroleum hydrocarbons by chain length. One worst-case sample of the most-affected soil was acquired (see Photos 17 and 18) and tested for total petroleum hydrocarbons, heavy metals, VOCs and PNAs.

For the stockpile samples, no problematic concentrations of hydrocarbons or metals were detected in any of the tested samples. No concentrations of VOCs or PNAs were detected.

REGULATORY CONSIDERATIONS

Cleanup standards and procedures for petroleum-contaminated soils are discussed in a 1996 Interim Guidance Document published by the Los Angeles Regional Water Quality Control Board. Mr. Art Heath, head of the Regional Board Cleanup Unit verified that those guidelines are still affective. The general cleanup guidelines are contained in Table 4.1, which is attached in Appendix C. Based on the site conditions and great depth to groundwater, the cleanup requirements for hydrocarbons at the site are considered to be 1,000, 10,000 and 50,000 parts per million; gasoline, diesel and oil-range hydrocarbons, respectively. These guidelines are designed to be protective of groundwater resources.

Crude Oil is exempt from federal regulation as a hazardous waste (Section 3001 (b) (2) of the 1980 Amendments to RCRA). In 1988 the Federal EPA issued a regulatory determination stating that control of crude oil under RCRA Subtitle C regulations was not warranted. Crude Oil is generally considered non hazardous.

In addition to these guidelines, concentrations of metals and other problematic compounds (metals, VOCs, and PNAs) should be checked to verify that no toxic concentrations are present. With the exception of one area beneath the former Well 2-10 pump pad, this investigation did not find problematic concentrations of hydrocarbons or other compounds in our limited sampling. We attempted to test typical and worst case samples. For the most part, the testing results indicated very similar concentrations and types of the tested constituents indicating low variability and therefore increased confidence that the results are representative of site conditions.

FINDINGS AND RECOMMENDATIONS

DECOMMISSIONING AND EQUIPMENT REMOVAL

Based upon our subsurface investigation, it appears that most of the petroleum and oil-affected soil has been removed from the ground. Further it appears that all of the oil well structures, tanks and all appurtenant structures are gone. No evidence of piping or other loading structures, electric lines, concrete pads, pumps or storage facilities remain at the site.

With one minor exception, all petroleum stained soil associated with the former operations appears to have been excavated and stockpiled at the site as part of

site de-commissioning. Based upon our inspection and trenching, it appears that former berms, pads and petroleum-affected soils were excavated down to clean soil and stockpiled for characterization and disposal. Only one area of former oilfield operation (a sump) was found that had not been excavated and two areas of fuel-stained soil were found that should be excavated.

FURTHER EXCAVATION

Three areas were found that require further excavation. One area is a former well drilling sump. The other two areas exhibit low levels of fuel contamination. One is an area of trash fill found in Test Pit TP-21 which contained minor amounts of gasoline contamination. This area can be added to the existing stockpiles and handled similarly. The other area of diesel fuel contamination is beneath a former well-pump pad. This diesel fuel contamination requires excavation and offsite disposal based upon its fuel hydrocarbon characteristics and the concentrations (exceeding 10,000 ppm) that are present. This area is located directly beneath the well pump pad for Sterling Well 2-10 (see Figure 3).

Sump: One of those areas is a former sump (see Figure 3) that should be excavated and added to the existing stockpile of hydrocarbon-affected soil. Although no hydrocarbons were detected in the tested sample, a slight odor and minor staining is present. Furthermore, the sump is a part of the former oilfield operations that should not be left at the site. The soil in the sump appears re-usable as fill based upon the testing of one sample that did not detect problematic constituents. As such, this material could be left at the site if it is later excavated and incorporated into filling operations during site grading. However, we recommend that the material be

handled along with the disposition of the stockpiled soil. The sump is estimated to be approximately 20 to 30 feet long, 10 to 15 feet wide and approximately 4 to 7 feet deep.

Trash Fill: One area of old fuel hydrocarbon contamination was found near Well 1-10. It is an area of trash fill located beneath two former aboveground tanks and as depicted on Figure 2. In this area, diesel and weathered gasoline hydrocarbons are present in a pocket of soil approximately 20 to 25 feet long and 5 to 8 feet deep. Gasoline hydrocarbon concentrations up to 475 ppm and diesel hydrocarbons up to 3,990 ppm are present. This material should be excavated and disposed/handled along with the stockpiled soil.

Well Pump Pad: On the upper pad at Well 2-10, one area located beneath the former well pad contains up to 13,200 ppm of diesel hydrocarbons. That area appears to be approximately 15 to 20 feet long, 10 feet wide, and 5 feet deep (see Figure 3). Based upon the high concentrations of diesel fuel found in the subsurface, it should be removed and disposed offsite.

STOCKPILED SOIL

The stockpiled soil that remains at the site was tested for hydrocarbon chain length and concentrations to determine the general character of the mass. Overall concentrations in the stockpile samples tested indicate that the soil contains relatively low concentrations of long-chain, oil-range (petroleum) hydrocarbons, and some mid-chain (diesel-range) hydrocarbons. Two worst-case samples and one "asphalt chunk" were tested to identify the likely highest concentrations in the dirtiest portions of the stockpile. All three samples of the worst-case conditions had similar concentrations

of hydrocarbons, and most importantly, no significant heavy metals, VOCs, or semi-volatile/PNA concentrations. As such, the stockpiled soil should be re-usable on site.

STOCKPILE RE-USE

RTF&A contacted the Regional Water Quality Control Board several times to determine the procedure to re-use the stockpiled soil. Based upon their 1996 Petroleum Cleanup Guidelines, the soil would not have to be removed and would not be considered contaminated. As such, the affected soil should not be regulated, but it was removed and stockpiled for characterization prior to disposal, so the soil can now be considered a waste, and therefore regulated by the Regional Board.

As a waste, it should be disposed in a regulated facility. The soil can be disposed in a Class III (non-hazardous) landfill such as Chiquita Canyon Landfill under General Order 91-93. Alternatively, it may be disposed on land (re-used at the site) if it meets certain chemical characterization requirements and is reviewed and approved by the Regional Board. Under clauses in the same General Order 91-93, the soil may also be discharged or reclaimed for reuse as soil backfill, "provided that it shall not contain any substance in concentrations toxic to human, animal, plant, or aquatic life (Section B.7) or it may be discharged to a site approved by the Executive Officer" (Section B.8).

We understand that on-site reuse is desired. Accordingly an application has to be filed along with laboratory data and a description of the materials, location of planned disposal and volume estimates (no more than 100,000 yards are permitted under this order). The process to permit the on-site disposal is to file a Report of Waste Discharge (ROWD) along with an application fee of \$1,500 that may result in

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a WDR approval/permit. According to Mr. Rod Nelson of the Regional Board Landfill Section, a site specific WDR can be issued as long as the soil characterization meets their requirements. Based upon the testing done to date, we believe the soil will meet those criteria, but more testing may be required by the Regional Board. Once approved, the soil could be reused on site as fill, in lieu of offsite disposal. We suggest filing this application as soon as possible to verify that the soil can be re-used on site.

The stockpiled soil appears to meet the cleanup guidelines for hydrocarbon concentrations that are protective of groundwater resources. In addition to protecting groundwater, the soil should be placed in such a manner that is also protective of human exposure. Although there are no toxic chemicals and no specific regulatory concentrations that would be exceeded, common practice regarding hydrocarbon burial is recommended.

Typical exposure criteria applied to medium to long chain hydrocarbons is 800 ppm for frequent exposure, 2,000 ppm for occasional exposure, and 5,000 ppm for infrequent exposure. As such, because some of the hydrocarbon concentrations exceed 5,000 ppm, the affected soil should be placed where infrequent or no exposure is anticipated. Accordingly, we recommend hydrocarbon burial in areas outside residential lots when possible and at least 10 feet deep in order to preclude occasional exposure. We recommend that the stockpiled soil be disposed on site in areas of anticipated deep fill where it will be placed at least 10 feet below finished grade.

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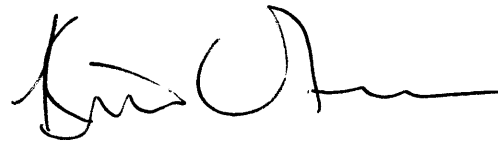
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Should you desire to discuss any aspect of this investigation report, or the project itself, please do not hesitate to contact our office. The following are attached and complete this report.

- Summary of Laboratory Results - Table 1
- Summary of Metals Results Table – 2
- Vicinity Map – Figure 1
- Plot Plan Sterling 1-10 – Figure 2
- Plot Plan Sterling 2-10 – Figure 3
- Appendix A - Photographs
- Appendix B - Laboratory Results
- Appendix C - Supporting Documentation

Respectfully submitted,

R. T. FRANKIAN & ASSOCIATES



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Senior Engineering Geologist



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KGF/AWR/sjc(3)

TABLE 1
SUMMARY OF LABORATORY RESULTS
Sterling Gateway, Santa Clarita
2002-013-50

SAMPLE/ TEST PIT ID	DEPTH (feet) and Comments	Gasoline Range HC ppm C-4 TO C-12	Diesel Range HC ppm C-13 TO C-22	Oil Range HC ppm C-22+	VOC's ppb	Semi- Volatiles PNAs ppb	CAM Metals
Cleanup Level		1,000	10,000	50,000			
WELL 2-10 AREA							
Big Tank	1	ND	ND	ND			
Little Tank	1	ND	73	110			
TP-3 at 4 ft	4 (sump)	ND	ND	ND	2 toluene		<TTLC
TP-3 at 6 ft	6 (cellar)	ND	13,200	ND	ND	ND	<TTLC
TP-3 at 10 ft	10 cellar)	ND	ND	ND			
TP-5 at 8 ft	8	ND	ND	ND			
Upper Stockpile							
S-1 at 2 ft	2	ND	74	110			
S-2 at 1 ft	1	ND	176	316			
S-2 at 3 ft	3	ND	184	320			
S-3 at 3 ft	3	ND	1120	340			
Asphalt	2 worst	ND	2,140	2,850	ND	ND	<TTLC
WELL 1-10 AREA							
TP-21 at 5 ft	5 trash	475	3990	ND	Minor		
TP-22 at 4 ft	4 near trash	ND	ND	ND	ND		
TP-26 at 4 ft	4 asphalt	ND	6500	5280	ND	ND	
TP-23 at 3 ft	3 tank	ND	14	ND			
Lower Stockpile		ND					
SP-1	2	ND	104	98			
SP-2	3	ND	194	180	ND		<TTLC
SP-3	2	ND	162	150			
SP-4	2	ND	1180	760	ND		<TTLC

SAMPLE/ TEST PIT ID	DEPTH (feet) and Comments	Gasoline Range HC ppm C-4 TO C-12	Diesel Range HC ppm C-13 TO C-22	Oil Range HC ppm C-22+	VOC's ppb	Semi- Volatiles PNAs ppb	CAM Metals
SP-5	2	ND	ND	ND			
SP-6	3	ND	ND	ND	ND		<TTLC
SP-7	2	ND	ND	ND			
SP-8	2	ND	ND	ND	ND		<TTLC
SP-9	3	ND	ND	ND			
SP-10	3	ND	1100	500	ND		<TTLC
Tar Sand	2 worst	ND	9.090	2,420	ND	ND	<TTLC

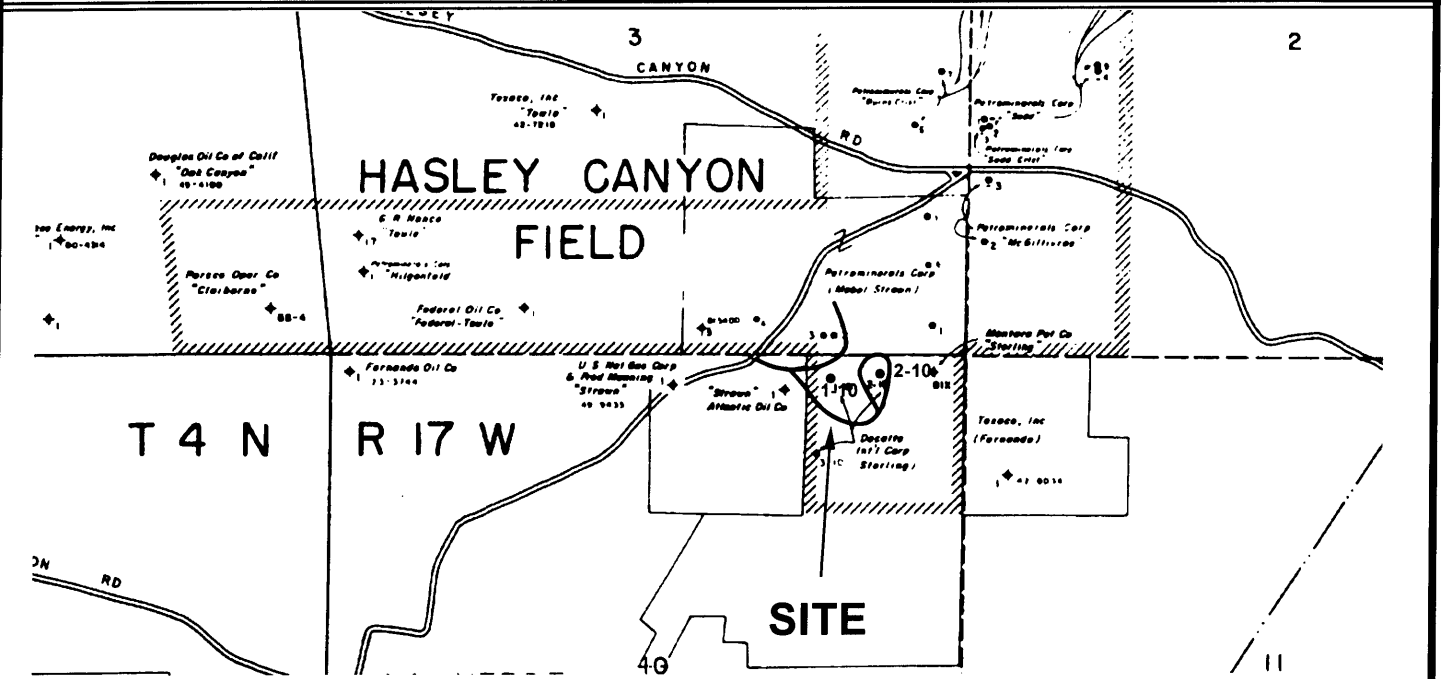
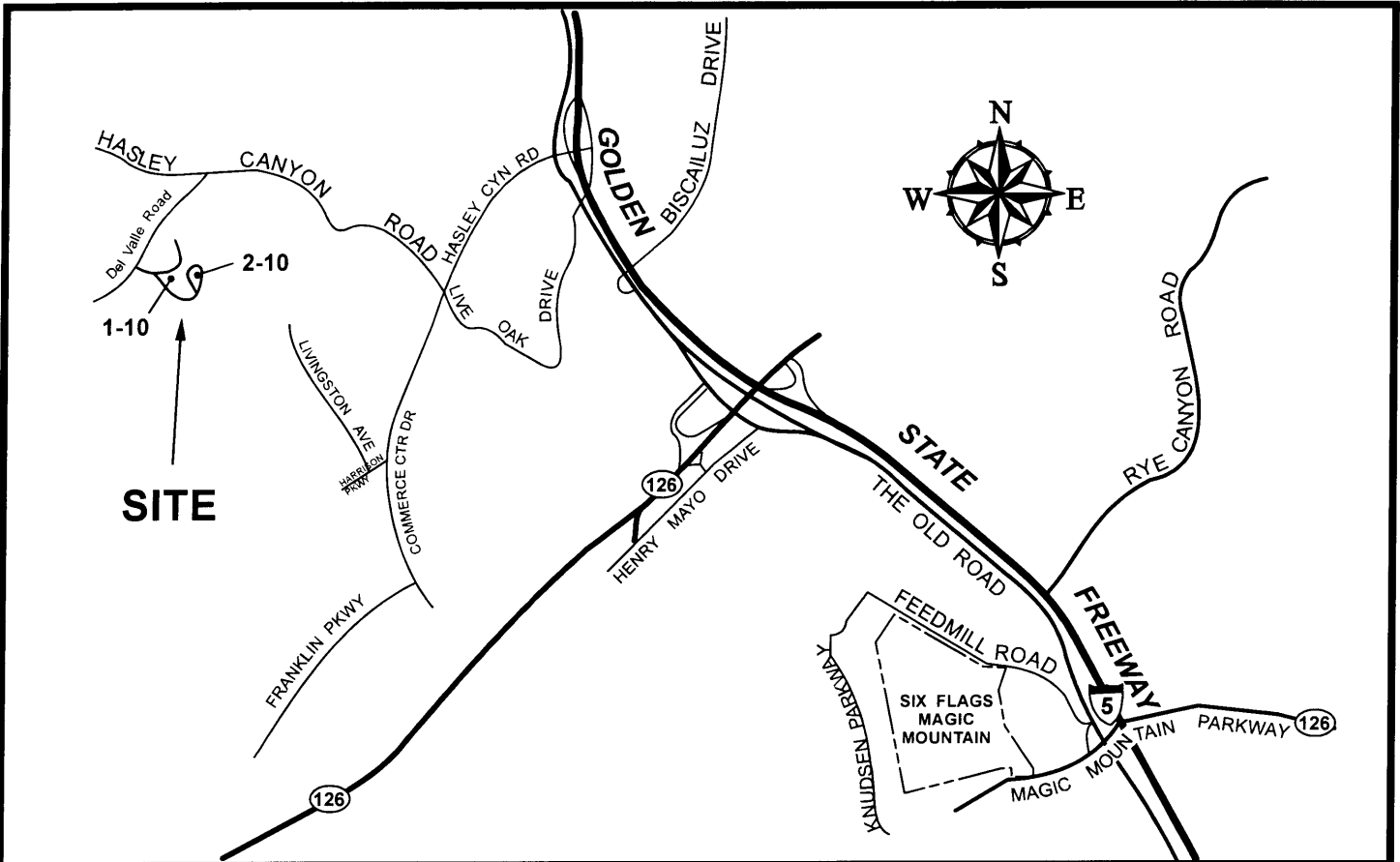
ND= not detected

<TTLC = less than Total Threshold Limit Concentrations

YES = various present, see VOC detail, Table 4.

TABLE 2
Summary of Metals Results
Sterling Gateway, Santa Clarita
2002-013-50

Metals (ppm)	PRG (residt) (ppm)	TTLC/STLC (ppm/)	TP-3 at 4 ft	TP-3 at 6 ft	TP 21 at 5 ft	TP-22 at 4 ft	TP-26 at 4 ft	SP2	SP4	SP6	SP8	SP10	Worst Case Asphalt (upper)	Worst Case Tar Sand (lower)
Antimony	31	500/15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arsenic	22	500/5	ND	0.59	2.05	0.37	ND	ND	1.32	0.96	0.95	1.22	1.3	1.56
Barium	5,400	10,000/100	44.4	62.7	133	45.7	36.2	83.4	182	75.2	90.96	161	202	62
Beryllium	150	75/0.75	ND	ND	0.55	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cadmium	37	100/1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chromium	210	2,500/5	7.59	10.6	13.0	7.62	5.16	9.92	11.0	10.4	10.2	11.6	11.1	12
Cobalt	900	8,000/80	3.75	6.82	8.46	5.31	4.09	6.72	7.13	7.17	7.35	7.91	6.62	6.16
Copper	3,100	2,500/25	5.02	9.82	11.5	6.79	5.93	8.99	10.1	9.54	9.42	20.0	9.34	9.16
Lead	150	1,000/5	2.79	7.17	6.83	4.37	10.2	7.2	6.67	6.0	7.29	11.8	5.45	4.24
Mercury	23	20/0.02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Molybdenum	390	100/1	0.69	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Nickel	1,600	2,000/20	5.89	12.7	16.8	9.15	12.5	13.9	14.9	12.8	12.5	17.7	22.8	20.0
Selenium	390	100/1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Silver	390	500/5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Thallium	5.2	700/7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vanadium	550	2,400/250	8.68	23.4	27.4	17.4	26.9	26.6	25.8	22.6	20.9	28.1	62.8	48.7
Zinc	23,000	5,000/250	25.3	31.8	37.7	22.7	33.4	31.9	36.5	31.2	32.0	40.5	30.1	30.8



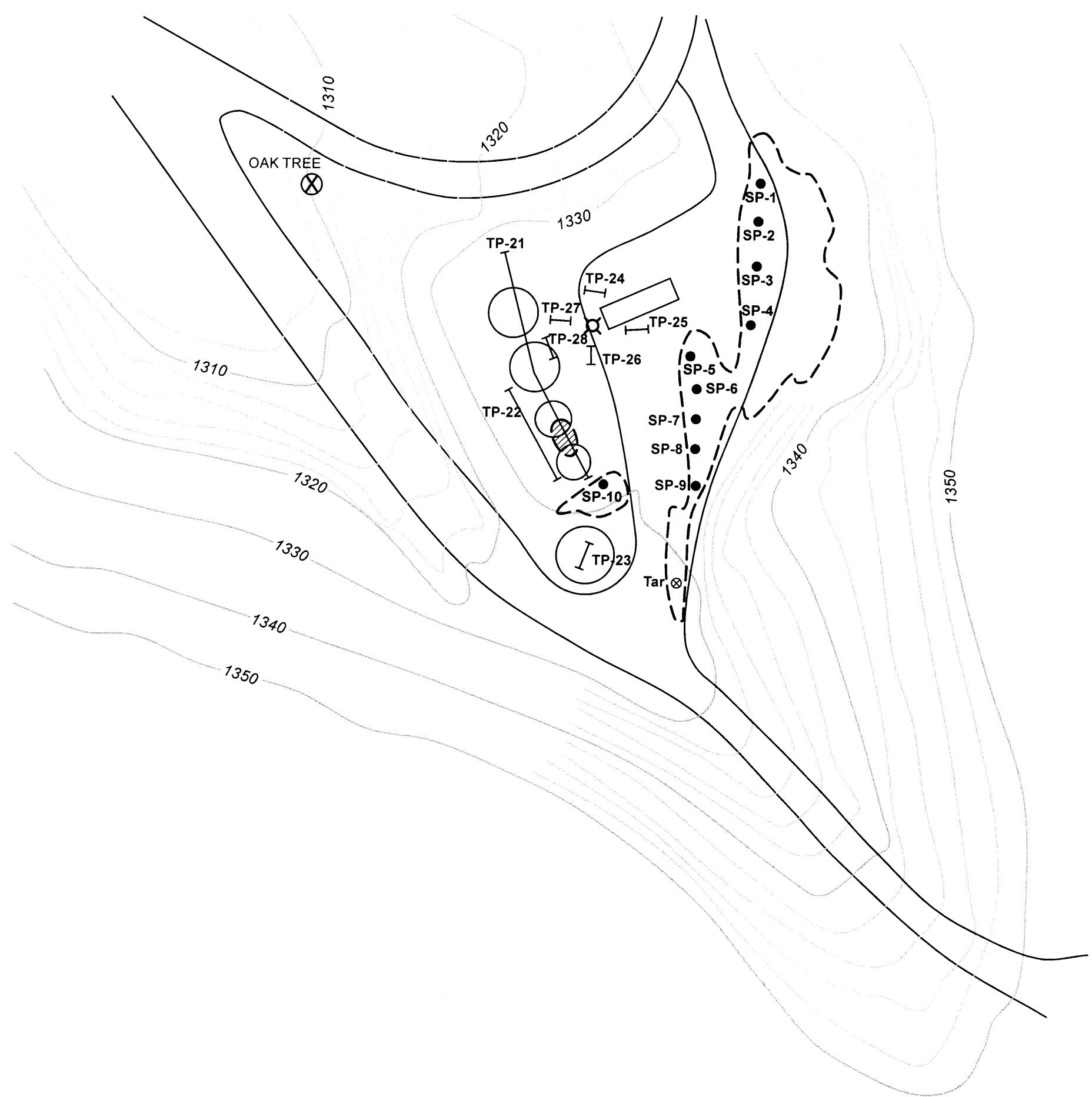
VICINITY MAP

NOT TO SCALE

R.T. FRANKIAN & ASSOCIATES
HOLLISTER & BRACE

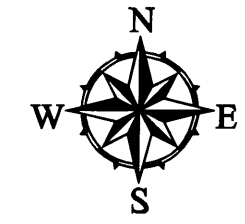
Vesting Tentative Parce Map 20983Val
 Verde, California

SCALE	NTS	DRAWN BY	MN	CHECKED BY
DATE	11-15-04	FIGURE	1	Job No. 2002-013-50



LEGEND

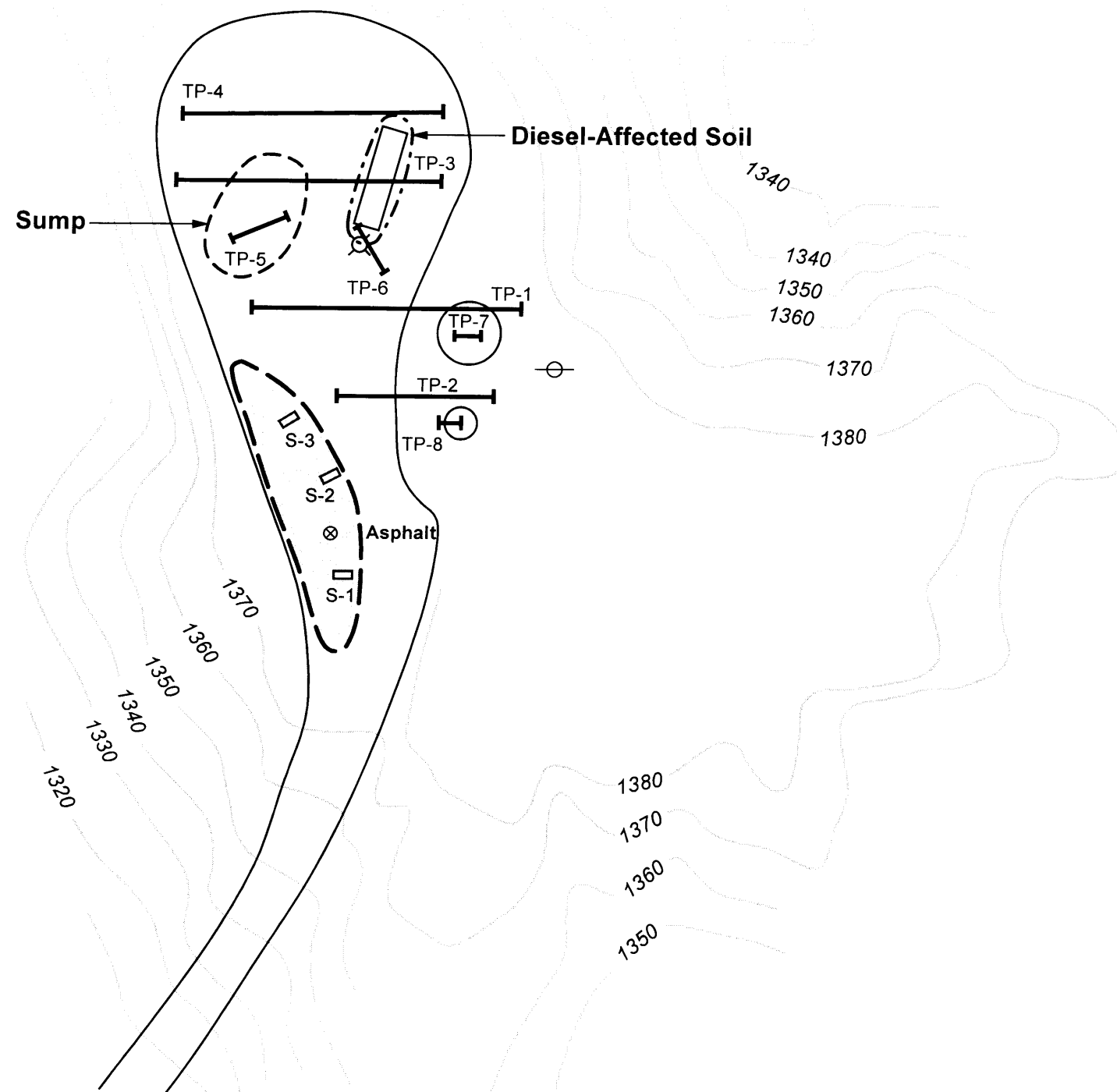
- ⊗ OIL WELL STERLING 1-10
- FORMER STORAGE TANK
- TP-8 TEST PIT
- SP-10 SOIL SAMPLING LOCATION
- Tar ⊗ WORST-CASE SAMPLE
- ══ ROADWAY AND PAD
- - - STOCKPILE SOIL
- ▨ TRASH FILL WITH HYDROCARBONS






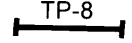




Scale in Feet

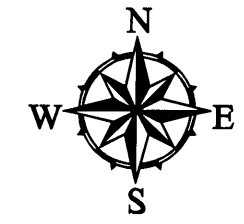
PLOT PLAN
STERLING 1-10

R.T. FRANKIAN & ASSOCIATES		
HOLLISTER & BRACE		
Vesting Tentative Parcel Map 20983 Val Verde, California		
SCALE 1" = 50'	DRAWN BY MN	CHECKED BY KGF
DATE 11-15-04	FIGURE 2	Job No. 2002-013-50



LEGEND

-  OIL WELL STERLING 2-10
-  UTILITY POLE
-  FORMER STORAGE TANK
-  TEST PIT
-  WORST-CASE SAMPLE
-  STOCKPILE SAMPLING PIT
-  ROADWAY AND PAD
-  STOCKPILE SOIL



Scale in Feet

PLOT PLAN

STERLING 2-10

R.T. FRANKIAN & ASSOCIATES		
HOLLISTER & BRACE		
Vesting Tentative Parcel Map 20983 Val Verde, California		
SCALE	DRAWN BY	CHECKED BY
1" = 50'	MN	
DATE	FIGURE 3	Job No.
11-15-04		2002-013-50

Hollister and Brace
November 15, 2004
2002-013-50

APPENDIX A
PHOTOGRAPHS



PHOTO 1 - OVERVIEW OF WELLPAD SITES LOOKING NE

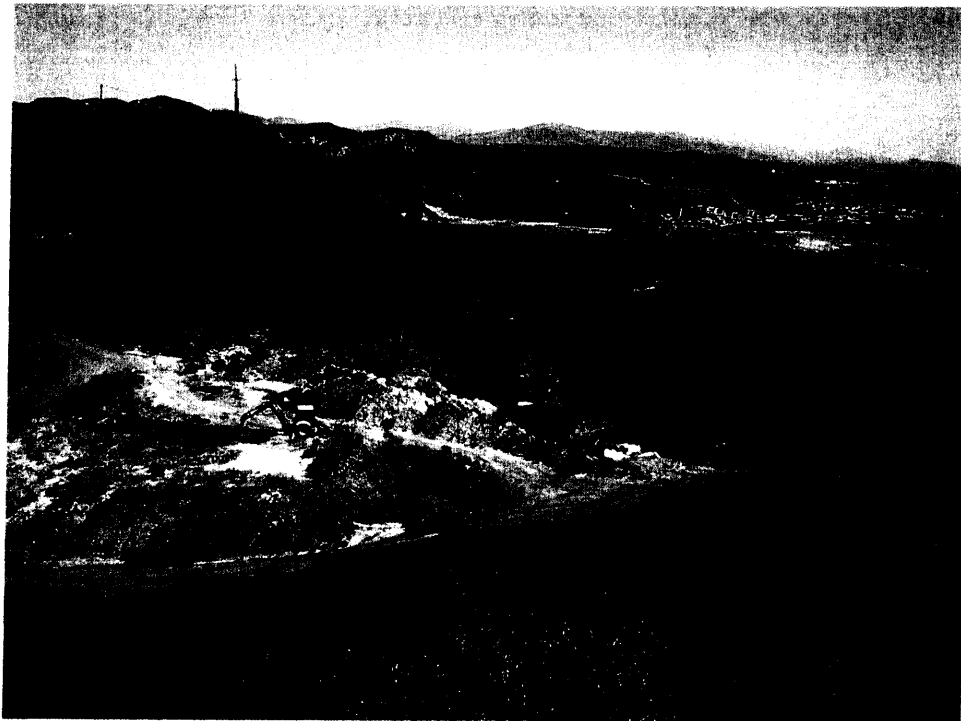


PHOTO 2 - WELLPAD 1-10 IN FRONT (SEE BACKHOE), 2-10
ABOVE, TO REAR (SEE TRUCK)

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE

R.T. FRANKIAN & ASSOCIATES



PHOTO 3 - WELLPAD 2-10 LOOKING NNE; TP-2 IN FOREGROUND

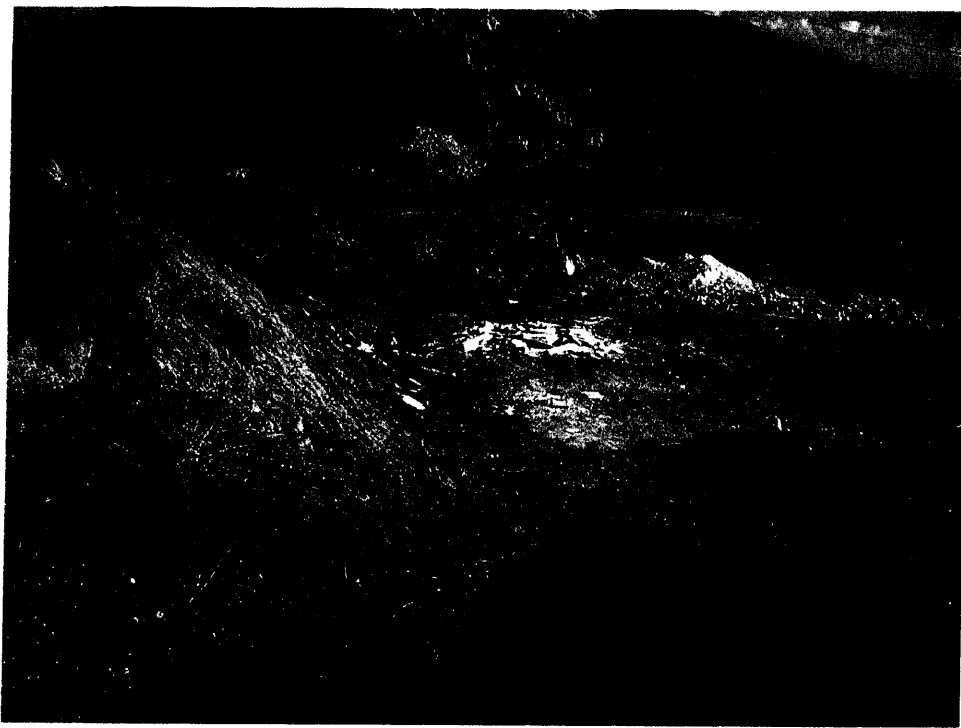


PHOTO 4 - WELLPAD 2-10 LOOKING N; STOCKPILE ON LEFT, TP-1 IN REAR

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE



PHOTO 5 – TP-5 & TP-3 LOOKING N. NOTE GRAY SUMP MATERIAL

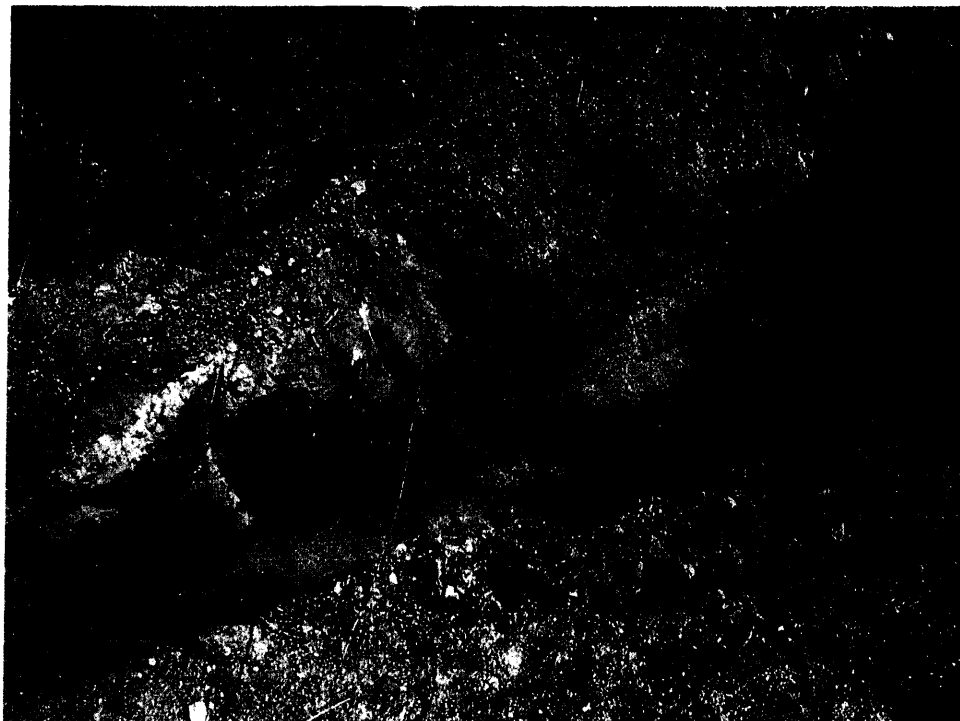


PHOTO 6 – CLOSEUP OF TP-5 BURIED SUMP MATERIAL, SAND CUTTINGS AND STAINED SOIL

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE

R.T. FRANKIAN & ASSOCIATES

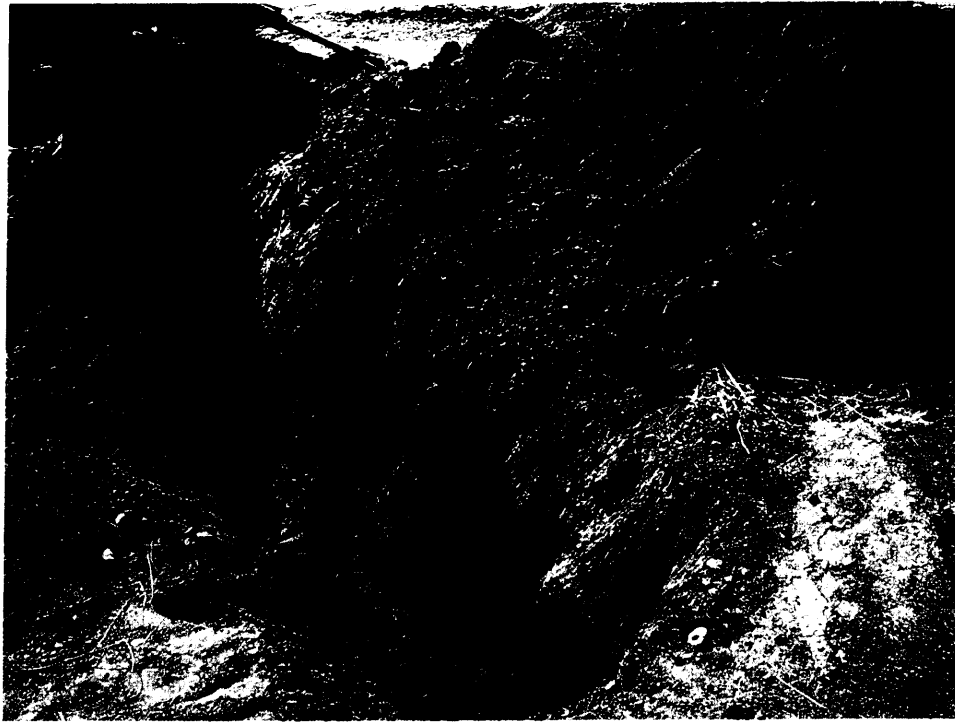


PHOTO 7 – TP-6. NOTE WOOD DEBRIS FROM WELL BACKFILL

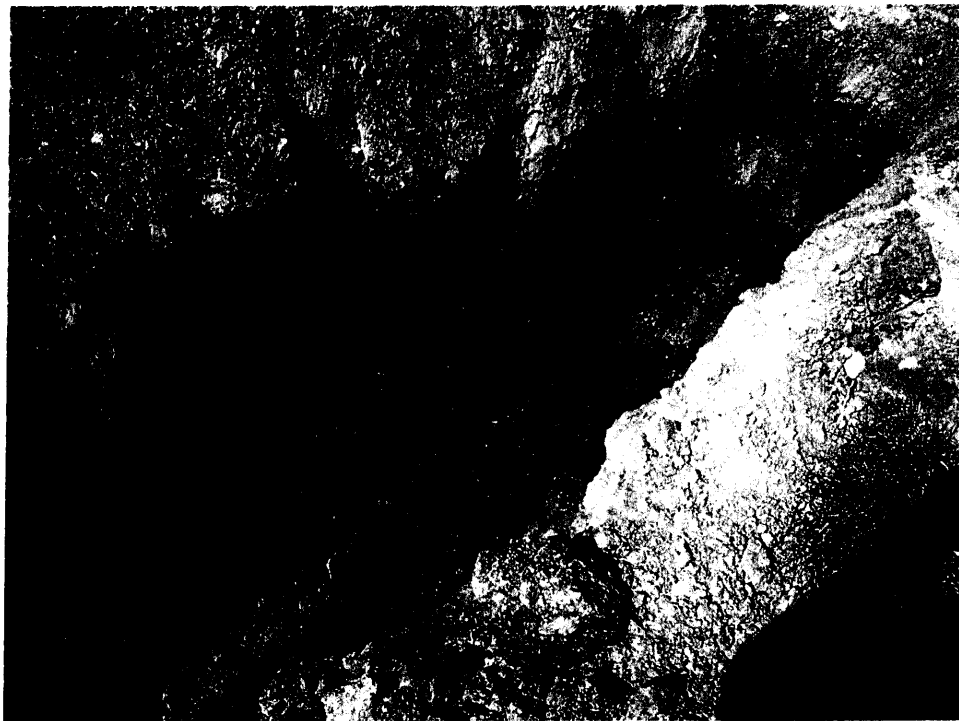


PHOTO 8 – TP-6 SEE WELLHEAD: STERLING 2-10.

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE

R.T. FRANKIAN & ASSOCIATES

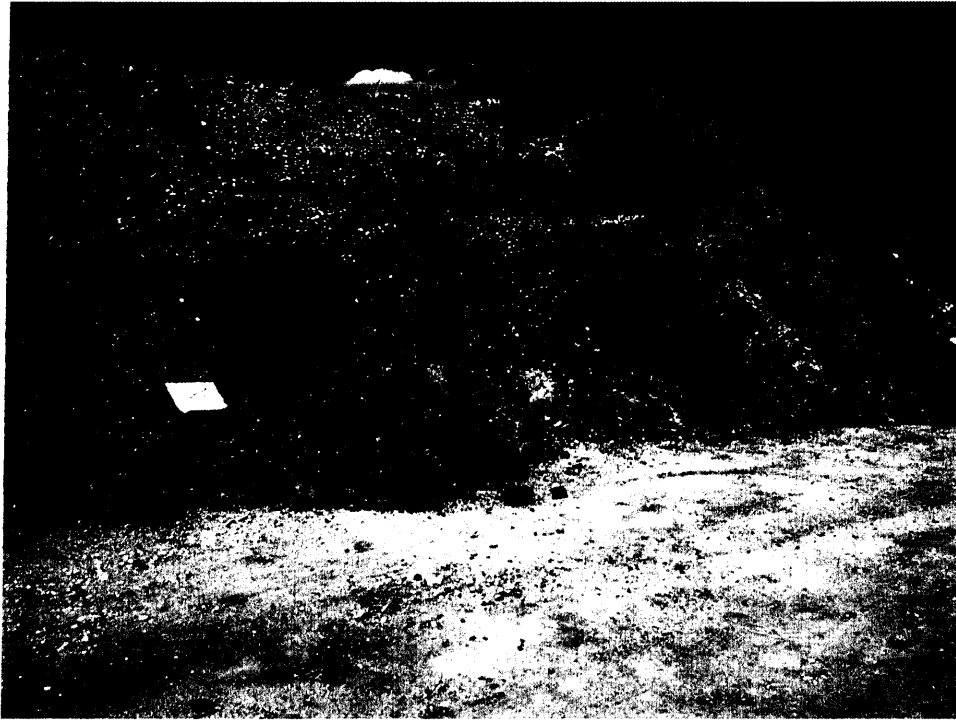


PHOTO 9 - SOIL STOCKPILE AT UPPER WELLPAD 2-10

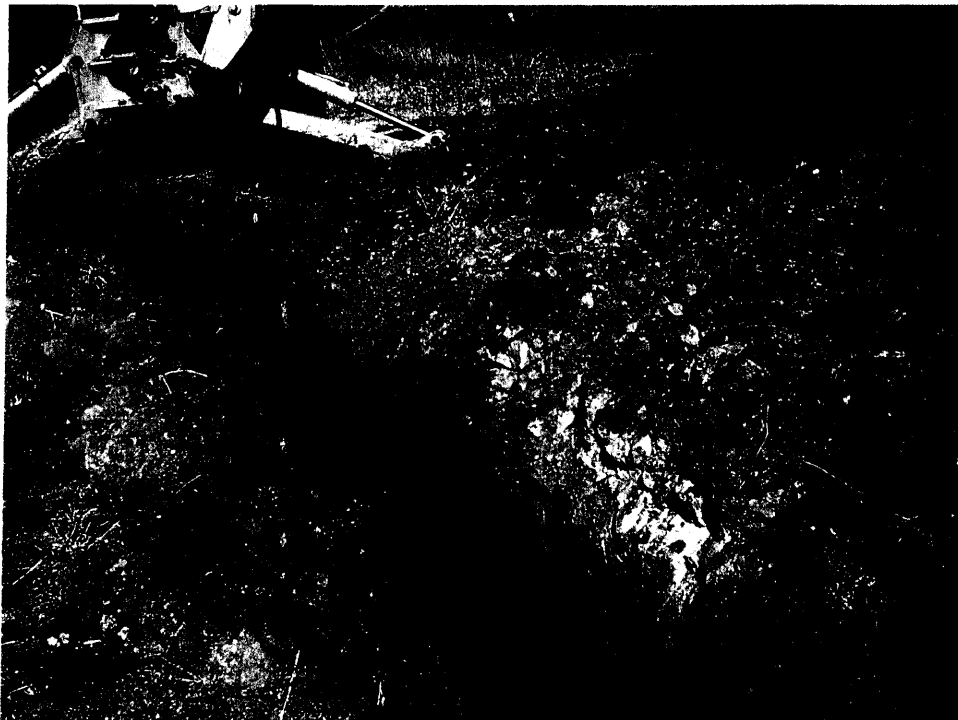


PHOTO 10 - TP-3; GRAY STAINED AREA BENEATH PUMP PAD

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE

R.T. FRANKIAN & ASSOCIATES



PHOTO 11 – WELLPAD 1-10 LOOKING NNW; PORTION OF TP-21
ON LEFT, EXCAVATING TP-24



PHOTO 12 – EXCAVATING TP-22; TP21 ON RIGHT NOTE INITIAL
DISCOVERY OF TRASH FILL

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE



PHOTO 13 – COMPLETED TRENCH TP-21 SHOWING TRASH FILL

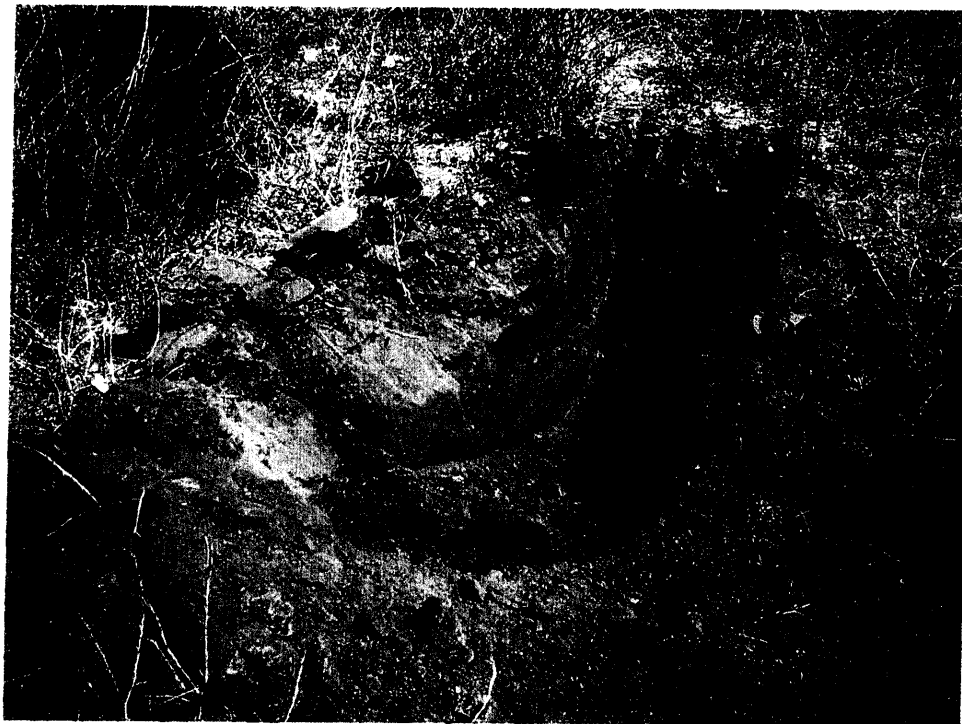


PHOTO 14 – TP-25 CLEAN PAD

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE

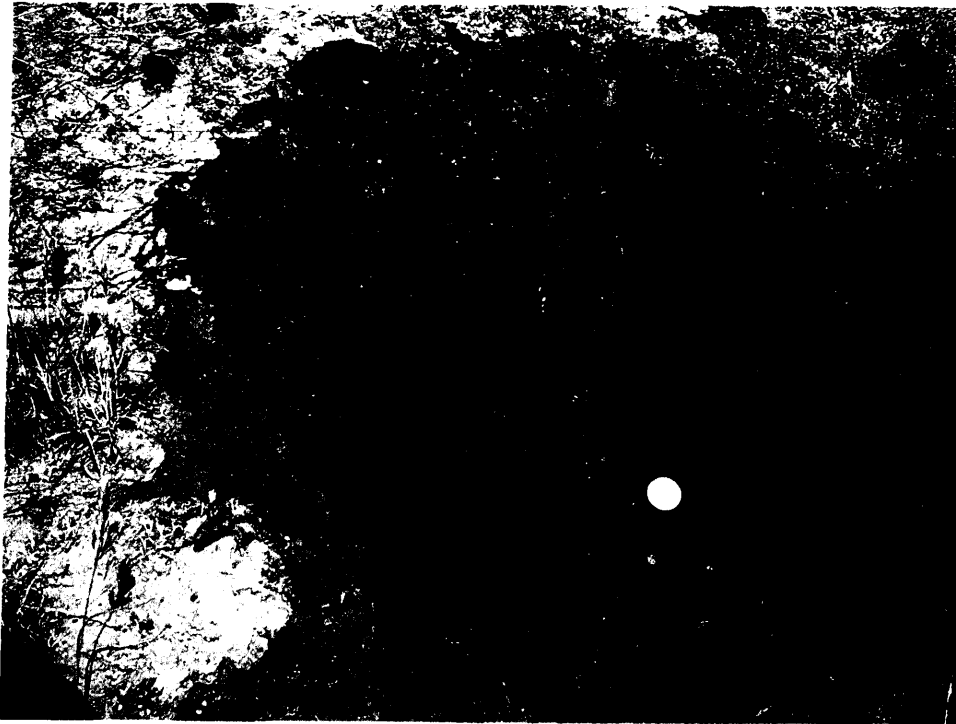


PHOTO 15 – TYPICAL STOCKPILE SAMPLE PIT; NOTE MOSTLY CLEAN SOIL



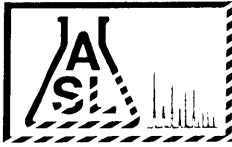
PHOTO 16 – TYPICAL SAMPLE PIT SHOWING OCCASIONAL CLOD OF OIL-IMPREGNATED, WORST-CASE SOIL

SITE PHOTOGRAPHS

PREPARED FOR
HOLLISTER & BRACE

Hollister and Brace
November 15, 2004
2002-013-50

APPENDIX B
LABORATORY RESULTS



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

Keith Farrell
501 Valido Rd.
Arcadia, CA 91007-

Number of Pages 39
Date Received 09/14/2004
Date Reported 09/24/2004

Telephone (310) 670-9221
Attn Keith Farrell

Job Number	Ordered	Client
23206	09/14/2004	KEITH

Project ID: BACKHOE
Project Name: Sterling Gateway
Site: Santa Clarita

Enclosed are the results of analyses on 24 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Keith Farrell
501 Valido Rd.
Arcadia, CA 91007-

Site

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

Page: 2

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number

23206

Order Date

09/14/2004

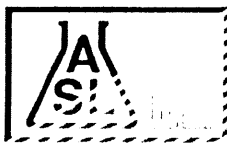
Client

KEITH

Method: 8270C, Semivolatile Organics

Batch No:

Our Lab I.D.		136186			
Sample ID		TP-3@6'			
Date Sampled		09/10/2004			
Date Extracted		09/15/2004			
Preparation Method					
Date Analyzed		09/15/2004			
Matrix		Soil			
Units		ug/kg			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
Acenaphthene	330.0	ND			
Acenaphthylene	330.0	ND			
Anthracene	330.0	ND			
Benz(a)anthracene (Benzo(a)anthracene)	330.0	ND			
Benzo(a)pyrene	330.0	ND			
Benzo(b)fluoranthene	330.0	ND			
Benzo(ghi)perylene	330.0	ND			
Benzo(k)fluoranthene	330.0	ND			
Benzoic acid	1700.0	ND			
Benzyl alcohol	660.0	ND			
Bis(2-chloroethoxy)methane	330.0	ND			
Bis(2-chloroethyl)ether	330.0	ND			
Bis(2-chloroisopropyl) ether	330.0	ND			
Bis(2-ethylhexyl) phthalate	330.0	ND			
4-Bromophenyl phenyl ether	330.0	ND			
Butyl benzyl phthalate (Benzyl butyl phthalate)	330.0	ND			
4-Chloro-3-methylphenol (p-Chloro-m-cresol)	660.0	ND			
4-Chloroaniline	660.0	ND			
2-Chloronaphthalene	330.0	ND			
2-Chlorophenol (o-Chlorophenol)	330.0	ND			
4-Chlorophenyl phenyl ether	330.0	ND			
Chrysene	330.0	ND			
Di-n-butyl phthalate	330.0	ND			
Di-n-octyl phthalate (Dioctyl ester)	330.0	ND			
Dibenz(a,h)anthracene	330.0	ND			
Dibenzofuran	330.0	ND			



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Page: 3
Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8270C, Semivolatile Organics

Batch No:

Our Lab I.D.		136186				
Sample ID		TP-3@6'				
Date Sampled		09/10/2004				
Analytes	PQL	Results				
1,3-Dichlorobenzene (m-Dichlorobenzene)	330.0	ND				
1,2-Dichlorobenzene (o-Dichlorobenzene)	330.0	ND				
1,4-Dichlorobenzene	330.0	ND				
3,3'-Dichlorobenzidine	660.0	ND				
2,4-Dichlorophenol	1700.0	ND				
Diethyl phthalate (Diethyl ester)	330.0	ND				
2,4-Dimethylphenol	330.0	ND				
Dimethyl phthalate (Dimethyl ester)	330.0	ND				
2,4-Dinitrophenol	1700	ND				
2,4-Dinitrotoluene	330.0	ND				
2,6-Dinitrotoluene (2,6-DNT)	330.0	ND				
Fluoranthene	330.0	ND				
Fluorene	330.0	ND				
Hexachlorobenzene	330.0	ND				
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	330.0	ND				
Hexachlorocyclopentadiene	660.0	ND				
Hexachloroethane	330.0	ND				
Indeno(1,2,3-cd)pyrene	330.0	ND				
Isophorone	330.0	ND				
2-methyl-4,6-Dinitrophenol	1700.0	ND				
2-Methylnaphthalene	330.0	ND				
2-Methylphenol (o-Cresol, 2-Cresol)	330.0	ND				
4-Methylphenol (p-Cresol, 4-Cresol)	330.0	ND				
N-Nitroso-Di-n-propylamine	330.0	ND				
N-Nitrosodiphenylamine	330.0	ND				
Naphthalene	330.0	ND				
2-Nitroaniline	1700.0	ND				
3-Nitroaniline	1700.0	ND				
4-Nitroaniline	1700.0	ND				
Nitrobenzene (NB)	330.0	ND				
2-Nitrophenol (o-Nitrophenol)	330.0	ND				
4-Nitrophenol	1700.0	ND				
Pentachlorophenol	1700.0	ND				
Phenanthrene	330.0	ND				
Phenol	330.0	ND				
Pyrene	330.0	ND				
1,2,4-Trichlorobenzene	330.0	ND				
2,4,5-Trichlorophenol	330.0	ND				
2,4,6-Trichlorophenol	330.0	ND				



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Page: 4
 Project ID: BACKHOE
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8270C, Semivolatile Organics

Our Lab I.D.	Con. Limit	136186 % Rec.
Surrogates		
Surrogate Percent Recovery		
2-Fluorophenol	21-105	47
Phenol-d6	10-107	61
2,4,6-Tribromophenol	10-123	80
Nitrobenzene-d5	35-114	50
2-Fluorobiphenyl	18-116	72
Terphenyl-d14	33-141	84

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit
Acenaphthene	46	46	<1	46-118	<30
4-Chloro-3-methylphenol (p-Chloro-m-cresol)	63	68	7.6	23-117	<30
2-Chlorophenol (o-Chlorophenol)	38	50	27.3	27-123	<30
1,4-Dichlorobenzene	37	47	23.8	36-105	<30
2,4-Dinitrotoluene	49	46	6.3	24-120	<30
N-Nitroso-Di-n-propylamine	78	101	25.7	41-116	<30
4-Nitrophenol	55	52	5.6	10-133	<30
Pentachlorophenol	47	46	2.2	9-118	<30
Phenol	42	54	25.0	12-110	<30
Pyrene	45	45	<1	26-127	<30
1,2,4-Trichlorobenzene	48	48	<1	39-98	<30



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By**Site**

Keith Farrell
501 Valido Rd.
Arcadia, CA 91007-

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

Page: 5

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8270C, Semivolatile Organics

Batch No:

Our Lab I.D.		136195				
Sample ID		TP26@4'				
Date Sampled		09/10/2004				
Date Extracted		09/15/2004				
Preparation Method						
Date Analyzed		09/15/2004				
Matrix		Soil				
Units		ug/kg				
Detection Limit Multiplier		15				
Analytes	PQL	Results				
Acenaphthene	4950	ND				
Acenaphthylene	4950	ND				
Anthracene	4950	ND				
Benz(a)anthracene (Benzo(a)anthracene)	4950	ND				
Benzo(a)pyrene	4950	ND				
Benzo(b)fluoranthene	4950	ND				
Benzo(ghi)perylene	4950	ND				
Benzo(k)fluoranthene	4950	ND				
Benzoic acid	25500	ND				
Benzyl alcohol	9900	ND				
Bis(2-chloroethoxy)methane	4950	ND				
Bis(2-chloroethyl)ether	4950	ND				
Bis(2-chloroisopropyl) ether	4950	ND				
Bis(2-ethylhexyl) phthalate	4950	ND				
4-Bromophenyl phenyl ether	4950	ND				
Butyl benzyl phthalate (Benzyl butyl phthalate)	4950	ND				
4-Chloro-3-methylphenol (p-Chloro-m-cresol)	9900	ND				
4-Chloroaniline	9900	ND				
2-Chloronaphthalene	4950	ND				
2-Chlorophenol (o-Chlorophenol)	4950	ND				
4-Chlorophenyl phenyl ether	4950	ND				
Chrysene	4950	ND				
Di-n-butyl phthalate	4950	ND				
Di-n-octyl phthalate (Dioctyl ester)	4950	ND				
Dibenz(a,h)anthracene	4950	ND				
Dibenzofuran	4950	ND				
1,3-Dichlorobenzene (m-Dichlorobenzene)	4950	ND				



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Page: 6
Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8270C, Semivolatile Organics

Batch No:

Our Lab I.D.		136195			
Sample ID		TP26@4'			
Date Sampled		09/10/2004			
Analytes	PQL	Results			
1,2-Dichlorobenzene (o-Dichlorobenzene)	4950	ND			
1,4-Dichlorobenzene	4950	ND			
3,3'-Dichlorobenzidine	9900	ND			
2,4-Dichlorophenol	25500	ND			
Diethyl phthalate (Diethyl ester)	4950	ND			
2,4-Dimethylphenol	4950	ND			
Dimethyl phthalate (Dimethyl ester)	4950	ND			
2,4-Dinitrophenol	25500	ND			
2,4-Dinitrotoluene	4950	ND			
2,6-Dinitrotoluene (2,6-DNT)	4950	ND			
Fluoranthene	4950	ND			
Fluorene	4950	ND			
Hexachlorobenzene	4950	ND			
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	4950	ND			
Hexachlorocyclopentadiene	9900	ND			
Hexachloroethane	4950	ND			
Indeno(1,2,3-cd)pyrene	4950	ND			
Isophorone	4950	ND			
2-methyl-4,6-Dinitrophenol	25500	ND			
2-Methylnaphthalene	4950	ND			
2-Methylphenol (o-Cresol, 2-Cresol)	4950	ND			
4-Methylphenol (p-Cresol, 4-Cresol)	4950	ND			
N-Nitroso-Di-n-propylamine	4950	ND			
N-Nitrosodiphenylamine	4950	ND			
Naphthalene	4950	ND			
2-Nitroaniline	25500	ND			
3-Nitroaniline	25500	ND			
4-Nitroaniline	25500	ND			
Nitrobenzene (NB)	4950	ND			
2-Nitrophenol (o-Nitrophenol)	4950	ND			
4-Nitrophenol	25500	ND			
Pentachlorophenol	25500	ND			
Phenanthrene	4950	ND			
Phenol	4950	ND			
Pyrene	4950	ND			
1,2,4-Trichlorobenzene	4950	ND			
2,4,5-Trichlorophenol	4950	ND			
2,4,6-Trichlorophenol	4950	ND			

Comment(s):

136195: Higher PQL due to matrix.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Page: 7
 Project ID: BACKHOE
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8270C, Semivolatile Organics

Our Lab I.D.	Con. Limit	136195	% Rec.
Surrogates			
Surrogate Percent Recovery			
2-Flourophanol	21-105		78
Phenol-d6	10-107		90
2,4,6-Tribromophenol	10-123		70
Nitrobenzene-d5	35-114		98
2-Fluorobiphenyl	18-116		83
Terphenyl-d14	33-141		78

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit
Acenaphthene	46	46	<1	46-118	<30
4-Chloro-3-methylphenol (p-Chloro-m-cresol)	63	68	7.6	23-117	<30
2-Chlorophenol (o-Chlorophenol)	38	50	27.3	27-123	<30
1,4-Dichlorobenzene	37	47	23.8	36-105	<30
2,4-Dinitrotoluene	49	46	6.3	24-120	<30
N-Nitroso-Di-n-propylamine	78	101	25.7	41-116	<30
4-Nitrophenol	55	52	5.6	10-133	<30
Pentachlorophenol	47	46	2.2	9-118	<30
Phenol	42	54	25.0	12-110	<30
Pyrene	45	45	<1	26-127	<30
1,2,4-Trichlorobenzene	48	48	<1	39-98	<30



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Keith Farrell
501 Valido Rd.
Arcadia, CA 91007-

Site

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 091704-2B

Our Lab I.D.		136194	136195	136198	136200	136204
Sample ID		TP22@4'	TP26@4'	SP 2	SP 4	SP 8
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Preparation Method						
Date Analyzed		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
Acetone	50.0	ND	ND	ND	ND	ND
Benzene	2.00	ND	ND	ND	ND	ND
Bromobenzene (Phenyl bromide)	10.00	ND	ND	ND	ND	ND
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND	ND	ND	ND
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	50.00	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	30.00	ND	ND	ND	ND	ND
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND	ND	ND	ND
n-Butylbenzene	10.00	ND	ND	ND	ND	ND
sec-Butylbenzene	10.00	ND	ND	ND	ND	ND
tert-Butylbenzene	10.00	ND	ND	ND	ND	ND
Carbon disulfide	10.00	ND	ND	ND	ND	ND
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND	ND	ND	ND
Chlorobenzene	10.00	ND	ND	ND	ND	ND
Chloroethane	30.00	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50.00	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	10.00	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	30.00	ND	ND	ND	ND	ND
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND	ND	ND	ND
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND	ND	ND	ND
Dibromochloromethane	10.00	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND	ND	ND	ND
Dibromomethane	10.00	ND	ND	ND	ND	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND



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Environmental Testing Services

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ANALYTICAL RESULTS

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Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 091704-2B

Our Lab I.D.		136194	136195	136198	136200	136204
Sample ID		TP22@4'	TP26@4'	SP 2	SP 4	SP 8
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Analytes	PQL	Results	Results	Results	Results	Results
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND
Dichlorodifluoromethane	30.00	ND	ND	ND	ND	ND
1,1-Dichloroethane	10.00	ND	ND	ND	ND	ND
1,2-Dichloroethane	10.00	ND	ND	ND	ND	ND
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10.00	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	10.00	ND	ND	ND	ND	ND
1,2-Dichloropropane	10.00	ND	ND	ND	ND	ND
1,3-Dichloropropane	10.00	ND	ND	ND	ND	ND
2,2-Dichloropropane	10.00	ND	ND	ND	ND	ND
1,1-Dichloropropene	10.00	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	10.00	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	10.00	ND	ND	ND	ND	ND
Ethylbenzene	2.00	ND	ND	ND	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND	ND	ND	ND
2-Hexanone	50.00	ND	ND	ND	ND	ND
Isopropylbenzene	10.00	ND	ND	ND	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND	ND	ND	ND
MTBE	5.00	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND	ND	ND	ND
Methylene chloride (Dichloromethane, DCM)	50.00	ND	ND	ND	ND	ND
Naphthalene	10.00	ND	ND	ND	ND	ND
n-Propylbenzene	10.00	ND	ND	ND	ND	ND
Styrene	10.00	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10.00	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	10.00	ND	ND	ND	ND	ND
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	10.00	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	10.00	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	10.00	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	10.00	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10.00	ND	ND	ND	ND	ND
Trichlorofluoromethane	10.00	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10.00	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	10.00	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	10.00	ND	ND	ND	ND	ND
Vinyl acetate	50.0	ND	ND	ND	ND	ND
Vinyl chloride (Chloroethene)	30.00	ND	ND	ND	ND	ND
o-Xylene	2.00	ND	ND	ND	ND	ND
m- & p-Xylenes	4.00	ND	ND	ND	ND	ND



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ANALYTICAL RESULTS

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 Project ID: BACKHOE
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

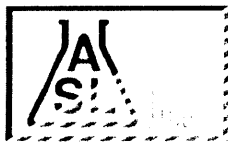
Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		136194	136195	136198	136200	136204
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	114	120	120	120	119
Dibromofluoromethane	70-120	113	110	111	114	120
Toluene-d8	70-120	94	70	86	81	93

QUALITY CONTROL REPORT

Batch No: 091704-2B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	112	113	<1	75-120	15					
Chlorobenzene	98	98	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	92	92	<1	75-120	15					
MTBE	106	108	1.9	75-120	15					
Toluene (Methyl benzene)	110	111	<1	75-120	15					
Trichloroethene (TCE)	102	104	1.9	75-120	15					



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ANALYTICAL RESULTS

Ordered By

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Project ID: BACKHOE

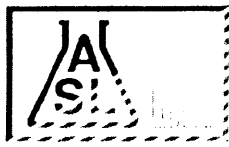
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 091704-2B

Our Lab I.D.		136206			
Sample ID		SP 10			
Date Sampled		09/10/2004			
Date Extracted		09/18/2004			
Preparation Method					
Date Analyzed		09/18/2004			
Matrix		Soil			
Units		ug/kg			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
Acetone	50.0	ND			
Benzene	2.00	ND			
Bromobenzene (Phenyl bromide)	10.00	ND			
Bromochloromethane (Chlorobromomethane)	10.00	ND			
Bromodichloromethane (Dichlorobromomethane)	10.00	ND			
Bromoform (Tribromomethane)	50.00	ND			
Bromomethane (Methyl bromide)	30.00	ND			
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND			
n-Butylbenzene	10.00	ND			
sec-Butylbenzene	10.00	ND			
tert-Butylbenzene	10.00	ND			
Carbon disulfide	10.00	ND			
Carbon tetrachloride (Tetrachloromethane)	10.00	ND			
Chlorobenzene	10.00	ND			
Chloroethane	30.00	ND			
2-Chloroethyl vinyl ether	50.00	ND			
Chloroform (Trichloromethane)	10.00	ND			
Chloromethane (Methyl chloride)	30.00	ND			
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND			
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND			
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND			
Dibromochloromethane	10.00	ND			
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND			
Dibromomethane	10.00	ND			
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND			
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND			



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ANALYTICAL RESULTS

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Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 091704-2B

Our Lab I.D.		136206			
Sample ID		SP 10			
Date Sampled		09/10/2004			
Analytes	PQL	Results			
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND			
Dichlorodifluoromethane	30.00	ND			
1,1-Dichloroethane	10.00	ND			
1,2-Dichloroethane	10.00	ND			
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND			
cis-1,2-Dichloroethene	10.00	ND			
trans-1,2-Dichloroethene	10.00	ND			
1,2-Dichloropropane	10.00	ND			
1,3-Dichloropropane	10.00	ND			
2,2-Dichloropropane	10.00	ND			
1,1-Dichloropropene	10.00	ND			
cis-1,3-Dichloropropene	10.00	ND			
trans-1,3-Dichloropropene	10.00	ND			
Ethylbenzene	2.00	ND			
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND			
2-Hexanone	50.00	ND			
Isopropylbenzene	10.00	ND			
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND			
MTBE	5.00	ND			
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND			
Methylene chloride (Dichloromethane, DCM)	50.00	ND			
Naphthalene	10.00	ND			
n-Propylbenzene	10.00	ND			
Styrene	10.00	ND			
1,1,1,2-Tetrachloroethane	10.00	ND			
1,1,2,2-Tetrachloroethane	10.00	ND			
Tetrachloroethene (Tetrachloroethylene)	10.00	ND			
Toluene (Methyl benzene)	2.00	ND			
1,2,3-Trichlorobenzene	10.00	ND			
1,2,4-Trichlorobenzene	10.00	ND			
1,1,1-Trichloroethane	10.00	ND			
1,1,2-Trichloroethane	10.00	ND			
Trichloroethene (TCE)	10.00	ND			
Trichlorofluoromethane	10.00	ND			
1,2,3-Trichloropropane	10.00	ND			
1,2,4-Trimethylbenzene	10.00	ND			
1,3,5-Trimethylbenzene	10.00	ND			
Vinyl acetate	50.0	ND			
Vinyl chloride (Chloroethene)	30.00	ND			
o-Xylene	2.00	ND			
m- & p-Xylenes	4.00	ND			



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Environmental Testing Services

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ANALYTICAL RESULTS

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Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

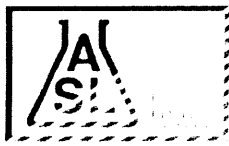
Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		136206				
Surrogates	Con.Limit	% Rec.				
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	118				
Dibromofluoromethane	70-120	116				
Toluene-d8	70-120	71				

QUALITY CONTROL REPORT

Batch No: 091704-2B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	112	113	<1	75-120	15					
Chlorobenzene	98	98	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	92	92	<1	75-120	15					
MTBE	106	108	1.9	75-120	15					
Toluene (Methyl benzene)	110	111	<1	75-120	15					
Trichloroethene (TCE)	102	104	1.9	75-120	15					



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ANALYTICAL RESULTS

Ordered By**Site**

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number

23206

Order Date

09/14/2004

Client

KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 092004-1A

Our Lab I.D.		136185	136186	136202	
Sample ID		TP-3@4'	TP-3@6'	SP 6	
Date Sampled		09/10/2004	09/10/2004	09/10/2004	
Date Extracted		09/20/2004	09/20/2004	09/20/2004	
Preparation Method					
Date Analyzed		09/20/2004	09/20/2004	09/20/2004	
Matrix		Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	
Detection Limit Multiplier		1	1	1	
Analytes	PQL	Results	Results	Results	
Acetone	50.0	ND	ND	54	
Benzene	2.00	ND	ND	ND	
Bromobenzene (Phenyl bromide)	10.00	ND	ND	ND	
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND	ND	
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND	ND	
Bromoform (Tribromomethane)	50.00	ND	ND	ND	
Bromomethane (Methyl bromide)	30.00	ND	ND	ND	
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND	ND	
n-Butylbenzene	10.00	ND	ND	ND	
sec-Butylbenzene	10.00	ND	ND	ND	
tert-Butylbenzene	10.00	ND	ND	ND	
Carbon disulfide	10.00	ND	ND	ND	
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND	ND	
Chlorobenzene	10.00	ND	ND	ND	
Chloroethane	30.00	ND	ND	ND	
2-Chloroethyl vinyl ether	50.00	ND	ND	ND	
Chloroform (Trichloromethane)	10.00	ND	ND	ND	
Chloromethane (Methyl chloride)	30.00	ND	ND	ND	
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND	ND	
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND	ND	
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND	ND	
Dibromochloromethane	10.00	ND	ND	ND	
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND	ND	
Dibromomethane	10.00	ND	ND	ND	
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND	ND	
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND	ND	



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ANALYTICAL RESULTS

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 Project ID: BACKHOE
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 092004-1A

Our Lab I.D.	PQL	136185	136186	136202
		TP-3@4'	TP-3@6'	SP 6
Sample ID		09/10/2004	09/10/2004	09/10/2004
Date Sampled				
Analytes	PQL	Results	Results	Results
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND	ND
Dichlorodifluoromethane	30.00	ND	ND	ND
1,1-Dichloroethane	10.00	ND	ND	ND
1,2-Dichloroethane	10.00	ND	ND	ND
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND	ND
cis-1,2-Dichloroethene	10.00	ND	ND	ND
trans-1,2-Dichloroethene	10.00	ND	ND	ND
1,2-Dichloropropane	10.00	ND	ND	ND
1,3-Dichloropropane	10.00	ND	ND	ND
2,2-Dichloropropane	10.00	ND	ND	ND
1,1-Dichloropropene	10.00	ND	ND	ND
cis-1,3-Dichloropropene	10.00	ND	ND	ND
trans-1,3-Dichloropropene	10.00	ND	ND	ND
Ethylbenzene	2.00	ND	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND	ND
2-Hexanone	50.00	ND	ND	ND
Isopropylbenzene	10.00	ND	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND	ND
MTBE	5.00	ND	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND	ND
Methylene chloride (Dichloromethane, DCM)	50.00	ND	ND	ND
Naphthalene	10.00	ND	ND	ND
n-Propylbenzene	10.00	ND	ND	ND
Styrene	10.00	ND	ND	ND
1,1,1,2-Tetrachloroethane	10.00	ND	ND	ND
1,1,2,2-Tetrachloroethane	10.00	ND	ND	ND
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND	ND
Toluene (Methyl benzene)	2.00	2	ND	ND
1,2,3-Trichlorobenzene	10.00	ND	ND	ND
1,2,4-Trichlorobenzene	10.00	ND	ND	ND
1,1,1-Trichloroethane	10.00	ND	ND	ND
1,1,2-Trichloroethane	10.00	ND	ND	ND
Trichloroethene (TCE)	10.00	ND	ND	ND
Trichlorofluoromethane	10.00	ND	ND	ND
1,2,3-Trichloropropane	10.00	ND	ND	ND
1,2,4-Trimethylbenzene	10.00	ND	ND	ND
1,3,5-Trimethylbenzene	10.00	ND	ND	ND
Vinyl acetate	50.0	ND	ND	ND
Vinyl chloride (Chloroethene)	30.00	ND	ND	ND
o-Xylene	2.00	ND	ND	ND
m- & p-Xylenes	4.00	ND	ND	ND



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ANALYTICAL RESULTS

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Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

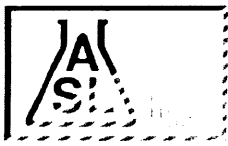
Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		136185	136186	136202		
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.		
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	117	120	119		
Dibromofluoromethane	70-120	108	106	113		
Toluene-d8	70-120	102	106	109		

QUALITY CONTROL REPORT

Batch No: 092004-1A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	106	104	1.9	75-120	15					
Chlorobenzene	98	104	5.9	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	100	104	3.9	75-120	15					
MTBE	86	94	8.9	75-120	15					
Toluene (Methyl benzene)	102	104	1.9	75-120	15					
Trichloroethene (TCE)	98	100	2.0	75-120	15					



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Environmental Testing Services

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ANALYTICAL RESULTS

Ordered By**Site**

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Attn: Keith Farrell

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 092004-2B

Our Lab I.D.		136193			
Sample ID		TP21@5'			
Date Sampled		09/10/2004			
Date Extracted		09/20/2004			
Preparation Method					
Date Analyzed		09/21/2004			
Matrix		Soil			
Units		ug/kg			
Detection Limit Multiplier		20			
Analytes	PQL	Results			
Acetone	1000	ND			
Benzene	40	ND			
Bromobenzene (Phenyl bromide)	200	ND			
Bromochloromethane (Chlorobromomethane)	200	ND			
Bromodichloromethane (Dichlorobromomethane)	200	ND			
Bromoform (Tribromomethane)	1000	ND			
Bromomethane (Methyl bromide)	600	ND			
2-Butanone (MEK, Methyl ethyl ketone)	1000	ND			
n-Butylbenzene	200	1600			
sec-Butylbenzene	200	1080			
tert-Butylbenzene	200	ND			
Carbon disulfide	200	ND			
Carbon tetrachloride (Tetrachloromethane)	200	ND			
Chlorobenzene	200	ND			
Chloroethane	600	ND			
2-Chloroethyl vinyl ether	1000	ND			
Chloroform (Trichloromethane)	200	ND			
Chloromethane (Methyl chloride)	600	ND			
4-Chlorotoluene (p-Chlorotoluene)	200	ND			
2-Chlorotoluene (o-Chlorotoluene)	200	ND			
1,2-Dibromo-3-chloropropane (DBCP)	1000	ND			
Dibromochloromethane	200	ND			
1,2-Dibromoethane (EDB, Ethylene dibromide)	200	ND			
Dibromomethane	200	ND			
1,2-Dichlorobenzene (o-Dichlorobenzene)	200	ND			
1,3-Dichlorobenzene (m-Dichlorobenzene)	200	ND			



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ANALYTICAL RESULTS

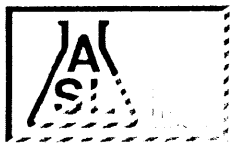
Page: 22
 Project ID: BACKHOE
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8260B, Volatile Organic Compounds

Batch No: 092004-2B

Our Lab I.D.		136193			
Sample ID		TP21@5'			
Date Sampled		09/10/2004			
Analytes	PQL	Results			
1,4-Dichlorobenzene (p-Dichlorobenzene)	200	ND			
Dichlorodifluoromethane	600	ND			
1,1-Dichloroethane	200	ND			
1,2-Dichloroethane	200	ND			
1,1-Dichloroethene (1,1-Dichloroethylene)	200	ND			
cis-1,2-Dichloroethene	200	ND			
trans-1,2-Dichloroethene	200	ND			
1,2-Dichloropropane	200	ND			
1,3-Dichloropropane	200	ND			
2,2-Dichloropropane	200	ND			
1,1-Dichloropropene	200	ND			
cis-1,3-Dichloropropene	200	ND			
trans-1,3-Dichloropropene	200	ND			
Ethylbenzene	40	540			
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	600	ND			
2-Hexanone	1000	ND			
Isopropylbenzene	200	500			
p-Isopropyltoluene (4-Isopropyltoluene)	200	1220			
MTBE	100	ND			
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	1000	ND			
Methylene chloride (Dichloromethane, DCM)	1000	ND			
Naphthalene	200	6840			
n-Propylbenzene	200	1700			
Styrene	200	ND			
1,1,1,2-Tetrachloroethane	200	ND			
1,1,2,2-Tetrachloroethane	200	ND			
Tetrachloroethene (Tetrachloroethylene)	200	ND			
Toluene (Methyl benzene)	40	ND			
1,2,3-Trichlorobenzene	200	ND			
1,2,4-Trichlorobenzene	200	ND			
1,1,1-Trichloroethane	200	ND			
1,1,2-Trichloroethane	200	ND			
Trichloroethene (TCE)	200	ND			
Trichlorofluoromethane	200	ND			
1,2,3-Trichloropropane	200	ND			
1,2,4-Trimethylbenzene	200	6920			
1,3,5-Trimethylbenzene	200	1100			
Vinyl acetate	1000	ND			
Vinyl chloride (Chloroethene)	600	ND			
o-Xylene	40	128			
m- & p-Xylenes	80	454			



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ANALYTICAL RESULTS

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Project ID: BACKHOE
Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

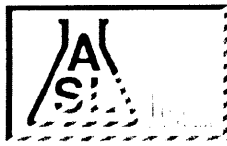
Method: 8260B, Volatile Organic Compounds

Our Lab I.D.	Con.Limit	136193	% Rec.
Surrogates			
Surrogate Percent Recovery			
Bromofluorobenzene	70-120		108
Dibromofluoromethane	70-120		110
Toluene-d8	70-120		108

QUALITY CONTROL REPORT

Batch No: 092004-2B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	119	113	5.2	75-120	15
Chlorobenzene	104	104	<1	75-120	15
1,1-Dichloroethene (1,1-Dichloroethylene)	86	84	2.4	75-120	15
MTBE	114	116	1.7	75-120	15
Toluene (Methyl benzene)	118	118	<1	75-120	15
Trichloroethene (TCE)	110	111	<1	75-120	15



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ANALYTICAL RESULTS

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091704-2

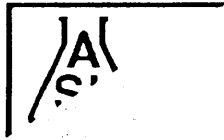
Our Lab I.D.		136183	136184	136185	136187	136188
Sample ID		Big Tank	Little Tank	TP-3@4'	TP-3@10'	TP-5@8'
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/17/2004	09/17/2004	09/17/2004	09/17/2004	09/17/2004
Preparation Method						
Date Analyzed		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
TPH DRO (C13-C22)	10	ND	73	ND	ND	ND
TPH ORO (C22+)	50	ND	110	ND	ND	ND

Our Lab I.D.		136183	136184	136185	136187	136188
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Chlorobenzene	70-120	77	92	77	119	92

QUALITY CONTROL REPORT

Batch No: 091704-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	96	83	14.5	75-120	15				



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ANALYTICAL RESULTS

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091704-2

Our Lab I.D.		136193	136194	136201	136202
Sample ID		TP21@5'	TP22@4'	SP 5	SP 6
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/17/2004	09/17/2004	09/17/2004	09/17/2004
Preparation Method					
Date Analyzed		09/18/2004	09/18/2004	09/18/2004	09/18/2004
Matrix		Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1
Analytes	PQL	Results	Results	Results	Results
TPH DRO (C13-C22)	10	3990	ND	ND	ND
TPH ORO (C22+)	50	ND	ND	ND	ND

Our Lab I.D.		136193	136194	136201	136202
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery					
Chlorobenzene	70-120	120	76	92	118

QUALITY CONTROL REPORT

Batch No: 091704-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Diesel	96	83	14.5	75-120	15



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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091804-1

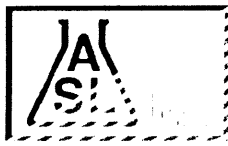
Our Lab I.D.		136189	136190	136191	136192	136196
Sample ID		S1@2'	S2@1'	S2@3'	S3@3'	TP23@3'
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/17/2004	09/17/2004	09/17/2004	09/17/2004	09/17/2004
Preparation Method						
Date Analyzed		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
TPH DRO (C13-C22)	10	74	176	184	1120	14
TPH ORO (C22+)	50	110	316	320	340	ND

Our Lab I.D.		136189	136190	136191	136192	136196
Surrogates	Con. Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Chlorobenzene	70-120	91	85	99	96	90

QUALITY CONTROL REPORT

Batch No: 091804-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	84	81	3.6	75-120	15				



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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091804-1

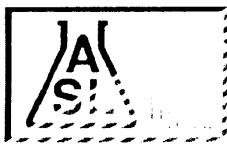
Our Lab I.D.		136197	136198	136199	136203	136204
Sample ID		SP 1	SP 2	SP 3	SP 7	SP 8
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/17/2004	09/17/2004	09/17/2004	09/17/2004	09/17/2004
Preparation Method						
Date Analyzed		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
TPH DRO (C13-C22)	10	104	194	162	ND	ND
TPH ORO (C22+)	50	98	180	150	ND	ND

Our Lab I.D.		136197	136198	136199	136203	136204
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Chlorobenzene	70-120	99	97	120	119	97

QUALITY CONTROL REPORT

Batch No: 091804-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	84	81	3.6	75-120	15				



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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091804-1

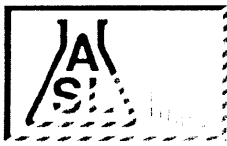
Our Lab I.D.		136205			
Sample ID		SP 9			
Date Sampled		09/10/2004			
Date Extracted		09/17/2004			
Preparation Method					
Date Analyzed		09/18/2004			
Matrix		Soil			
Units		mg/kg			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
TPH DRO (C13-C22)	10	ND			
TPH ORO (C22+)	50	ND			

Our Lab I.D.		136205			
Surrogates	Con.Limit	% Rec.			
Surrogate Percent Recovery					
Chlorobenzene	70-120	90			

QUALITY CONTROL REPORT

Batch No: 091804-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	84	81	3.6	75-120	15				



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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091804-1

Our Lab I.D.		136186				
Sample ID		TP-3@6'				
Date Sampled		09/10/2004				
Date Extracted		09/17/2004				
Preparation Method						
Date Analyzed		09/18/2004				
Matrix		Soil				
Units		mg/kg				
Detection Limit Multiplier		2				
Analytes	PQL	Results				
TPH DRO (C13-C22)	20	13200				
TPH ORO (C22+)	100	ND				

Our Lab I.D.		136186				
Surrogates	Con. Limit	% Rec.				
Surrogate Percent Recovery						
Chlorobenzene	70-120	82				

QUALITY CONTROL REPORT

Batch No: 091804-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	84	81	3.6	75-120	15				



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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 091804-2

Our Lab I.D.		136200	136206			
Sample ID		SP 4	SP 10			
Date Sampled		09/10/2004	09/10/2004			
Date Extracted		09/17/2004	09/17/2004			
Preparation Method						
Date Analyzed		09/19/2004	09/19/2004			
Matrix		Soil	Soil			
Units		mg/kg	mg/kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH DRO (C13-C22)	10	1180	1100			
TPH ORO (C22+)	50	760	500			

Our Lab I.D.		136200	136206			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Chlorobenzene	70-120	96	98			

QUALITY CONTROL REPORT

Batch No: 091804-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	118	119	<1	75-120	15					



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ANALYTICAL RESULTS

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 091704-1

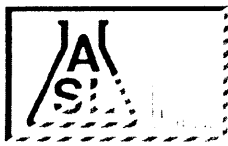
Our Lab I.D.		136183	136184	136185	136187	136188
Sample ID		Big Tank	Little Tank	TP-3@4'	TP-3@10'	TP-5@8'
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/17/2004	09/17/2004	09/17/2004	09/17/2004	09/17/2004
Preparation Method						
Date Analyzed		09/17/2004	09/17/2004	09/17/2004	09/17/2004	09/17/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
TPH as Gasoline (C4-C12)	0.5	ND	ND	ND	ND	ND

Our Lab I.D.		136183	136184	136185	136187	136188
Surrogates	Con. Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	80	81	120	98	80

QUALITY CONTROL REPORT

Batch No: 091704-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	93	93	<1	75-125	15				
Toluene (Methyl benzene)	99	98	1.0	75-125	15				



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ANALYTICAL RESULTS

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 091704-1

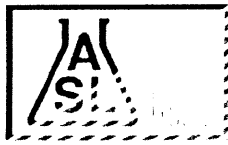
Our Lab I.D.		136192	136194			
Sample ID		S3@3'	TP22@4'			
Date Sampled		09/10/2004	09/10/2004			
Date Extracted		09/17/2004	09/17/2004			
Preparation Method						
Date Analyzed		09/17/2004	09/17/2004			
Matrix		Soil	Soil			
Units		mg/kg	mg/kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH as Gasoline (C4-C12)	0.5	ND	ND			

Our Lab I.D.		136192	136194			
Surrogates	Con.Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	80	96			

QUALITY CONTROL REPORT

Batch No: 091704-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	93	93	<1	75-125	15				
Toluene (Methyl benzene)	99	98	1.0	75-125	15				



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ANALYTICAL RESULTS

Ordered By

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 091704-2

Our Lab I.D.		136195	136199	136201	136202	136203
Sample ID		TP26@4'	SP 3	SP 5	SP 6	SP 7
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Preparation Method						
Date Analyzed		09/18/2004	09/18/2004	09/18/2004	09/18/2004	09/18/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
TPH as Gasoline (C4-C12)	0.5	ND	ND	ND	ND	ND

Our Lab I.D.		136195	136199	136201	136202	136203
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	88	78	76	74	77

QUALITY CONTROL REPORT

Batch No: 091704-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	93	92	1.1	75-125	15				
Toluene (Methyl benzene)	93	91	2.2	75-125	15				



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Environmental Testing Services

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ANALYTICAL RESULTS

Ordered By

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Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 091704-2

Our Lab I.D.		136205			
Sample ID		SP 9			
Date Sampled		09/10/2004			
Date Extracted		09/18/2004			
Preparation Method					
Date Analyzed		09/18/2004			
Matrix		Soil			
Units		mg/kg			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
TPH as Gasoline (C4-C12)	0.5	ND			

Our Lab I.D.		136205			
Surrogates	Con.Limit	% Rec.			
Surrogate Percent Recovery					
Bromofluorobenzene	70-120	83			

QUALITY CONTROL REPORT

Batch No: 091704-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	93	92	1.1	75-125	15				
Toluene (Methyl benzene)	93	91	2.2	75-125	15				



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Site

Keith Farrell
501 Valido Rd.
Arcadia, CA 91007-

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

Page: 35

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 092004-1

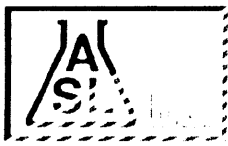
Our Lab I.D.		136186	136189	136190	136191	136196
Sample ID		TP-3@6'	S1@2'	S2@1'	S2@3'	TP23@3'
Date Sampled		09/10/2004	09/10/2004	09/10/2004	09/10/2004	09/10/2004
Date Extracted		09/20/2004	09/20/2004	09/20/2004	09/20/2004	09/20/2004
Preparation Method						
Date Analyzed		09/20/2004	09/20/2004	09/20/2004	09/20/2004	09/20/2004
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
TPH as Gasoline (C4-C12)	0.5	ND	ND	ND	ND	ND

Our Lab I.D.		136186	136189	136190	136191	136196
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	86	76	79	94	78

QUALITY CONTROL REPORT

Batch No: 092004-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	97	93	4.2	75-125	15				
Toluene (Methyl benzene)	102	101	<1	75-125	15				



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ANALYTICAL RESULTS

Ordered By

Keith Farrell
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Arcadia, CA 91007-

Site

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

Page: 36

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 092004-2

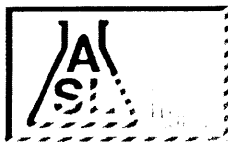
Our Lab I.D.		136197	136200	136204		
Sample ID		SP 1	SP 4	SP 8		
Date Sampled		09/10/2004	09/10/2004	09/10/2004		
Date Extracted		09/21/2004	09/21/2004	09/21/2004		
Preparation Method						
Date Analyzed		09/21/2004	09/21/2004	09/21/2004		
Matrix		Soil	Soil	Soil		
Units		mg/kg	mg/kg	mg/kg		
Detection Limit Multiplier		1	1	1		
Analytes	PQL	Results	Results	Results		
TPH as Gasoline (C4-C12)	0.5	ND	ND	ND		

Our Lab I.D.		136197	136200	136204		
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.		
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	78	70	79		

QUALITY CONTROL REPORT

Batch No: 092004-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	102	99	3.0	75-125	15				
Toluene (Methyl benzene)	110	105	4.7	75-125	15				



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ANALYTICAL RESULTS

Ordered By

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 Arcadia, CA 91007-

Site

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Telephone: (310)670-9221

Attn: Keith Farrell

Page: 37

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 092004-2

Our Lab I.D.		136193			
Sample ID		TP21@5'			
Date Sampled		09/10/2004			
Date Extracted		09/20/2004			
Preparation Method					
Date Analyzed		09/21/2004			
Matrix		Soil			
Units		mg/kg			
Detection Limit Multiplier		20			
Analytes	PQL	Results			
TPH as Gasoline (C4-C12)	10	475			

Our Lab I.D.		136193			
Surrogates	Con.Limit	% Rec.			
Surrogate Percent Recovery					
Bromofluorobenzene	70-120	120			

QUALITY CONTROL REPORT

Batch No: 092004-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	102	99	3.0	75-125	15
Toluene (Methyl benzene)	110	105	4.7	75-125	15



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ANALYTICAL RESULTS

Ordered By

Keith Farrell
 501 Valido Rd.
 Arcadia, CA 91007-

Site

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

Page: 38

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 092104-1

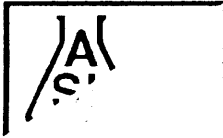
Our Lab I.D.		136198	136206			
Sample ID		SP 2	SP 10			
Date Sampled		09/10/2004	09/10/2004			
Date Extracted		09/21/2004	09/21/2004			
Preparation Method						
Date Analyzed		09/21/2004	09/21/2004			
Matrix		Soil	Soil			
Units		mg/kg	mg/kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH as Gasoline (C4-C12)	0.5	ND	ND			

Our Lab I.D.		136198	136206			
Surrogates	Con.Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	76	98			

QUALITY CONTROL REPORT

Batch No: 092104-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Benzene	84	84	<1	75-125	15				
Toluene (Methyl benzene)	85	87	2.3	75-125	15				



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2520 Van Nuys Boulevard, Los Angeles, CA 90008 Tel: (310) 228-9700 Fax: (310) 228-9800

ANALYTICAL RESULTS

Ordered By

Keith Farrell
501 Valido Rd.
Arcadia, CA 91007-

Site

Santa Clarita

Telephone: (310)670-9221

Attn: Keith Farrell

Page: 39

Project ID: BACKHOE

Project Name: Sterling Gateway

Job Number	Order Date	Client
23206	09/14/2004	KEITH

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 092304-2

Our Lab I.D.		136195			
Sample ID		TP26@4'			
Date Sampled		09/10/2004			
Date Extracted		09/23/2004			
Preparation Method					
Date Analyzed		09/24/2004			
Matrix		Soil			
Units		mg/kg			
Detection Limit Multiplier		20			
Analytes	PQL	Results			
TPH DRO (C13-C22)	200	6500			
TPH ORO (C22+)	1000	5280			

Our Lab I.D.		136195			
Surrogates	Con. Limit	% Rec.			
Surrogate Percent Recovery					
Chlorobenzene	70-120	93			

QUALITY CONTROL REPORT

Batch No: 092304-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	84	83	1.2	75-120	15				



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COC# No 30320 GLOBAL ID _____ ELECTRONIC REPORT: EDF EDD ASL JOB# 23206

Company: <u>Keith Farrell / Franklin</u>		Report To: <u>PT Franklin</u>	ANALYSIS REQUESTED	
Address: <u>501 Valido Rd</u>		Address: <u>96 Keith Farrell</u>	<u>8260 B Vol</u>	
Site Address: <u>Acadmic CA</u>		Invoice To: <u>Bois - Carbon</u>	<u>8270</u>	
Telephone: <u>626 627 2477</u>		Address: <u>Same</u>		
Fax: <u>818 531 1511</u>		P.O.#:		
Special Instruction: <u>see FAX</u>		Project ID: <u>backhoe</u>		
Project Manager: <u>RAF</u>		Matrix	Preservation	Remarks

I T E M	SAMPLE DESCRIPTION		Container(s)		Date	Time	Matrix	Preservation	Date	Time	Relinquished By:	Date	Time
	Sample ID	Date	#	Type									
1	136183	big tank	9/10/04	1	800	800	soil	cold	X				
2	136184	1.116c tank		1	810	810			X				
3	136185	TP-3@4'		1	900	900			X				
4	136186	TP-3@6'		1	910	910			X				
5	136187	TP-3@10'		1	920	920			X				
6	136188	TP-5@8'		1	1000	1000			X				
7	136189	S1 @ 2'		1	1030	1030			X				
8	136190	S2 @ 1'		1	1040	1040			X				
9	136191	S2 @ 3'		1	1050	1050			X				
10	136192	S3 @ 3'		1	1055	1055			X				

Collected By: <u>[Signature]</u>	Date	Time	Relinquished By:	Date	Time	TAT
Relinquished By: <u>[Signature]</u>	Date	Time	Received For Laboratory	Date	Time	Normal
Condition of Sample:			Janet Chin	9-14-04	12:35	<input checked="" type="checkbox"/> Normal <input type="checkbox"/> Rush

C H A I N O F C U S T O D Y R E C O R D



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

COC# **Nº 30318** GLOBAL ID _____ ELECTRONIC REPORT: EDF EDD ASL JOB# 23206

Company: Keith Farrell		Project Name: Stirling Gateway		Report To:		ANALYSIS REQUESTED											
Address: 501 Valido Rd		Site Address: Santa Clarita		Address:		8270											
Arcadia CA		Project ID: backhoe		Invoice To:		8228											
Telephone:		Project Manager: KCF		Address:		8015 Carbon Cr.											
Fax:		Project ID:		P.O.#:		8220											
Special Instruction:		Project Manager:		Matrix		Preservation											
LAB USE ONLY		SAMPLE DESCRIPTION				CONTAINER(S)		Matrix	Preservation	Date	Time	Relinquished By:	Date	Time	TAT		
LAB ID	Sample ID	Date	Time	#	Type	Container(s)											
11 136193	TP 21 @ 5'	9/10/04	1100	1	glass jar	Soil	X	Cold	X								
12 136194	TP 22 @ 4'		1110	1			X		X							fresh	
13 136195	TP 26 @ 4'		1120	1			X		X							fill	
14 136196	TP 23 @ 3'		1130	1			X		X							asphalt	
15 136197	SP 1		200	1			X		X							S. tank	
16 136198	SP 2		210	1			X		X								
17 136199	SP 3		218	1			X		X								
18 136200	SP 4		230	1			X		X								
19 136201	SP 5		235	1			X		X								
20 136202	SP 6		240	1			X		X								
Collected By:		Date		Time		Relinquished By:		Date		Time		Received For Laboratory		Date		Time	
Relinquished By: <i>[Signature]</i>		Date 9/14/04		Time 1235		Received For Laboratory Janet Chen		Date 9-14-04		Time 12:35		TAT		<input checked="" type="checkbox"/> Normal		<input type="checkbox"/> Rush	
Condition of Sample:																	

C H A I N O F C U S T O D Y R E C O R D



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

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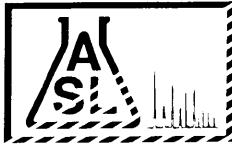
COC# N^o 30319 GLOBAL ID

ELECTRONIC REPORT: EDF EDD ASL JOB# 23206

Company: <u>Keith Farrelly / Frankian</u>		Report To:		ANALYSIS REQUESTED	
Address: <u>501 Valido Rd</u>		Address: <u>8015 Larkin Ct</u>		VOC	
Telephone: <u>626 627 2977</u>		Invoice To: <u>Santa Clarita</u>		CAM Metals	
Special Instruction:		Address:		8260 B	
Project ID: <u>backhoe</u>		P.O.#:			
Project Manager: <u>KOF</u>		Matrix		Preservation	
SAMPLE DESCRIPTION			Container(s)		Remarks
LAB USE ONLY	Sample ID	Date	Time	#	
21	136203	SP-7	245		X
22	136204	SP-8	250		X
23	136205	SP-9	255		X
24	136206	SP-10	228		X
Collected By: <u>[Signature]</u> Date <u>9/14/04</u> Time <u>12:35</u>					
Relinquished By: <u>[Signature]</u> Date <u>9-14-04</u> Time <u>12:35</u>					
Condition of Sample: <u>Received For Laboratory Janet Chen</u> Date <u>9-14-04</u> Time <u>12:35</u>					

TAT Normal Rush

C H A I N O F C U S T O D Y R E C O R D



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Number of Pages 11
Date Received 10/11/2004
Date Reported 10/18/2004

Telephone (818) 531-1501
Attn Allen Resplica

Job Number	Ordered	Client
23473	10/11/2004	RTF&A

Project ID: 2002-13-50
Project Name: Sterling Gateway
Site: Santa Clarita

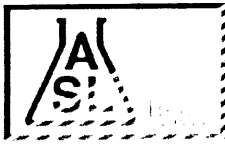
Enclosed are the results of analyses on 2 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.



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Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Site

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Santa Clarita

Telephone: (818)531-1501

Attn: Allen Resplica

Page: 2

Project ID: 2002-13-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 6010B/7471A, CCR Title 22 Metals (TTLC)

Batch No:

Our Lab I.D.		137503	137504			
Sample ID		Asphalt (Upper)	Tar Sand (Lower)			
Date Sampled		10/08/2004	10/08/2004			
Date Extracted		10/12/2004	10/12/2004			
Preparation Method						
Date Analyzed		10/13/2004	10/13/2004			
Matrix		Soil	Soil			
Units		mg/Kg	mg/Kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
AA Metals						
Mercury	0.20	ND	ND			
ICP Metals						
Antimony	0.50	ND	ND			
Arsenic	0.25	1.33	1.56			
Barium	0.50	202	62.0			
Beryllium	0.50	ND	ND			
Cadmium	0.50	ND	ND			
Chromium	0.50	11.1	12.0			
Cobalt	0.50	6.62	6.16			
Copper	0.50	9.34	9.16			
Lead	0.25	5.45	4.24			
Molybdenum	0.50	ND	ND			
Nickel	0.50	22.8	20.0			
Selenium	0.50	ND	ND			
Silver	0.50	ND	ND			
Thallium	0.50	ND	ND			
Vanadium	0.50	62.8	48.7			
Zinc	0.50	30.1	30.8			



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ANALYTICAL RESULTS

Ordered By

Site

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1329 Scott Road
Burbank, CA 91504-

Santa Clarita

Telephone: (818)531-1501

Attn: Allen Resplica

Page: 4

Project ID: 2002-13-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 101304-2

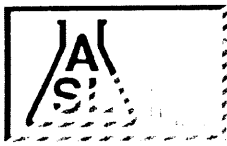
Our Lab I.D.		137503				
Sample ID		Asphalt (Upper)				
Date Sampled		10/08/2004				
Date Extracted		10/13/2004				
Preparation Method						
Date Analyzed		10/14/2004				
Matrix		Soil				
Units		mg/kg				
Detection Limit Multiplier		1				
Analytes	PQL	Results				
TPH DRO (C13-C22)	10	2140				
TPH ORO (C22+)	50	2850				

Our Lab I.D.		137503				
Surrogates	Con.Limit	% Rec.				
Surrogate Percent Recovery						
Chlorobenzene	70-120	79				

QUALITY CONTROL REPORT

Batch No: 101304-2

	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	118	119	<1	75-120	15				



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ANALYTICAL RESULTS

Ordered By

RT Frankian & Associate
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Burbank, CA 91504-

Site

Santa Clarita

Telephone: (818)531-1501

Attn: Allen Resplica

Page: 5

Project ID: 2002-13-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 101404-1

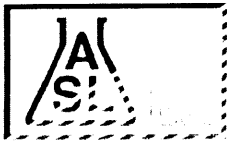
Our Lab I.D.		137504				
Sample ID		Tar Sand (Lower)				
Date Sampled		10/08/2004				
Date Extracted		10/13/2004				
Preparation Method						
Date Analyzed		10/14/2004				
Matrix		Soil				
Units		mg/kg				
Detection Limit Multiplier		2				
Analytes	PQL	Results				
TPH DRO (C13-C22)	20	9090				
TPH ORO (C22+)	100	2420				

Our Lab I.D.		137504				
Surrogates	Con. Limit	% Rec.				
Surrogate Percent Recovery						
Chlorobenzene	70-120	120				

QUALITY CONTROL REPORT

Batch No: 101404-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	117	117	<1	75-120	15				



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Environmental Testing Services

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ANALYTICAL RESULTS

Ordered By

Site

RT Frankian & Associate
 1329 Scott Road
 Burbank, CA 91504-

Santa Clarita

Telephone: (818)531-1501

Attn: Allen Resplica

Page: 6

Project ID: 2002-13-50

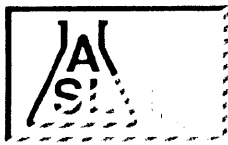
Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8260B, Volatile Organic Compounds

Batch No: 101104-1C

Our Lab I.D.		137503	137504			
Sample ID		Asphalt (Upper)	Tar Sand (Lower)			
Date Sampled		10/08/2004	10/08/2004			
Date Extracted		10/11/2004	10/11/2004			
Preparation Method						
Date Analyzed		10/11/2004	10/11/2004			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
Acetone	50.0	ND	ND			
Benzene	2.00	ND	ND			
Bromobenzene (Phenyl bromide)	10.00	ND	ND			
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND			
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND			
Bromoform (Tribromomethane)	50.00	ND	ND			
Bromomethane (Methyl bromide)	30.00	ND	ND			
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND			
n-Butylbenzene	10.00	ND	ND			
sec-Butylbenzene	10.00	ND	ND			
tert-Butylbenzene	10.00	ND	ND			
Carbon disulfide	10.00	ND	ND			
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND			
Chlorobenzene	10.00	ND	ND			
Chloroethane	30.00	ND	ND			
2-Chloroethyl vinyl ether	50.00	ND	ND			
Chloroform (Trichloromethane)	10.00	ND	ND			
Chloromethane (Methyl chloride)	30.00	ND	ND			
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND			
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND			
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND			
Dibromochloromethane	10.00	ND	ND			
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND			
Dibromomethane	10.00	ND	ND			
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND			



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2520 N. San Fernando Rd. Los Angeles, CA 90065 Tel: (323) 223 9700 Fax: (323) 223 9500

ANALYTICAL RESULTS

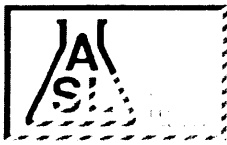
Page: 7
 Project ID: 2002-13-50
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8260B, Volatile Organic Compounds

Batch No: 101104-1C

Our Lab I.D.		137503	137504		
Sample ID		Asphalt (Upper)	Tar Sand (Lower)		
Date Sampled		10/08/2004	10/08/2004		
Analytes	PQL	Results	Results		
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND		
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND		
Dichlorodifluoromethane	30.00	ND	ND		
1,1-Dichloroethane	10.00	ND	ND		
1,2-Dichloroethane	10.00	ND	ND		
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND		
cis-1,2-Dichloroethene	10.00	ND	ND		
trans-1,2-Dichloroethene	10.00	ND	ND		
1,2-Dichloropropane	10.00	ND	ND		
1,3-Dichloropropane	10.00	ND	ND		
2,2-Dichloropropane	10.00	ND	ND		
1,1-Dichloropropene	10.00	ND	ND		
cis-1,3-Dichloropropene	10.00	ND	ND		
trans-1,3-Dichloropropene	10.00	ND	ND		
Ethylbenzene	2.00	ND	ND		
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND		
2-Hexanone	50.00	ND	ND		
Isopropylbenzene	10.00	ND	ND		
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND		
MTBE	5.00	ND	ND		
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND		
Methylene chloride (Dichloromethane, DCM)	10.00	ND	ND		
Naphthalene	10.00	ND	ND		
n-Propylbenzene	10.00	ND	ND		
Styrene	10.00	ND	ND		
1,1,1,2-Tetrachloroethane	10.00	ND	ND		
1,1,2,2-Tetrachloroethane	10.00	ND	ND		
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND		
Toluene (Methyl benzene)	2.00	ND	ND		
1,2,3-Trichlorobenzene	10.00	ND	ND		
1,2,4-Trichlorobenzene	10.00	ND	ND		
1,1,1-Trichloroethane	10.00	ND	ND		
1,1,2-Trichloroethane	10.00	ND	ND		
Trichloroethene (TCE)	10.00	ND	ND		
Trichlorofluoromethane	10.00	ND	ND		
1,2,3-Trichloropropane	10.00	ND	ND		
1,2,4-Trimethylbenzene	10.00	ND	ND		
1,3,5-Trimethylbenzene	10.00	ND	ND		
Vinyl acetate	50.0	ND	ND		
Vinyl chloride (Chloroethene)	30.00	ND	ND		



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223 9700 Fax: (323) 223 9500

ANALYTICAL RESULTS

Page: 8
 Project ID: 2002-13-50
 Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8260B, Volatile Organic Compounds

Batch No: 101104-1C

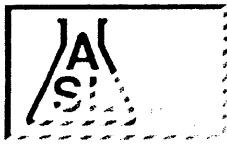
Our Lab I.D.		137503	137504			
Sample ID		Asphalt (Upper)	Tar Sand (Lower)			
Date Sampled		10/08/2004	10/08/2004			
Analytes	PQL	Results	Results			
o-Xylene	2.00	ND	ND			
m- & p-Xylenes	4.00	ND	ND			

Our Lab I.D.		137503	137504			
Surrogates	Con.Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	119	119			
Dibromofluoromethane	70-120	106	119			
Toluene-d8	70-120	89	85			

QUALITY CONTROL REPORT

Batch No: 101104-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	105	109	3.7	75-120	15					
Chlorobenzene	104	103	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	118	119	<1	75-120	15					
MTBE	118	119	<1	75-120	15					
Toluene (Methyl benzene)	102	107	4.8	75-120	15					
Trichloroethene (TCE)	106	109	2.8	75-120	15					



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Site

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Santa Clarita

Telephone: (818)531-1501

Attn: Allen Resplica

Page: 9

Project ID: 2002-13-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8260B, TPH as Gas

Batch No: 101104-1C

Our Lab I.D.		137503	137504			
Sample ID		Asphalt (Upper)	Tar Sand (Lower)			
Date Sampled		10/08/2004	10/08/2004			
Date Extracted		10/11/2004	10/11/2004			
Preparation Method						
Date Analyzed		10/11/2004	10/11/2004			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH as Gasoline (C4-C12)	500	ND	ND			

Our Lab I.D.		137503	137504			
Surrogates	Con.Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	119	119			
Dibromofluoromethane	70-120	106	119			
Toluene-d8	70-120	89	85			

QUALITY CONTROL REPORT

Batch No: 101104-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	105	109	3.7	75-120	15					
Chlorobenzene	104	103	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	118	119	<1	75-120	15					
MTBE	118	119	<1	75-120	15					
Toluene (Methyl benzene)	102	107	4.8	75-120	15					
Trichloroethene (TCE)	106	109	2.8	75-120	15					



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Site

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Santa Clarita

Telephone: (818)531-1501

Attn: Allen Resplica

Page: 10

Project ID: 2002-13-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8270C, Polynuclear Aromatic Hydrocarbons

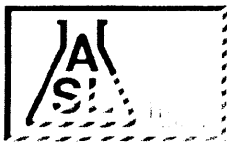
Batch No:

Our Lab I.D.		137503	137504			
Sample ID		Asphalt (Upper)	Tar Sand (Lower)			
Date Sampled		10/08/2004	10/08/2004			
Date Extracted		10/11/2004	10/11/2004			
Preparation Method						
Date Analyzed		10/11/2004	10/11/2004			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Detection Limit Multiplier		10	10			
Analytes	PQL	Results	Results			
Acenaphthene	3300	ND	ND			
Acenaphthylene	3300	ND	ND			
Anthracene	3300	ND	ND			
Benz(a)anthracene (Benzo(a)anthracene)	3300	ND	ND			
Benzo(a)pyrene	3300	ND	ND			
Benzo(b)fluoranthene	3300	ND	ND			
Benzo(ghi)perylene	3300	ND	ND			
Benzo(k)fluoranthene	3300	ND	ND			
Chrysene	3300	ND	ND			
Dibenz(a,h)anthracene	3300	ND	ND			
Fluoranthene	3300	ND	ND			
Fluorene	3300	ND	ND			
Indeno(1,2,3-cd)pyrene	3300	ND	ND			
Naphthalene	3300	ND	ND			
Phenanthrene	3300	ND	ND			
Pyrene	3300	ND	ND			

Comment(s):

Raised DL due to matrix.

Our Lab I.D.		137503	137504			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
2-Flourophanol	21-105	80	65			
Phenol-d5	10-107	83	66			
2,4,6-Tribromophenol	10-123	80	65			
Nitrobenzene-d5	35-114	80	64			



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Page: 11
Project ID: 2002-13-50
Project Name: Sterling Gateway

Job Number	Order Date	Client
23473	10/11/2004	RTF&A

Method: 8270C, Polynuclear Aromatic Hydrocarbons

Our Lab I.D.		137503	137504			
Surrogates	Con.Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
2-Fluorobiphenyl	18-116	107	83			
Terphenyl-d14	33-141	104	108			

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit					
Acenaphthene	59	57	3.4	46-118						
Pyrene	58	57	1.7	26-127						



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Road, La, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

COC# N^o 30641 GLOBAL ID _____ ELECTRONIC REPORT: EDF EDD ASL JOB# 23473

Company: RT Frankian & Assoc Report To: Allen Replica ANALYSIS REQUESTED

Address: 1324 Scott Rd, Burbank CA 91504 Address: Same
Telephone: 818 531 1501 Invoice To: Same
Fax: 818 531 1511 Address: Same

Special Instruction: problems? call Keith
Project ID: 2002-13-50
Project Manager: Allen Replicon P.O.#:

I T E M	SAMPLE DESCRIPTION			Container(s) # Type	Matrix	Preservation	500 - Alvet-01 815 Carbon Chg C Am M+ fields VOCs PMS by 8/22/04	Remarks	
	Lab ID	Date	Time						
	137503	Asphalt (upper)	10/8/04	200	1	Soil	X	X	upper stockpile
	137504	Tar Sand (lower)	10/8/04	210	1	Soil	X	X	lower stockpile (worst case samples)

Collected By: Keith G Farrell Date 10/8/04 Time 2-23p
Relinquished By: Keith G Farrell Date 10/11/04 Time 10:00
Condition of Sample: TAT Normal Rush

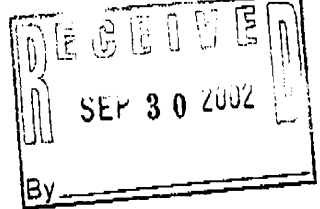
CHAIN OF CUSTODY RECORD

Relinquished By:	Date	Time
Received For Laboratory	Date	Time
Janet Chin	10-11-04	10:00

Sterling gateway
November 15, 2004
2004-013-50

APPENDIX C
SUPPORTING DOCUMENTATION

29
00
05-16-16



STATE OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

Notice of Intention to Abandon Well
File in Duplicate

P202-179

FOR DIVISION USE ONLY			
CARDS	BOND	FORMS	
		0080112	0080112
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

111V 115V

DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

In compliance with Section 3229, Division 3, Public Resources Code, notice is hereby given that it is our intention to abandon well STERLING 1-10, API No. 037-21801

Sec. 10, T. 4N, R. 17W, MDB&S.B. Hasley Canyon Field, LA County, commencing work on SEPTEMBER 30 2002

The present condition of the well is:

- Total Depth 5784 PBD 5787
- Complete casing record, including plugs and perforations. (present hole)
10.75" 32.75# 622' - 0'
7" 23# 5380' - 0'
5.5" 15.5# Liner 5767' - 5297'
Perfs - 5380' - 5767' 60M, 2" SLOTS, 24R,



Additional data for dry hole (show depths):

- Oil or gas shows
Top of Tar Sand @ 5380'
Base of Fresh Water @ 1050'

- Last produced
of _____ (Date) (Oil, B/D) (Gas, MWD) (Water, B/D)
- Last injected
of _____ (Date) (Oil, B/D) (Gas, MWD) (Water, B/D)

- Formation and age at total depth
- Base of fresh water sands

9. Is this a critical well as defined in the California Administrative Code, Title 14, Section 1720(s)?

Yes No

The proposed work is as follows:

- Clean out to 5767'
- Set cement plug from 5767' to 5197'
- Mud hole from 5197' to 1050'
- Shoot Perfs 1050' to 1045'
- Set cement plug from 1050' to 950' or higher
- Mud hole from 950' to 100'
- Mix and pump surface plug from 100' to surface
- Weld on plate, back fill, clean location, and complete site restoration.

It is understood that if changes in this plan become necessary, we are to notify you immediately.

Address 6400 Price Way
(Street)
Bakersfield CA 93308
(City) (State) (Zip)
Telephone Number 661 589-5366
(Area Code) (Number)

MMI Services, Inc.
(Name of Operator)
By Richie McGowan
(Print Name)
Richie McGowan
(Signature)
30-Sep-02
(Date)

RECEIVED
OCT 03 2002
By

STATE OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

Notice of Intention to Abandon Well

File in Duplicate

RECEIVED
OCT 03 2002
BY

P202-182

FOR DIVISION USE ONLY			
CARDS	BOND	FORMS	
		OGD114	OGD131
		✓	✓

111V 115V

DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

In compliance with Section 3229, Division 3, Public Resources Code, notice is hereby given that it is our intention to abandon well STERLING 2-10, API No. 037-21816, Sec. 10, T. 4N, R. 17W, MDB&I S.B. Hasley Canyon Field, LA County, commencing work on SEPTEMBER 30 2002.

The present condition of the well is:

- Total Depth 5899 PBD 5886
- Complete casing record, including plugs and perforations. (present hole)
 - 10.75" 32.75# 630' - 0'
 - 7" 23# 5594' - 0'
 - 5.5" 15.5# Liner 5886' - 5584'
 - Perfs - 5594' - 5856' 60M, 2" SLOTS, 24R.



Additional data for dry hole (show depths):

- Oil or gas shows
 - Top of Tar Sand @ 5430'
 - Base of Fresh Water @ 1000'

- Last produced
or
(Date) (Oil, B/D) (Gas, McFD) (Water, B/D)
- Last injected
(Date) (Oil, B/D) (Gas, McFD) (Water, B/D)

- Formation and age at total depth
- Base of fresh water sands

9. Is this a critical well as defined in the California Administrative Code, Title 14, Section 1720(a)? Yes No

The proposed work is as follows:

- Clean out to 5856'
- Set cement plug from 5856' to 5330'
- Mud hole from 5330' to 1000'
- Shoot Perfs 1000' to 995'
- Set cement plug from 1000' to 900' or higher
- Mud hole from 900' to 100'
- Mix and pump surface plug form 100' to surface
- Weld on plate, back fill, clean location, and complete site restoration.

It is understood that if changes in this plan become necessary, we are to notify you immediately.

Address 6400 Price Way
(Street)

Bakersfield CA 93308
(City) (State) (Zip)

Telephone Number 661 589-9366
(Area Code) (Number)

MMI Services, Inc.
(Name of Operator)

By Richie McGowan
(Print Name)

Richie McGowan 30-Sep-02
(Signature) (Date)

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

No. P202-179

PERMIT TO CONDUCT WELL OPERATIONS

298
(field code)
00
(area code)
--
(new pool code)
05
(old pool code)

Richie McGowan
MMI Services, Inc.
6400 Price Way
Bakersfield CA 93308

Ventura, California
October 1, 2002

Your Petrominerals Corp. proposal to plug and abandon well "Sterling" 1-10,
A.P.I. No. 037-21801-01 Sec. 10, T. 4N, R. 17W, SB B.&M.,
Hasley Canyon field, Val Verde area, Los Angeles pool
Los Angeles County, dated 09/30/2002 received 09/30/2002 has been examined in conjunction
with records filed in this office.

THE PROPOSAL IS APPROVED PROVIDED THAT:

1. Blowout prevention equipment conforming to DOGGR Class II 2M requirements shall be installed and maintained in operating conditions at all times.
2. Hole fluid of a quality and in sufficient quantity is used to control all subsurface conditions in order to prevent blowouts.
3. A diligent effort shall be made to clean out the well to at least 5767'.
4. The cement slurry must be able to maintain a compressive strength of 1000 psi and a permeability of .1 millidarcy. Evidence that the proposed cement slurry meets or exceeds this requirement is required prior to cementing the well.
5. All portions of the well not plugged with cement are filled with inert mud fluid having a minimum density of 72lbs./cu. ft and a minimum gel shear strength of 25lbs./100 sq. ft.
6. The proposed perforations at 1050' to 1045' shall not be done until the plug to at least 5197' is approved.
7. At least 100 liner feet of cement shall be squeezed out the perforations at 1050' to 1045'.
8. The 7" x 10-3/4" annulus plug shall be plugged with cement from at least 30' to surface.
9. Any sump used during these operations shall be thoroughly cleaned and filled with earth as soon as operations are completed.
10. Well site restoration is completed with 60 days following the plugging and abandonment of the well.
11. This office shall be consulted before deviating from the proposed abandonment program.
12. **THIS DIVISION SHALL BE NOTIFIED:**
 - a. To inspect the installed blowout prevention equipment prior to commencing downhole operations.
 - b. To witness the clean out of the well to at least 5767'.
 - c. To witness the location and hardness of the cement plug at 5197'.
 - d. To witness the mudding of the well.
 - e. To witness the squeeze cementing of the 7" casing through the perforations at 1045'-1050'.
 - f. To witness the location and hardness of the cement plug at 950'.
 - g. To witness the placing of the surface plug and to verify its location.
 - h. To inspect and approve the cleanup of the wellsite before approval of abandonment will be issued.

Note:

1. No "Report on Operations" will be issued until a history is received for the work proposed.
2. Approval of your proposal does not pass upon your right to enter the property and do this work.

Cc: Paul Howard, Agent
Petrominerals Corporation
27241 Burbank
Foothill Ranch, CA 92610

Engineer Steven A. Fields
Phone (805) 654-4761

K.P. HENDERSON, Acting State Oil and Gas Supervisor

By P.J. Kimmel SAP
Deputy Supervisor

A copy of this permit and the proposal must be posted at the well site prior to commencing operations.
Records for work done under this permit are due within 60 days after the work has been completed or the operations have been suspended.

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

CORRECTED COPY

Richie McGown
MMI Services
6400 Price Way
Bakersfield, CA 9330

October 7, 2002 ✓
Ventura, California

We have received your notice dated September 30, 2002, of "Intention to Abandon."

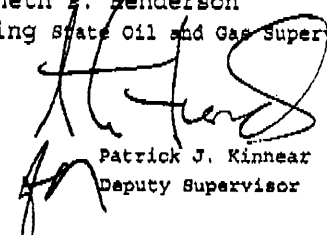
"Sterling" 2-10 (037-21818) Sec. 10, T.4N, R. 17W, S.B. B. & M.
(Well name and number)

This Division is unable to answer your notice because the proposal is part of the abandonment of the lease. As a result, a final lease restoration plan must be filed with this office. The plan shall include the locations of all tanks (including the ones recently removed), flowlines, and other associated equipment along with a history on how the tanks were removed and how the remaining soil is to be removed. In addition any plans that have been submitted and approved by California Regional Water Quality Control Board must also be submitted.

No plugging operations are approved on this well until you have received written permission.

cc: Paul Howard
Petrominerals Corporation
27241 Burbank St.
Foothill Ranch, CA 92610

Kenneth E. Henderson
Acting State Oil and Gas Supervisor

By 
Patrick J. Kinnear
Deputy Supervisor

TECHNICAL WORK PLAN
REMOVAL ACTION
PETROMINERAL
STERLING LEASE
VENTURA COUNTY, CALIFORNIA

Prepared for:
PETROMINERALS INC.

December 9, 2002
Project No. 02-10-1100

Department of Conservation
Division of Oil and Gas

Attention: Mr. Steve Fields

Subject: Technical Work Plan, Removal Action, Sterling Lease, Ventura County, California

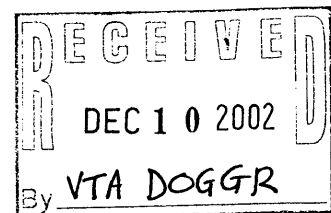
Dear Mr. Fields:

Attached for your approval is a copy of the subject work plan.
If you have any questions, please contact the undersigned.

Sincerely,



Advanced Environmental
Richard Nali



red hedges

I. INTRODUCTION

1.1 PURPOSE AND SCOPE

- 1) Remove Tank Farm and all related equipment including loading facilities, Flush and remove underground and aboveground piping. Trenching or coring will be done to identify and remove oil affected soils.
- 2) Any free oil removed from tanks or pipelines by vacuum truck will be recycled or disposed of in accordance with all applicable laws, regulations, and requirements
- 3) Abandon oil wells No. 1 and 2.
- 4) Dispose of oil and all oil affected soils around wells in accordance with all applicable laws, regulations, and requirements.

Field monitoring will be conducted during excavation for evaluation of the presence of petroleum hydrocarbons and health and safety. Soils excavation will follow all OSHA safety requirements including trench safety and confined space. Health and safety requirements for monitoring and rescue are outlined in the health and safety plan included in Appendix A. Soil samples will be collected during excavation at the discretion of the project coordinator

Attached hereto are Appendix A - Site Safety Plan, Appendix B- Maps and drawings.

1.2 PROJECT MANAGEMENT

The overall project supervision is being provided: West Coast Welding

1.3 SITE DESCRIPTION

The subject site is owned by Petrominerals Inc. and is located in Hasley canyon just off of Chiquita Canyon road in an unincorporated area of Ventura County. The location of the site is shown on the enclosed Maps. The land surrounding the site is predominately used for, oil production, and other commercial uses. The topography of the site is mountainous.

WORK PERFORMED AS OF 12/09/2002

- 1) Removed Tank Farm and all related equipment including loading facilities, Flushed and removed underground and aboveground piping. Removed oil affected soils within tank farm to a depth of about 12 inches.
- 2) Removed oil removed from tanks by vacuum truck and recycled or disposed of in accordance with all applicable laws, regulations, and requirements
- 3) Disposed of oil and all oil affected soils around wells in accordance with all applicable laws, regulations, and requirements.
- 4) Cleaned out well cellars and disposed of in accordance with all applicable laws, regulations, and requirements.
- 5) General clean-up of well locations and tank farm area.
- 6) Removed scrap metal and abandoned 200 bbl. water tank in bone yard.

REMAINING WORK TO BE PERFORMED

- 1) Abandonment of Oil Wells 1 and 2.
- 2) Removal of concrete slabs on the upper and lower locations.
- 3) Exploratory core drilling or trenching of tank farm area and areas around wells to determine if there are any remaining oil affected soils.
- 4) Contact Regional Water Quality Control Board to determine what is needed for site closure.

APPENDIX A

**WEST COAST WELDING
AND
CONSTRUCTION**

**SITE HEALTH AND SAFETY PLAN
Petrominerals Sterling Lease**

Site Safety Officer: Mike Barbey
Cellular Phone: (805) 701 5808
Office Phone: (805) 650-1497

1.0 INTRODUCTION

The purpose of this Site Health and Safety Plan is to establish requirements for protecting the health and safety of site workers for West Coast. It contains safety information, instructions, and procedures.

2.0 ORGANIZATION

The following personnel are designated to carry out the stated job functions pertaining to the site work. All site personnel have read this safety plan and are familiar with its provisions.

	Name	Signature
Project Coordinator:	Mike Barbey	
Field Supervisors:	Jeremy Fargo	
Field Personnel:	As Assigned	

Work is accomplished in accordance with the Site Health and Safety Plan, with the following exceptions:

Site Safety Officer:
Date:

3.0 EMERGENCY RESPONSE (DIAL 911)

Nearest Phone Located: Field Supervisor and Site Safety Officer carry cell phones.

Closest Emergency Facility: Henry Mayo Hospital
Address: 23845 McBean Parkway
Valencia, CA 91355
Phone: 661-253-8000
Ambulance Response Time: 15 minutes

Fire and Police will also be contacted by dialing 911. Ambulance service is to be used in emergencies if the injured person cannot safely be transported by a West Coast vehicle. When in doubt as to the severity of the situation, call 911.

4.0 SITE DESCRIPTION

Location:	Hasley Canyon, Sterling Lease
Hazards:	Petroleum hydrocarbons
Area Affected:	Soil, Surface water.
Surrounding Land Use:	Oil Production and other Commercial uses.
Topography:	Hilly
Weather Conditions Expected:	Mild, afternoon breezes typically occur

5.0 SITE SETUP

A safe perimeter will be established at the work site. The area will be restricted to required qualified personnel only. No unauthorized personnel will be allowed within the safe perimeter stated above. Control boundaries will be marked with caution tape if necessary to maintain the established safe perimeter.

6.0 SYSTEM MONITORING

General safety rules as described in this safety plan will be followed during system monitoring.

7.0 GENERAL SAFETY RULES

1. There will be no eating, drinking, or smoking within the safe perimeter setup.
2. Fire extinguishers will be onsite on or near vehicles.
3. A first aid kit and telephone are located in the supervisors vehicle

8.0 CHEMICALS ONSITE

VOCs are expected at this site. VOCs include benzene, toluene, ethylbenzene, and xylenes. Benzene is a known human carcinogen. CO and H₂S may be present within confined spaces. Time weighted average (TWA) exposure limits of benzene, toluene, ethylbenzene, xylenes, CO, and H₂S are listed below:

Constituent	Permissible Exposure Limits ¹ (ppm)	Recommended Exposure Limits ² (ppm)	Threshold Limit Values ³ (ppm)
Benzene	1	0.1	10
Toluene	200	100	50
Ethylbenzene	100	100	100
Xylenes	100	100	100
Hydrogen Sulfide	10	10	*
Carbon Monoxide	50	50	*

1

Permissible exposure limit (PEL), OSHA 29 CFR 1910.1000

2

Recommended exposure limit (REL), NIOSH

3

Threshold limit values (TLV), ACGIH

*

Less Stringent than PEL or REL

If organic vapor concentrations in the breathing zone exceed 5 ppmv above background, EPA Level C personal protective equipment will be used. This applies to all work for this project including excavation, confined space entry, and other work in contaminated areas.

9.0 EQUIPMENT

10.0 PERSONAL PROTECTIVE EQUIPMENT

Based on the evaluation of potential hazards, the level of protection deemed appropriate for this site is level D.

Level D equipment includes:

- Hard hat
- Steel toe and shank boots
- Safety glasses or goggles
- Long sleeve shirt or coveralls

Level C equipment includes:

- full or half face respirator
- cartridge with HEPA/organic vapor filtration
- steel toe neoprene boots
- Tyvek suits
- PVC gloves

11.0 MEDICAL SURVEILLANCE REQUIREMENTS

Prior to working on this project, each worker has received a physical examination. The physical has categorized employees as fit for duty and able to wear respiratory protection. In addition to a baseline physical, these workers will be required to have a periodic physical exam every 12 months unless the advising physician believes a shorter interval is appropriate. These medical surveillance requirements are in compliance with OSHA 29 CFR 1910.120 requirements.

12.0 CONFINED SPACE ENTRY REQUIREMENTS

All confined spaces must be considered dangerous to enter. Only workers employed by West Coast who have received formal confined space training in accordance with 29 CFR 1910.146(C)(2) are authorized to enter a confined space. Confined space dangers include toxic vapors, oxygen deficiency, potentially explosive atmosphere, and physical hazards including limited or difficult entry and exit routes. West Coast has written a "Standard Operating Procedures" (SOP) document for confined space. The SOP includes a pre-entry checklist for confined space.

Prior to entering a confined space, the space will be monitored for CO, H₂S, O₂, and explosive atmosphere using a Bacharach Confined Space Meter and for VOCs using a PID or TLV meter. An oxygen deficient atmosphere is defined as an atmosphere that contains less than 19.5 percent oxygen. A potentially explosive atmosphere is defined as an atmosphere that contains gas, vapor, or particulate at a concentration greater than 10 percent of its lower explosive limit (low flammable limit). If hazards are identified, a continuous forced air ventilation system will be used while personnel are present within the confined space. Continuous monitoring for VOCs, CO, O₂, H₂S, and explosivity will be conducted while personnel are present within the confined space. If VOC levels exceed 5 ppm, EPA Level C personal protective equipment will be required by all workers entering the confined space.

13.0 CONFINED SPACE RESCUE

Prior to entry into a confined space, personnel will be fitted with a safety harness attached to a rope that will lead to the safe area. Two standby personnel will remain outside the confined space and maintain visual contact with personnel inside. The personnel stationed outside the confined space will have rescue equipment training and be able to evacuate personnel within the confined space should an emergency occur.

14.0 DECONTAMINATION

A decontamination area will be set up at the job site. Plastic sheeting will be laid down in an area to be used for removal of contaminated equipment. A 55-gallon drum will be available for disposal of contaminated protective clothing. Running water will be available for hand and face washing and for use as an emergency eye wash. A shower will be set up for additional decontamination, if necessary.

The following steps must be taken by personnel prior to eating, smoking, using toilet facilities, or leaving the site:

1. Deposit equipment that needs to be decontaminated on plastic drop cloths within the decontamination site;
2. Neoprene boots and gloves will be decontaminated with long-handled brushes in a wash tub containing detergent water; and
3. Rinse neoprene boots and gloves with long-handled brushes in a wash tub containing clear water or use a sprayer to rinse off boots and gloves.

For level C:

1. Rinse residuals off outer suits with pump sprayer.
2. Remove tape and place in disposal drum.
3. Remove outer gloves and place in special bucket for gloves to be decontaminated or dispose in disposal drum if they are not reusable.
4. Remove outer disposable suit and place in disposal drum.
5. Remove respirator.
6. Remove inner gloves and place in disposal drum.
7. Wash hands and face.

For "man overboard," worker will also be required to take a full-body shower.

15.0 MONITORING

16.0 SAFETY MONITORING

1. The designated Site Safety Officer is responsible for safety recommendations onsite during the investigation.
2. A safety meeting will be conducted onsite by the Site Safety Officer prior to initiation of activities. The remediation plan and any other topic considered relevant by the Site Safety Officer will be discussed
3. The following environmental monitoring instruments shall be used during site safety monitoring.

a. Bacharach TLV Meter or Photovac Microtip Photoionization Detector - Continuous monitoring of excavations and confined spaces shall be conducted for VOCs.

b. Bacharach Confined Space Meter - Continuous monitoring of excavations and confined spaces shall be conducted for CO, O2, H2S, and combustible gas levels.

Organic vapor measurements within the breathing zone exceeding 5 ppmv will require monitoring for benzene (see below).

c. Sensidyne Gastech Tubes - Testing for benzene levels will be conducted if VOC concentrations exceed 5 ppm using Sensidyne Gastech tubes. Air monitoring of excavations and confined spaces for benzene will be conducted at 15-minute intervals when VOCs are present above 5 ppm.

4. The Site Safety Officer shall be notified of any onsite emergencies or potential hazards noticed by other site personnel. The Site Safety Officer is responsible for determining whether it is safe to proceed. If the Site Safety Officer does not or cannot make the determination, then the project manager shall be contacted prior to continuing with the investigation.

5. If any equipment onsite fails to operate properly, the Field Supervisor and Site Safety Officer shall be notified and will determine the effect of this failure on continuing operations on the site. If the failure affects the safety of personnel or prevents completion of the work plan tasks, all personnel shall leave the job site until the situation is evaluated and appropriate actions taken.

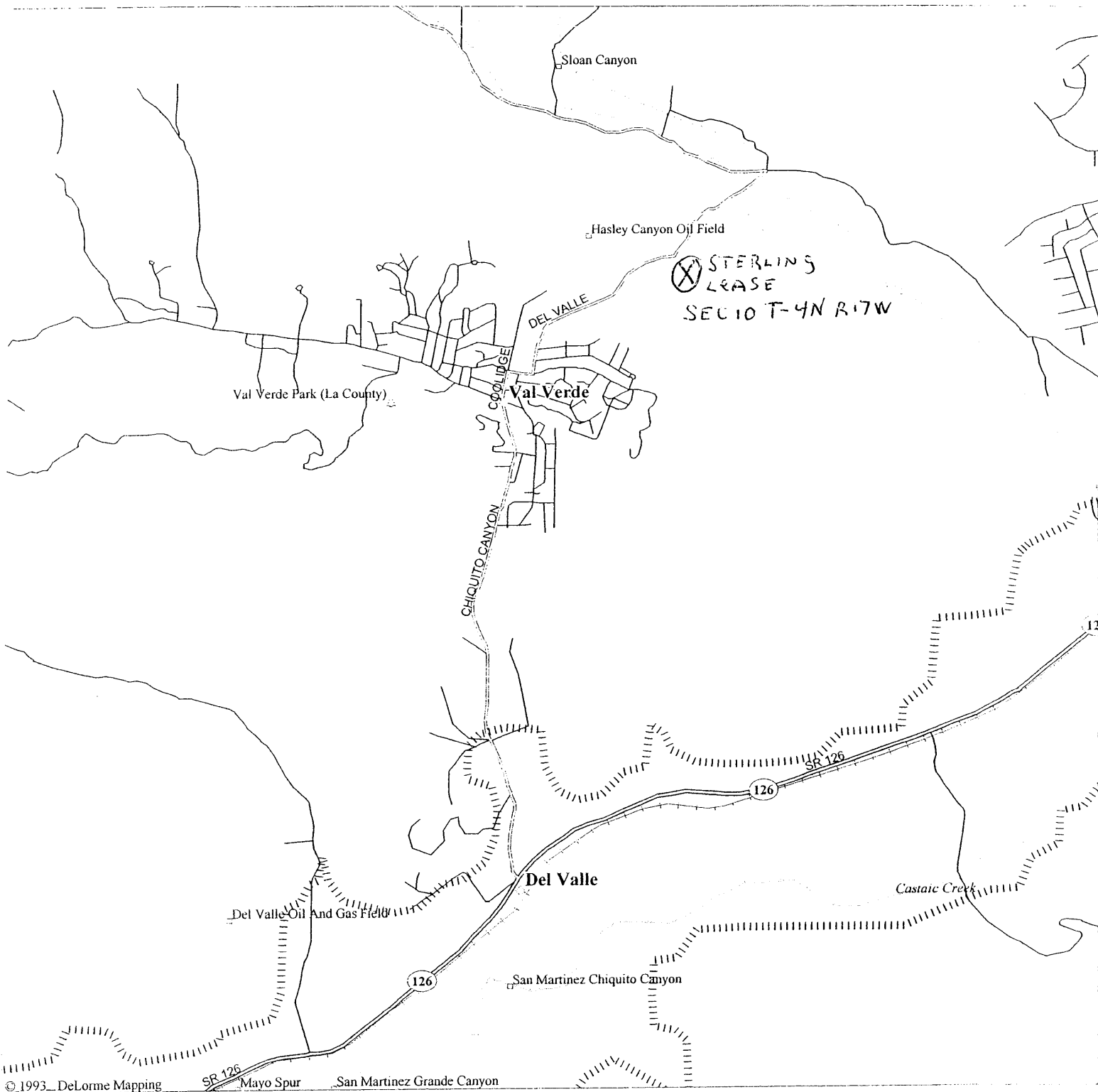
16.1 PERSONNEL MONITORING

The following personnel monitoring will be in effect onsite. Site personnel will be observed by the Site Safety Officer to determine whether they are operating in a safe manner. Special attention will be given to observing for heat stress.

18.0 TRAINING REQUIREMENTS

Training for personnel assigned to work involving potential exposure to toxic materials will include respirator training and fit testing, confined space entry training, first aid, CPR, and hazardous waste site worker training, as required by 29 CFR 1910.120.

APPENDIX B



- LEGEND**
- Population Center
 - State Route
 - Geo Feature
 - Town, Small City
 - Park
 - Street, Road
 - Major Street/Road
 - State Route
 - Interstate Highway

- Railroad
- River
- Contour

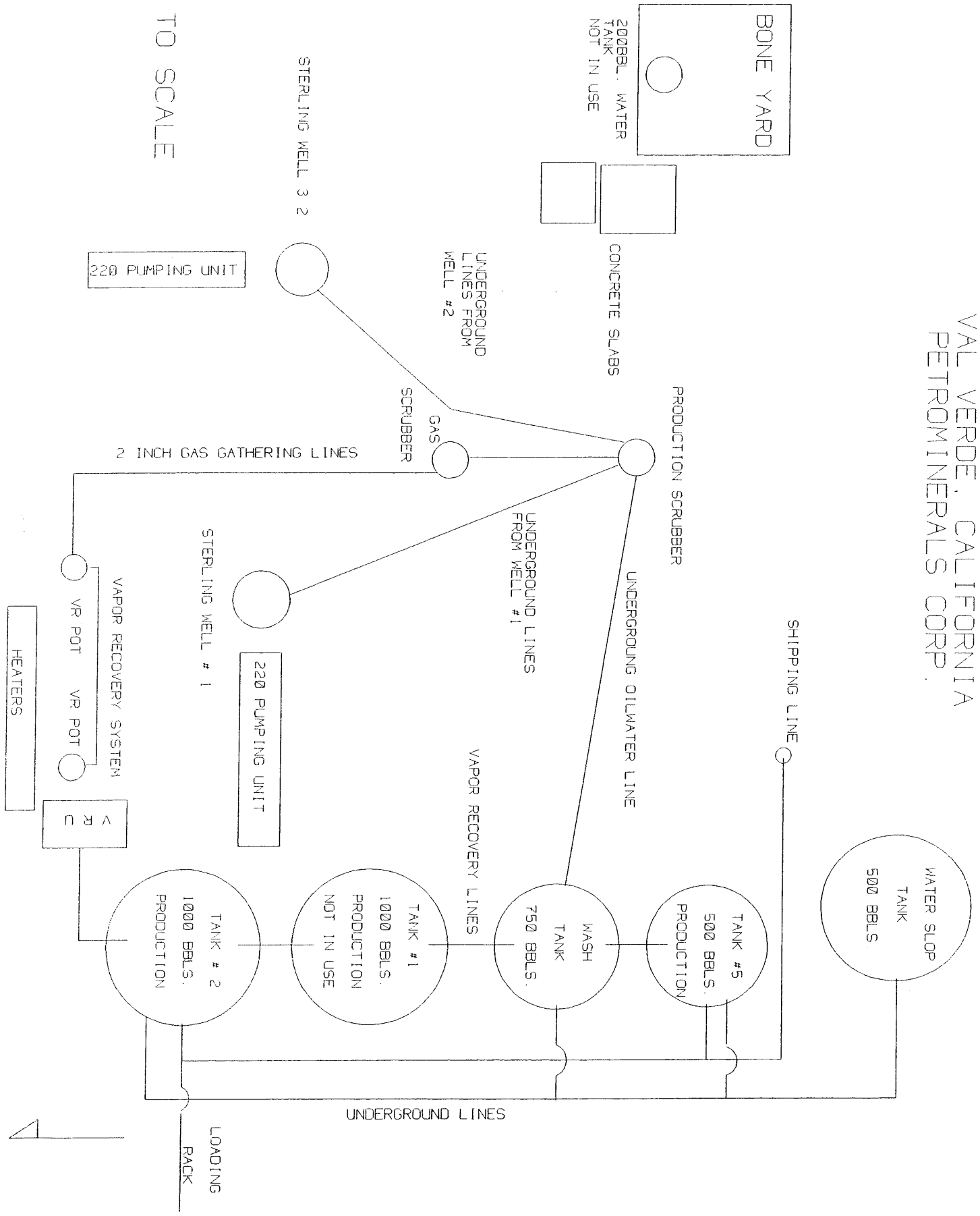
Scale 1:31,250 (at center)

2000 Feet

1000 Meters

Mag 14.00
Mon Dec 09 09:36:18 2002

STERLING LEASE
 VAL VERDE, CALIFORNIA
 PETROMINERALS CORP.



NOT TO SCALE



DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

DIVISION OF OIL,
GAS, & GEOTHERMAL
RESOURCES

December 17, 2002

■ ■ ■

1000 S. HILL ROAD
SUITE 116
VENTURA
CALIFORNIA
93003-4458

Paul Howard
Petrominerals Corporation
P.O. Box 73785
San Clemente, California 92673

PHONE
805/654-4761

FAX
805/654-4765

Dear Mr. Howard:

Final Lease Restoration Plan
Sterling Lease, Los Angeles County

INTERNET
constrv.ca.gov

■ ■ ■

GRAY DAVIS
GOVERNOR

The plan submitted by Richard Nali with Advanced Environmental has been reviewed and is approved. We request that any site closure documents issued by the California Regional Water Quality Control Board be submitted to this office. When the final lease restoration is completed, we will be able to issue a final lease restoration letter.

If you have any questions, please contact me at (805) 654-4761.


Steven A. Fields
Operations Engineer

Cc: Richard Nali
961 Kingsley Circle
Thousand Oaks, CA 91360

SUBMIT IN DUPLICATE
RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

History of Oil or Gas Well

Operator MMI Services, Inc. Field Harley Canyon County Los Angeles
 Well "Sterling" 2-10 Sec. 10 T 4N R 17W M.D. B. & M.
 A.P.I. No. 037-21816 Name Richie McGowan Title Agent
(Please submitting report) (President, Secretary or Agent)
 Date May 16, 2) 03
 Signature *Richie McGowan*

6400 Price Way Bakersfield, Ca. 93306
(Address)

(661) - 589-9366
(Telephone Number)

History must be completed in all detail. Use this form to report all operations during drilling and testing of the well or during re-drilling or altering the casing, plugging, or abandonment with the dates thereof. Includes such items as hole size, formation and details, amounts of cement used, top and bottom of plugs, perforation details, sidetracked junk, balling tests and initial production data.

Date	
4/07/03	Move in, rig up conventional rig. Lay down polish rod with rod sub on bottom. Unflange wellhead, no tubing. Re-flange wellhead. Secure well. Rig down, move off.
04/23/03	Move in, rig up with coiled tubing unit and equipment. Run in hole with 1 1/4" coiled tubing, circulating down to 1,017'. Pull out of hole with coiled tubing. Secure well. Rig down, move off.
04/29/03	Move in, rig up with coiled tubing unit and equipment. Run in hole with 1 1/4" coiled tubing, circulating down 5,321'. Pump 25 barrels water ahead. Mix and pump 103 ft ³ 50/50 Poz with 35% silica flour and 4% gel. Displace with 11 barrels water. Pull out of hole with coiled tubing to 4,000'. Down squeeze with 17 barrels water. Pull out of hole with coiled tubing to 3,000'. Theoretical top of cement at 5,312'. Secure well.
	Annalise Andriele, D.O.G.G.R. gave variance to pump theoretical to fill volume from 5,856' to 5,330' and down squeeze.
04/30/03	Open well. Run in hole with 1 1/4" coiled tubing, tag top of cement at 5,320'. Pump 15 barrels water ahead. Mix and pump 173 barrels of mud to 1,000'. Displace with 11 barrels water. Pull out of hole with coiled tubing. Move in, rig up wireline. Run in hole with wireline, shoot 5' link jets from 1,000' to 995'. Pull out of hole with wireline. Rig down wireline, move off. Run in hole with coiled tubing to 1,000'. Pump 12 barrels water ahead. Mix and pump 101 ft ³ 50/50 Poz with 35% silica flour and 4% gel. Displace with 11 barrels. Pull out of hole with coiled tubing. Hook up pump to 7" casing and down squeeze with 10 barrels water. Theoretical top of cement at 800'. Secure well.
	Stephen Mulqueen, D.O.G.G.R. witnessed top of cement tag, hardness of cement and mudding operations.
05/01/03	Open well. Run in hole with 1 1/4" coiled tubing, tag top of cement at 753'. Pump 12 barrels water ahead. Mix and pump 25 barrels of mud. Displace 11 barrels water. Pull out of hole with coiled tubing to 100'. Mix and pump 2.5 ft ³ of class "G" cement to surface. Displace with 11 barrels water. Pull out of hole with coiled tubing. Secure well. Rig down, move off.
	Stephen Mulqueen, D.O.G.G.R. witnessed top of cement tag, hardness of cement and mudding operations.
05/08/03	Dig out around wellhead and cut off 5' below ground level. Weld on plate.
	Steven Mulqueen, D.O.G.G.R. witnessed and approved surface plug and weld on plate.

(OG103)

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

History of Oil or Gas Well

Operator MMI Services, Inc. Field Hasley Canyon County Los Angeles
Well "Sterling" 1-10 Sec. 10 T 4N R 17W M.D. B. & M.
A.P.I. No. 037-21801-01 Name Richie McGowan Title Agent
(Person submitting report) (President, Secretary or Agent)
Date May 16, 20 03
Signature Richie McGowan

6400 Price Way Bakersfield, Ca. 93308
(Address)

(661) - 589-9366
(Telephone Number)

History must be completed in all detail. Use this form to report all operations during drilling and testing of the well or during re-drilling or altering the casing, plugging, or abandonment with the dates thereof. Include such items as hole size, formation test details, amounts of cement used, top and bottom of plugs, perforation details, sidetracked junk, boiling tests and initial production data.

Date	
4/07/03	Move in, rig up conventional rig. Unflange wellhead, pull donut. No tubing, Flange up wellhead. Secure well. Rig down, move off.
04/23/03	Move in, rig up with coiled tubing unit and equipment. Run in hole with 1 1/2" coiled tubing, tag clean out at 5,758'. Pump 15 barrels water ahead. Mix and pump 111.5 ft ³ 50/50 Poz with 35% silica flour and 4% gel. Displace with 11 barrels water. Pull out of hole with coiled tubing to 3,500'. Theoretical top of cement at 5,097'. Secure well. Anneliese Anderle, D.O.G.G.R. waived witness of clean out tag.
04/24/03	Open well. Run in hole with 1 1/2" coiled tubing, tag top of cement at 5,173'. Pump 15 barrels water ahead. Mix and pump 16 1/2 barrels of mud. Displace with 11 barrels water. Pull out of hole with coiled tubing. Theoretical top of mud at 1,050'. Secure well. Rig down, move off. Anneliese Anderle, D.O.G.G.R. witnessed top of cement tag, hardness of cement and mudding operations.
04/30/03	Move in, rig up with coiled tubing unit and equipment. Move in, rig up wireline. Run in hole with wireline, shoot 5' link jets from 1,050' to 1,045'. Pull out of hole with wireline. Rig down wireline, move off. Run in hole with coiled tubing, tag top of cement at 1,050'. Pump 12 barrels water ahead. Mix and pump 101 ft ³ 50/50 Poz with 35% silica flour and 4% gel. Displace with 11 barrels water. Pull out of hole with coiled tubing. Hook up pump to 7" casing and down squeeze with 10 barrels water. Theoretical top of cement at 850'. Secure well. Rig down, move off. Steve Mulqueen, D.O.G.G.R. waived witness of cement placement and down squeeze.
05/01/03	Move in, rig up with coiled tubing unit and equipment. Run in hole with 1 1/2" coiled tubing, tag top of cement at 752'. Pump 12 barrels water ahead. Mix and pump 26 barrels of mud. Displace with 11 barrels water. Pull out of hole with coiled tubing to 100'. Mix and pump 25 ft ³ of class "C" cement to surface. Displace with 11 barrels water. Pull out of hole with coiled tubing. Secure well. Rig down, move off. Steve Mulqueen, D.O.G.G.R. witnessed top of cement tag, hardness of cement and mudding operations.
05/07/03	Dig out around wellhead and cut off casing 5' below ground level. Steve Mulqueen, D.O.G.G.R. witnessed and approved surface plug.
05/08/03	Weld on plate. Steve Mulqueen, D.O.G.G.R. witnessed and approved weld on plate.

(OG103)

CALIFORNIA DIVISION OF OIL AND GAS

HASLEY CANYON OIL FIELD

Los Angeles County

LOCATION: 35 miles northwest of Los Angeles

TYPE OF TRAP: Faulted nose

ELEVATION: 1,300 - 1,700

DISCOVERY DATA

Zone	Present operator and well name	Original operator and well name	Sec. T. & R.	B & M	Initial daily production		Date of completion
					Oil (bbl)	Gas (Mcf)	
Val Verde	Persco Opr. Co., "Claiborne" 88-4	Shell Oil Co. "Claiborne" 88-4	4 4N 17W	SB	36	N.A.	Dec 1944

Remarks:

DEEPEST WELL DATA

Present operator and well name	Original operator and well name	Date started	Sec. T. & R.	B & M	Depth (feet)	At total depth	
						Strata	Age
Petrominerals Corp., "Mabel E. Strawn" 1	Newhall Land & Farming Co. "Mabel E. Strawn" 1	May 1958	3 4N 17W	SB	6,722	Modelo	Miocene

PRODUCING ZONES

Zone	Average depth (feet)	Average net thickness (feet)	Geologic		Oil gravity (+API) or Gas (btu)	Salinity of zone water gr/gal	Class BOPE required
			Age	Formation			
Val Verde	4,800	200	Miocene	Modelo	13 - 18	561	III

PRODUCTION DATA (Jan. 1, 1974)

1973 Production			1973 Proved acreage	1973 Average number producing wells	Cumulative production		Peak oil production		Total number of wells		Maximum proved acreage
Oil (bbl)	Net gas (Mcf)	Water (bbl)			Oil (bbl)	Gas (Mcf)	Barrels	Year	Drilled	Completed	
0	0	0	10	0	32,157	0	3,331	1947	4	3	30

STIMULATION DATA (Jan. 1, 1974)

Type of project	Date started	Cumulative injection - Water, bbl; Gas, Mcf; Steam, bbl (water equivalent)	Maximum number of wells used for injection

SPACING ACT: Applies

BASE OF FRESH WATER 1,500

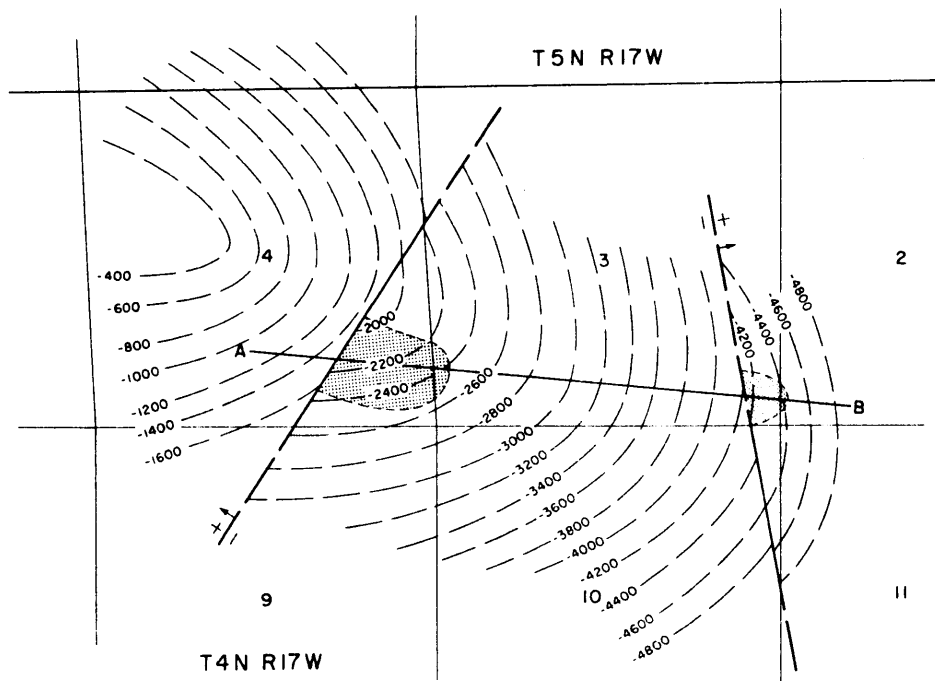
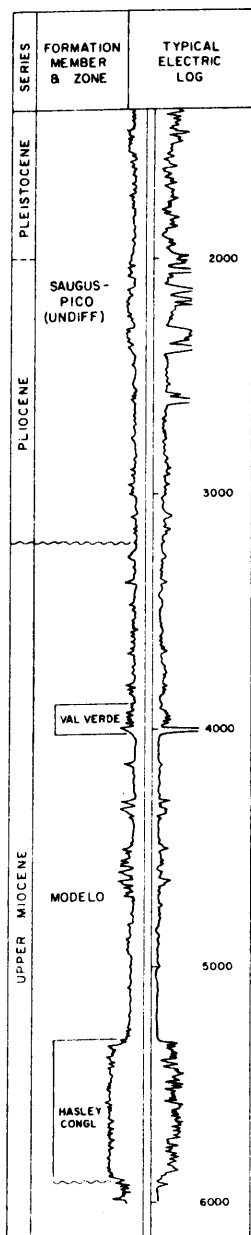
CURRENT CASING PROGRAM 11 3/4" cem. 500; 7" cem. above zone and across base of fresh-water sands; 4 1/2" liner landed through zone.

METHOD OF WASTE DISPOSAL: No water produced.

REMARKS: Wells idle; field last produced in 1972.

REFERENCES

HASLEY CANYON OIL FIELD



CONTOURS ON TOP OF VAL VERDE
SCALE 1" = 2800'

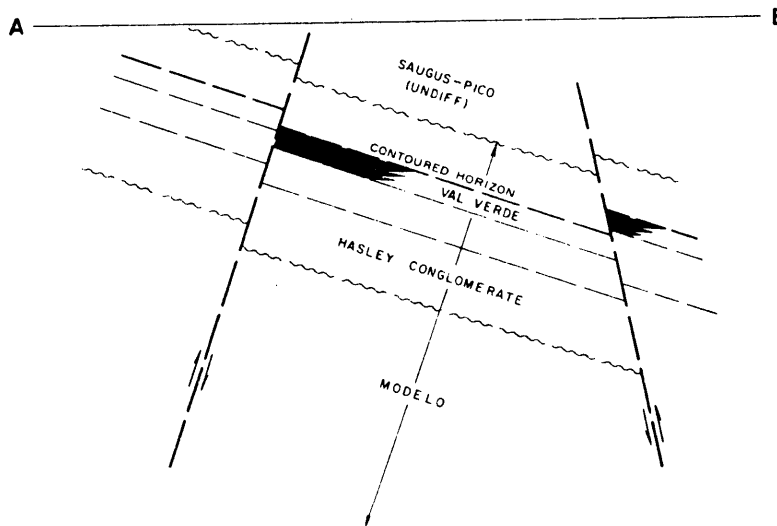


Table 4-1: Maximum Soil Screening Levels (mg/kg) for TPH and BTEX above Drinking Water Aquifers

T P H	Distance Above Groundwater	Carbon Range		
		C4-C12	C13-C22	C23-C32
	>150 feet	1,000	10,000	50,000
	20-150 feet	500	1,000	10,000
<20 feet	100	100	1,000	

B T E X	Distance Above Groundwater	Lithology			
		Gravel	Sand	Silt	Clay
	150 feet	B=0.044	B=0.077	B=0.165	B=0.8
		T=2	T=4	T=9	T=43
E=8		E=17	E=34	E=170	
X=23		X=48	X=93	X=465	
80 feet	B=0.022	B=0.033	B=0.066	B=0.34	
	T=1	T=2	T=4	T=18	
	E=4	E=7	E=15	E=73	
	X=11	X=20	X=40	X=200	
20 feet	B=0.011	B=0.011	B=0.011	B=0.044	
	T=0.15	T=0.3	T=0.45	T=2.3	
	E=0.7	E=0.7	E=2	E=9	
	X=1.75	X=1.75	X=5.3	X=24.5	

- TPH = Total petroleum hydrocarbons.
- BTEX = benzene, toluene, ethylbenzene, and xylenes, respectively. MCLs (ppm): B=0.001, T=0.15, E=0.7, X=1.75.
- MTBE (methyl tertiary butyl ether) must be included in BTEX analyses.
- BTEX screening concentrations determined per the attenuation factor method as described in RWQCB Guidance for VOC Impacted Sites (March 1996), with a natural degradation factor of 11 for benzene. Table values for BTEX can be linearly interpolated between distance above groundwater and are proportional to fraction of each lithological thickness.
- Values in Table 4-1 are for soils above drinking water aquifers. All groundwaters are considered as drinking water resources unless exempted by one of the criteria as defined under SWRCB Resolution 88-63 (TDS>3000 mg/L, or deliverability <200 gal/day, or existing contamination that cannot be reasonably treated). Regional Board staff will make a determination of potential water use at a particular site considering water quality objectives and beneficial uses. For non-drinking water aquifers, regardless of depth, TPH for ">150 feet" category in the table should be used; BTEX screening levels are set at 100 times respective MCLs as preliminary levels determined to be protective of human health and the environment.
- Distance above groundwater must be measured from the highest anticipated water level. Lithology is based on the USCS scale.
- For BTEX, each component is not to exceed the specified screening level.
- For TPH, the total allowable for each carbon range is not to be exceeded. In areas of naturally-occurring hydrocarbons, Regional Board staff will make allowance for TPH levels.
- BTEX to be analyzed by EPA Method 8020 or EPA Method 8260 (usually for confirmation).
- TPH to be analyzed by EPA Methods 418.1 plus 8015 (Modified). Ranges of TPH to be analyzed by GC/MS carbon range methods (EPA Method 8260) or EPA Method 8015 (Modified).



February 27, 2006

Hollister and Brace
1126 Santa Barbara Street
Santa Barbara, CA 93101

Job No. 2002-013-50

Attention: Mr. Steve Kirby

Subject: Excavation Observations and Final Soil Testing,
Sterling Gateway LP
Hasley Canyon Lease Abandonment and Restoration
Vesting Tentative Parcel Map 20983
Val Verde, California

Reference: Well Field Abandonment Testing and
Phase II Environmental Investigation
Sterling Gateway LP
Hasley Canyon Lease Abandonment and Restoration
Vesting Tentative Parcel Map 20983
Val Verde, California
by: R. T. Frankian & Associates
Dated November 15, 2004, Job No. 002-013-50

Gentlemen:

R. T. Frankian and Associates (RTF&A) is pleased to submit this letter report of excavation observations and final soil testing as part of Oil Field Abandonment at the subject site (see Figure 1, Vicinity Map). We previously prepared a Phase II subsurface investigation (Reference) in November of 2004 which summarized oilfield closure operations completed to that date and assessed stockpiled soil left at the site

and explored the former oilfield operations areas for possible buried waste or petroleum affected soil that might remain.

In that report, RTF&A concluded that the stockpiled soil was not hazardous, but contained remnant hydrocarbon compounds that would require special permitting if utilized on site during future site grading. RTF&A also discovered three buried areas of soil contamination resulting from past oilfield operations. In that November, 2004 report, it was recommended that those three areas be excavated and the affected soil removed. Figures 2 and 3, attached to this report depict the two oil well pads described in the previous 2004 report.

RTF&A was called to the site on February 8, 2005 to observe that the stockpiled soil was removed from the Sterling Gateway Lease site. The stockpiled soil had been used for roadmaking operations in the oilfield separation facility "plant area" after the February 2005 storms caused erosion in the plant area. These hydrocarbon-affected soils were placed as fill within the same operating oilfield by the oilfield operator. The operator should automatically become responsible for them as the generator of the material. Accordingly to Mr. Richard Nali of Advanced Environmental, he discussed the disposition of these soils with the Division of Oil and Gas and Geothermal Resources (DOGGR) and the Regional Board.

In December of 2005, we were contacted again regarding the three buried areas of hydrocarbon affected soil. The former Sterling Gateway Lease operator contracted Mr. Nali to conduct the recommended excavation and removal effort. RTF&A was present to observe the excavation of the affected soil, take confirmatory soil samples from the bottom of each of the three areas, and verify the soil removal from the site.

FIELD WORK

On December 8, RTF&A met Mr. Nali at the site. Advanced Environmental utilized a backhoe to excavate the affected soil from the three areas of concern that had been previously found and described in RTF&A's Phase II Investigation. Two excavations were performed on the upper pad (Sterling 2-10) and one excavation was performed at the lower pad at (Sterling 1-10 see Photos and Figures 2 and 3).

STERLING 2-10 OIL WELL

Previously, a small area of diesel-stained and odorous soil was found nearest the former oil well that appeared to be part of the remnant oil well cellar pit or associated with the well pump. This area was designated the "diesel affected soil". A northerly trending pattern of staining along the trench was evident in this area and coincident with the outline of the former well pad. A large excavation was made at the wellhead running northward. Minor cellar debris and oil stained soil was removed from this excavation and stockpiled at the site. The excavation was deepened to a depth of 5 to 6 feet and widened until all obviously contaminated soil was removed. Upon completion, a soil sample (Sample DAS for diesel affected soil) was collected at a depth of 6 feet beneath the excavated area for verification that no significant hydrocarbons remained.

A second area of concern was the former sump pit. Previously drilling sump materials had been found in Test Pits TP-5 and TP-3. Sump material was encountered in the form of washed sand/drill cuttings from approximately 1 to 5 feet. This area of sump pit sediments was excavated by Advanced Environmental using the on-site backhoe. The excavation was approximately 5 to 6 feet deep and roughly

15 to 20 feet in diameter. The sump pit materials were stockpiled at the site for offsite disposal. The natural bedrock was exposed beneath the sump pit materials and did not seem affected by hydrocarbons. One confirmation soil sample (Sump) was taken at a depth of approximately 6 feet for verification testing for hydrocarbon presence.

STERLING 1-10 OIL WELL

One area of trash fill with hydrocarbons was previously found (referenced report) near the former southern end of the well pad to a depth of 8 to 10 feet. The fill was odorous and hydrocarbon stained. In the exploratory trench, the affected soil extended to a depth of approximately 8 feet and was estimated to be about 25 feet long in the trench and only 6 to 8 feet deep. Laboratory results indicated that fuel hydrocarbons were present in both the gasoline (475 ppm) and diesel range, along with several volatile (aromatic) compounds indicative of very weathered gasoline or compounds similar to paint thinner.

This area was also excavated by Advanced Environmental on December 8, 2005. The excavation trench found that the area of contamination was a little wider and deeper than originally expected. The soil was quite odorous and obviously affected with hydrocarbons. Several paint thinner cans were found buried in the trash fill. A large excavation to a depth of approximately 10 to 11 feet was performed to remove the stained soil and buried debris previously found in that area.

Upon excavation of the odorous and stained soil, a soil sample (TFwH - for trash fill with hydrocarbons) was taken in the bottom of the excavation at a depth of 10 feet for confirmation that the affected soil was removed.

LABORATORY TESTING

The three collected soil samples were each tested for residual hydrocarbons by EPA Method 8015 (carbon chain length). In addition, two of the samples (TFwH and DAS) were also tested for aromatic hydrocarbons by EPA Method 8021B.

OBSERVATIONS

RTF&A was present at the site on December 8, 2005 and observed the excavation of the affected soils by Advanced Environmental. All obviously contaminated soil was removed from the three excavated areas down to clean soil. Determining the limit of contamination was based upon previous site assessment laboratory results that characterized the extent of the affected soil, along with staining and odor noted during the excavation. In addition, during excavation, a Bacharach TLV "sniffer" was used at the site to help determine the extent of hydrocarbons in the field. The excavations were deepened or widened until no TLV readings were recorded on the sidewalls or bottom of the excavation. As such, we believe that the vast majority, if not all, the affected material was excavated from the site and no significantly contaminated soil remains in these areas.

The excavated soil was removed from the site by Advanced Environmental. Advanced Environmental provided copies of waste manifests for the exported soil. Copies are attached in Appendix C of this report along with Advanced

Environmental's report of activity. RTF&A has visited the site since the stockpiled soil was removed and verified that it is gone. According to Advanced Environmental's closure report (Appendix C of this report) and the waste manifests, 282.72 tons of soil was removed from the site for disposal.

LABORATORY RESULTS

The results of testing indicated that no significant hydrocarbons remained in the tested soil from each of the three excavated areas. All three soil samples contained no gasoline or oil-range hydrocarbons. No aromatic hydrocarbons were present in the two soil samples tested. Only sample DAS, near the cellar of Sterling Well 2-10, contained any measurable hydrocarbons. It contained only 16 parts per million of diesel range hydrocarbon, but this is well under the generally accepted cleanup standard of 1,000 parts per million, and still significantly under the 100 part per million cleanup standard for gasoline hydrocarbons. As such, this small residual is not considered significant and is not required to be removed. The certified laboratory results are attached in Appendix B of this report.

Hollister and Brace
February 27, 2006
2002-013-50

-7-

CONCLUSIONS

Based on our initial investigation and laboratory testing, coupled with our observation and testing results of the additional work conducted in December of 2005, it now appears that the two Sterling Gateway wellpad sites have been cleaned up in accordance with the wellfield closure plan prepared Advanced Environmental (in 2002) and approved by the DOGGR.

Based on our level of knowledge regarding the site conditions, we do not recommend additional site assessment or other site mitigation measures at this time.

-oOo-

Hollister and Brace
February 27, 2006
2002-013-50


-8-


Should you desire to discuss any aspect of this investigation report, or the project itself, please do not hesitate to contact our office. The following are attached and complete this report.

- Figures 1-3
- Appendix A - Site Photographs Nos. 1 through 4
- Appendix B - Laboratory Results
- Appendix C - Report by Advanced Environmental (January 12, 2006)

Respectfully submitted,

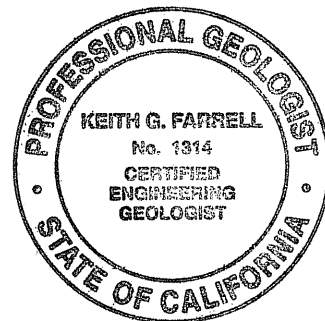
R. T. FRANKIAN & ASSOCIATES

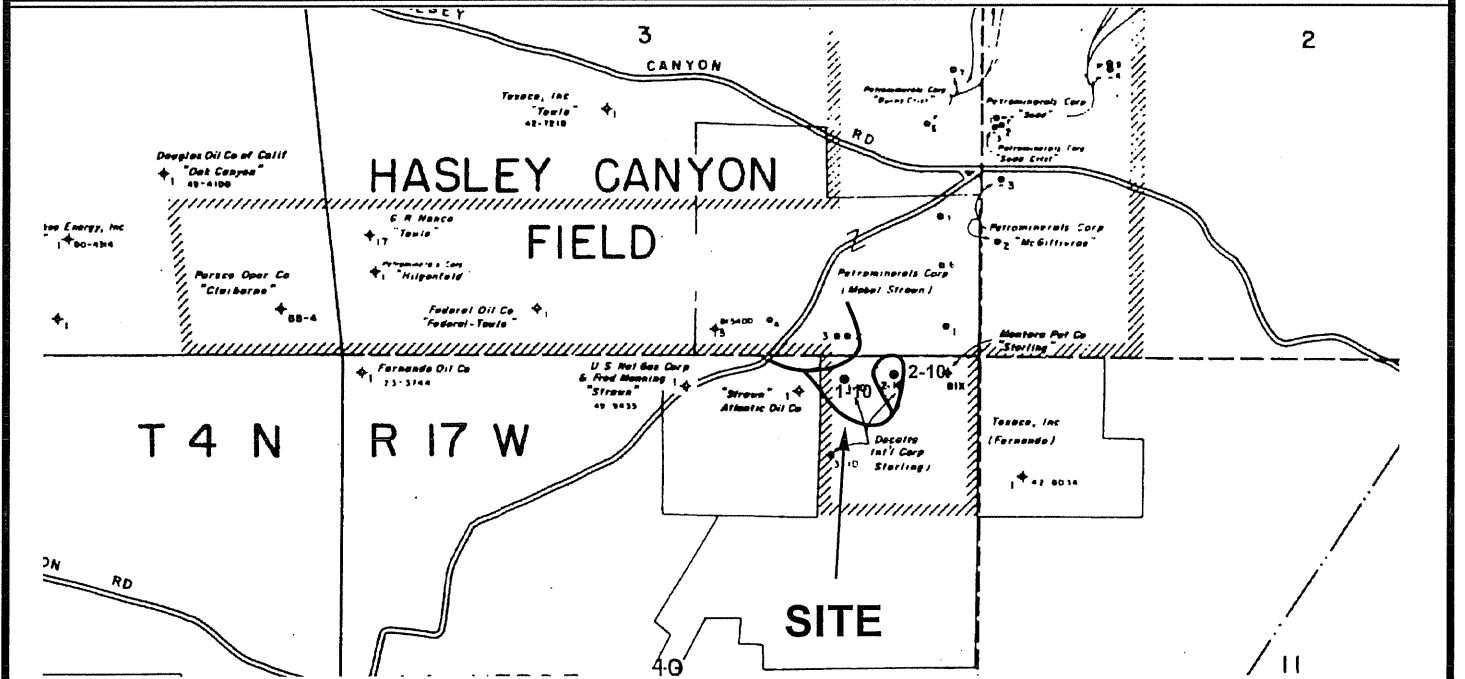
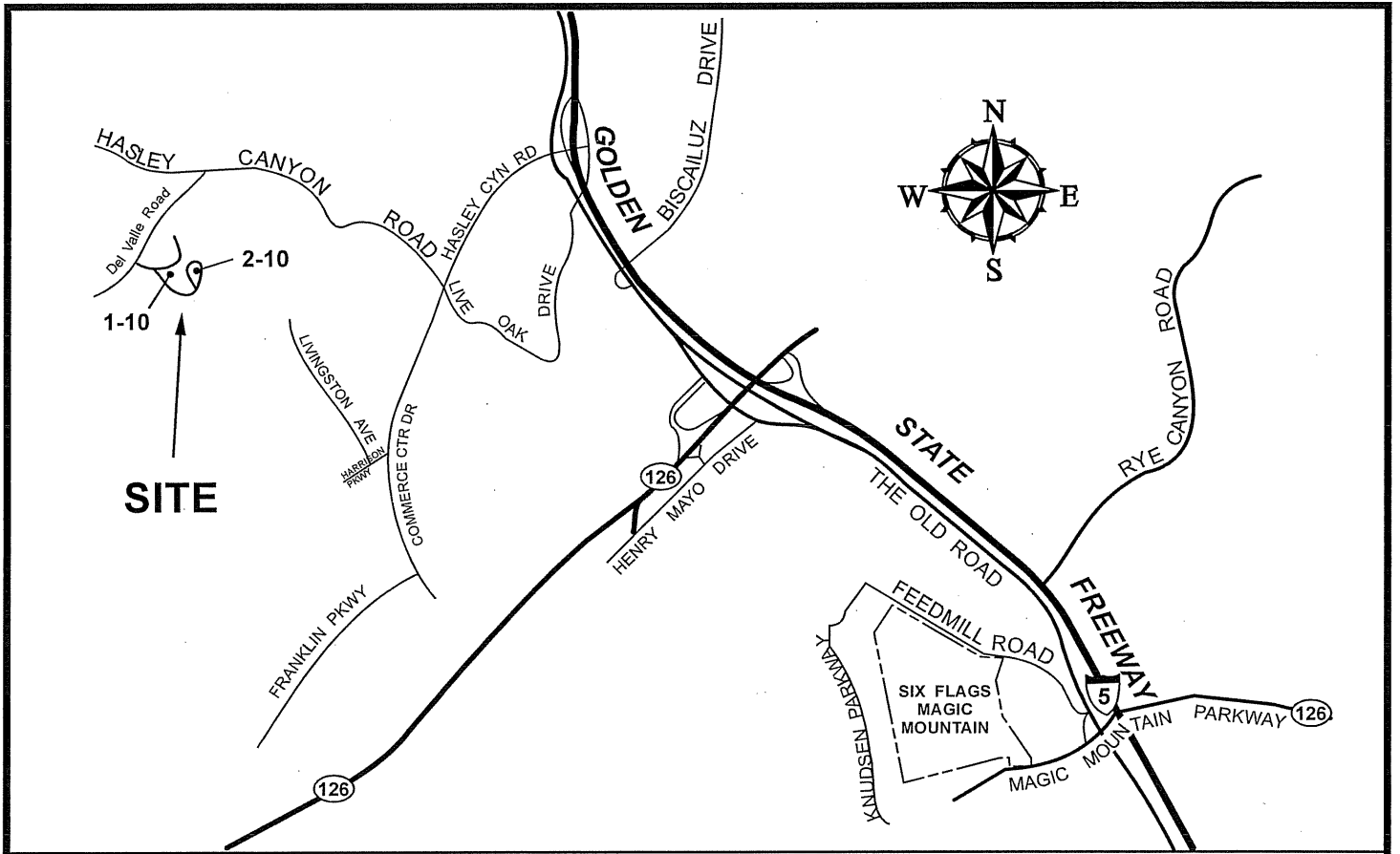
by: 
Alan W. Rasplicka
Registered Civil Engineer, No. 53575


and: Keith G. Farrell C.E.G No. 1314
Principal Engineering Geologist

AWR/KGF/sjc

Distribution: (1) Hollister and Brace
Attn: Mr. Steve Kirby
(3) Sterling Gateway LP
Attn: Mr. Hunt Williams





VICINITY MAP

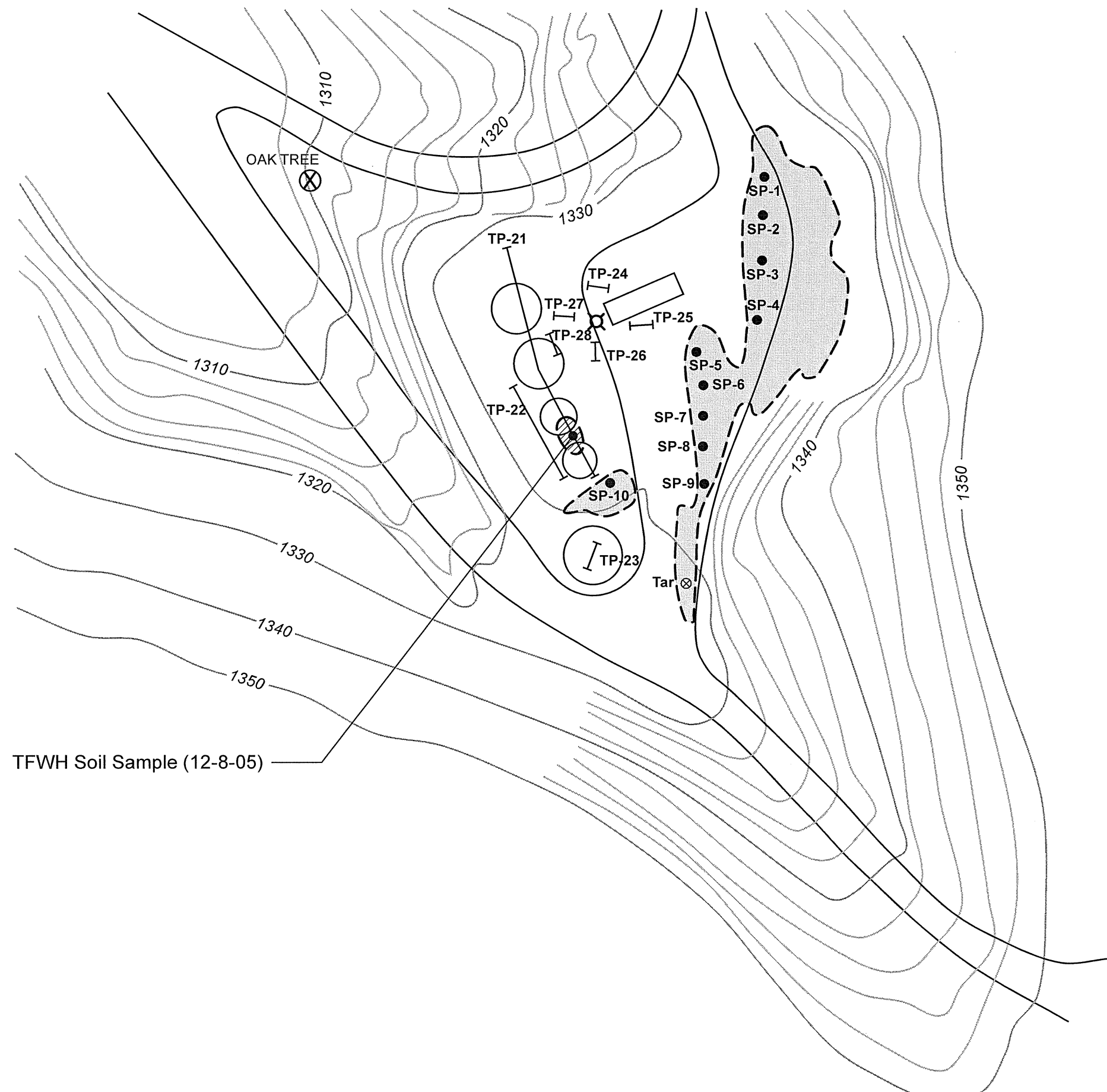
NOT TO SCALE

R.T. FRANKIAN & ASSOCIATES

HOLLISTER & BRACE

Vesting Tentative Parce Map 20983Val
Verde, California

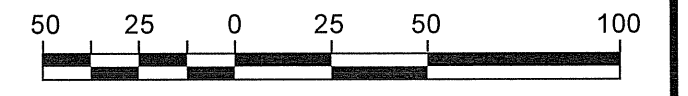
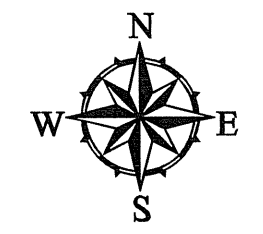
SCALE	NTS	DRAWN BY	MN	CHECKED BY
DATE	2-27-06	FIGURE 1	Job No.	2002-013-50



TFWH Soil Sample (12-8-05)

LEGEND

- OIL WELL STERLING 1-10
- FORMER STORAGE TANK
- TEST PIT (2004)
- SOIL SAMPLING LOCATION (2004)
- WORST-CASE SAMPLE (2004)
- ROADWAY AND PAD
- STOCKPILE SOIL (former)
- TRASH FILL WITH HYDROCARBONS (removed 12-8-05)






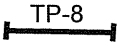




Scale in Feet

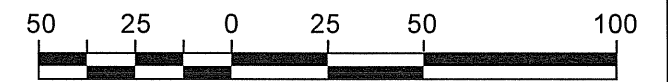
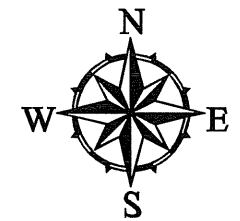
PLOT PLAN

STERLING 1-10

R.T. FRANKIAN & ASSOCIATES		
HOLLISTER & BRACE		
Vesting Tentative Parcel Map 20983 Val Verde, California		
SCALE 1" = 50'	DRAWN BY MN	CHECKED BY KGF
DATE 2-27-06	FIGURE 2	Job No. 2002-013-50

LEGEND

-  OIL WELL STERLING 2-10
-  UTILITY POLE
-  FORMER STORAGE TANK
-  TP-8 TEST PIT (2004)
-  WORST-CASE SAMPLE (2004)
-  S-3 STOCKPILE SAMPLING PIT (2004)
-  ROADWAY AND PAD
-  STOCKPILE SOIL (former)



Scale in Feet

PLOT PLAN

STERLING 2-10

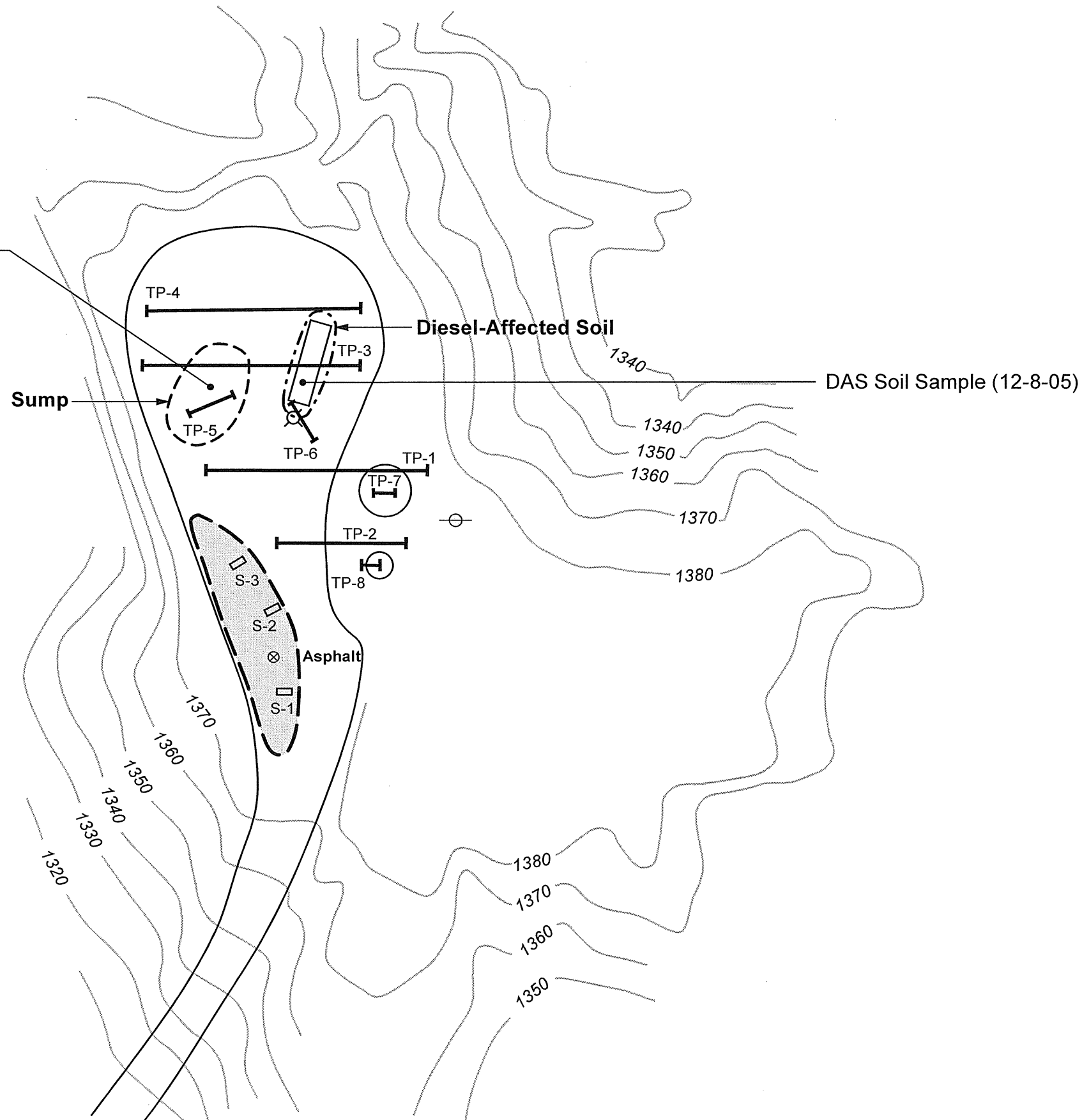
R.T. FRANKIAN & ASSOCIATES

HOLLISTER & BRACE

Vesting Tentative Parcel Map 20983
Val Verde, California

SCALE 1" = 50'	DRAWN BY MN	CHECKED BY
DATE 2-27-06	FIGURE 3	Job No. 2002-013-50

Sump Soil Sample
(12-8-05)



DAS Soil Sample (12-8-05)

Asphalt

Hollister and Brace
February 27, 2006
2002-013-50

APPENDIX A
PHOTOGRAPHS



PHOTO 1 – Excavating sump at upper well pad (Sterling 2-10).



PHOTO 2 – Excavating diesel affected soil at Sterling 2-10.

SITE PHOTOGRAPHS 1-4



PHOTO 3 – Excavating trash fill with hydrocarbons at lower well pad (Sterling 1-10).



PHOTO 4 – Wellpad 1-10; trash fill excavation showing debris and hydrocarbon staining.

SITE PHOTOGRAPHS 1-4

Hollister and Brace
February 27, 2006
2002-013-50

APPENDIX B
LABORATORY REPORT



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90055 Tel: (323) 223-9200 Fax: (323) 223-9300

Ordered By

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Number of Pages 6
Date Received 12/12/2005
Date Reported 12/19/2005

Telephone (818) 531-1501
Attn Alan Resplica

Job Number	Ordered	Client
27839	12/12/2005	RTF&A

Project ID: 2002-013-50
Project Name: Sterling Gateway
Site: Hasley Canyon

Enclosed are the results of analyses on 3 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.



AMERICAN SCIENTIFIC LABORATORIES, LLC

3500 N. San Fernando Rd., Los Angeles, CA 90005 Tel: (818) 234-9700 Fax: (818) 234-9800

ANALYTICAL RESULTS

Ordered By

Site

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Hasley Canyon

Telephone: (818)531-1501

Attn: Alan Resplica

Page 2

Project ID: 2002-013-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
27839	12/12/2005	RTF&A

Method: 8015M/8021B, TPH as Gasoline and BTEX

Batch No: 121905-1

Our Lab I.D.		161290	161292		
Sample ID		TFWH	DAS		
Date Sampled		12/08/2005	12/08/2005		
Date Extracted		12/19/2005	12/19/2005		
Preparation Method					
Date Analyzed		12/19/2005	12/19/2005		
Matrix		Soil	Soil		
Detection Limit Multiplier		1	1		
Analytes	PQL	Results	Results		Units
Benzene	5.00	ND	ND		ug/kg
Ethylbenzene	5.00	ND	ND		ug/kg
Toluene (Methyl benzene)	5.00	ND	ND		ug/kg
Xylenes, total	10.00	ND	ND		ug/kg
TPH as Gasoline (C4-C12)	0.500	ND	ND		mg/kg

Our Lab I.D.		161290	161292		
Surrogate	Con.Limit	% Rec.	% Rec.		
Surrogate Percent Recovery					
Bromofluorobenzene	70-120	117	117		



AMERICAN SCIENTIFIC LABORATORIES, LLC

3520 N. San Fernando Blvd., Los Angeles, CA 90065 Tel: (323) 234-9700 Fax: (323) 234-9500

ANALYTICAL RESULTS

Page 3
 Project ID: 2002-013-50
 Project Name: Sterling Gateway

Job Number	Order Date	Client
27839	12/12/2005	RTF&A

Method: 8015M/8021B, TPH as Gasoline and BTEX

QUALITY CONTROL REPORT

Batch No: 121905-1

Analytes	MS % REC	MS DUP % REC	RPD %	MSMSD % Limit	MS RPD % Limit				
Benzene	93	97	4.2	75-120	15				
Toluene (Methyl benzene)	91	94	3.2	75-120	15				



AMERICAN SCIENTIFIC LABORATORIES, LLC

2520 Van Nuys Boulevard, Los Angeles, CA 90065 Tel: (323) 233-0700 Fax: (323) 233-9500

ANALYTICAL RESULTS

Ordered By

Site

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504-

Hasley Canyon

Telephone: (818)531-1501

Attn: Alan Resplica

Page: 4

Project ID: 2002-013-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
27839	12/12/2005	RTP&A

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 121605-1

Our Lab ID.		161290	161291			
Sample ID		TFWH	Sump			
Date Sampled		12/08/2005	12/08/2005			
Date Extracted		12/16/2005	12/16/2005			
Preparation Method						
Date Analyzed		12/16/2005	12/16/2005			
Matrix		Soil	Soil			
Units		mg/kg	mg/kg			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH DRO (C13-C22)	10	ND	ND			
TPH DRO (C22+)	50	ND	ND			

Our Lab ID.		161290	161291			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Chlorobenzene	70-120	88	89			

QUALITY CONTROL REPORT

Batch No: 121605-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit				
Diesel	99	100	1.0	75-120	15				



AMERICAN SCIENTIFIC LABORATORIES, LLC

15015 N. Hollywood Blvd., Los Angeles, CA 90048 Tel: (818) 228-9500 Fax: (818) 228-9500

ANALYTICAL RESULTS

Ordered By

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504

Site

Hasley Canyon

Telephone: (818)531-1501

Attn: Alan Resplica

Page: 5

Project ID: 2002-013-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
27839	12/12/2005	RTP&A

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 121605-2

Our Lab I.D.		161292			
Sample ID		DA5			
Date Sampled		12/08/2005			
Date Extracted		12/16/2005			
Preparation Method					
Date Analyzed		12/17/2005			
Matrix		Soil			
Units		mg/kg			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
TPH DRO (C13-C22)	10	16			
TPH ORO (C22+)	50	ND			

Our Lab I.D.		161292			
Surrogates	Con.Limit	% Rec.			
Surrogate Percent Recovery					
Chlorobenzene	70-120	88			

QUALITY CONTROL REPORT

Batch No: 121605-2

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Diesel	104	106	1.9	75-120	15



AMERICAN SCIENTIFIC LABORATORIES, LLC

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (213) 219-9700 Fax: (213) 219-9800

ANALYTICAL RESULTS

Ordered By

RT Frankian & Associate
1329 Scott Road
Burbank, CA 91504

Site

Hasley Canyon

Telephone: (818)531-1501

Attn: Alan Resplica

Page: 6

Project ID: 2002-013-50

Project Name: Sterling Gateway

Job Number	Order Date	Client
37839	12/12/2005	RTF&A

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 121705-1

Our Lab I.D.		161291			
Sample ID		Sump			
Date Sampled		12/08/2005			
Date Extracted		12/17/2005			
Preparation Method					
Date Analyzed		12/17/2005			
Matrix		Soil			
Units		mg/kg			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
TPH as Gasoline (C4-C12)	0.5	ND			

Our Lab I.D.		161291			
Surrogates	Con. Limit	% Rec.			
Surrogate Percent Recovery					
Bromofluorobenzene	70-120	74			

QUALITY CONTROL REPORT

Batch No: 121705-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	94	90	4.3	75-125	15
Toluene (Methyl benzene)	88	84	4.7	75-125	15

Hollister and Brace
February 27, 2006
2002-013-50

APPENDIX C

ADVANCED ENVIRONMENTAL REPORT (JANUARY 12, 2006)

**ADVANCED
ENVIRONMENTAL**

Phone: 805-427-0069
FAX: 805-715-8082
email: rlnali@worldnet.att.net

Facsimile

To: ALAN RASPLICKA
@Fax: 818-531-1511
From: RICHARD NALI
Date: 01/12/2006
Re: STERLING GATEWAY
Pages: 14, including this

Hi Alan

Here is the rest of my report on the excavation and removal action at Sterling Gateway. The original pics are in color and I will send you a better copy of my report later. I hope this is enough information to satisfy the requirements to finalize the lease abandonment.

Thanks

Richard Nali

Advanced Environmental

AE

Advanced Environmental

January 12, 2006

Hasley Canyon Lease Abandonment
and Restoration Report.
Prepared for Petrominerals Corporation
Sterling Gateway Lease

On the morning December 8, 2005 three areas identified in the Phase II report by R.T. Frankian & Associates as the remaining areas that required removal for final lease restoration were excavated and sampled for lab testing to determine the disposal requirements. This excavation was done by Arman Grading under the supervision of Richard Nali from Advanced Environmental and and Keith Farrell representing R.T. Frankian & Associates.

These three areas were located using the drawings and measurements from the original notes used to generate the Phase II report. The excavation for each area was monitored continually for signs of discoloration, smell and by taking samples for field testing. Samples of the excavated soils were taken at random and put in plastic ziplock bags. The soil was tested for hydrocarbons in the head space of the bag using a Bacharach TLV instrument. The Excavation at TP-21 (Trash Fill) revealed what appeared to be old cans, rags and other debris along with a distinct smell of hydrocarbons. Over a hundred tons of this material was removed and stockpiled. The excavation equipment was then moved to the sump area and the Well Pump Pad at well 2-10. This excavation continued in all directions until field testing indicated non detectable for hydrocarbons and all soil that appeared discolored and of a different composition than the soil in the surrounding area was removed. Over a hundred tons of material was removed from the excavations at TP-3 (Well Pump Pad) and and TP- 5 (Sump). The total size of the excavations exceeded the estimated size in the Phase II report by about 30 percent. The excavations were then backfilled with clean soil.

Composite samples were taken from each pile on December 12, 2005 and put into glass jars. The glass jars were put into a cooler and transported to Capco Labs for analysis.

I received the reports on the soil December 19,2005. The analysis indicated that the material could be classified as non-hazardous. I contacted Rod Nelson at LARWQCB and informed him of the lab results and asked if a permit was needed to dispose of the material off site. I was told that a permit would not be needed for this material as long as it was properly manifested and hauled to a disposal site licensed by the LARWQCB.

On December 28, 2005 I met with Mike Reina of Patriot Environmental at the Sterling Gateway site to work out the details of the removal.

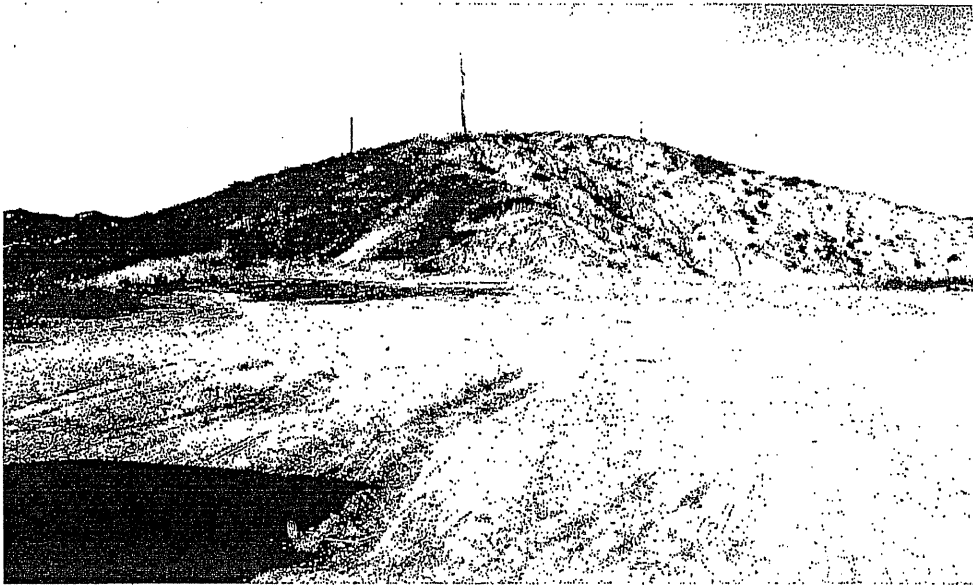
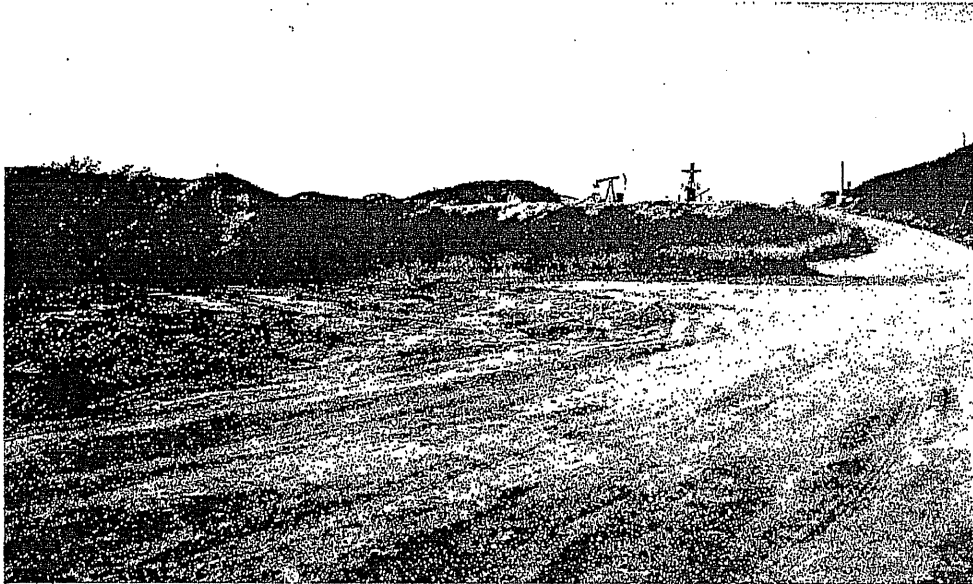
Removal of the stockpiles began at 7 am. on December 29,2005. I arrived at the site at 7 am. to observe the removal and sign the Hazardous Waste Manifests. I took several pictures during and after the removal and stayed until all the piles were removed. Ten loads amounting to about 250 tons were removed.

Enclosed are copies of the Manifests, Pictures taken during and after the excavation and during and after the removal of the excavated soils.

Sincerely

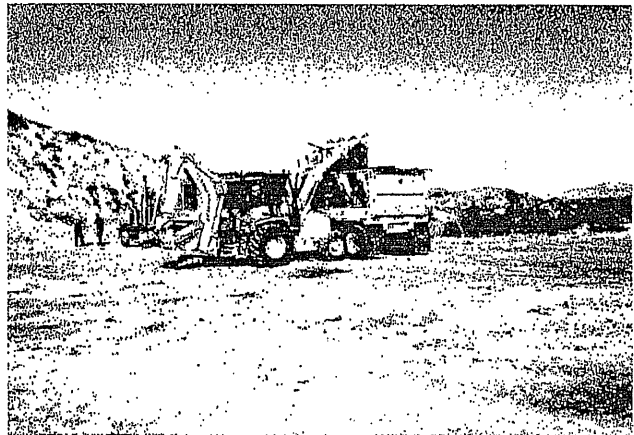
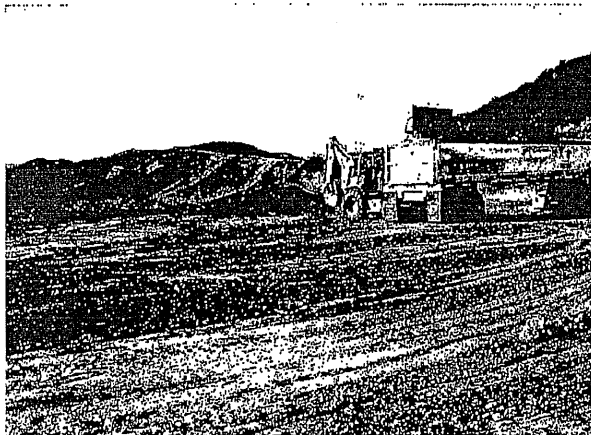
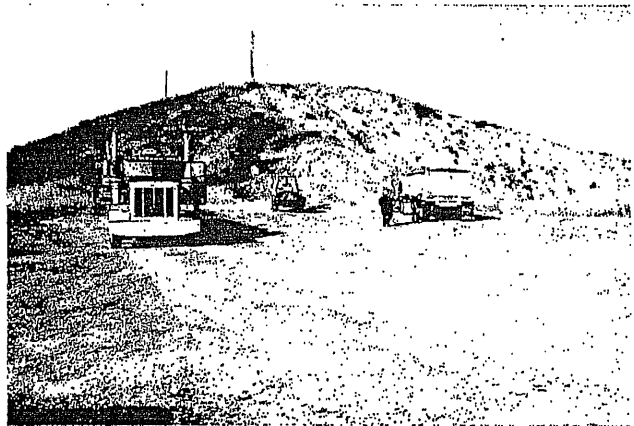
Advanced Environmental

Sterling Gateway Lease Hasley Canyon



Upper & Lower Well Locations
TP-21, TP-5 & TP-3
Photo #1
Taken after soil removal

Sterling Gateway Lease Hasley Canyon



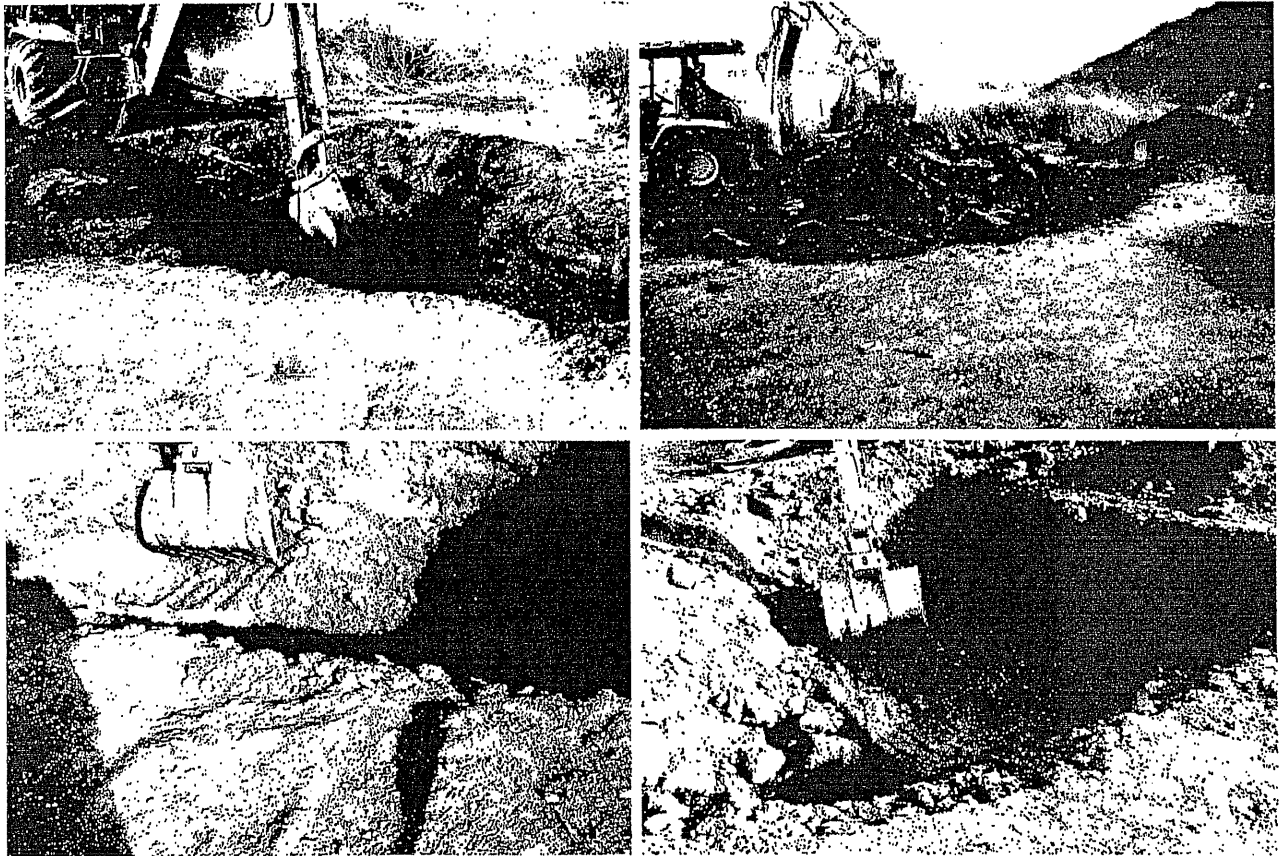
TP- 5 & 3 Well 2-10 Area
Photo #1,2,3 &4
Taken during soil removal

Sterling Gateway Lease Hasley Canyon



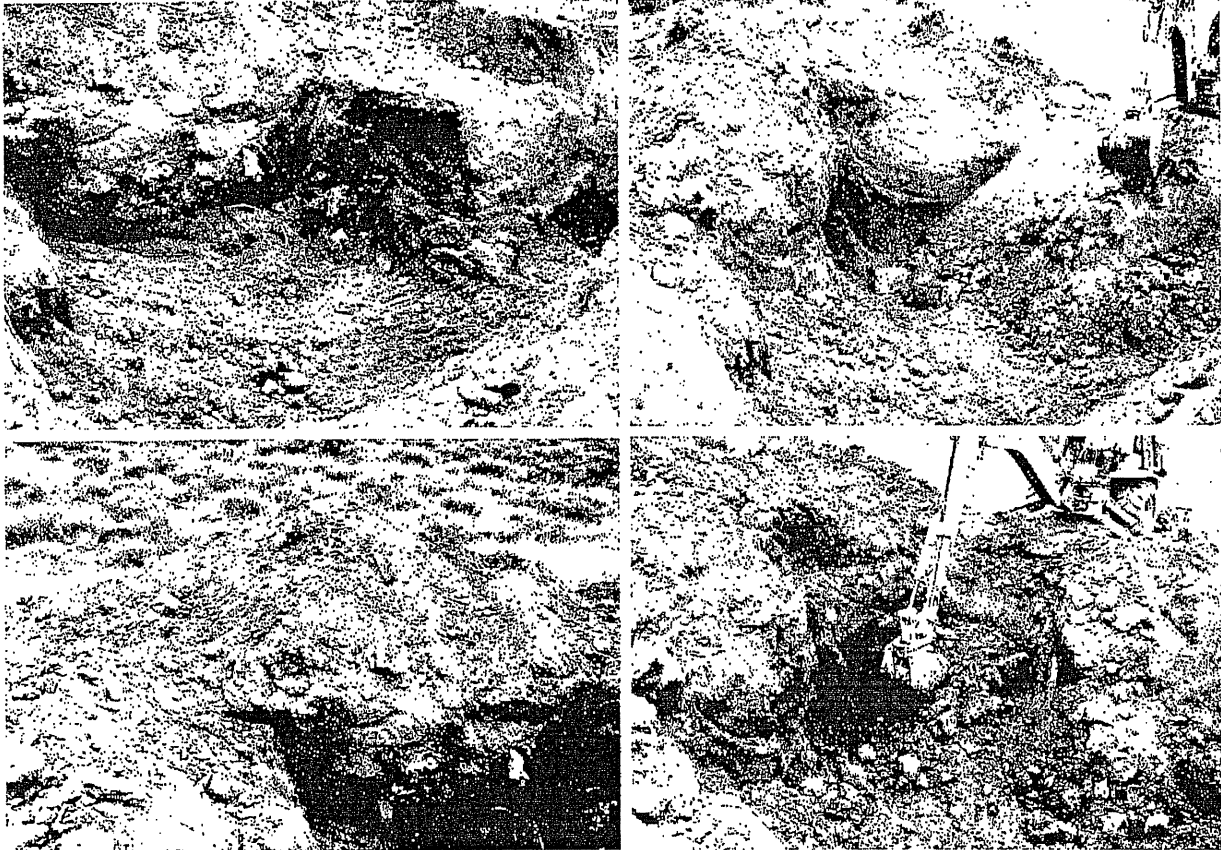
TP- 21 TrashFill Area
Photo #1 & 2
Taken during soil removal

Sterling Gateway Lease Hasley Canyon



TP- 5 & TP-3 Area
Photos
Taken during excavation

Sterling Gateway Lease Hasley Canyon



TP-21 Trash Fill Area
Photos
Taken during excavation

Capco Analytical Services INC. (CAS)
 1536 Eastman Avenue, Suite B
 Ventura CA 93003
 (805) 644-1095

Client: Advanced Environmental
 CAS LAB NO: 052852
 Matrix: Soil


Analyst: AJ/JD
 Date Sampled: 12/10/05
 Date Extracted: 12/15/05

TOTAL PETROLEUM HYDROCARBONS
 EPA METHOD 8015m

Compound	Concentration mg/Kg	Dilution Factor	PQL mg/Kg	Surrogate % Rec.	Date Analyzed
CAS Lab #: 05285201 Client ID: TP-3					
TPH - (C4 - C12)	11	5.0	2.5	147*	12/14/05
TPH - (C13 - C22)	840	5	50	90	12/15/05
TPH - (C23+)	410				
CAS Lab #: 05285202 Client ID: TP-5					
TPH - (C4 - C12)	8.0	5.0	2.5	137*	12/14/05
TPH - (C13 - C22)	340	2	20	95	12/15/05
TPH - (C23+)	200				

*High surrogate recovery due to matrix interference

Surrogate: n-Undecane
 Surrogate Control Limits: C4-C12) 70 - 115 %
 Surrogate Control Limits: C13-C23+) 57 - 114 %
 PQL: Practical Quantitation Limit
 BQL: Below Practical Quantitation Limit



 Principal Analyst



Capco Analytical Services INC. (CAS)
 1536 Eastman Avenue, Suite B
 Ventura CA 93003
 (805) 644-1095

Client: Advanced Environmental
 CAS LAB NO: 052852
 Matrix: Soil


Analyst: AJ/JD
 Date Sampled: 12/10/05
 Date Extracted: 12/15/05

TOTAL PETROLEUM HYDROCARBONS
 EPA METHOD 8015m

Compound	Concentration mg/Kg	Dilution Factor	PQL mg/Kg	Surrogate % Rec.	Date Analyzed
CAS Lab #: 05285203					
Client ID: TP-21					
TPH - (C4 - C12)	1340	5.0	2.5	161*	12/14/05
TPH - (C13 - C22)	1830	20	200	113	12/15/05
TPH - (C23+)	BQL				
CAS Lab #: 052852-MB					
Client ID: Method Blank					
TPH - (C4 - C12)	BQL	1.0	0.5	99	12/14/05
TPH - (C13 - C22)	BQL	1	10	88	12/15/05
TPH - (C23+)	BQL				

*High surrogate recovery due to matrix interference

Surrogate: n-Undecane
 Surrogate Control Limits: C4-C12) 70 - 115 %
 Surrogate Control Limits: C13-C23+) 57 - 114 %
 PQL: Practical Quantitation Limit
 BQL: Below Practical Quantitation Limit


 Principal Analyst

CAPCO
 Analytical
 Services, Inc.


Capco Analytical Services, INC. (CAS)
 1536 Eastman Avenue, Suite B
 Ventura CA 93003
 (805) 644-1095

Client: Advanced Environmental Date Analyzed: 12/14/05
 Sample ID: Comp TP-3,5,21 Analyst: ABE
 CAS LAB NO: 05285204 Sample Matrix: Soil
 Date Received: 12/12/05 Time Sampled: 1000
 Date Sampled: 12/10/05

CAM 17 METALS ANALYSIS

METALS	TTLC		STLC		LIMITS		EPA METHOD
	TTLC (mg/Kg)	PQL (mg/Kg)	STLC (mg/L)	PQL (mg/L)	TTLC (mg/Kg)	STLC (mg/L)	
Antimony	BQL	5			500	15	6010
Arsenic	0.88	0.5			500	5	7060
Barium	130	0.5			10000	100	6010
Beryllium	0.33	0.2			75	0.75	6010
Cadmium	3.4	0.5			100	1	6010
Chromium	11	0.5			2500	560	6010
Cobalt	4.9	0.5			8000	80	6010
Copper	9.6	3			2500	25	6010
Lead	8.6	5			1000	5	6010
Mercury	BQL	0.1			20	0.2	7471
Molybdenum	BQL	5			3500	350	6010
Nickel	8.3	0.5			2000	20	6010
Selenium	BQL	0.5			100	1	7740
Silver	BQL	1			500	5	6010
Thallium	BQL	5			700	7	6010
Vanadium	21	1			2400	24	6010
Zinc	37	3			5000	250	6010

BQL: Below Practical Quantitation Limit
 PQL: Practical Quantitation Limit


 Principal Analyst

CAPCO
 Analytical
 Services, Inc.


Capco Analytical Services, INC. (CAS)
 1536 Eastman Avenue, Suite B
 Ventura CA 93003
 (805) 644-1095

Client: Advanced Environmental Date Analyzed: 12/14/05
 Sample ID: Method Blank Analyst: ABE
 CAS LAB NO: 052852-MB Sample Matrix: MB for Solid

CAM 17 METALS ANALYSIS

METALS	TTLC		STLC		LIMITS		EPA METHOD
	TTLC (mg/Kg)	PQL (mg/Kg)	STLC (mg/L)	PQL (mg/L)	TTLC (mg/Kg)	STLC (mg/L)	
Antimony	BQL	5			500	15	6010
Arsenic	BQL	0.5			500	5	7060
Barium	BQL	0.5			10000	100	6010
Beryllium	BQL	0.2			75	0.75	6010
Cadmium	BQL	0.5			100	1	6010
Chromium	BQL	0.5			2500	560	6010
Cobalt	BQL	0.5			8000	80	6010
Copper	BQL	3			2500	25	6010
Lead	BQL	5			1000	5	6010
Mercury	BQL	0.1			20	0.2	7471
Molybdenum	BQL	5			3500	350	6010
Nickel	BQL	0.5			2000	20	6010
Selenium	BQL	0.5			100	1	7740
Silver	BQL	1			500	5	6010
Thallium	BQL	5			700	7	6010
Vanadium	BQL	1			2400	24	6010
Zinc	BQL	3			5000	250	6010

BQL: Below Practical Quantitation Limit
 PQL: Practical Quantitation Limit


 Principal Analyst

CAPCO
 Analytical
 Services, Inc.

**Thermal Remediation Solutions
DAILY JOB SUMMARY/TONNAGE REPORT
Petro Minerals Project**

DATE	JOB #	LOAD#	TICKET #	MANIFEST #	GROSS	TARE	NET
12/29/2005	20050249	1	194481	01	86180	31200	27.49
12/29/2005	20050249	2	194491	02	86100	32500	26.80
12/29/2005	20050249	3	194503	03	87700	31500	28.10
12/29/2005	20050249	4	194508	04	88820	29500	29.66
12/29/2005	20050249	5	194541	05	80820	31120	24.85
12/29/2005	20050249	6	194554	06	84980	32820	26.08
12/29/2005	20050249	7	194564	07	89060	29200	29.93
12/29/2005	20050249	8	194615	08	91060	29620	30.72
12/29/2005	20050249	9	194616	09	88580	32300	28.13
12/29/2005	20050249	10	194627	10	90940	29020	30.96
		LOADS					TOTAL
		10					282.72

NON-HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.	Manifest Document No. 0-9	2. Page 1 of
3. Generator's Name and Mailing Address Petro Minerals Sterling Lease Phase II Del Valle Rd. .25 miles South of Hasley, Val Verde Co.				
4. Generator's Phone (661-287-3737)		Mr. Mike Reine		
5. Transporter 1 Company Name MARTIN'S TRUCKING		6. US EPA ID Number N/A		A. Transporter's Phone (661) 354-7676
7. Transporter 2 Company Name		8. US EPA ID Number		B. Transporter's Phone
9. Designated Facility Name and Site Address Thermal Remediation Solutions 1211 West Gladstone Street Azusa, Ca. 91702		10. US EPA ID Number		C. Facility's Phone 626-338-3939
11. Waste Shipping Name and Description			12. Containers No.	13. Total Quantity
a. NON-Hazardous soils (Petroleum hydrocarbon impacted)			001	D.T. 18 YD
b.				
c.				
d.				
D. Additional Descriptions for Materials Listed Above			E. Handling Codes for Wastes Listed Above	
15. Special Handling Instructions and Additional Information Approval # 20050249/SRO1574				
16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste. Rule 1166, VOC soils (YES) or (NO) X				
Printed/Typed Name Richard NALI		Signature <i>Richard Nali</i>		Month Day Year 1/22/05
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Everisto Gomez		Signature <i>Everisto Gomez</i>		Month Day Year 1/22/05
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name		Signature		Month Day Year
19. Discrepancy Indication Space				
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 19.				
Printed/Typed Name Nate Robertson		Signature <i>Nate Robertson</i>		Month Day Year 1/22/05

GENERATOR

TRANSPORTER

FACILITY

ORIGINAL - RETURN TO GENERATOR

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. 0-8

2. Page 1 of

3. Generator's Name and Mailing Address
Petroleum Minerals Sterling Lease Phase II
Del Valle Rd. .25 miles South of Hensley, Val Verde Co.

4. Generator's Phone (**661-287-3737**)

Mr. Mike Reina

5. Transporter 1 Company Name
MARTIN'S TRUCKING

6. US EPA ID Number
N/A

A. Transporter's Phone
(626) 954-7676

7. Transporter 2 Company Name

8. US EPA ID Number

B. Transporter's Phone

9. Designated Facility Name and Site Address
Thermal Remediation Solutions
1211 West Gladstone Street
Azusa, Ca. 91702

10. US EPA ID Number

C. Facility's Phone
626-338-3939

11. Waste Shipping Name and Description

12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol
001	D.T.	18	YD

a. **NON-Hazardous soils (Petroleum hydrocarbon impacted)**

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

Approval # 20050249/SRO1574

Rule 1166, V.O.C. soils (YES) or (NO) X

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name
Richard Nali

Signature
Richard Nali For Petroleum Minerals 1/2/05

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name
Fred A. Menroy

Signature
Fred A. Menroy 1/2/05

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 12.

Printed/Typed Name
Nate Robertson

Signature
Nate Robertson 1/2/05

ORIGINAL - RETURN TO GENERATOR

9032613

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. 07

2. Page 1 of

3. Generator's Name and Mailing Address: Petro Minerals Sterling Lease Phase II, Del Valle Rd. .25 miles South of Healey, Val Verde Co.

4. Generator's Phone (661) 287-3737

Mr. Mike Reina

5. Transporter 1 Company Name: MARTIN'S TRUCKING

6. US EPA ID Number: N/A

A. Transporter's Phone: (626) 354-7676

7. Transporter 2 Company Name

8. US EPA ID Number

B. Transporter's Phone

9. Designated Facility Name and Site Address: Thermal Remediation Solutions, 1211 West Gladstone Street, Azusa, Ca. 91702

10. US EPA ID Number

C. Facility's Phone: 626-338-3939

11. Waste Shipping Name and Description

12. Containers No. Type 13. Total Quantity 14. Unit Wt/Vol

a. NON-Hazardous soils (Petroleum hydrocarbon impacted)

001 D.T. 18 YD

b.

c.

d.

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

Approval # 20050249/ERO1574

Rule 1166 VOC soils

(YES)

or (NO)

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to Federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name: RICHARD WALK

Signature: [Signature] Date: 1/12/05

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name: Henry A. Ticas

Signature: [Signature] Date: 1/12/05

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.

Printed/Typed Name: Nate Robertson

Signature: [Signature] Date: 1/12/05

ORIGINAL - RETURN TO GENERATOR

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. 26

2. Page 1 of

3. Generator's Name and Mailing Address
Petro Minerals Sterling Lease Phase II
Del Valle Rd. 2.5 miles South of Hensley, Val Verde Co.

4. Generator's Phone (**661-287-3737**) **Mr. Mike Reims**

5. Transporter 1 Company Name **PHETALS TRUCKING** 6. US EPA ID Number **N/A** A. Transporter's Phone **(661) 354-7676**

7. Transporter 2 Company Name 8. US EPA ID Number B. Transporter's Phone

9. Designated Facility Name and Site Address **Thermal Remediation Solutions**
1211 West Chadstone Street
Azusa, Ca. 91702 10. US EPA ID Number C. Facility's Phone **626-338-3939**

11. Waste Shipping Name and Description	12. Containers		13. Total Quantity	14. Unit Wt/Vol
	No.	Type		
a. NON-Hazardous soils (Petroleum hydrocarbon impacted)	.001	D.T.	.18	YD
b.				
c.				
d.				

D. Additional Descriptions for Materials Listed Above E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information
Approval # 20050249/SRO1574

Rule 1166, V.O.C. soils (YES) or (NO) X

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.
Printed/Typed Name **Richard Nali** Signature **Richard Nali FOR PETROMINERALS** Month Day Year **1/22/05**

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name **Everisto Gomez** Signature **Everisto Gomez** Month Day Year **1/22/05**

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name Signature Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 19.
Printed/Typed Name **Nate Robertson** Signature **Nate Robertson** Month Day Year **1/22/05**

ORIGINAL - RETURN TO GENERATOR

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. 05

2. Page 1 of

3. Generator's Name and Mailing Address

Petro Minerals Sterling Lease Phase II
Del Valle Rd. 2.5 miles South of Hasley, Val Verde Co.

4. Generator's Phone (661-287-3737

Mr. Mike Reiss

5. Transporter 1 Company Name

MARTIN'S TRUCKING

6. US EPA ID Number

N/A

A. Transporter's Phone

(626) 354-7676

7. Transporter 2 Company Name

8. US EPA ID Number

B. Transporter's Phone

9. Designated Facility Name and Site Address

Thermal Remediation Solutions
1211 West Gladstone Street
Azusa, Ca. 91702

10. US EPA ID Number

C. Facility's Phone

626-338-3939

11. Waste Shipping Name and Description

12. Containers No. Type

13. Total Quantity

14. Unit Wt/Val

a. NON-Hazardous soils (Petroleum hydrocarbon impacted)

001

B.T.

18

YD

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

Approval # 20050249/SRO1574

Rule 1156, V.O.C. soils

(YES)

or (NO)

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name

RICHARD KALW

Signature

[Signature]

Month Day Year

1/2/2005

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

GARY KESTIKYAN

Signature

[Signature]

Month Day Year

1/2/2005

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.

Printed/Typed Name

Nate Robertson

Signature

[Signature]

Month Day Year

1/2/2005

ORIGINAL - RETURN TO GENERATOR

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. *21*

2. Page 1 of

3. Generator's Name and Mailing Address
Pete Minerals Sterling Lease Phase II
Del Valle Rd. .25 miles South of Hasley, Val Verde Co.

4. Generator's Phone (*661-287-3737*) *Mr. Mike Reins*

5. Transporter 1 Company Name *Martin's Trucking* 6. US EPA ID Number *N/A*

A. Transporter's Phone *(661) 354-7676*

7. Transporter 2 Company Name 8. US EPA ID Number

B. Transporter's Phone

9. Designated Facility Name and Site Address
Thermal Remediation Solutions
1211 West Gladstone Street
Azusa, Ca. 91702

10. US EPA ID Number

C. Facility's Phone
626-338-3939

11. Waste Shipping Name and Description

12. Containers No. Type 13. Total Quantity 14. Unit Wt/Vol

a. *NON-Hazardous soils (Petroleum hydrocarbon impacted)*

001 D.T. 18 YD

b.

c.

d.

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

Approval # 20050249/BR01574

Rule 1166, V.O.C. soils (YES) or (NO) X

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name *Richard NALI* Signature *Richard Nali for PETROMINERALS* Month Day Year *1.2.9.05*

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name *Fredy A. Monroy* Signature *Fredy A. Monroy* Month Day Year *1.2.9.05*

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name Signature Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 19.

Printed/Typed Name *Nate Robertson* Signature *Nate Robertson* Month Day Year

ORIGINAL - RETURN TO GENERATOR

GENERATOR

TRANSPORTER

RECEIVED

9D32613

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. 03

2. Page 1 of

3. Generator's Name and Mailing Address

Petro Minerals Sterling Lease Phase II
Del Valle Rd. 2.5 miles South of Hasley, Val Verde Co.

4. Generator's Phone (661-287-3737

Mr. Mike Reina

5. Transporter 1 Company Name

MARTIN'S TRUCKING

6. US EPA ID Number

NA

A. Transporter's Phone

(661) 354-7676

7. Transporter 2 Company Name

B. US EPA ID Number

B. Transporter's Phone

9. Designated Facility Name and Site Address

Thermal Remediation Solutions
1211 West Gladstone Street
Azusa, Ca. 91702

10. US EPA ID Number

C. Facility's Phone

626-338-3939

11. Waste Shipping Name and Description

12. Containers No.

Type

13. Total Quantity

14. Unit Wt/Vol

a.

NON-Hazardous soils (Petroleum hydrocarbon impacted)

001

D.T.

18

YD

b.

c.

d.

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

Approval # 20030249/BRO1574

Rule 1166 V.O.C. soils (YES) or (NO)

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name

Richard Wali

Signature

Richard Wali FOR PETRO MINERALS

Month Day Year

12 29 05

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Henry A. Ticas

Signature

[Signature]

Month Day Year

12 29 05

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.

Printed/Typed Name

Nate Robertson

Signature

[Signature]

Month Day Year

12 29 05

ORIGINAL - RETURN TO GENERATOR

GENERATOR

TRANSPORTER

RECEIVER

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No. **02**

2. Page 1 of

3. Generator's Name and Mailing Address
Petro Minerals Sterling Lease Phase II
Del Valle Rd. .25 miles South of Hualay, Val Verde Co.

4. Generator's Phone (**661-287-3737**) **Mr. Mike Reina**

5. Transporter 1 Company Name **MARTIN TRUCKING** 6. US EPA ID/Number **N/A**

A. Transporter's Phone **(624) 354 7076**

7. Transporter 2 Company Name 8. US EPA ID Number

B. Transporter's Phone

9. Designated Facility Name and Site Address
Thermal Remediation Solutions
1211 West Gladstone Street
Anza, Ca. 91702

10. US EPA ID Number

C. Facility's Phone
626-338-3939

11. Waste Shipping Name and Description

12. Containers No. Type 13. Total Quantity 14. Unit Wt/Vol

a. **NON-Hazardous soils (Petroleum hydrocarbon impacted)**

001 D.T -18- YD

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

Approval # 20050249/SRO1374

Rule 1166, V.O.C. soils (YES) or (NO)

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name
RICHARD NALI

Signature
Richard Nali for Petro Minerals Month Day Year
1 21 05

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name
Evaristo Gomez

Signature
Evaristo Gomez Month Day Year
1 21 05

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 19.

Printed/Typed Name
Nate Robertson

Signature
[Signature] Month Day Year
1 21 05

ORIGINAL - RETURN TO GENERATOR

18

NON-HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.	Manifest Document No. D.1	2. Page 1 of
3. Generator's Name and Mailing Address Petro Minerals Sterling Lease Phase II Del Valle Rd. .25 miles South of Hanley, Val Verde Co.				
4. Generator's Phone (661-287-3737)		Mr. Mike Reins		
5. Transporter 1 Company Name MARTIN'S Trucking		6. US EPA ID Number N/A	A. Transporter's Phone 626-354-7676	
7. Transporter 2 Company Name		8. US EPA ID Number	B. Transporter's Phone	
9. Designated Facility Name and Site Address Thermal Remediation Solutions 1211 West Gladstone Street Azusa, Ca. 91702		10. US EPA ID Number	C. Facility's Phone 626-338-3939	
11. Waste Shipping Name and Description		12. Containers No.	13. Total Quantity	14. Unit Wt/Vol
a. NON-Hazardous soils (Petroleum hydrocarbon impacted)		001	D.T	18 YD
b.				
c.				
d.				
D. Additional Descriptions for Materials Listed Above		E. Handling Codes for Wastes Listed Above		
15. Special Handling Instructions and Additional Information Approval # 20050249/SRO1574				
16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste. Rule 1166 VOC soils (YES) or (NO)				
Printed/Typed Name RICHARD NALI		Signature <i>Richard Nali</i>		Month Day Year 11.23.05
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name GARY KOSTIKYAN		Signature <i>G. Kostikyan</i>		Month Day Year 11.23.05
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name		Signature		Month Day Year
19. Discrepancy Indication Space				
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 19. Printed/Typed Name Nate Robertson				
		Signature <i>Nate Robertson</i>		Month Day Year 11.23.05

GENERATOR
TRANSPORTER
FACILITY

ORIGINAL - RETURN TO GENERATOR

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NON-HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.	Manifest Document No. 10	2. Page 1 of
3. Generator's Name and Mailing Address Petro Minerals Sterling Lease Phase II Del Valle Rd. 2.5 miles South of Hualay, Val Verde Co.				
4. Generator's Phone (661-287-3737)		Mr. Mike Reins		
5. Transporter 1 Company Name MARTIN'S TRUCKING		6. US EPA ID Number N/A	A. Transporter's Phone (661) 354-7676	
7. Transporter 2 Company Name		8. US EPA ID Number	B. Transporter's Phone	
9. Designated Facility Name and Site Address Thermal Remediation Solutions 1211 West Gladstone Street Azusa, Ca. 91702		10. US EPA ID Number	C. Facility's Phone 626-338-3939	
11. Waste Shipping Name and Description			12. Containers No.	13. Total Quantity
a. NON-Hazardous soils (Petroleum hydrocarbon impacted)			001	.18
b.				
c.				
d.				
14. Unit Wt/Vol YD			E. Handling Codes for Wastes Listed Above	
D. Additional Descriptions for Materials Listed Above			15. Special Handling Instructions and Additional Information Approval # 20050249/BRO1574	
16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste. Rule 1166, V.O.C. soils (YES) or (NO) X				
Printed/Typed Name RICHARD NALI		Signature <i>Richard Nali</i>		Month Day Year 1 2 29 05
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name HENRY A. TICAS		Signature <i>Henry A. Ticas</i>		Month Day Year 1 2 29 05
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name		Signature		Month Day Year
19. Discrepancy Indication Space				
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in item 19. Printed/Typed Name Nate Robertson				
Signature <i>Nate Robertson</i>		Month Day Year 1 2 29 05		

GENERATOR

TRANSPORTER

FACILITY

ORIGINAL - RETURN TO GENERATOR